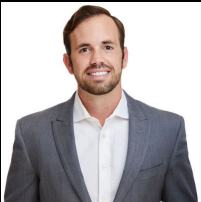
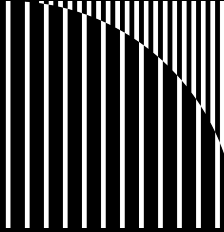


Industrial Complex For Lease | East
Georgetown, Williamson County

618 County Road 156,
Granger, TX 76530



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Location	618 County Road 156, Georgetown, TX 76530
Size:	Total Leaseable Area: 5,152 SF Total # of Buildings: 4
Acreage:	1 +/- acres - Additional land could be available by request
Frontage	625 +/- FT Total 355' on CR 156 / 270' on FM 971
Ceiling Height	14 FT - 2,000 SF Buildings 10 FT - 576 SF Building
Possession	Immediate
Lease Type	Direct
Price	\$6,774 Monthly Gross \$15.71 /SF/YR

*Pricing may vary for property is broken up with multiple tenants.



Property Description:

- Electric: Single meter for all 4 buildings / 3 - Phased Power available - Bartlett Electric Co-op
- Water: Jonah S.U.D Water
- Sewer: Septic System
- All buildings have closed cell spray foam insulation
- 24' driveway entrance
- Large parking or storage area
- Building A: 2,000 SF Building with restroom - 12x12 Bay Door
- Building B: 2,000 SF Warehouse with rear covered awning - 12x12 Bay Door
- Building C: 576 SF Warehouse space - 8x8 Bay Door
- Building D: 576 SF - Office space with full bathroom, kitchen, and two offices





Georgetown, Texas has rapidly emerged as one of the most compelling commercial investment markets in Central Texas. Located just north of Austin in the heart of Williamson County, Georgetown combines explosive population growth, strong economic fundamentals, and expanding infrastructure—creating a prime environment for retail, office, and industrial development.

Over the past several years, Georgetown has consistently ranked among the fastest-growing cities in the United States. The population has surged from approximately 68,000 in 2020 to well over 110,000 residents today—an increase of more than 60% in just a few years. This growth trajectory is expected to continue, supported by migration from the Austin metro and broader national relocation trends.

This population expansion is translating directly into economic activity. In 2025 alone, Georgetown saw more than \$600 million in business investments, signaling strong confidence from both regional and national companies. Major employers and manufacturers are entering the market, including international firms investing tens of millions into local facilities and job creation, further diversifying the economic base.

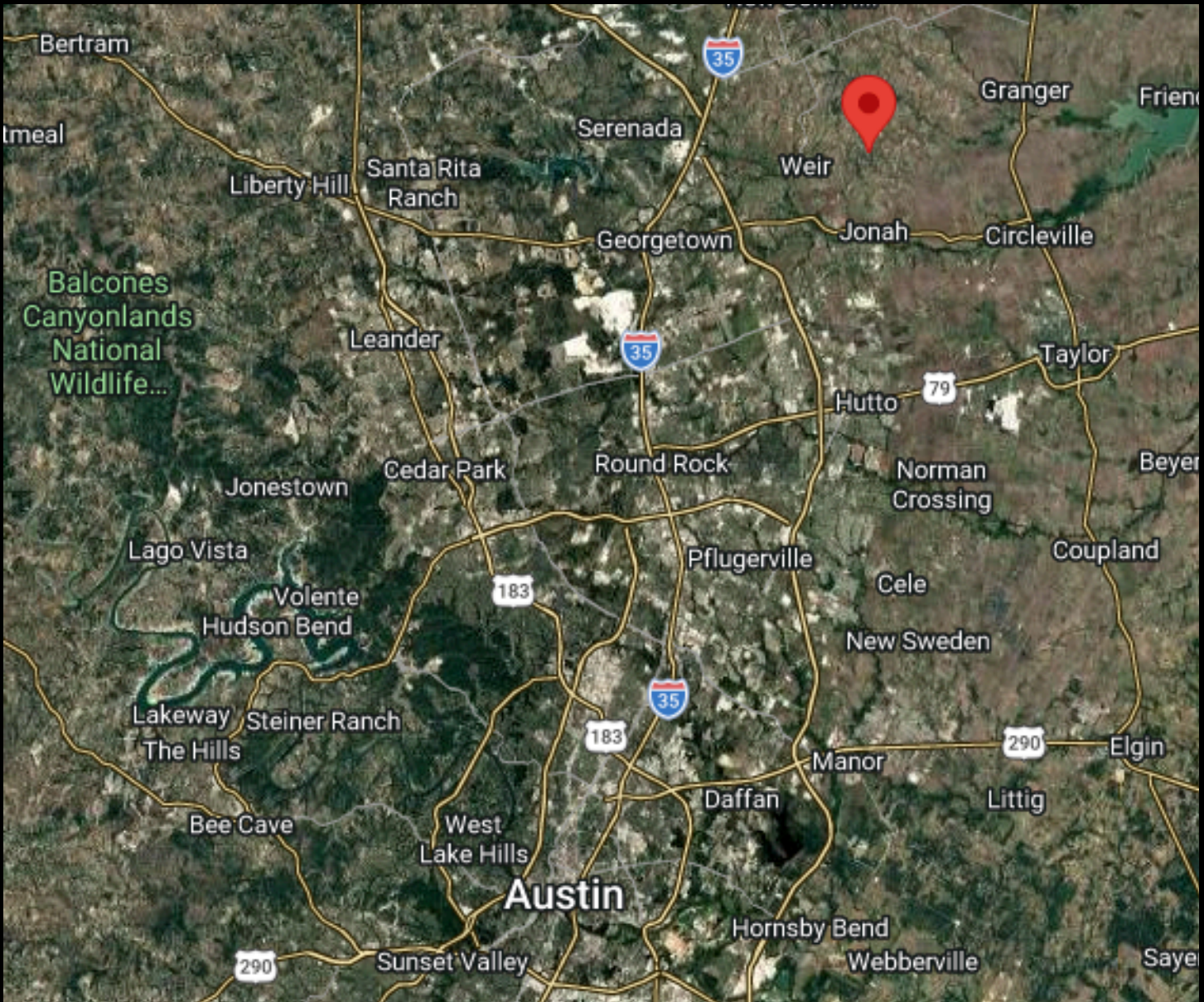
Infrastructure is scaling to support this growth. Significant roadway expansions, including multi-phase improvements to the Ronald Reagan corridor, are underway to improve mobility and accessibility across key development corridors. These infrastructure upgrades are opening up new areas for commercial expansion and increasing the viability of large-scale projects. From a commercial real estate perspective, Georgetown sits within one of the strongest-performing regions in Texas.

The greater Austin market continues to show healthy retail absorption and leasing activity, with a growing pipeline of new development—much of it concentrated in the Georgetown submarket. Combined with a rising population, strong household incomes, and a business-friendly environment, this creates sustained demand for retail centers, service-based businesses, medical office, and flex industrial space.

Georgetown offers a rare combination: small-town accessibility with big-market growth dynamics. For commercial investors and developers, the fundamentals are clear—rapid population expansion, increasing rooftops, infrastructure investment, and strong economic momentum. As Central Texas continues to expand outward from Austin, Georgetown stands out as a strategic location to capitalize on the next wave of growth.



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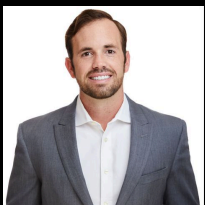


Downtown Georgetown: 15 mins

SH Toll 130: 10 mins; I35: 12 minutes

Downtown Austin: 45 mins; Austin International Airport: 45 mins

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