

DEMOGRAPHIC & LOCATION ANALYSIS

3201 S. Austin Ave, Georgetown, TX 78626 | Premier Medical Office Facility

Market Overview

Located along heavily traveled South Austin Avenue near Interstate 35, 3201 S. Austin Ave sits at the epicenter of one of the fastest-growing communities in the United States. Georgetown, Texas boasts strong economic fundamentals, a highly educated demographic, and an expanding senior/retiree population, creating exceptional sustained demand for specialized outpatient medical care and healthcare services.

Key Radius Demographics Summary

115,088 Georgetown Population	\$95,062 Median Household Income	42.6 Yrs Median Age	26.2% Seniors (Age 65+)
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Demographic Breakdown by Trade Area Radius

Demographic Metric	1-Mile Radius	3-Mile Radius	5-Mile Radius
Total Population	8,450	52,100	98,750
5-Year Projected Growth	3.2% Annually	4.1% Annually	4.5% Annually
Median Household Income	\$88,400	\$93,200	\$97,800

Demographic Metric	1-Mile Radius	3-Mile Radius	5-Mile Radius
Average Household Income	\$112,500	\$118,900	\$123,400
Median Age	44.8 Years	43.1 Years	42.2 Years
Total Households	3,250	19,800	36,400
Insured Population	93.4%	92.8%	93.1%

Healthcare & Location Highlights

- **Hospital Proximity:** Minutes from St. David's Georgetown Hospital and conveniently accessible to both Round Rock Level 1 Trauma Centers.
- Corridor Accessibility:** Positioned on South Austin Avenue with direct, uninterrupted access to I-35, servicing both local Georgetown residents and regional patient traffic from Round Rock and Jarrell.
- Favorable Patient Profile:** A high concentration of established families and active retirees (26.2% age 65+) drives high demand for primary care, specialty medicine, physical therapy, and outpatient services.
- High Purchasing Power:** Median household income in the 5-mile trade area exceeds \$97,000, with over 46% of area households earning over \$100,000 annually, indicating robust private insurance coverage and commercial payor mix.