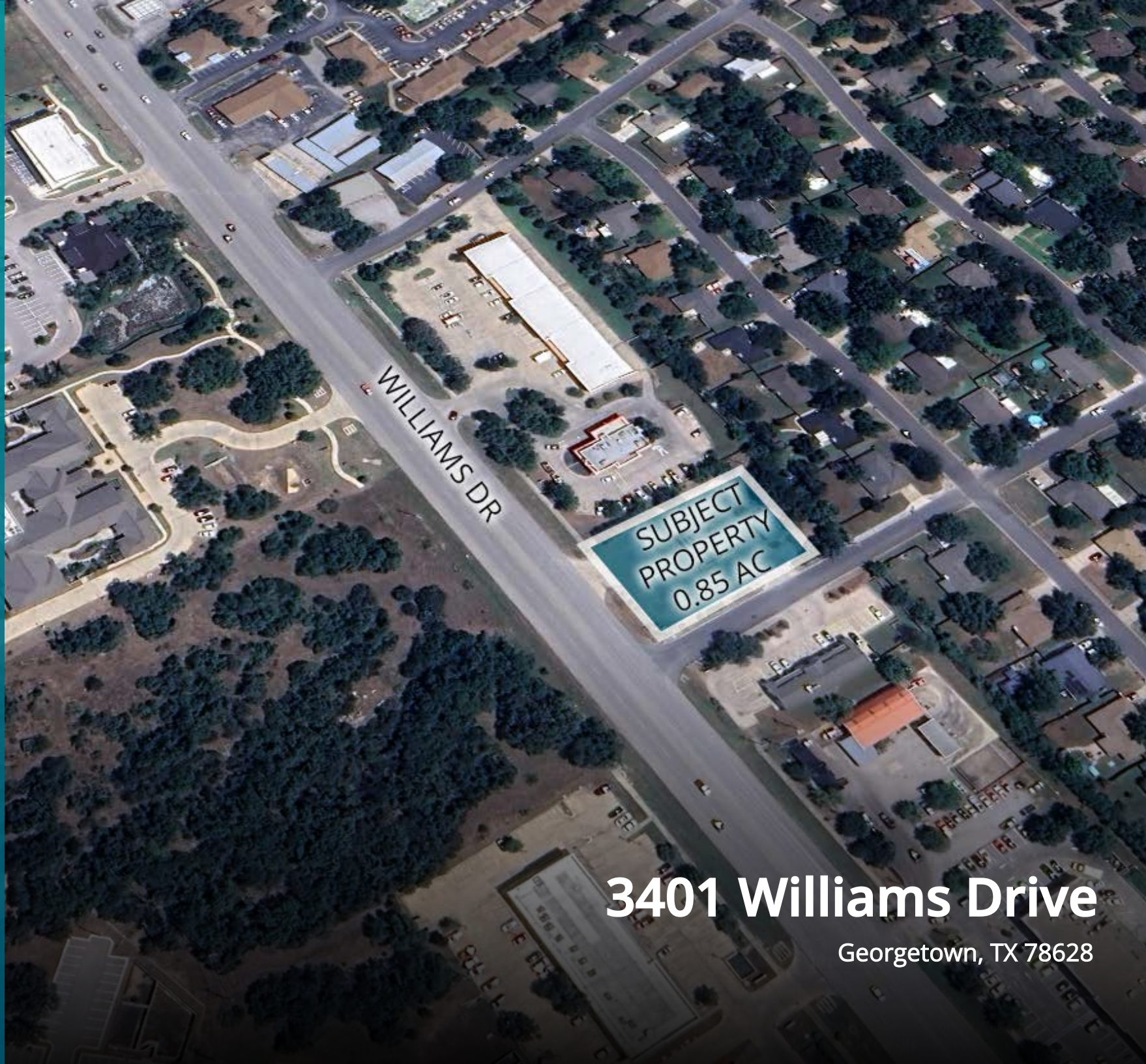




FranklinStreet



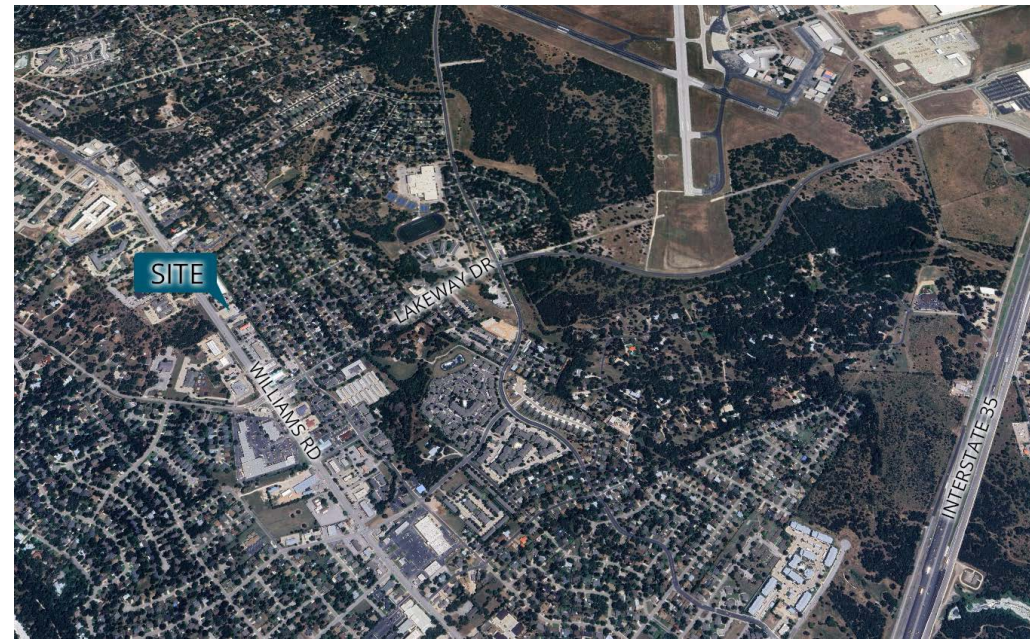
**3401 Williams Drive**

Georgetown, TX 78628

# PROPERTY DETAILS

## INVESTMENT DETAIL

Address	3401 Williams Dr, Georgetown, TX 78628	
Sale Price		\$1,200,000
Lot Size		±0.85 AC
Land Square Feet		36,895
Parcel ID		313822
Zoning	C-3	General Commercial
County		Williamson
Traffic Count		27,146 VPD



