



FOR LEASE

San Gabriel Crossing

901 N Austin Ave Georgetown, TX

2,200 – 6,500 SF
AVAILABLE

\$25.00
SF/YR



Wolf Real Estate

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Lic# Wolf Real Estate

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Property Overview



2,200 – 6,500 SF
AVAILABLE SF



\$25
ASKING RATE SF/YR



10,000
BUILDING SQFT



39,270 VPD
WILLIAMS DR VPD



16,126 VPD
AUSTIN AVE VPD



650
FRONTAGE



C-3
ZONING



2021
YEAR RENOVATED



Williamson
COUNTY



Commercial
PROPERTY TYPE

EXECUTIVE SUMMARY

San Gabriel Crossing is a 10,000 square foot retail property located at 901 North Austin Avenue in Georgetown, Texas.

Situated in one of Georgetown's premier retail corridors, San Gabriel Crossing offers high-visibility space ideal for commercial users.

PROPERTY HIGHLIGHTS

10,000 square feet of well-configured retail space with high ceilings.

Prominent signage opportunities with high visibility from major roadways

ACCESSIBILITY



AIRPORTS

Austin Executive Airport	18.2 mi
Georgetown Executive Airport	2.2 mi
austin bergstrom international airport	30.0 mi



HIGHWAYS

IH - 35	0.1 mi
Purple Heart Trail	0.2 mi
TX 130 Toll	2.6 mi

Space Available

901

\$25 SF/Yr

SF AVAILABLE

2,200 – 6,500 SF

TERM

Negotiable

TYPE

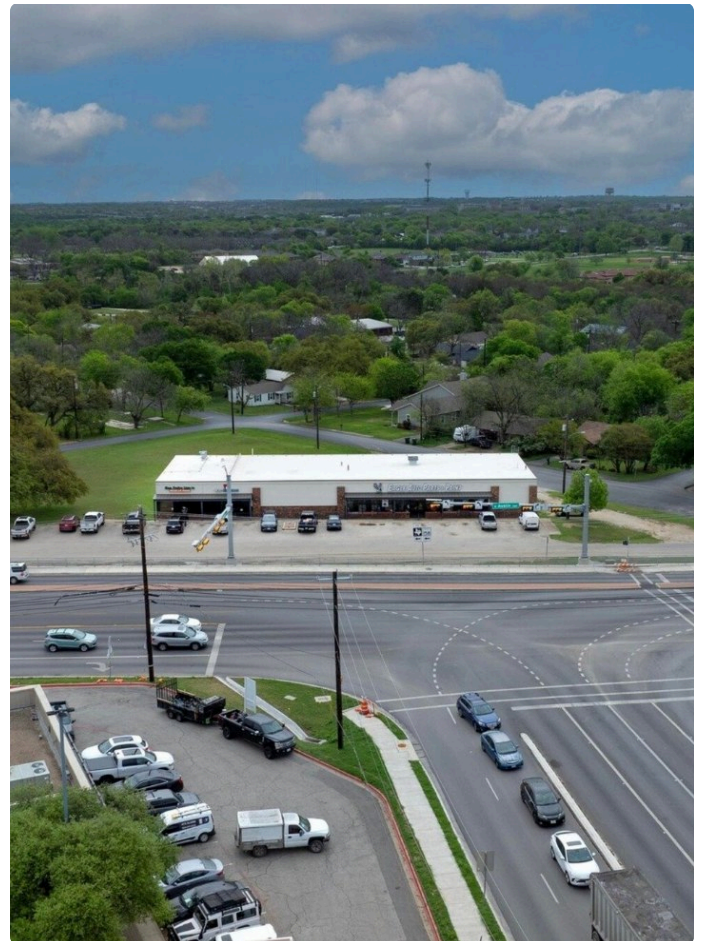
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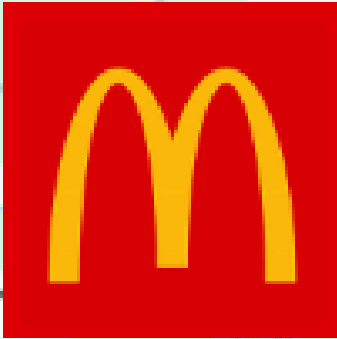
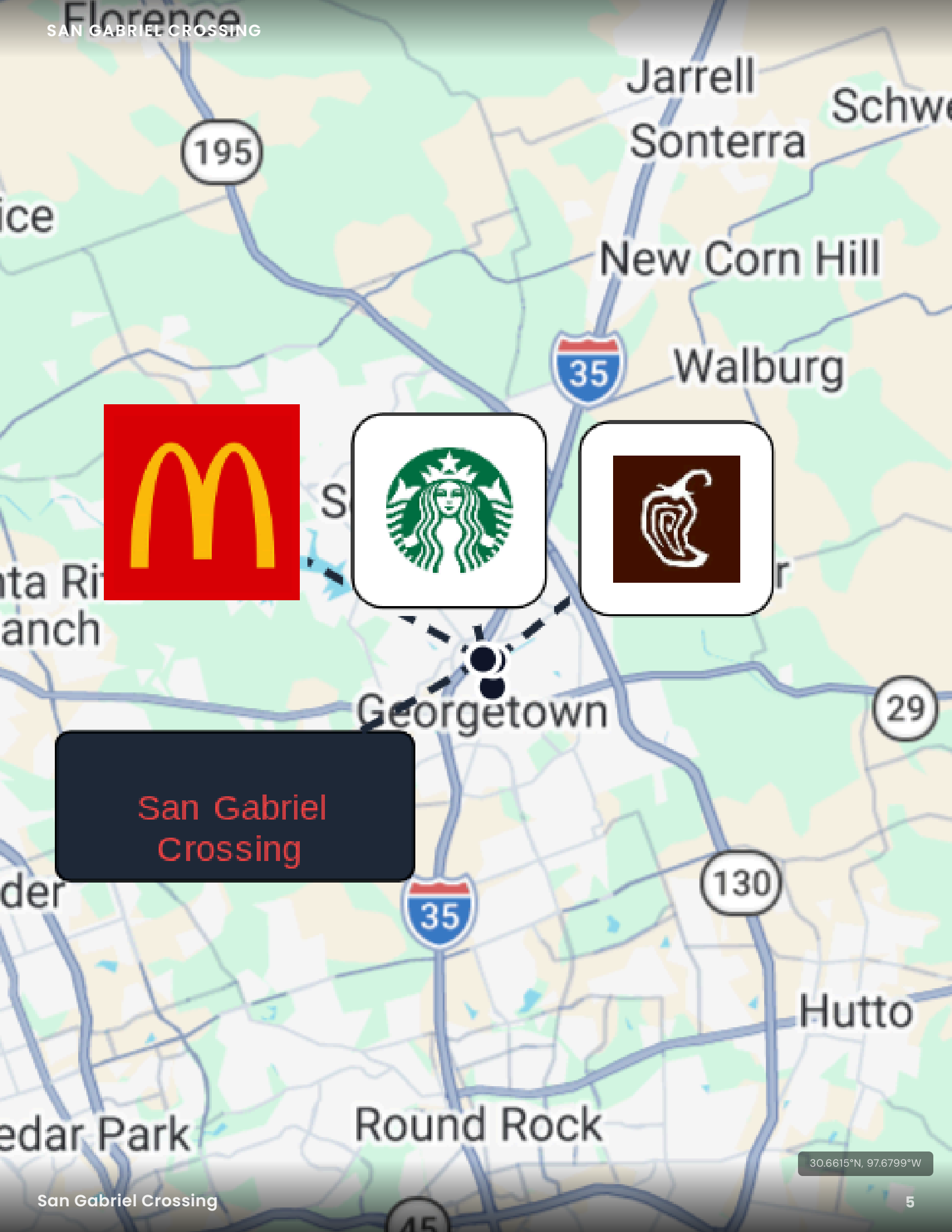
USE

