

# 5 ACRES AVAILABLE ON WILLIAMS DRIVE

GEORGETOWN, TX | 3400-3500 WILLIAMS DRIVE



LOT SIZE: 5 ACRES

FOR SALE: PLEASE CONTACT  
BROKER FOR DETAILS

AREA RETAILERS:

Walgreens



baskinBRobbins

Domino's

Papa Murphy's  
TAKE 'N' BAKE PIZZA



## DEMOGRAPHICS:

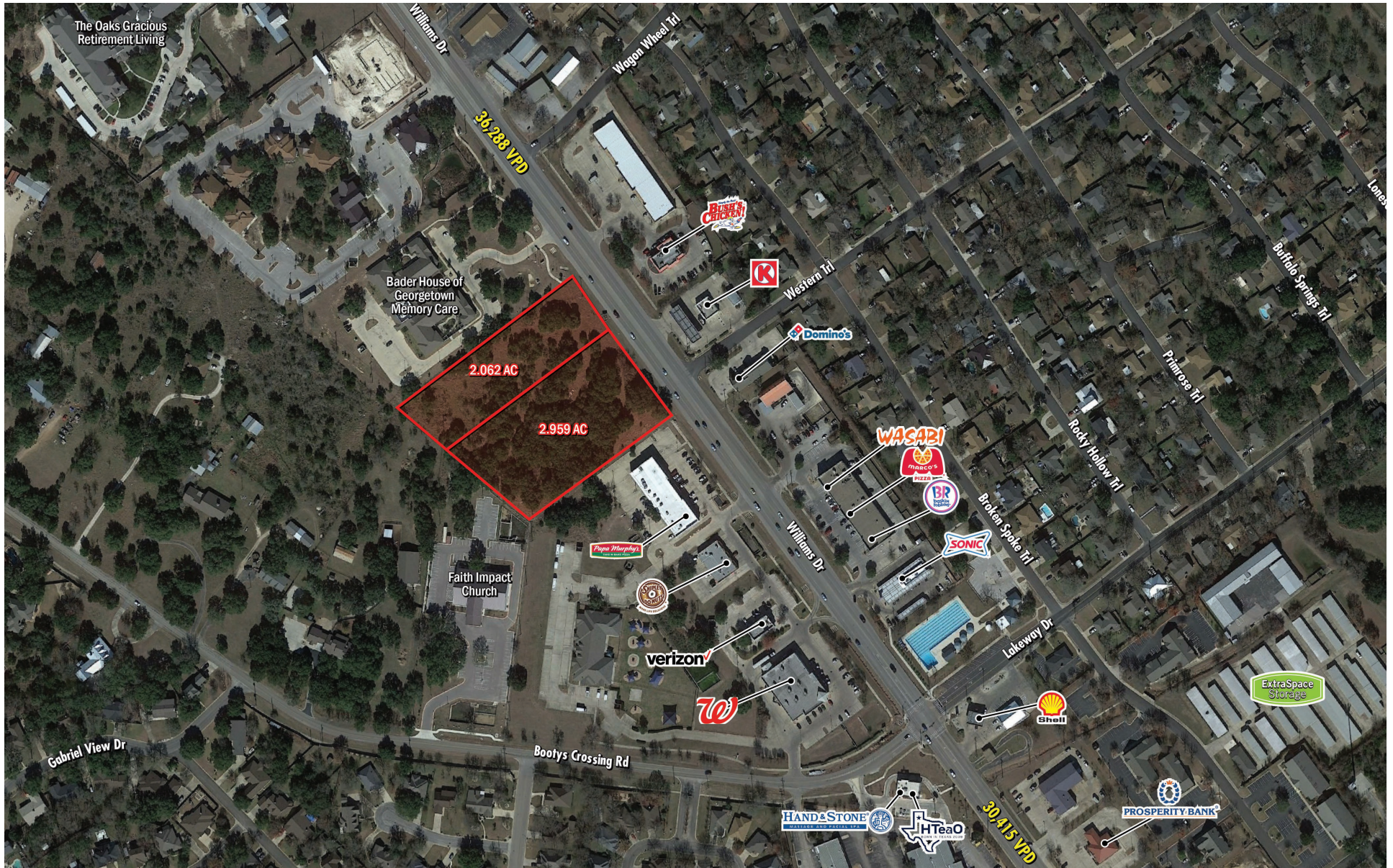
	1 MILE	3 MILE	5 MILE
2023 Population	7,160	39,589	80,181
2023 Daytime Population	7,508	43,118	77,708
2023 Total Households	3,069	15,978	33,079
2023 Average HH Income	\$101,300	\$128,738	\$127,222

