

SHOPS IN GEORGETOWN

NEQ of Lakeway Dr & Northwest Blvd
Georgetown, TX, 78626



Available
8,095 SF

Available
7,099 SF

CLARITY
EYE CENTER
personalized eye care

Collins
ORTHODONTICS

Northwest Blvd

Lakeway Dr

4,078 VPD

7,891 VPD



**FOR
LEASE**

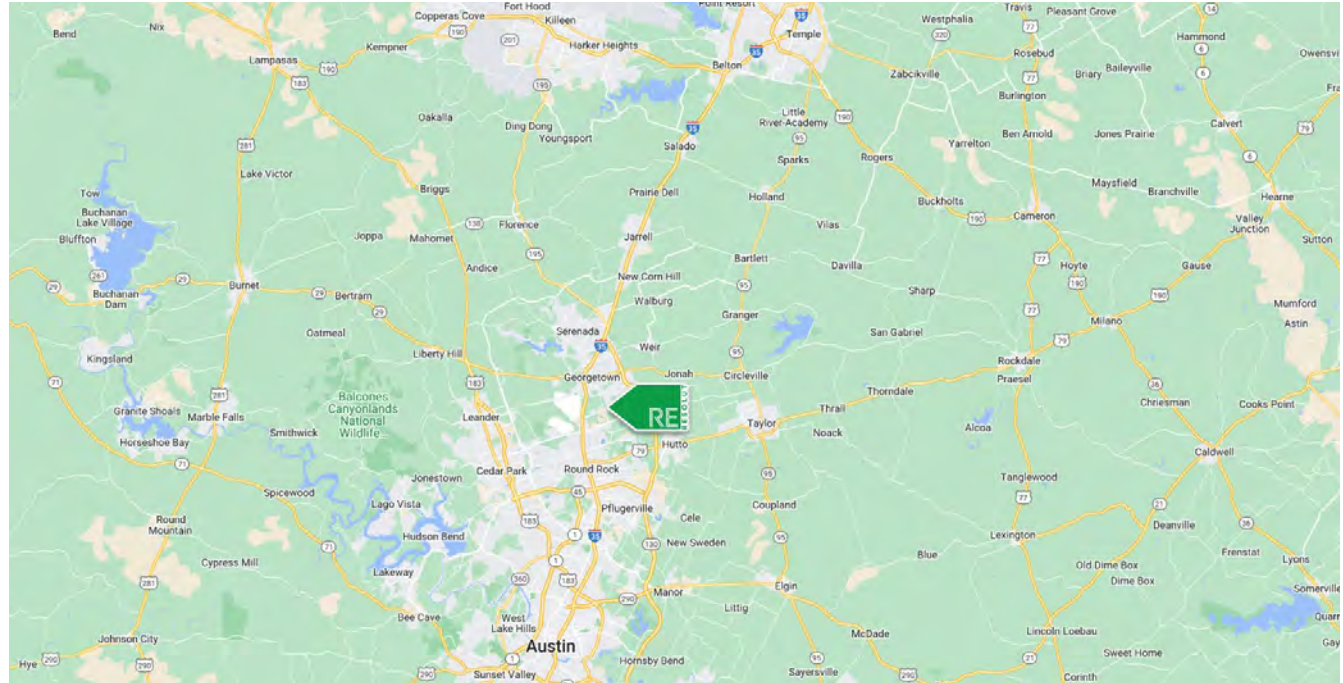
AVAILABLE SPACE
Building 1: 8,095 SF
Building 2: 7,099 SF

RATE
\$34 - \$36 PSF
NNNs \$10 PSF*
*(Estimate provided by Landlord
and subject to change)

Tucker Francis
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512.474.5557

PROPERTY HIGHLIGHTS

- Prime location along Lakeway retail corridor connecting to I-35 and Downtown Georgetown
- Future signalized intersection (2026–2027) at Lakeway Dr & Northwest Blvd
- Projected traffic growth exceeding 20K+ VPD along key commuter corridor
- Adjacent to Frost Elementary (~600 students) driving consistent daily traffic
- Within 1 mile of Costco and Lowe’s Wholesale regional retail anchor
- Affluent trade area with \$149K+ average household income
- End-cap with drive-thru availability (ideal for QSR/coffee users)
- Excellent visibility with monument signage opportunities
- Easy ingress/egress with shared access to Northwest Blvd
- Positioned in a high-growth, limited-competition retail corridor



