



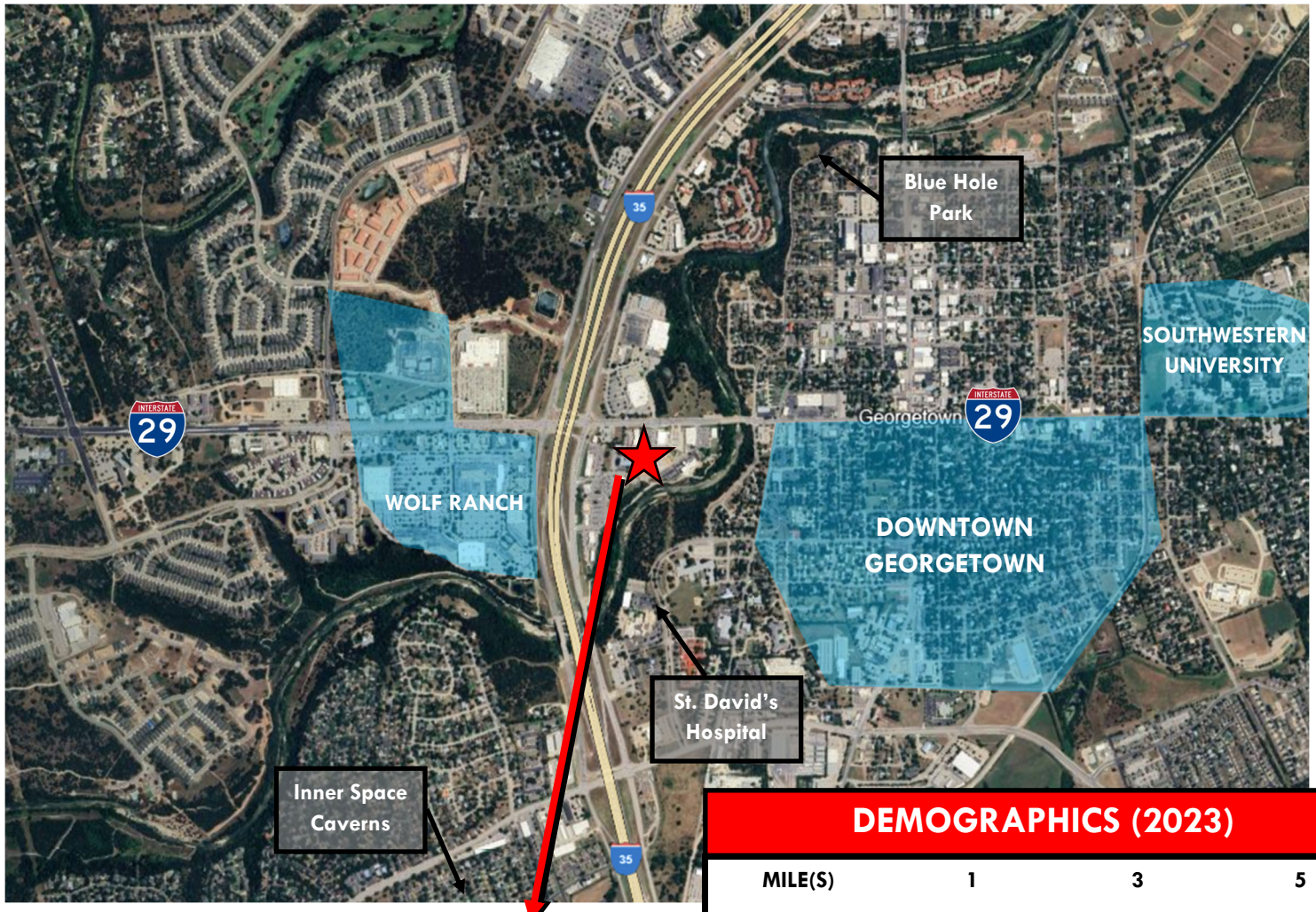
# COPPER OAKS PAD SITE

950 W. University Avenue, Georgetown, TX 78626

**BUILD TO SUITE/GROUND LEASE/MEDICAL/RETAIL PAD - FOR LEASE**



- 1,500 - 12,000 SF Retail/ Medical Pad Space Available
- Shell delivery in 2025
- Located at the lighted corner of IH-35 & Hwy 29
- Across the street from HEB and Wolf Ranch Town Center
- Close to Southwestern University & tourist attractions
- Reach out today for more information!



## DEMOGRAPHICS (2023)

MILE(S)	1	3	5
Population	9,295	48,205	92,230
Total Households	3,455	17,601	33,313
Avg. Household Income	\$105,710	\$108,563	\$114,202



For more information please contact:

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