

700 STADIUM DRIVE | GEORGETOWN, TX 78626

FOR SALE



INSITE EFS



OVERVIEW

Offering	For Sale
Building Area	25,376 SF
Land Area	11.03 AC
Year Built	2017
APN	R-20-0235-0000-0038
Zoning	AG
Parking	78 spaces
Pricing	Contact Broker for pricing

PROPERTY HIGHLIGHTS

- Large multi-purpose space ideal for assemblies, athletics, events, or flexible programming
- Expansive outdoor learning, recreation, and play areas across a spacious campus
- Strategic Georgetown location with convenient access to Interstate 35 and the Austin metropolitan area
- Turnkey educational facility available for immediate occupancy

PROPERTY DETAILS

700 Stadium Drive is a purpose-built educational campus offers a rare opportunity to acquire a turnkey facility in the rapidly expanding Georgetown market, approximately 30 miles north of downtown Austin. Positioned along the Interstate 35 growth corridor, the property benefits from excellent regional connectivity and is located within one of the nation's fastest-growing counties, where continued residential development is driving long-term demand for educational and community-serving facilities.

Designed specifically for educational use, the campus includes classrooms, administrative offices, outdoor learning and recreation areas, and ample on-site parking. Its efficient layout is well suited for charter schools, private schools, early childhood education providers, religious organizations, nonprofits, vocational training programs, and other institutional users. Existing educational improvements can significantly reduce entitlement timelines, redevelopment costs, and the need for extensive renovations compared to new construction, allowing for a more streamlined path to occupancy.

With limited inventory of comparable educational campuses available in the market, this property presents a compelling opportunity for owner-users seeking a move-in-ready facility in one of Central Texas' strongest growth markets.



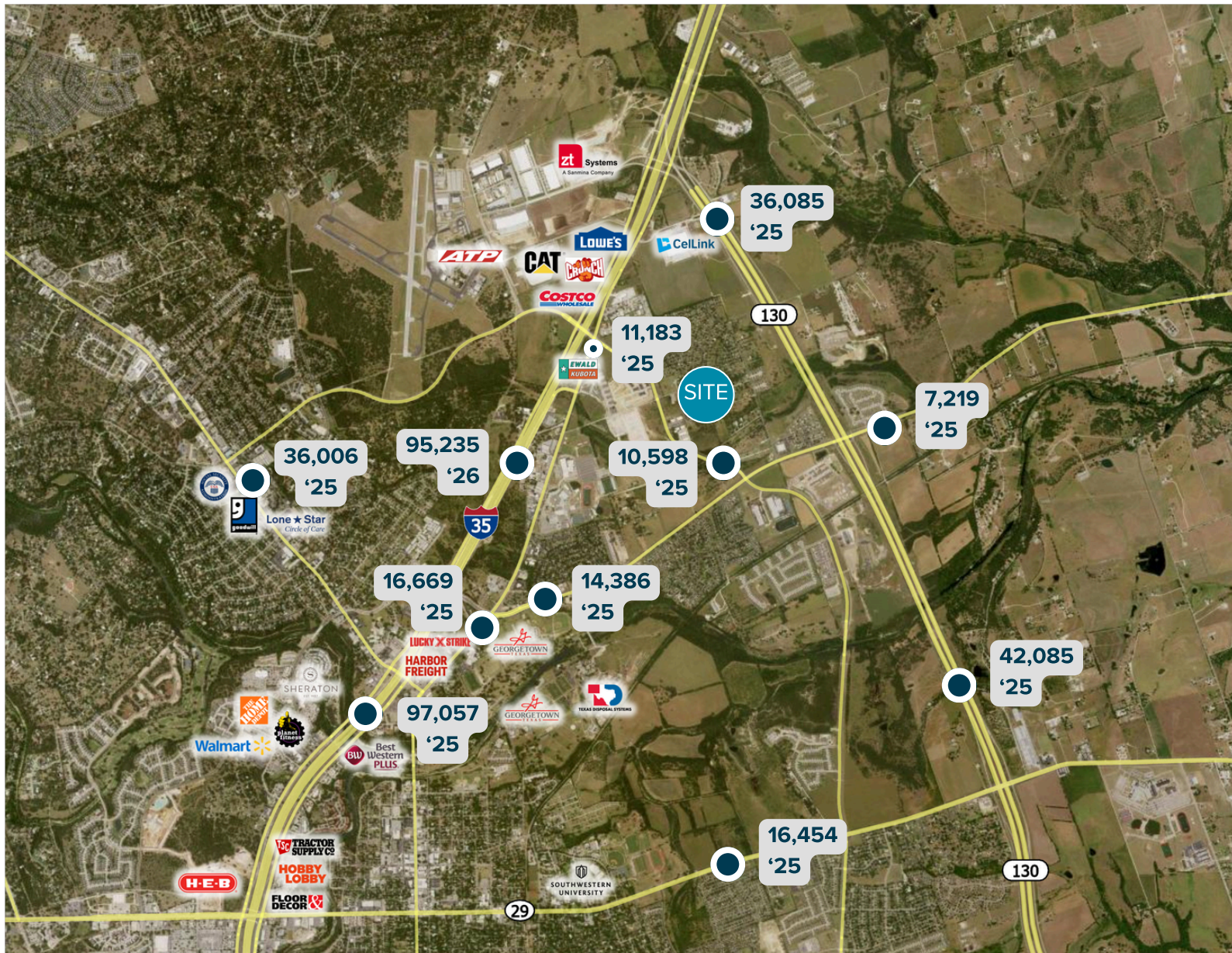
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AERIAL





