

# Shop + Home For LEASE

501 County Road 248, Georgetown, TX 78633

5,000SF Warehouse | 2,300SF Renovated Residence | 2 Acres | Williamson County ETJ

ASKING RENT:  
**\$1.00/SF/MO + NNN**

Live/Work Combo on 2 Acres



County Road 248

**COMPASS**

Lease Package  
501 CR 248 | Georgetown, Texas

# LEASE SUMMARY

Presenting a rare live-and-work opportunity in one of Central Texas's fastest-growing corridors. 501 CR 248 pairs a comprehensively renovated 4-bedroom, 2-bath residence with a brand-new 50' x 100' (5,000 SF) red-iron, clear-span warehouse on 2 unrestricted acres.

The warehouse is the primary commercial offering — insulated clear-span red-iron framing, freshly poured concrete slab, two 14' x 12' grade-level roll-up doors, 16-foot clear height, and a 125-amp electrical panel. No interior columns. Move-in ready for trucks, trailers, fabrication, fleet storage, or a small-business headquarters.

The residence is included in the lease — a 2,300 SF double-wide manufactured home comprehensively renovated inside and out: new flooring, dark-stained cabinetry, modern fixtures and lighting, rebuilt decks, re-leveled, and new skirting. Ideal for an owner-operator who lives where they work.

*CR 248 originates directly at Ronald Reagan Blvd — one turn, no secondary road.  
~0.75 mi to HEB Parmer Ranch, McDonald's, Chase Bank & Williams Dr corridor.  
Williamson County \$53M Ronald Reagan expansion projected to complete 2027.*

# PROPERTY SUMMARY

AskingRent	<b>\$1.00/SF/MO + NNN</b>
Warehouse Size	<b>5,000 SF (50' x 100')</b>
Residence	<b>2,300 SF — 4 Bed / 2 Bath</b>
Lot Size	<b>2 Acres</b>
Year Built (Warehouse)	<b>2026 — New Construction</b>
Year Built (Residence)	<b>2000 / Renovated 2026</b>
Jurisdiction	<b>Williamson Co. ETJ — No Zoning</b>
Lease Type	<b>Triple Net (NNN)</b>
Available	<b>Immediately</b>



# THE WAREHOUSE

5,000 SF of brand-new, insulated, clear-span workspace.



## WAREHOUSE SPECIFICATIONS

Dimensions	50' x 100' (5,000 SF)
Construction	Red-iron, clear-span
Insulation	Fully insulated walls + ceiling
Slab	Concrete slab on grade
Clear Height	16 feet
Doors	2 x Grade-Level (14'H x 12'W)
Windows	4 windows
Electrical	125-amp panel
Yard	Caliche base, open 2-acre lot
Status	New Construction 2026
Bonus	40-ft Insulated Storage Container

# THE RESIDENCE

4bed / 2bath — comprehensively renovated, move-in ready.



## COMPREHENSIVELY RENOVATED

New flooring throughout • All-new fixtures & lighting • Modernized cabinetry • Rebuilt decks • Re-leveled • New skirting • Fireplace

# THE LOT — 2 ACRES

2 Acres — Warehouse, Residence, and Yard Space outlined below.



\* Lines are approximate \*

County Road 248

2 ACRES • 5,000 SF WAREHOUSE • 2,300 SF RESIDENCE • WILLIAMSON CO. ETJ — NO ZONING

# WHY GEORGETOWN

Ronald Reagan corridor — one of Central Texas's fastest-growing submarkets.

## #1 in TX

Fastest-Growing City  
2 consecutive years, U.S. Census

*U.S. Census Bureau*

## 0.75 mi

to Ronald Reagan Blvd HEB,  
McDonald's, Chase, Whataburger

*CR 248 direct access — one turn*

## \$53M

Williamson County  
Ronald Reagan expansion underway

*Est. completion 2027*

## Sept 2025

HEB Parmer Ranch Opened  
Ronald Reagan & FM 2338 (Williams)

*Plus Chase, Wells Fargo open*

## \$11.96/SF

Williamson Co. Industrial  
AvgNNN — comparable market

*AQUILA Q4 2025*

## ETJ

No Zoning Restrictions  
Williamson County jurisdiction

*No HOA — unrestricted use*



### PUBLIC INVESTMENT IN THE CORRIDOR

Williamson County's \$53M Ronald Reagan Blvd expansion is underway — projected completion 2027, dramatically increasing corridor traffic capacity. ESD #8 land acquisition ~5 lots down CR 248 (Oct 2025) confirms the area's transition to higher-use activity.

# WHO THIS IS FOR

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The tenant pool for a live-and-work property like this is unusually broad.

Tradesmen and small business owners — contractors, electricians, plumbers, HVAC operators, landscapers, and mobile mechanics — get a turn-key home and 5,000 SF of workspace on the same 2-acre parcel, eliminating commercial yard rent that runs \$3,000–\$6,000/mo in this submarket. Trucking and hot-shot operators get a residence with warehouse and yard immediately accessible to Ronald Reagan Blvd and IH-35. Families with equipment, boats, RVs, or trailers finally solve the storage problem permanently — and a 40-ft insulated container comes with the package. For tenants looking ahead, this property sits directly on the path of the fastest-growing residential and commercial corridor in Williamson County.

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## PROPERTY HIGHLIGHTS

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- 5,000 SF brand-new red-iron clear-span warehouse (50' × 100') — 2026
- 2,300 SF comprehensively renovated 4 bed / 2 bath residence
- 2 acres — Williamson County ETJ, no zoning, no HOA
- Insulated warehouse, 16' clear height, concrete slab on grade
- Two 14' × 12' grade-level roll-up doors + 125-amp electrical panel
- 40-ft insulated storage container included
- CR 248 direct to Ronald Reagan Blvd



# CONFIDENTIALITY STATEMENT

The information contained in this lease package is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it and should not be made available to any other person or entity without the written consent of the listing agent.

All information contained herein is from sources deemed reliable but is not guaranteed. Prospective tenants are encouraged to conduct their own due diligence regarding square footage, lot size, jurisdiction, permitted use, utilities, septic system condition, building permits, and any other matters material to their intended operation. This brochure has been prepared to provide summary, unverified information to establish only a preliminary level of interest in the subject property. No warranty or representation is made with respect to income, expenses, financial performance, size, or the physical condition of the property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. Please contact the listing advisor below for scheduling and additional details.**

*Photos may be modified using artificial intelligence or digital enhancement.*

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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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Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date