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



44,243
POPULATION
3-MILE RADIUS



\$149,216.00
AVG HH INCOME
3-MILE RADIUS

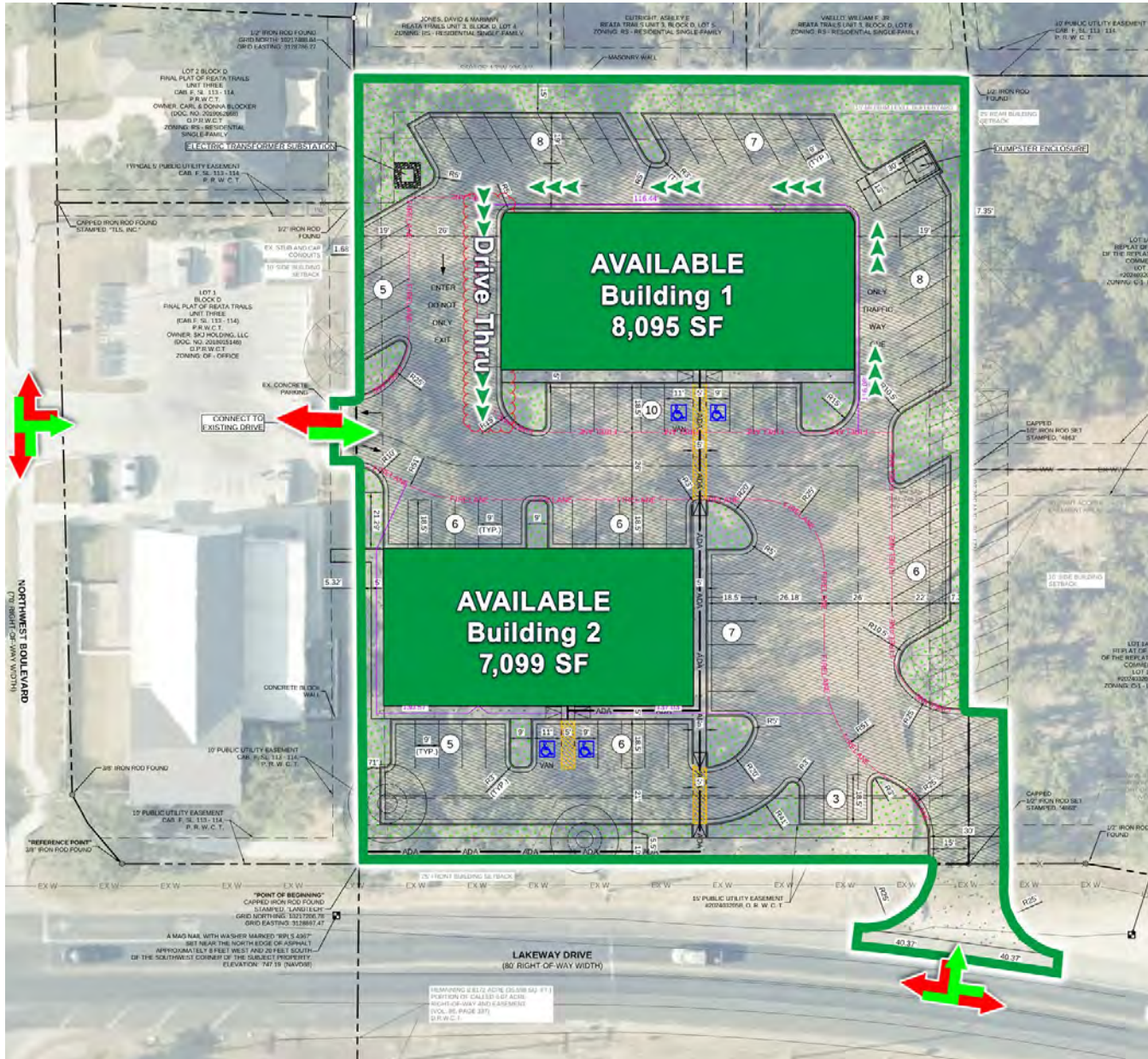


32,029
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Lakeway Dr: 7,891 VPD
Northwest Blvd: 4,078 VPD
(Costar 2026)