MARKET MAP & TRAFFIC COUNTS





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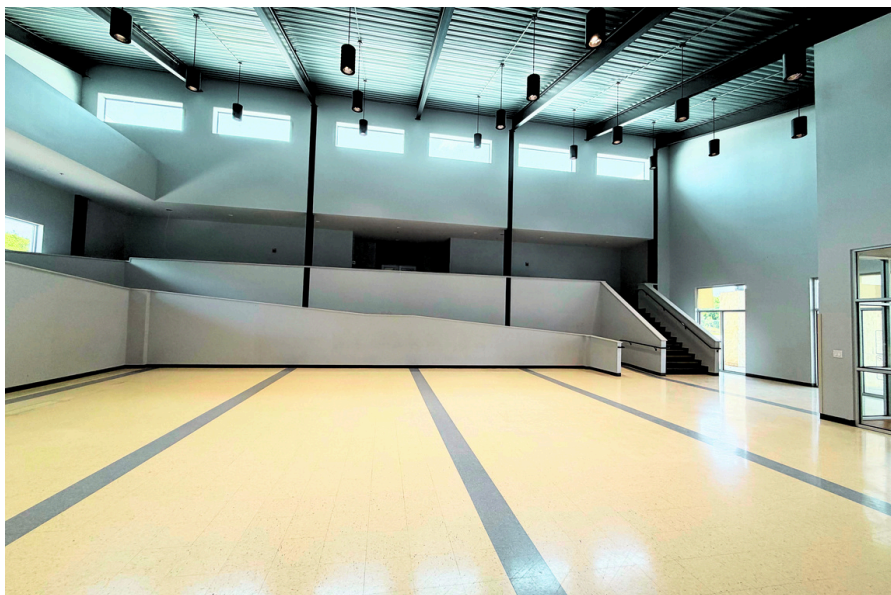
PHOTOS

