

3310 Williams Drive
Georgetown, TX | 15,230 ± SF | 6.5 AC

FOR SUBLEASE



For more information:

BENSON P. SAINSBURY

512.222.9133

BPS@INSITEEFS.COM

TREC LICENSE NO. 642888

CRYSTAL ZAMORA

510.598.9656

CRYSTAL@INSITEEFS.COM

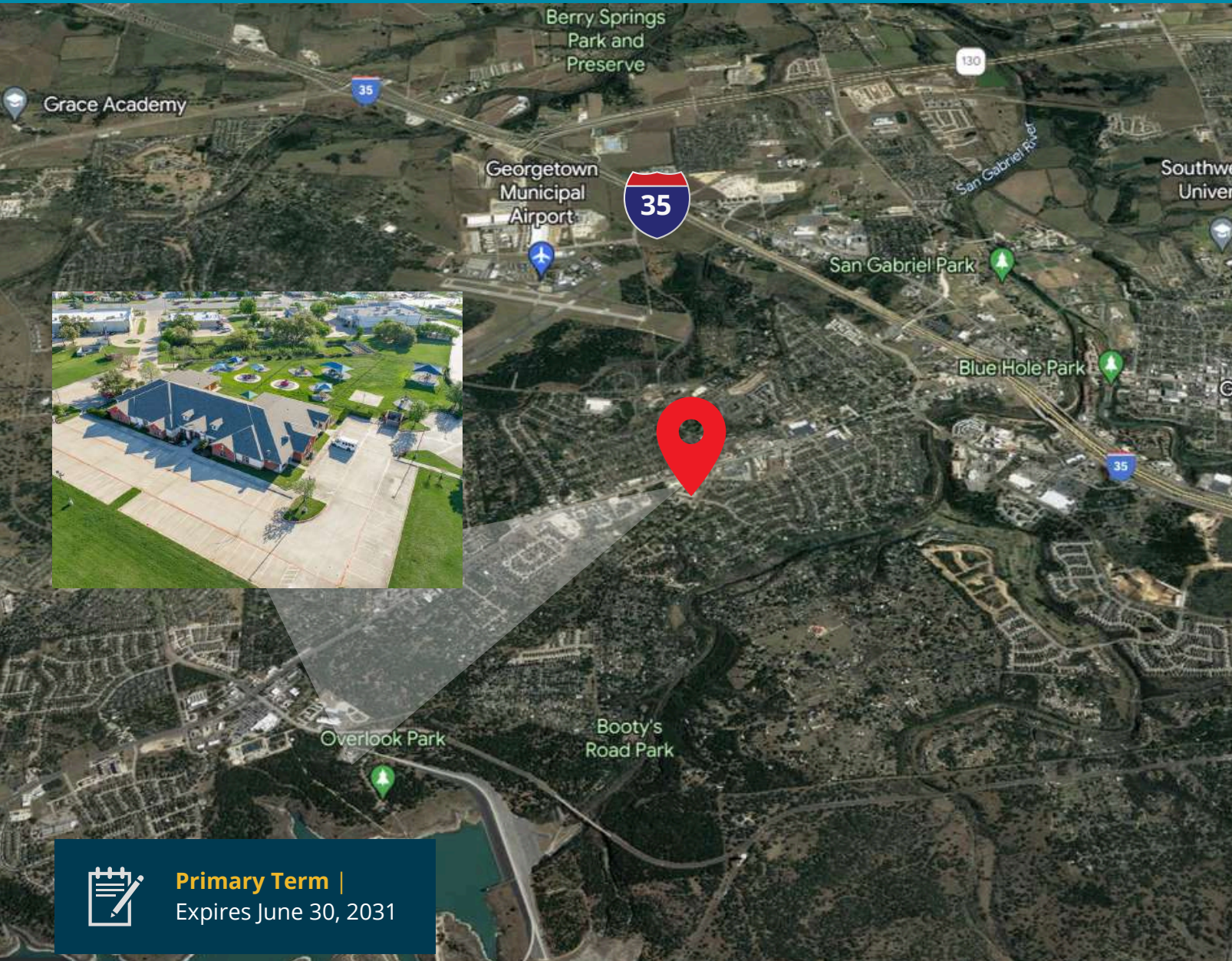
TREC LICENSE NO. 826786




INSITE EFS

Maps

3310 Williams Drive | Georgetown, TX



-  **Lot Size |**
Approx. 6.25 AC
-  **Building Size |**
Approx. 15,230 SF
-  **Year Built |**
2011
-  **Classrooms |**
11
-  **Parking |**
74 surface spots
-  **Office Space |**
3 Offices, Breakroom
-  **Additional |**
Multi-Purpose Room, Theatre, Cafe, Outdoor Play Area, Science/Art Lab, Library, Kitchen.