Commercial

San Gabriel Crossing offers flexible, high-visibility retail space ranging from 2,200 to 6,500 SF in a freestanding 10,000 SF building. Georgetown's busiest intersection. The space features high ceilings, great visibility. Renovated in 2021 with a newly seal-coated parking lot and added parallel parking along Austin Avenue, the property has prominent signage and convenient proximity to IH-35, Williams Drive and Austin Ave. Shadow anchored by Chipotle, Starbucks, and McDonald's. Divisible options available and Tenant Improvement (TI) allowance is negotiable. Ideal for retail, daycares, auto parts or paint, along with office users seeking a high-traffic location with strong visibility and flexible terms.

Exterior Views



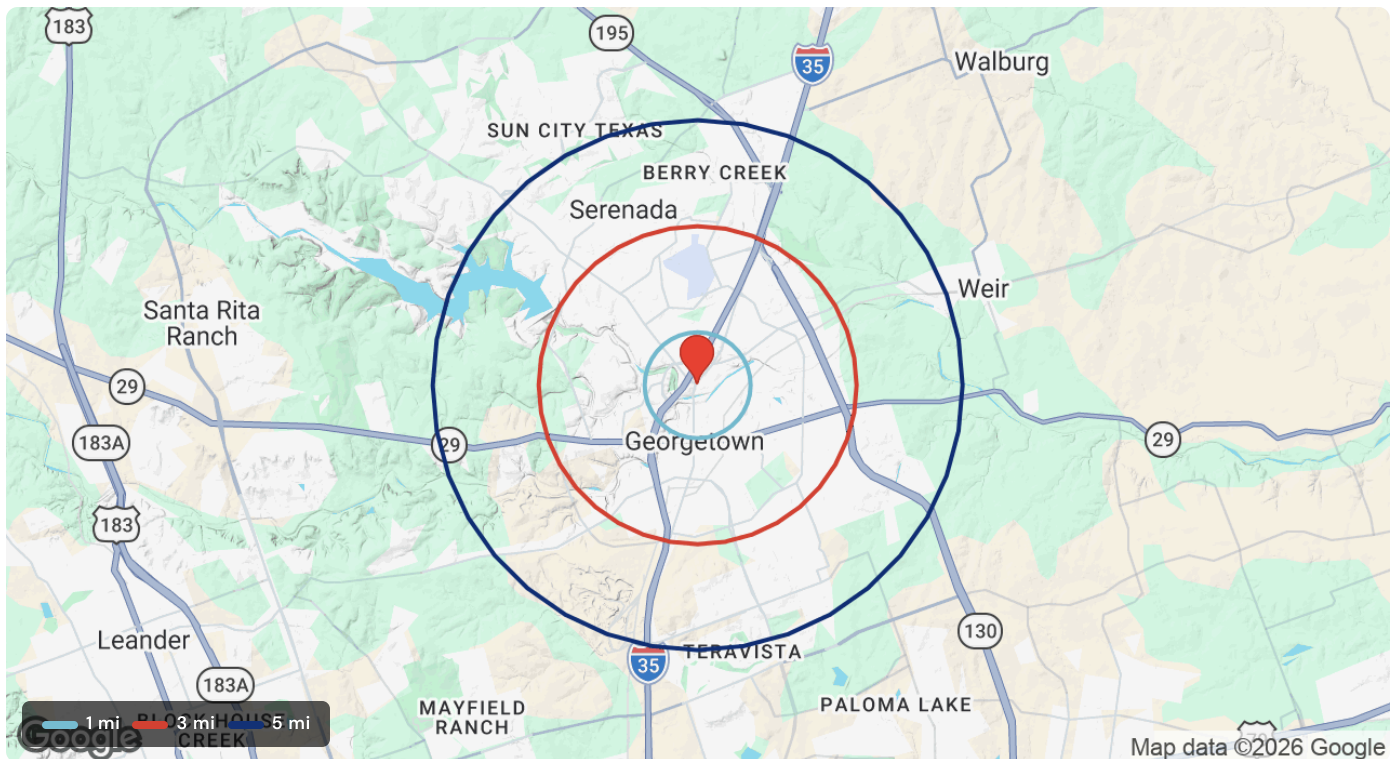


San Gabriel
Crossing

Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	5,485	27,559	35,154
2010 Population	6,225	34,472	49,735
2026 Population	7,326	50,887	98,199
2031 Population	7,995	58,128	114,080
2026-2031 Growth Rate	1.76 %	2.70 %	3.04 %
2026 Daytime Population	12,207	58,394	94,324

HOUSEHOLDS	1 MILE	3 MILE	5 MILE	2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
2000 Total Households	1,670	9,432	12,515	less than \$15,000	238	1,399	2,076
2010 Total Households	2,048	12,161	18,181	\$15,000-\$24,999	62	407	647
2026 Total Households	3,219	20,440	39,696	\$25,000-\$34,999	125	772	1,205
2031 Total Households	3,619	23,774	46,755	\$35,000-\$49,999	288	1,631	2,596
2026 Avg. Household Size	1.98	2.4	2.42	\$50,000-\$74,999	698	3,319	5,512
2026 Owner Occupied Housing	1,025	11,135	24,812	\$75,000-\$99,999	495	3,236	5,229
2031 Owner Occupied Housing	1,180	13,351	29,649	\$100,000-\$149,999	478	3,719	8,110
2026 Renter Occupied Housing	2,194	9,305	14,884	\$150,000-\$199,999	319	2,298	5,390
2031 Renter Occupied Housing	2,439	10,424	17,107	\$200,000 or greater	517	3,658	8,930
2026 Vacant Housing	329	2,244	4,660	Median HH Income	\$83,269	\$94,683	\$112,868
2026 Total Housing	3,548	22,684	44,356	Average HH Income	\$122,521	\$131,486	\$148,168



Market Overview



POPULATION
67,176

AREA
50.1 sq mi

ELEVATION
755 ft

COUNTY
Williamson County

TIME ZONE
Central Time Zone

INCORPORATED
January 1, 1848

STATE
Texas

Market Overview: Georgetown, TX

Georgetown is a city in Texas and the county seat of Williamson County, Texas, United States. The population was 67,176 at the 2020 census, and according to 2025 census estimates, the city is estimated to have a population of 106,907. It is 30 miles (48 km) north of Austin and is part of the Austin–Round Rock–San Marcos metropolitan statistical area.

Georgetown has a notable range of Victorian commercial and residential architecture. In 1976, a local historic ordinance was passed to recognize and protect the significance of the historic central business district. In 1977, the Williamson County Courthouse Historical District, containing some 46 contributing structures, was listed on the National Register of Historic Places.

Southwestern University is the oldest university in Texas, founded in 1840. Georgetown is known as the "Red Poppy" Capital of Texas for the red poppy wildflowers planted throughout the city.

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS

Population	7,326
Median HH Income	\$83,269
Households	3,219

3-MILE RADIUS

Population	50,887
Median HH Income	\$94,683
Households	20,440

5-MILE RADIUS

Population	98,199
Median HH Income	\$112,868
Households	39,696

Source: ESRI / ArcGIS Business Analyst



PRESENTED BY

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