## Property Description

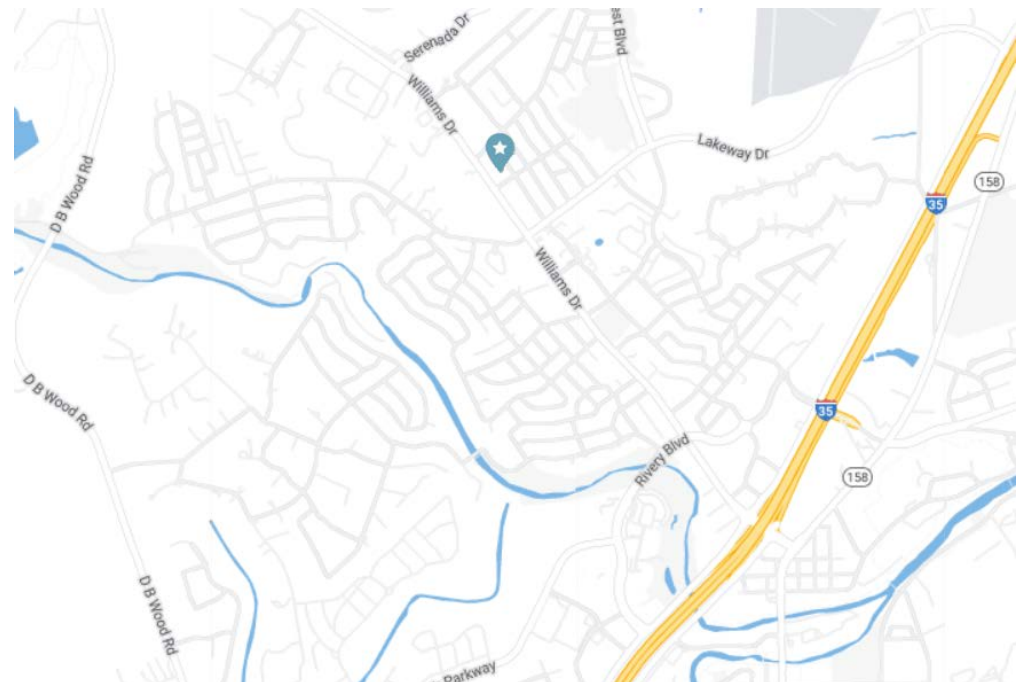
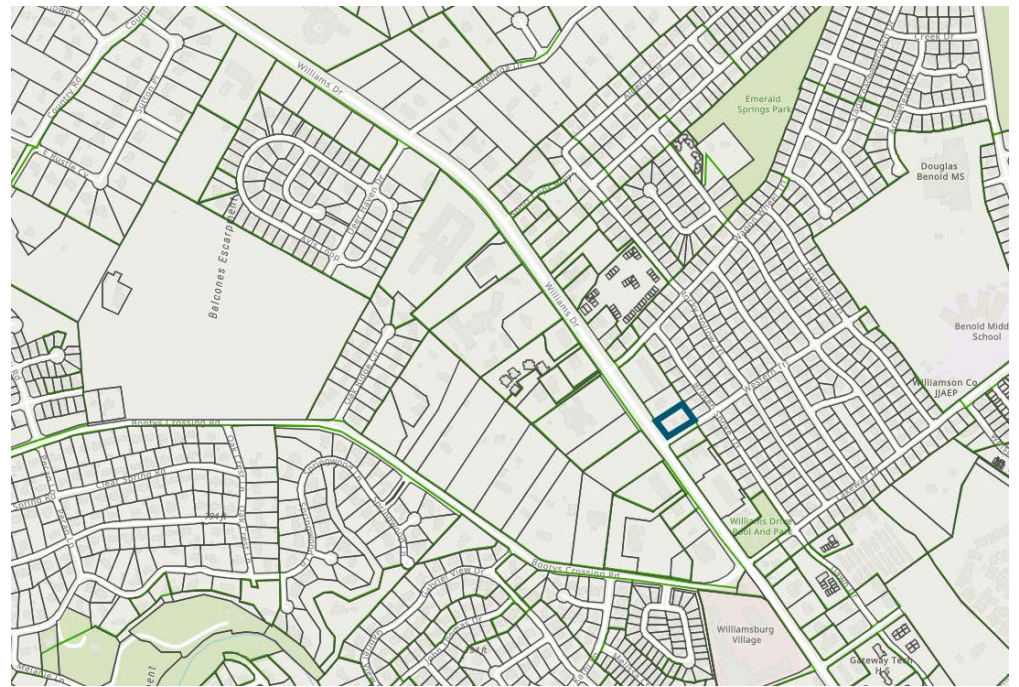
Franklin Street as a co-broker with Cushman & Wakefield is pleased to present qualified investors the opportunity to ground lease the enclosed property in Georgetown, Texas. The site is positioned at/near the intersection of Williams Drive and Western Trail, providing direct access to major regional thoroughfares that allow for convenient connectivity to the entire Georgetown MSA.

# LOCATION OVERVIEW

Georgetown, Texas, enjoys a flourishing economy, anchored by diverse industries such as healthcare, education, manufacturing, and technology. Its strategic location within the greater Austin area attracts businesses and residents seeking a blend of small-town charm and urban amenities. Entrepreneurial activity thrives thanks to the city's business-friendly environment, low taxes, and skilled workforce, fostering innovation and job creation.

Development in Georgetown is marked by expansions in both residential and commercial sectors. Various housing options cater to different lifestyles, while commercial projects, including retail centers and office complexes, contribute to the city's infrastructure. Georgetown's historic downtown district remains a cultural hub, drawing visitors with its charm and vibrant atmosphere.

Looking forward, Georgetown's commitment to sustainability, exemplified by its shift to 100% renewable energy sources, positions it as a leader in environmental stewardship. As the city continues to grow, maintaining a balance between development and preserving its unique character will be crucial for long-term prosperity.



# 3401 Williams Dr

Georgetown, TX 78628

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