 **Primary Term |**
Expires June 30, 2031

Demographics

3310 Williams Drive | Georgetown, TX

3-Mile Radius

5-Mile Radius

50,981



TOTAL POPULATION

96,230

9,397



HOUSEHOLDS

35,038

\$106,224



AVG HH INCOME

\$109,005

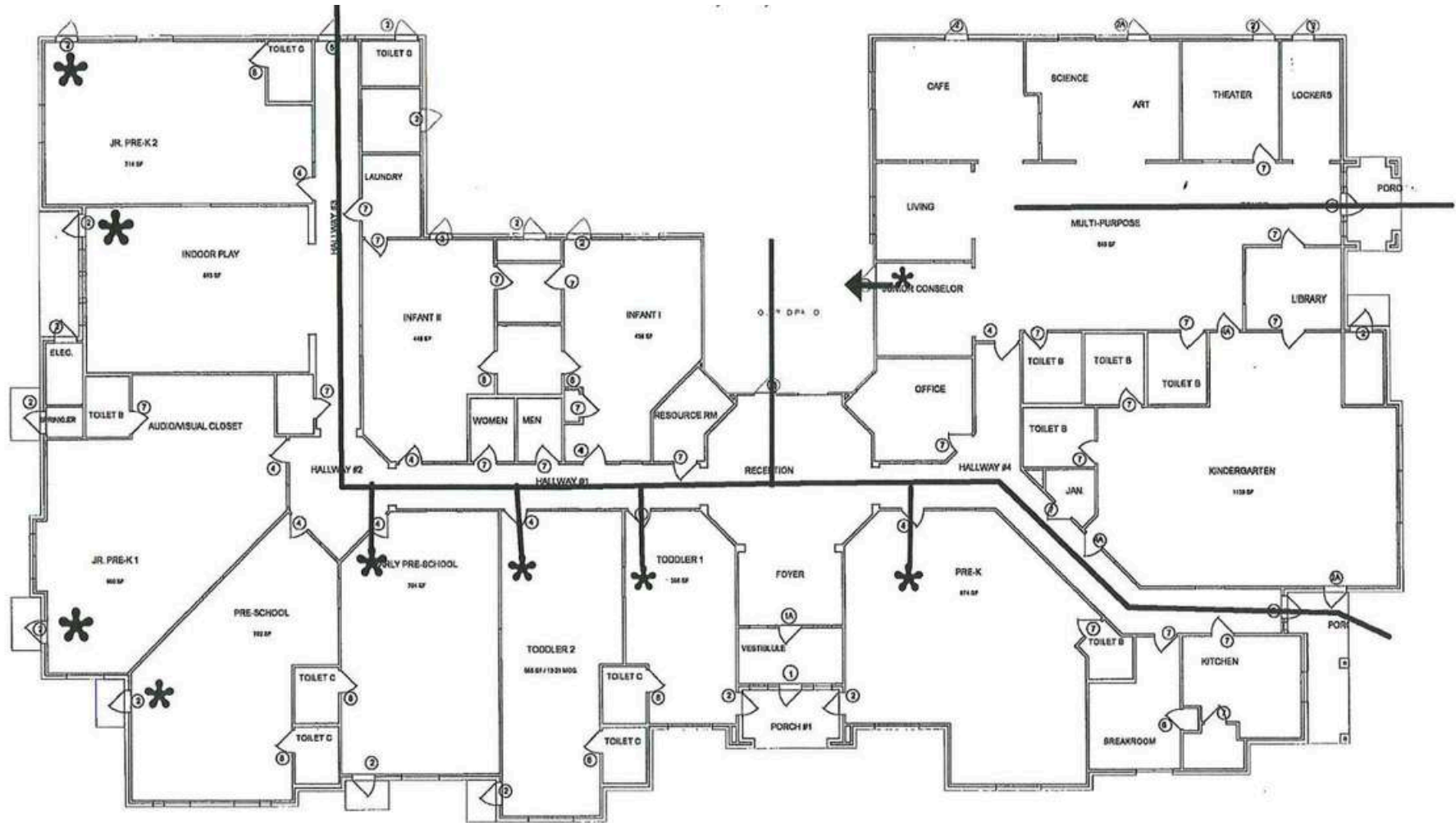
Located in Georgetown, Texas, this early educational property is situated on a sprawling 6.25-acre lot and features a well-maintained 15,230 SF building that is move-in ready.