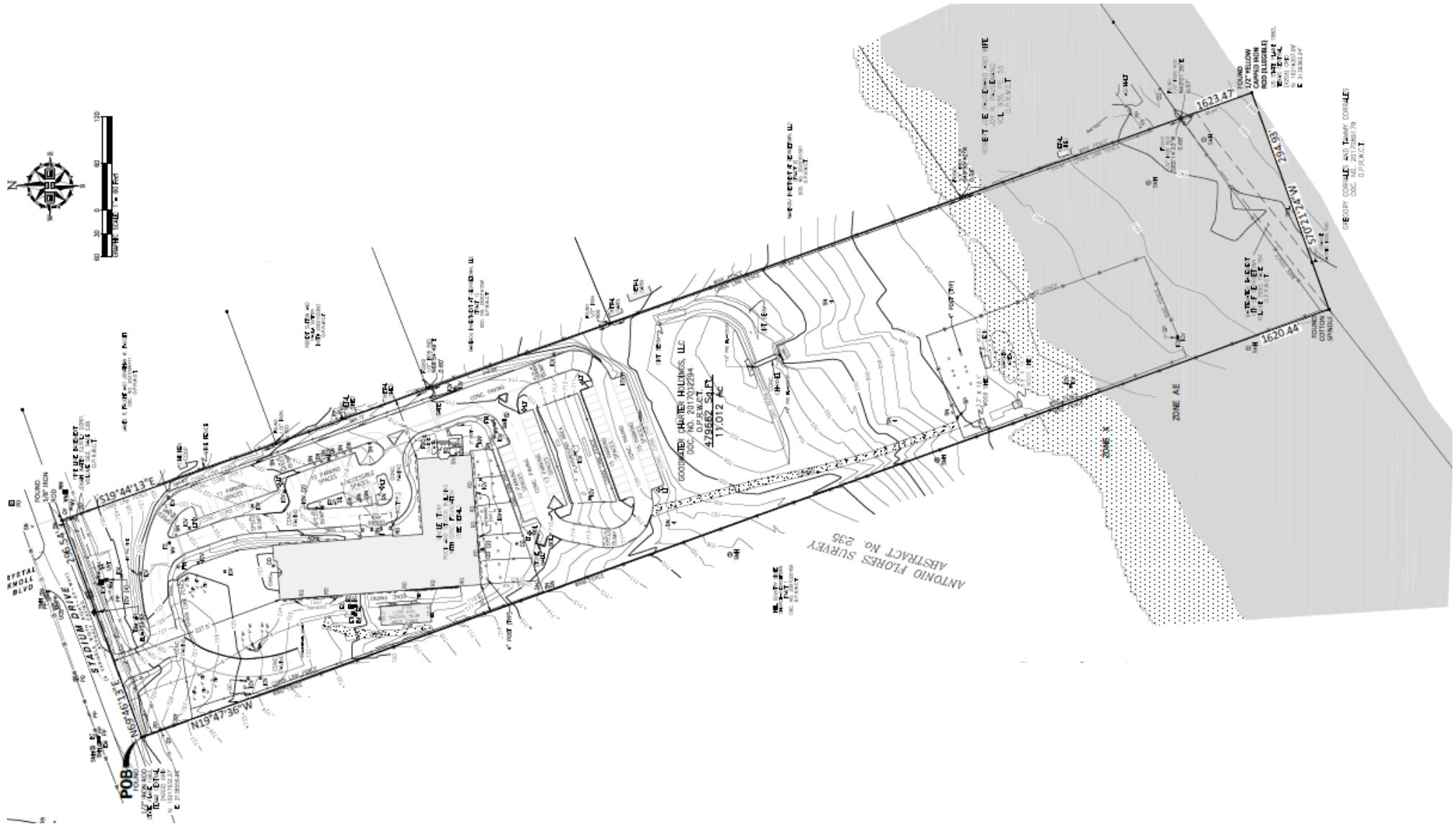


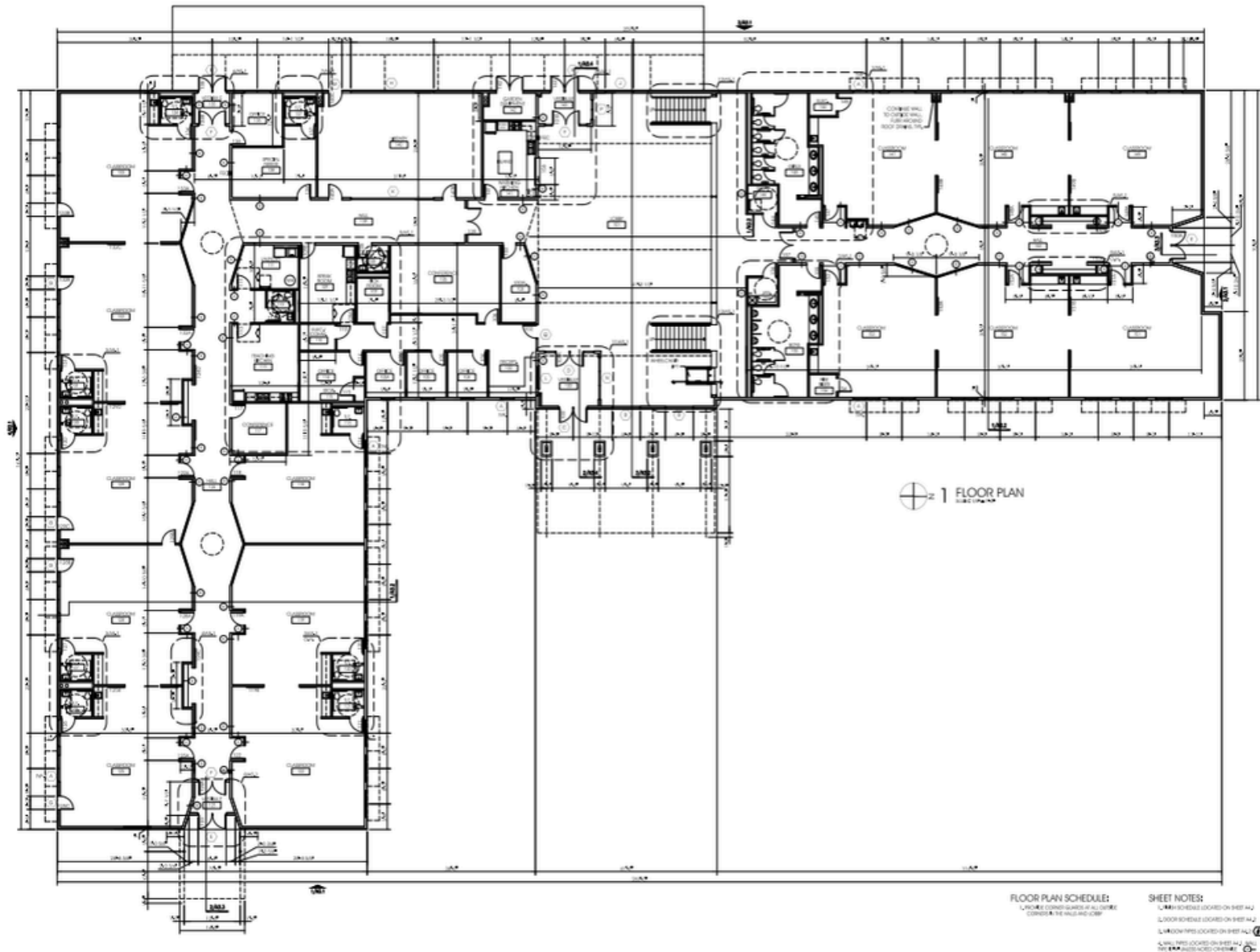


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PHOTOS



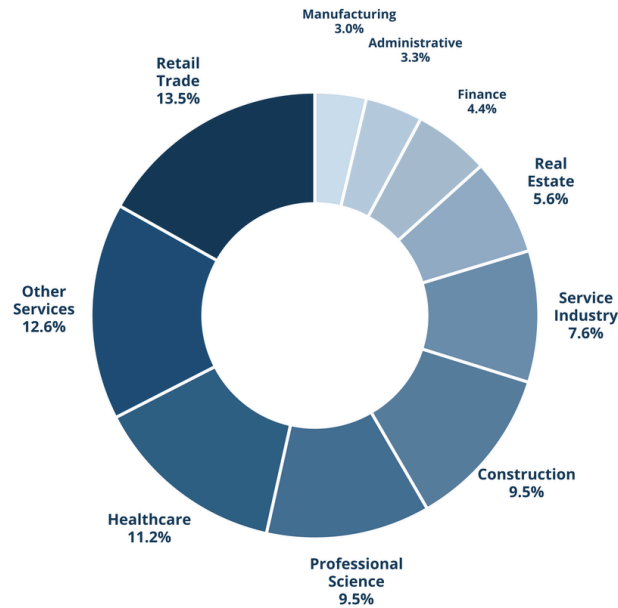






MARKET OVERVIEW

GEORGETOWN, TX



Georgetown is a rapidly growing community in the Austin metropolitan area and an increasingly attractive destination for business, education, and institutional investment in Central Texas. Located in Williamson County, one of the fastest growing counties in the United