## TRAFFIC COUNTS:

Williams Drive: 36,288 VPD

# 5 ACRES AVAILABLE ON WILLIAMS DRIVE

GEORGETOWN, TX | 3400-3500 WILLIAMS DRIVE



THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

**LANCE MORRIS**  
512.485.0789  
lmorris@theretailconnection.net

# 5 ACRES AVAILABLE ON WILLIAMS DRIVE

GEORGETOWN, TX | 3400-3500 WILLIAMS DRIVE

LENIHAN FAMILY HOLDINGS, LLC  
BUYER:

TBD

ADDRESS:  
3400 & 3500 WILLIAMS DRIVE

LEGAL DESCRIPTION:

TRACT 1:  
BEING 3.0549 ACRE(3.084 AC) OF LAND OUT OF THE D. WRIGHT SURVEY ABSTRACT NO. 13 IN WILLIAMSON COUNTY, TEXAS, BEING LOT 4, SAN GABRIEL ESTATES, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN CABINET A, SLIDES 365-367, PLAT RECORDS, SAVE AND EXCEPT A 0.1252 ACRE TRACT DESCRIBED IN A DEED TO THE STATE OF TEXAS RECORDED IN VOLUME 2077, PAGE 157, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS.

TRACT 2:  
LOT 5, AUTUMN LEAVES OF GEORGETOWN, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS ACCORDING TO THE MAP PLAT THEREOF RECORDED IN DOCUMENT NO. 2013110511, OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS.

AS PER FIDELITY NATIONAL TITLE INSURANCE COMPANY COMMITMENT WITH GF NO. ATA-92-1709922300124A

UNDER ITEM 1:

TRACTS 1 AND 2 ARE SUBJECT TO RESTRICTIVE COVENANTS IN CABINET A SLIDE 365, PLAT RECORDS, VOLUME 1111, PAGE 795, VOLUME 1159, PAGE 359 AND VOLUME 1191, PAGE 72, OFFICIAL RECORDS, WILLIAMSON COUNTY, TEXAS;

TRACT 1 IS SUBJECT TO VOLUME 526, PAGE 363 AND VOLUME 534, PAGE 551, DEED RECORDS; TRACT 2 IS NOT SUBJECT TO TEXAS POWER AND LIGHT AGREEMENT IN VOLUME 512, PAGE 412, DEED RECORDS, (WRONG SURVEY); IS SUBJECT TO DOCUMENT NO. 2013110511, OFFICIAL PUBLIC RECORDS(PLAT); ALL RECORDS, WILLIAMSON COUNTY, TEXAS.

## SURVEY PLAT

UNDER ITEM 10:

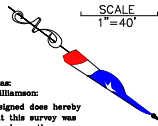
k) THE ORIGINAL RIGHT OF WAY FOR FM 2338 AS RECORDED IN VOLUME 416, PAGE 60, DEED RECORDS, AFFECTS THE SUBJECT PROPERTY;  
l) PUBLIC ACCESS AND UTILITY EASEMENT RECORDED IN VOLUME 1774, PAGE 941, OFFICIAL RECORDS, AFFECTS THE PROPERTY(AS SHOWN)  
m) UTILITY EASEMENT TO THE CITY OF GEORGETOWN RECORDED IN DOCUMENT NO. 201002783, OFFICIAL PUBLIC RECORDS AND AS SHOWN ON THE PLAT IN DOCUMENT NO. 2013110511, OFFICIAL PUBLIC RECORDS;  
ALL WILLIAMSON COUNTY, TEXAS.

"THIS SURVEY WAS PERFORMED FOR AND CERTIFIED TO LENIHAN FAMILY HOLDINGS, LLC AND TO FIDELITY NATIONAL TITLE INSURANCE COMPANY AS PER GF NO. ATA-92-1709922300124A."

BEARING BASE  
THE TEXAS COORDINATE SYSTEM OF 1983(NAD83)CENTRAL TEXAS ZONE, BASED ON LOCAL NETWORK GPS OBSERVATIONS.

### LEGEND

- FOUND 1/2" IRON PIPE FIP
- FOUND 1/2" IRON ROD FIR
- FOUND 1/2" IRON ROD W/CAP FIR
- SET 1/2" IRON ROD W/CAP SIRC
- LABELLED "WATERLOO RPLS 4324"
- HOG WIRE FENCE -X-X-
- UTILITY POLE & ELECTRIC LINE
- LIGHT POLE
- WATER METER
- SAN SEWER MANHOLE
- STORM SEWER MANHOLE
- ELECTRIC MANHOLE
- WATER VALVE
- (RECORD)