With ample space and plenty of natural light, this building is an ideal environment for young children to learn and grow. The property also features ample outdoor play space, a multi-purpose room, theater, cafe, library, kitchen, and a science and art lab, providing a range of spaces for children to explore and learn.

Centrally located off Williams Drive and near the 35 freeway, our property is easily accessible, making it convenient for families in the surrounding areas.

Floor Plan

3310 Williams Drive | Georgetown, TX



Aerial

3310 Williams Drive | Georgetown, TX



Photos

3310 Williams Drive | Georgetown, TX



Photos

3310 Williams Drive | Georgetown, TX



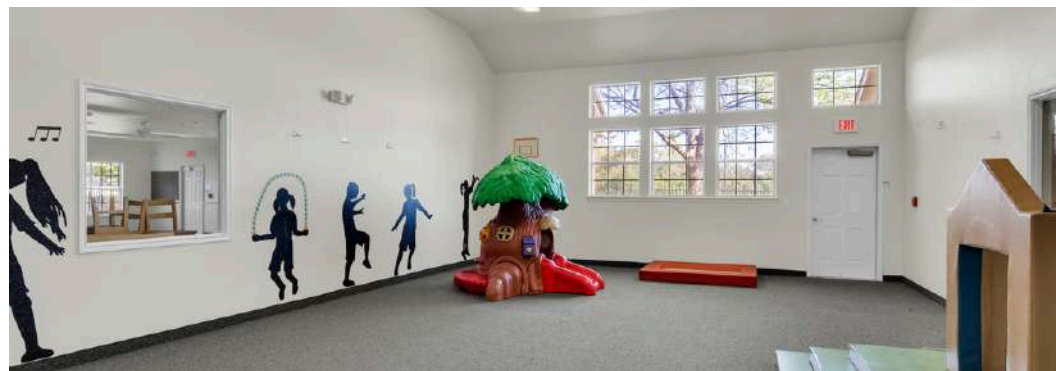
Photos

3310 Williams Drive | Georgetown, TX



Photos

3310 Williams Drive | Georgetown, TX



The professionals at InSite EFS work hand in hand with property owners, educational institutions, non-profits, developers, school districts, and faith-based organizations.

Since 2008, our team has provided customized strategies and services to add value to our clients. InSite excels in providing trusted advisory and brokerage services, such as the leasing and sales of existing assets, site selection, strategic planning, market analysis, business acquisitions, and assistance in financing.

For more information:

BENSON P. SAINSBURY

512.222.9133

BPS@INSITEEFS.COM

TREC LICENSE NO. 642888

CRYSTAL ZAMORA

510.598.9656

CRYSTAL@INSITEEFS.COM

TREC LICENSE NO. 826786



INSITE EFS

Disclaimer

3310 Williams Drive | Georgetown, TX

This confidential memorandum is intended solely for your limited use and benefit in determining whether you desire to express further interest in leasing 3310 Williams Drive ("the Property").

This memorandum contains selected information pertaining to the Property and does not purport to be a representation of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective buyers or leasees may require to evaluate the purchase or lease of a property. All information provided is for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and InSite EFS, Inc. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers. Interested parties are expected to complete their own investigation and not rely on the contents of this memorandum in any manner.

Neither the Owner or InSite EFS, Inc. nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied as to the accuracy or completeness of the information contained in this memorandum and no legal commitment or obligation shall arise by reason of your receipt of this memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserves the right, and its sole discretion, to reject any or all expressions of interest or offers to sell or lease the Property, and/or terminate discussions with any entity at any time with or without notice which may arise as a result of the review of this memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this memorandum or making an offer to sell the Property unless written agreement(s) for the sale or lease of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligation therein have been satisfied or waived.

By receipt of this memorandum, you agree that this memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this memorandum or any of its contents to any other entity without the prior written authorization of the Owner or InSite EFS, Inc. You also agree that you will not use this memorandum or any of its contents in any manner detrimental to the interest of the Owner or InSite EFS, Inc.





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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

InSite EFS, LLC	9003386-BB	insiteefs@gmail.com	512-271-5690
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Amy Marie Kristina Martorano	675091-B	amy@insiteefs.com	512-271-5690
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Benson Sainsbury	642888-SA	bps@insiteefs.com	512-222-9133
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Crystal Zamora	826786-SA	crystal@insiteefs.com	510-598-9656
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date