States, Georgetown offers strong population growth, a highly educated workforce, and an exceptional quality of life.

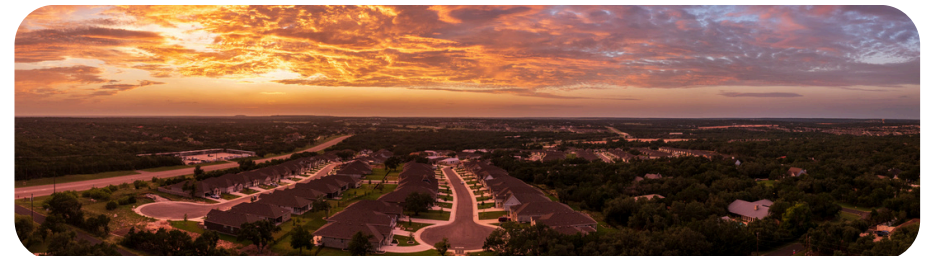
As part of the Austin Round Rock Georgetown Metropolitan Statistical Area, the region benefits from a diverse economy supported by technology, health care, education, manufacturing, and professional services. Continued investment and proximity to major employers including Dell Technologies, Tesla, Baylor Scott and White Health, and Southwestern University contribute to a strong and resilient economic environment.

Currently configured for educational use with flexible interior space, this property presents an excellent opportunity for institutional, office, or nonprofit users. With existing improvements, additional development potential, and strong regional fundamentals, the property is well suited for educational facilities, nonprofit headquarters, workforce training centers, collaborative office space, or other mission driven organizations