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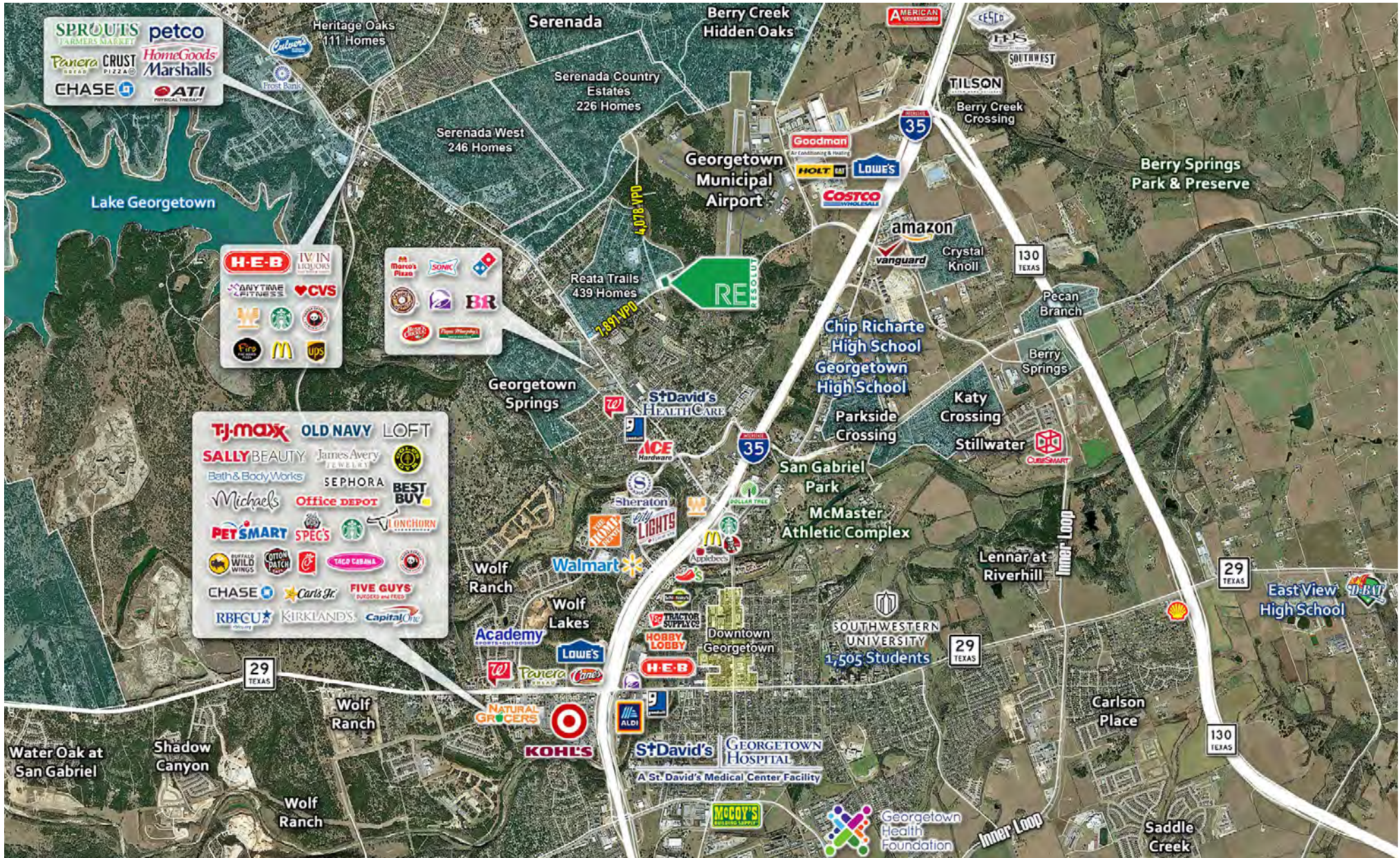


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Information About Brokerage Services

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



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. **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.

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.

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| Reliance Retail LLC OR Texas RS LLC dba "RESOLUTRE" | 603091 OR 9003193 | leads@resolutre.com | 512-474-5557 |
| Licensed Broker / Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| David J. Simmonds OR Gavin Fite | 459263 OR 438039 | leads@resolutre.com | 512-474-5557 |
| Designated Broker of Firm | License No. | Email | Phone |
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| Licensed Supervisor of Sales Agent / Associate | License No. | Email | Phone |
| Sales Agent / Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov