



FOR SALE
3609 Williams Drive
Georgetown, Texas 78628

Presented By:

Steve Turner
Representing the Seller
512-930-2800

The Broker is submitting the attached information in its capacity as an agent and representative of the owner. The property is being offered for sale in "AS IS, WHERE IS" condition. Please note that all information submitted for your review has been gathered from what we believe are reliable sources, but the accuracy of the information is not guaranteed. Turner Commercial Properties has attempted to use reasonable care in obtaining the information submitted to you. Generally, a substantial portion of the information must be obtained from sources other than Turner Commercial Properties. Not all sources can be absolutely confirmed. Consequently, Turner Commercial Properties makes no warranty, either express or implied, as to the accuracy of the information contained herein. All information submitted is subject to change without notice as regards price, terms or availability. Additionally, the Broker has conducted no environmental investigation of the property and makes no representations regarding the environmental status of the property. No warranty or representation is made to you as to the value, or the accrual of future value, for this property. Turner Commercial Properties urges that you consult your business, tax and legal advisors before you make any final determination regarding the property being offered to you. The Broker STRONGLY encourages an independent examination of the property be conducted by representatives of the buyer. IN ACCORDANCE WITH THE LAW, THIS PROPERTY IS OFFERED WITHOUT REGARD TO RACE, COLOR, CREED, FAMILIAL STATUS, NATIONAL ORIGIN, RELIGION OR HANDICAP STATUS.

FOR SALE: 3609 WILLIAMS DRIVE GEORGETOWN, TEXAS 78628

LOCATION: Approximately 2 miles west of IH-35 on Williams Drive.

LEGAL: AW0013 D. Wright Survey, .655 acres, Williamson County, Texas.

DESCRIPTION: This office building has great exposure on Williams Drive, where the traffic count is approximately 30,000 vehicles per day. The building is approximately 5,000 sq. ft. and is currently occupied by the owner of the property, J. Howard Bass oil and gas company. The interior is nicely finished out and the exterior is 100% masonry (see floor plan). The building is concrete slab foundation with a new composition roof. Lot size is approximately 155 ft. along Williams Dr. and 180 ft. in depth.

The property is not included in the neighboring Village Lake Condo project but looks as if it does with the new exterior look of stone and brick.

UTILITIES: All City of Georgetown utilities are available to this site.

PARKING: 15 spaces



ZONING: C-3

TAXES: 2008 estimated Taxes were \$12,000.00

SCHOOL DISTRICT: GISD

TRAFFIC COUNTS: According to the TxDOT Traffic Map, this site has 30,000 VPD.

COMMENTS: Attractive 5,000 +/- sq. ft. building very nicely finished out with great Williams Drive exposure. Seller is willing to do a 5 year lease back and pay the first years rent up at closing. Rental rate to be \$18.00 ft. triple net. ***This property is being offered for sale in its "AS IS, WHERE IS" condition.***

PRICE: \$950,000.00 (\$190.00 per sq. ft.)

COMMISSION: 3% to Buyer's Agent

The Broker is submitting the attached information in its capacity as an agent and representative of the owner. The Broker makes no warranty, express or implied, as to the accuracy of the information contained herein. All information submitted is subject to change without notice as regards price, terms or availability. Additionally, the Broker has conducted no environmental investigation of the property and makes no representations regarding the environmental status of the property. The Broker STRONGLY encourages an independent examination of the property be conducted by representatives of the buyer. IN ACCORDANCE WITH THE LAW, THIS PROPERTY IS OFFERED WITHOUT REGARD TO RACE, COLOR, CREED, FAMILIAL STATUS, NATIONAL ORIGIN, RELIGION OR HANDICAP STATUS.

**3609 WILLIAMS DRIVE
GEORGETOWN, TEXAS 78628**

Annual Income:	\$90,000
Management Fee:	\$3,500.00
Taxes and Insurance:	Pd. by tenant
HVAC and Misc. Expenses:	Pd. by tenant
Net Operating Income:	\$86,500
Cap Rate:	9.01%