TAPESTRY HOUSEHOLD SEGMENTS

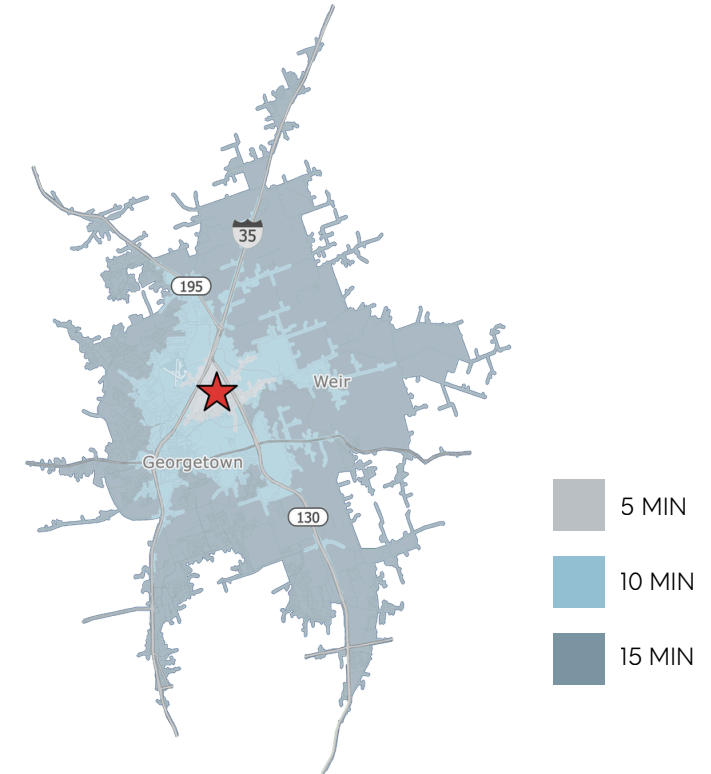
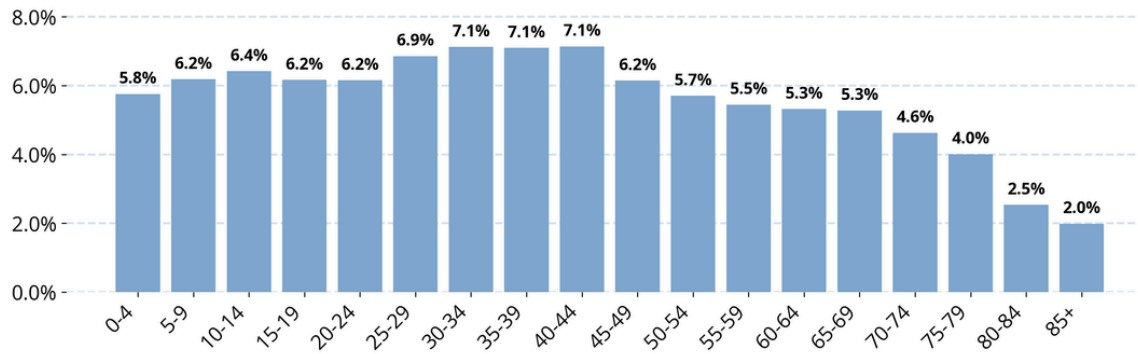
CLASSIFICATION	HOUSEHOLDS (#)	HOUSEHOLDS (%)
Family Prosperity	17,515	33.0%
Suburban Shine	7,879	14.8%
Tech Trailblazers	6,465	12.2%
Mature Reflections	4,497	8.5%
Metro Vibes	4,039	7.7%

Click [here](#) for more detail on Esri Tapestry Segmentation

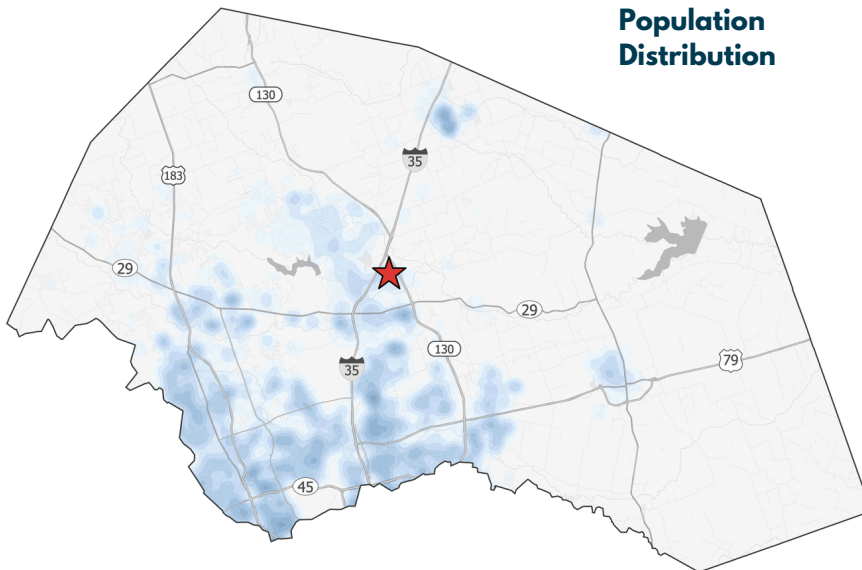




Age Distribution - 15 Minute Drivetime



Population Distribution



Drivetimes	5 MIN	10 MIN	15 MIN
Population (2026)	6,291	39,422	134,281
5 Year Growth (2025 - 2030)	9.70%	15.81%	20.31%
Median Household Income	\$88,358	\$93,602	2122,661
Total Households	1,746	15,687	53,069
Median Age	37.3	37.8	38.7
Owner Occupied	34.9%	49.2%	57.5%
Renter Occupied	55.0%	41.5%	31.9%

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