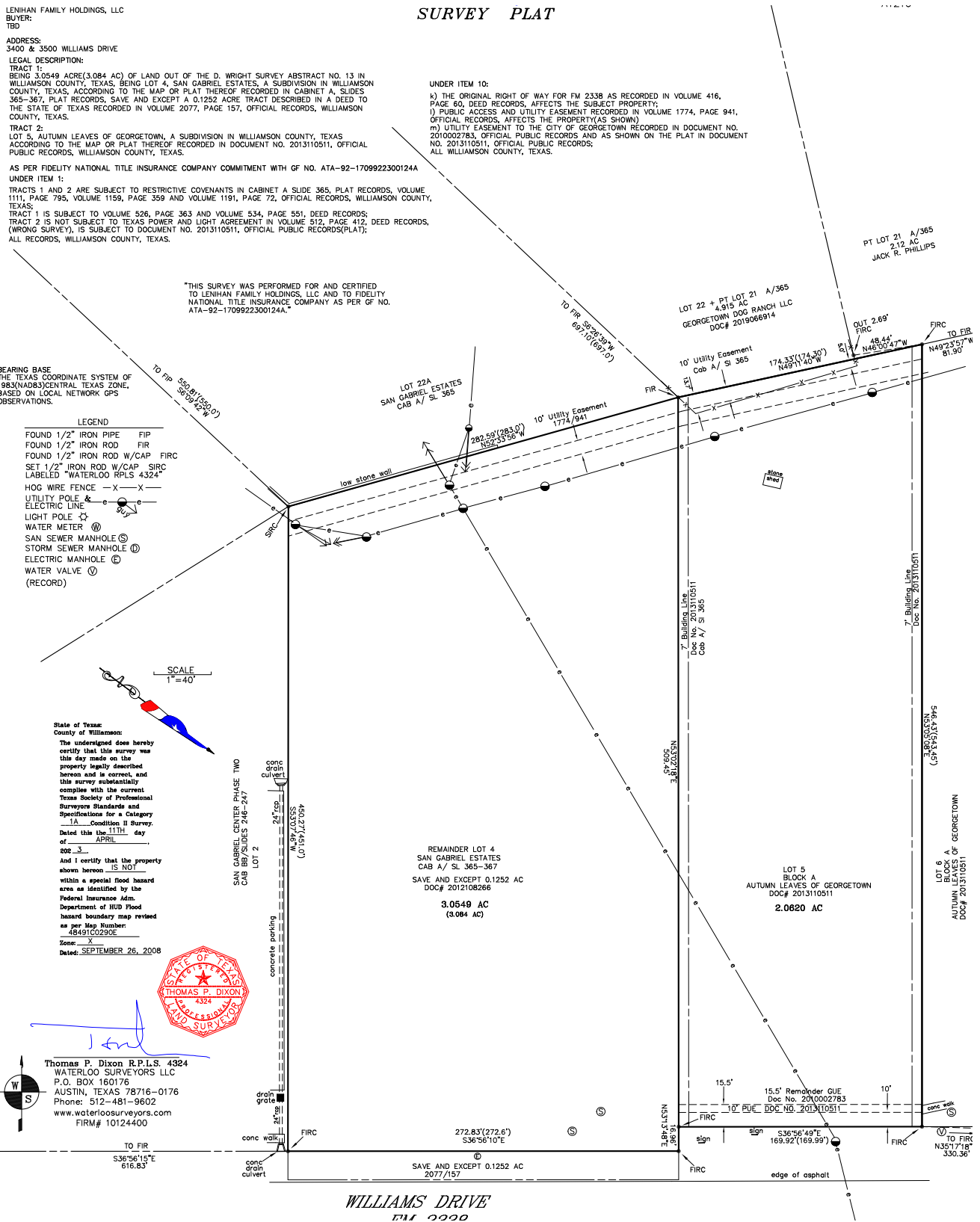


State of Texas  
County of Williamson:  
The undersigned does hereby certify that this survey was this day made on the property legally described hereon and is correct, and this survey substantially complies with the current Texas Society of Professional Surveyors Standards and Specifications for a Category 1A Condition II Survey. Dated this 11th day of APRIL, 2022.

And I certify that the property shown hereon IS NOT within a special flood hazard area as identified by the Federal Insurance Adm. Department of HUD Flood hazard boundary map revised as per Map Number: 68491C0290C. Zone: X. Dated: SEPTEMBER 26, 2008



Thomas P. Dixon R.P.L.S. 4324  
WATERLOO SURVEYORS LLC  
P.O. BOX 160176  
AUSTIN, TEXAS 78716-0176  
Phone: 512-481-9602  
www.waterloosurveyors.com  
FIRM# 10124400



WILLIAMS DRIVE  
FM 2338

# 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.

**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.

**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:
  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date