

UNDER CONSTRUCTION  
COMPLETION 2026

**PERSONAL  
WAREHOUSE**  
WORK & PLAY™

**NOW ACCEPTING  
RESERVATIONS!  
FOR SALE | FOR LEASE**

**1004 CAPELLA PARKWAY  
GEORGETOWN, TX 78628  
LAKEWAY DR & NORTHWESTERN  
ADJACENT TO GEORGETOWN AIRPORT**

**WORK | PLAY®**

**Project Information:**

Groundbreaking: Jan 2025  
4 Buildings | 40 Units  
Units from 1,000 sf to 4,300 sf  
Ability to combine units

**Uses:**

Work – Play®  
Light Industrial Zoning

**Best-In-Class Features:**

100% HVAC Units, Oak Tree Court, Back lot storage and parking, walking path, area for food trucks, trailer & truck parking, 14x14 OH Doors, 22' Ceiling height, Mezzanines, Private Restrooms, Runway Views, LED Lights, Walkout Balconies, 3 Phase Power, Custom Floors, 62+FT Drive Aisles, Sprinkled, 24 Hour Access

**Come check us out in Dripping Springs!  
Tours available upon request.**

**What is a Personal Warehouse®?**

No matter your needs – business, storage, or fun – we have the solution for you. With customizable interiors and standard amenities such as HVAC, power, security and unlimited access, owning your own unique space is more affordable than ever. PW Development has decades of experience leading the small bay warehouse and incubator industry which has grown in popularity and variety of usage. Work – Play® with a Personal Warehouse® as the only limit is your imagination!

GEORGETOWN PROJECT RENDERING

**PERSONAL  
WAREHOUSE**  
WORK & PLAY™

[www.PersonalWarehouse.com](http://www.PersonalWarehouse.com)  
[info@PersonalWarehouse.com](mailto:info@PersonalWarehouse.com)

**512-960-6261**

Pricing and availability are subject to change without notice.  
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# OVERVIEW

## YEAR BUILT:

Completion 2026

## UNIT SIZES:

1,000 SF to 4,300 SF  
Drive Thru and more

## OCCUPANCY:

Light Industrial Zoned  
Ideal for Work – Play®

## FOR SALE AND FOR LEASE:

Price: TBD

NNN Lease Rates: TBD



**GEORGETOWN, TX PROJECT**

## BEST IN CLASS FEATURES:

- 100% HVAC Units
- For Sale / For Lease
- Ideal for Small Business, RV / Boat / Car Storage
- Insulated Masonry Construction
- LED Lights / Energy Efficient Construction
- All Units Designed & Approved for Mezzanines
- Finished Private Restrooms optional
- 24 / 7 Access, Wide Paved Aisles
- 14x14 Automatic Overhead Doors
- 3 Phase Power
- 22' Ceiling Height

## OPTIONS ON SELECT UNITS:

- Wet Bars
- Walk Out Balconies

## OTHER PROJECT FEATURES:

- Rough in for Shower / Drain
- Back lot storage & parking
- Walking path
- Truck Accessible
- Within Minutes to IH 35 and Williams Drive
- Balconies (mezzanine level) on Select Units

## 5 REASONS TO OWN:

- Build Equity over Rent Receipts
- Fixed Rate Financing (15 - 25 Year Term)
- Tax Benefits for Business Users & Investors
- Cost Effective – Own for 25-40% Less per Month
- Customize Your Space!



**ALPHARETTA, GA PROJECT - EXAMPLE**



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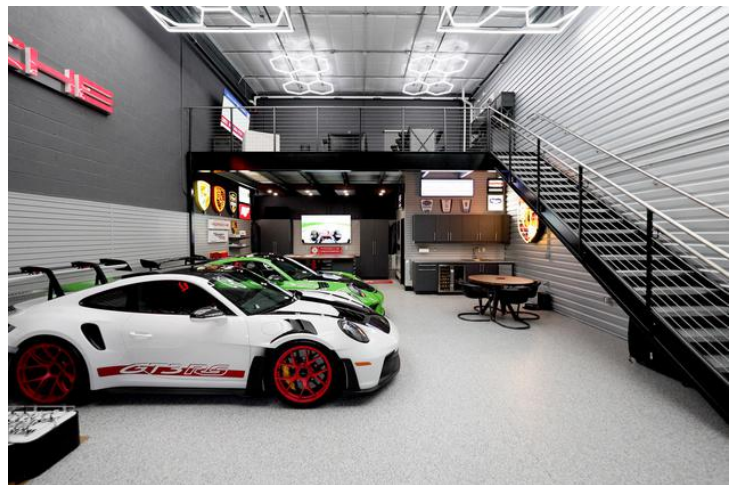
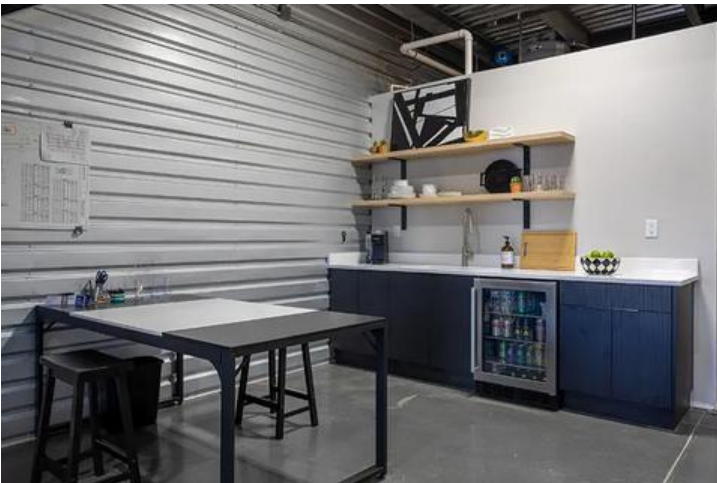
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# SAMPLE PHOTOS



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# CONCEPT - SAMPLE USES

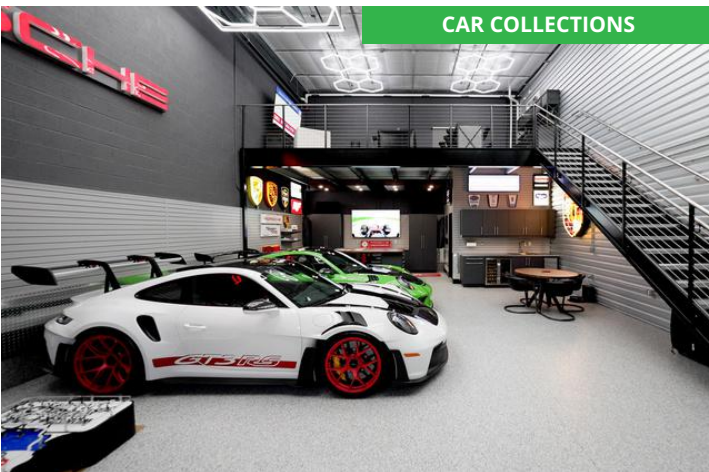
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CUSTOMIZED SPACES



CREATIVE OFFICE



CAR COLLECTIONS



MAN CAVE



BUSINESS



HOBBY SHOP



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# AERIAL MAP

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# SITE MAP

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