

# DB Woods MEDICAL

PRE-LEASE UP TO 17,000 ± SF MEDICAL OFFICE SPACE

- Austin MSA is the #1 fastest growing metro area in the nation.
- Georgetown is the #7 fastest growing small city in the country.
- City of Georgetown population has grown over 50% over the last ten years, and continues to grow.
- Just under 300,000 people live within 10 miles of the project.
- Property is 6 minute drive to St. David's Georgetown Hospital.
- Located immediately adjacent to the 1,120-acre Wolf Ranch, which is planned to include over 4 million square feet of commercial projects.

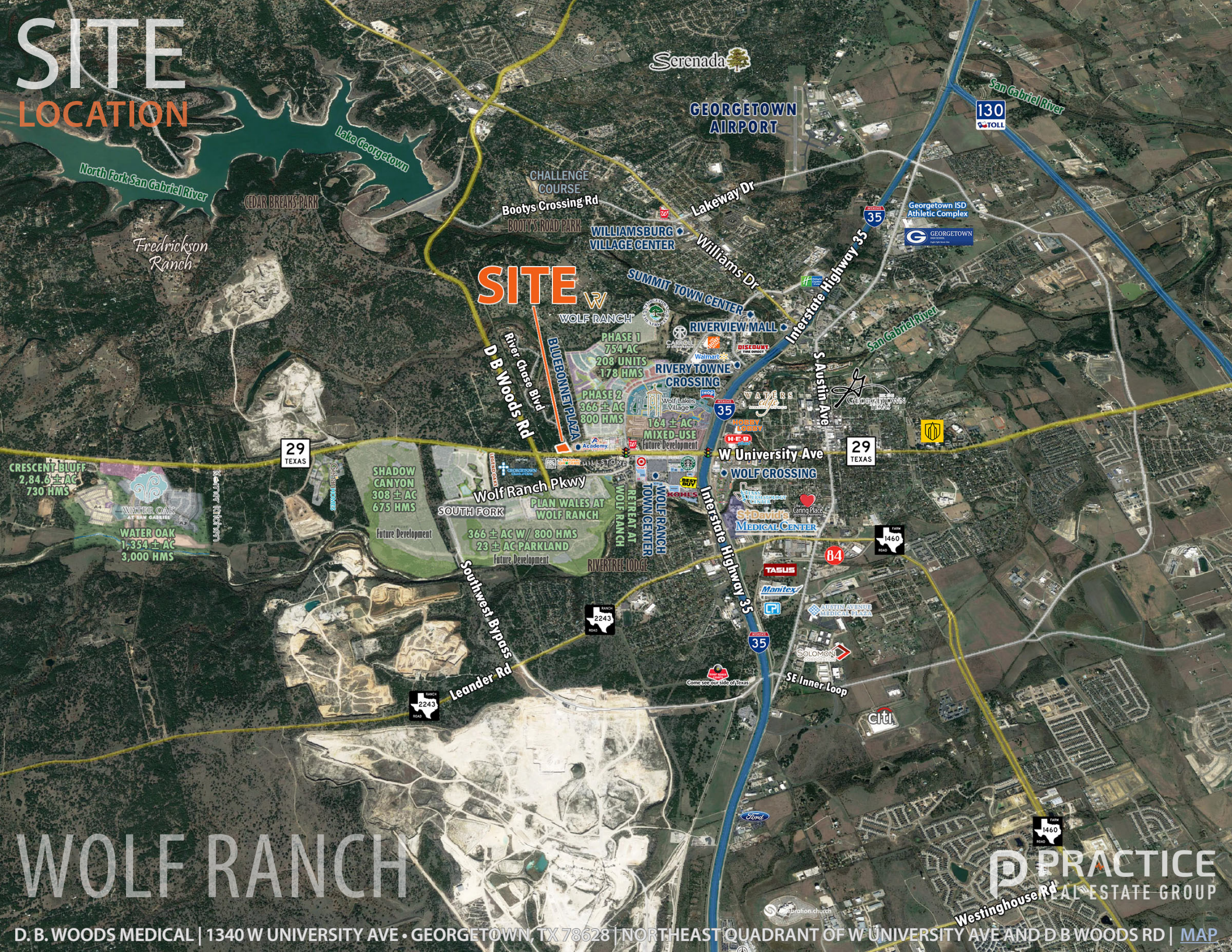


## DELIVERY 2021

**PRACTICE**  
REAL ESTATE GROUP



# SITE LOCATION



# WOLF RANCH

D. B. WOODS MEDICAL | 1340 W UNIVERSITY AVE • GEORGETOWN, TX 78628 | NORTHEAST QUADRANT OF W UNIVERSITY AVE AND D B WOODS RD | [MAP](#)

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# BUILDING CONCEPT

PRE-LEASE UP TO 17,000 ± SF MEDICAL OFFICE



17,000 ± SF BUILDING  
2 STORY 8,500 ± SF PER FLOOR  
90 ± PARKING SPACES

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# BUILDING CONCEPT

## SITE PLAN



17,000 ± SF BUILDING  
2 STORY 8,500 ± SF PER FLOOR  
90 ± PARKING SPACES





# SITE PLAN

90 ± PARKING SPACES



W UNIVERSITY AVE

RIVER CHASE RD

17,000 ± SF BUILDING  
2 STORY 8,500 ± SF PER FLOOR  
90 ± PARKING SPACES

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# AERIAL GEORGETOWN, TX



# VIEW MAP

Google Earth



# DEMOGRAPHICS

50% POPULATION GROWTH OVER THE LAST 10 YEARS

## DEMOGRAPHICS ESTIMATES 2017/2019

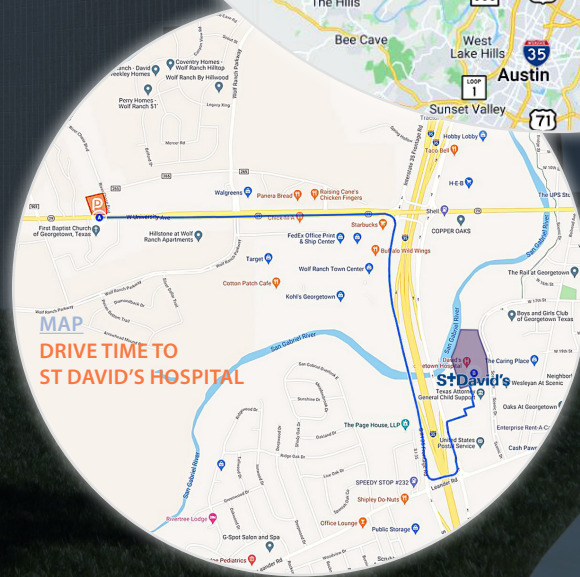
TYPE	3-MILE	5-MILE	10-MILE
Total Population	42,294	70,934	299,266
Households	14,597	24,936	105,705
Daytime Population	19,184	28,217	84,178
Average HH Income	\$88,179	\$102,223	\$113,428
Total Businesses	1,783	2,584	7,757
2019-2024 Annual Growth Rate	3.10%	3.56%	3.29%

## DISTANCE & DRIVE TIME FROM / TO SITE LOCATION

FROM	MILES	TIME
St. David's Medical Center   Georgetown	2.2	6 min
Baylor Scott and White Medical Center   Round Rock	7.1	12 min
Seton Hospital   Williamson County	7.3	13 min
Round Rock	10.3	12 min
St. David's Medical Center   Round Rock	11.4	14 mins
Leander	11.4	15 min
Liberty Hill	13.2	16 min
Regional Medical Center   Cedar Park	13.9	20 mins
St. David's Health Center   Leander	14.4	17 mins
Hutto	14.9	20 min
Pflugerville	16.6	20 min
Cedar Park	17	20 min
St. David's Medical Center   North Austin	18.5	20 mins
Austin	28.4	28 min
Temple / Killeen	41.7	40 min

## TRAFFIC COUNT ESTIMATES 2015 / 2018

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
W University Ave	E of Wolf Ranch Pkwy	33,037	2018	0.7 mi
Co Rd 265	W of River Chase Blvd	257	2018	0.1 mi
D B Woods Rd	N of W University Ave	11,576	2015	0.4 mi
Legend Oaks Dr	Subdivision entry	325	2015	0.4 mi



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# DEVELOPMENTS

## NEW MIXED-USE DEVELOPMENTS IN GEORGETOWN

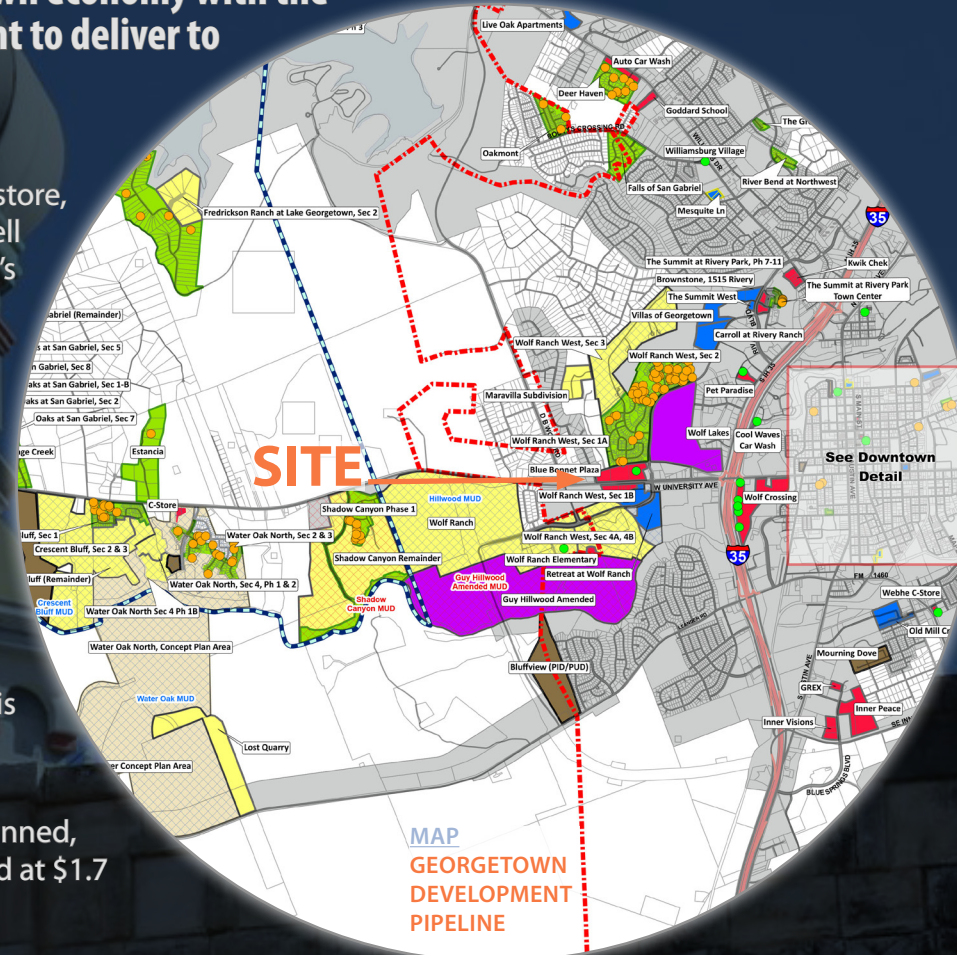
**Announced last year—Big changes in the works at the southeast and northwest corners of IH 35 and HWY 29 intersection's. These projects are an indication of the strong Georgetown economy with the rewarding response from local retailers and service providers who want to deliver to this beautiful town.**

### WOLF CROSSING RETAIL CENTER—SOUTHEAST CORNER

- A 250,000-square-foot retail center—opening tenants may include: Aldi grocery store, Olive Garden, Jersey Mike's, Jason's Deli, First Watch Café, and Austin's Pizza, as well as Tiff's Treats and Menchie's Frozen Yogurt—and will be home to the first P. Terry's Burger Stand outside Austin. A Firestone, Verizon, and Salons by JC. An Austin Regional Clinic, and a CareNow Urgent Care facility. Also included for travelers is a Marriott Fairfield Inn & Suites with scenic views of South San Gabriel River.
- Project is designed to strengthen Georgetown's economic vitality, bringing the under-served residents and workforce community of Georgetown—in addition to the primary trade area of more than 130,000 people—the desired provision services and amenities to convenience. This project supports the 2016 Georgetown merchandising strategy to fulfill the identified gaps for desirable retailers, service providers and multiple restaurant categories.
- Current visual preparations in progress along IH 35 and University Avenue bring exciting anticipation to this community with an expected grand opening later this year.

### WOLF LAKES VILLAGE—NORTHWEST CORNER

- A one hundred and sixty-four-acre (164 ± AC), 5.3 million square foot master-planned, mixed-use property development that will be phased over several years—valued at \$1.7 billion by 2050—All thanks to the Wolf family for this development.
- Unique plan includes:
  - 2,400 housing units.
  - 725,000 ± SF regional employment center with corporate office and business condo space for 4,500 ± employees.
  - A town center concept to feature walkable neighborhoods, a plaza square, pocket-parks, open-air pavilion, amphitheater, playgrounds, walking trails, and lake views.
  - A proactive capital improvements traffic flow plan for this anticipated significant milestone for Georgetown.





# EXPERTS

LEASE • BUY • DEVELOP • GROW • TRANSITION • GEORGETOWN

## Mark Storey

SVP, Agent, Central Texas Market

[512.387.7836](tel:512.387.7836) (m)

[888.712.8507](tel:888.712.8507) (f)

[mstorey@practicerealestategroup.com](mailto:mstorey@practicerealestategroup.com)

## Macie Morris

Associate

[512.900.6552](tel:512.900.6552) (m)

[888.712.8507](tel:888.712.8507) (f)

[mmorris@practicerealestategroup.com](mailto:mmorris@practicerealestategroup.com)



**BUILT TO SERVE MEDICAL REAL ESTATE SERVICES FOR THE UNIQUE NEEDS OF THE CENTRAL TEXAS HEALTHCARE SECTOR**

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# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

11-2-2015



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Practice Real Estate Group (dba)	9004335	legal@practicerealestategroup.com	(512) 649-2277
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
ALLEN, THOMAS SCOTT III	576767	tallen@practicerealestategroup.com	(512) 649-2277
Designated Broker of Firm	License No.	Email	Phone
Mark Storey	581029	mstorey@practicerealestategroup.com	(512) 900-6552
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Macie Morris	639519	andrew@practicerealestategroup.com	(512) 900-6552
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date