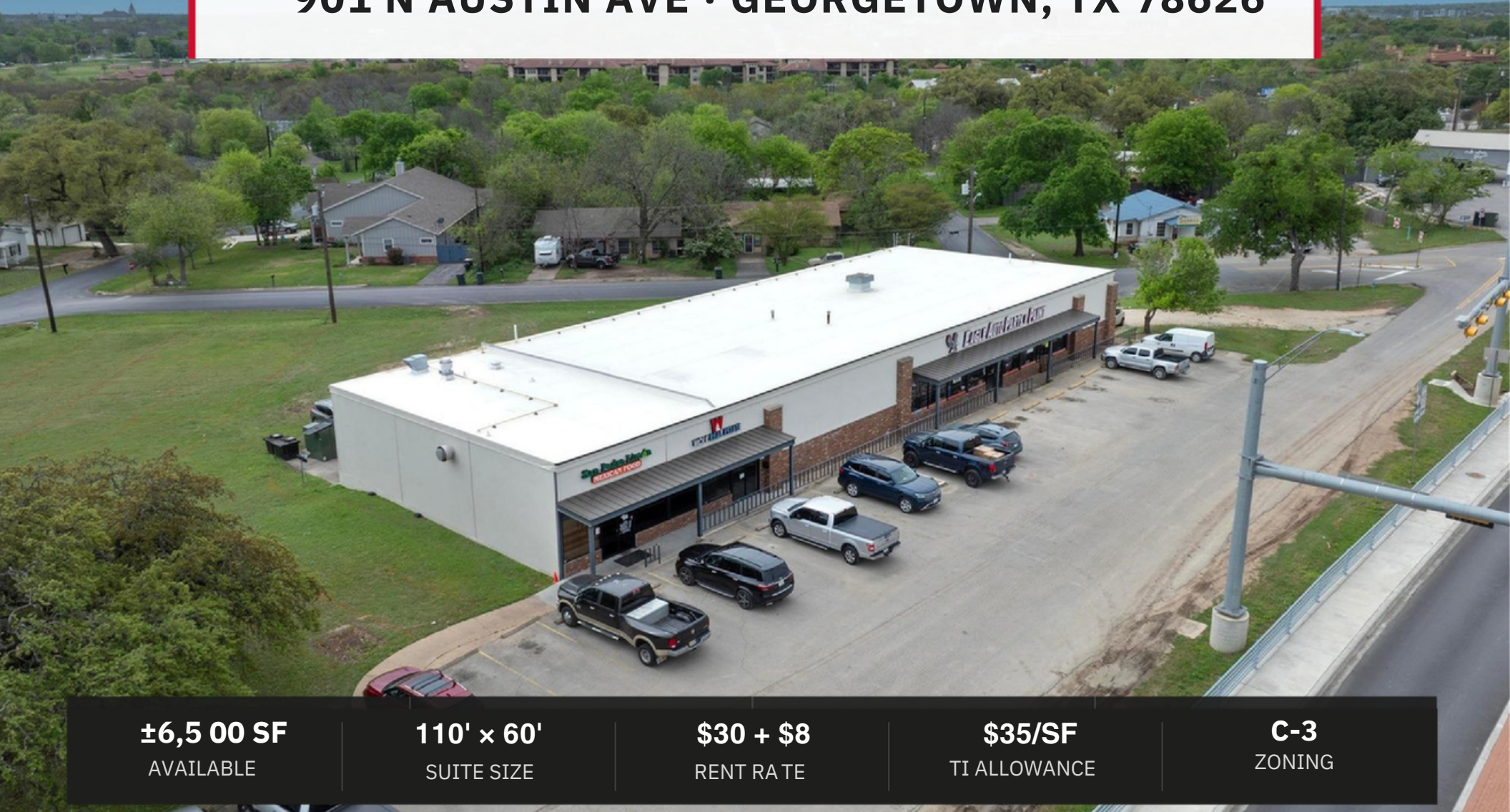


COMMERCIAL • FOR LEASE

901 N AUSTIN AVE • GEORGETOWN, TX 78626



±6,500 SF
AVAILABLE

110' x 60'
SUITE SIZE

\$30 + \$8
RENT RATE

\$35/SF
TI ALLOWANCE

C-3
ZONING

Intersection Retail at **Williams Dr & Austin Ave**



Aerial view — 901 N Austin Ave with San Gabriel Park visible to the north

LOCATION

901 N Austin Ave

Georgetown, TX 78626

AVAILABLE SPACE

±6,500 SF · 110' × 60' building footprint

Divisible from 2,000 SF

ZONING

C-3 — General Commercial

TRAFFIC COUNTS

IH-35 — **135,946 VPD**

Williams Dr — **27,394 VPD**

PROPERTY HIGHLIGHTS

- Signalized intersection exposure
- Shadow-anchored by McDonald's, Chipotle, Starbucks & Whataburger
- Direct frontage on Austin Ave with strong visibility
- Affluent, high-growth Georgetown trade area

Site & Surrounding Area

