

<b>The Building</b>		
<b>Name</b>	Office Space for Sale	
<b>Address</b>	2201 Williams Dr., Georgetown TX 78628	
<b>Inside City Limits</b>	Yes	
<b>County</b>	Williamson	
<b>Directions</b>	I-38 North to exit 261A. Left on williams drive - property is on the right	
<b>Distance to highways</b>	1 mile to I-35	
<b>Building Class</b>	C	
<b>Type of Property</b>	urban low rise	
<b>Year Built</b>	1960	
<b>Building Size (SF)</b>	2488 SF	
number of floors	1	
size of floors	2488 SF	
<b>Parking</b>		
total spaces	9	
spaces per 1000 SF	3.6	
spaces per tenant		
<b>The Site</b>		
<b>Previous use of site</b>	Residential	
<b>General condition</b>	Good	
<b>Size or dimensions</b>	.36 acres	s5011 - Williams Addition, Blk 1, Lot 9, Acres 0.36
<b>Soil composition</b>	Georgetown Formation: Limestone Rock with interbedded silt and clayey silt layers.	
<b>Subsurface conditions</b>	Brown silty clay on surface down to 10 to 24 inches. Clayey silt 2 ft to 9.5 ft then changes to tan and then grey limestone rock	
<b>Ajoining acreage available</b>	N	
<b>Can site be divided</b>	No	site plan already developed
<b>Lot size</b>	.36 acres	
<b>Improvements</b>		
<b>Distance to Rail</b>	5 miles south	
<b>Name of Rail</b>	Georgetown RR (2 short lines) Freight traffic	
	#1. Union Pacific connection in Kerr TX to UP in Granger 24.3 miles	
	#2. Union Pacific connection in Smith TX to UP in Belton TX 5.9 miles	
<b>Proximity to Port</b>	Port of Houston - 3 hours	
<b>Fenced</b>	Yes	
<b>Deed Restrictions</b>	Yes	
<b>Covenants</b>	No	
<b>Other improvements</b>	Business operating in back half of building	
<b>Operating hours</b>	M-F 8am to 5pm	
<b>Security</b>	No	
<b>Management</b>	None	
<b>Appearance</b>	Good	
landscaping	Fair	
lobby	n/a	no lobby
common areas	wip	
<b>On Site Amenities</b>		
dining	No amenities currently on site	
convenience stores	Multiple restaurants located in gtown or rnd rock	
fitness center	Williams Drive	
hotel conference facility	Georgetown Fitness	916 N. Austin Ave, 512-819-0644
upscale retail shops	Round Rock	Expect new conference center in Georgetown
<b>Property Physical Aspects</b>		
<b>Type and Quality</b>		
<b>Lobby Features</b>	no lobby	
<b>Bay Depths</b>	TBD	
<b>Shell</b>	all wood construction	
<b>Skin</b>	3 sides masonry	

<b>Foundation</b>	slab	
<b>Ceilings</b>		
<b>Columns</b>	none	
<b>Windows</b>		
<b>Floor Ducting</b>	attic	
<b>Floor Load</b>	n/a	
<b>HVAC</b>	central with heat pump	3 units for back suite. No separate meter
<b>Lighting</b>	incandescent or flourescent	
<b>Carpeting</b>		
<b>Bathrooms</b>		
<b>Life Safety Features</b>	External lighting	
<b>Storage</b>	attic	
<b>Elevators</b>	None	
number of elevators	n/a	
per SF ratio	n/a	
elevator speed	n/a	
freight elevators	n/a	
<b>Utilities</b>		
<b>Water Provider / contact</b>	City of Georgetown	
Size of line / capacity	1" service line to building	
<b>Sewer provider / contact</b>	City of Georgetown	
Size of line / capacity	standard line	
<b>Electric provider / contact</b>	City of Georgetown	512-930-3640
<b>Natural Gas Provider / contact</b>	Atmos	
Size of line / Pressure		
<b>Telecomm Provider / contact</b>	Verizon	
<b>Wired Telephone Provider</b>		
<b>Waste Disposal / contact</b>	City of Georgetown	
<b>Vacancy Rate</b>	50%	
<b>Tenant Mix</b>		
<b>Copies of income / expense stat</b>	No	
<b>Lease Rollovers</b>	No	
<b>Current Effective Rents</b>	1300 per Month	
<b>Tax Rate</b>	2.419	
<b>Asking Sale Price</b>		
Total	\$285,000	
Price per SF	\$114.50	
<b>Owner Financing Available</b>	TBD based on offer	