

**NOLINA**  
524 Acres Master-planned  
1,341 homes

**HEIRLOOM**  
361.94 Ac Mixed-use  
±3,000 homes

**SITE**

**UNDER CONSTRUCTION**  
NEW BENOLD  
MIDDLE SCHOOL  
726 STUDENTS  
FUTURE  
ELEMENTARY  
SCHOOL

**BROKE GROUND**  
MAY 24'  
H-E-B

**PARMER RANCH**  
454 Ac. Mixed-Use Community  
1,000 Homes at Completion  
100 Ac. of Retail, Office, & Medical use  
10 Ac Park Hike & Bike Trails  
Planned Elementary & Middle School

**THE OAKS AT  
HIGHLAND VILLAGE  
PHASE II**  
120 Ac. Mixed-Use  
299 Homes  
300-355 UNIT  
MULTI-FAMILY COMMUNITY



**Hunington**

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# SHOPS AT WILLIAMS RANCH

NWC of Ronald Reagan Blvd. and Williams Dr.  
Georgetown, Texas 78633

## SHOPS AT WILLIAMS RANCH

Shops at Williams Ranch is a shopping center located at the intersection of Williams Drive and Ronald Reagan Boulevard in Georgetown, Texas. The property is situated next to Parmer Ranch, a master-planned community with 1,000 homes planned at completion. It is just minutes away from the historic Georgetown Square, which is known for its many restaurants, boutiques, and festivals.

### GEORGETOWN, TEXAS RANKED #1 AS FASTEST GROWING SOUTHERN CITY 2023

<h3>14.4%</h3> <p>Its population increased 14.4% year over year from 75,620 to 86,507</p>	<h3>4.18%</h3> <p>Average Household Income \$111,022 in 2024 4.18% increase from 2021</p>	<h3>#1</h3> <p>Williamson County has 3 cities ranked top 100 fastest-growing cities in USA. Georgetown 1<sup>st</sup> Cedar Park 24<sup>th</sup> Round Rock 57<sup>th</sup></p>
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Property Information	Building A	Building B
Space Available	16,050 SF	14,300 SF
Rental Rate	Call for Pricing	Call for Pricing
NNN	\$12.00 PSF	\$12.00 PSF

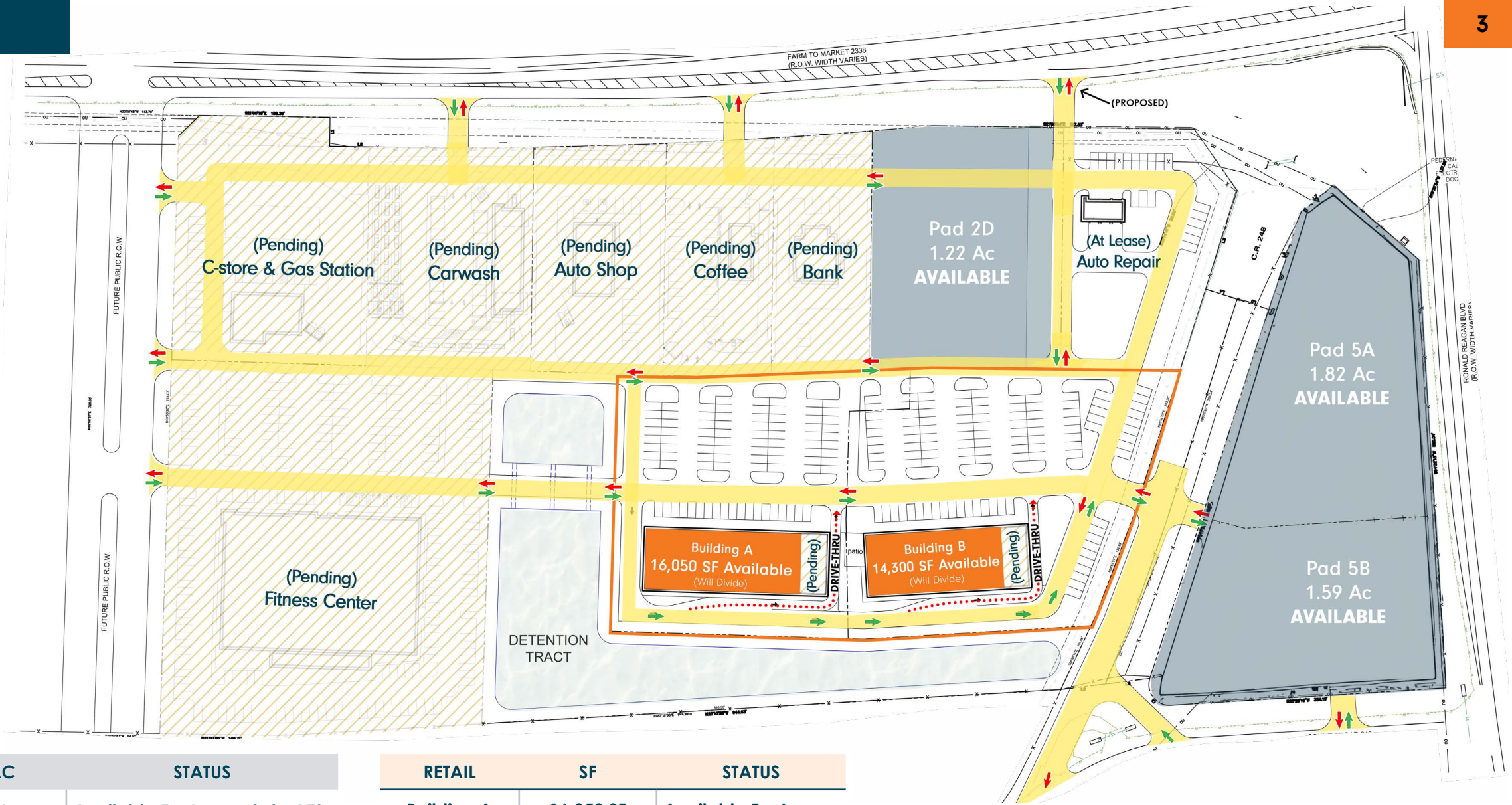
Pad Sites Available	
Ground Lease or Build to Suit	Pad 2D 1.22 Acres Pad 5A 1.82 Acres Pad 5B 1.59 Acres

- #### Property Highlights
- The site is adjacent to Parmer Ranch, a 454-acre mixed-use community with ±1,000 homes at completion and an elementary and middle school under construction.
  - Shops at Williams Ranch will be shadow anchored by H-E-B, to be built on 31 acres at the NEC of Ronald Reagan Blvd and FM 2338 (Williams Dr) in Georgetown, breaking ground June 2024.
  - Georgetown, Texas, retains its title as the nation's fastest-growing city for the second year in a row, per the U.S. Census Bureau, located in Williamson County May 2023.

#### Demographics

Population (2024)	3 mi. - 13,179
	5 mi. - 31,142
	7 mi. - 54,973
Average Household Income	3 mi. - \$153,206
	5 mi. - \$140,349
	7 mi. - \$144,345
Projected Population (2029)	3 mi. - 15,610
	5 mi. - 34,812
	7 mi. - 62,175

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PAD	AC	STATUS
2D	1.22 Acres	Available For Lease, Sale, BTS
5A	1.82 Acres	Available For Lease, Sale, BTS
5B	1.59 Acres	Available For Lease, Sale, BTS

RETAIL	SF	STATUS
Building A	16,050 SF	Available For Lease
Building B	14,300 SF	Available For Lease

- Retail Space Available
- Pad Available
- In Negotiation
- Leased | Sold

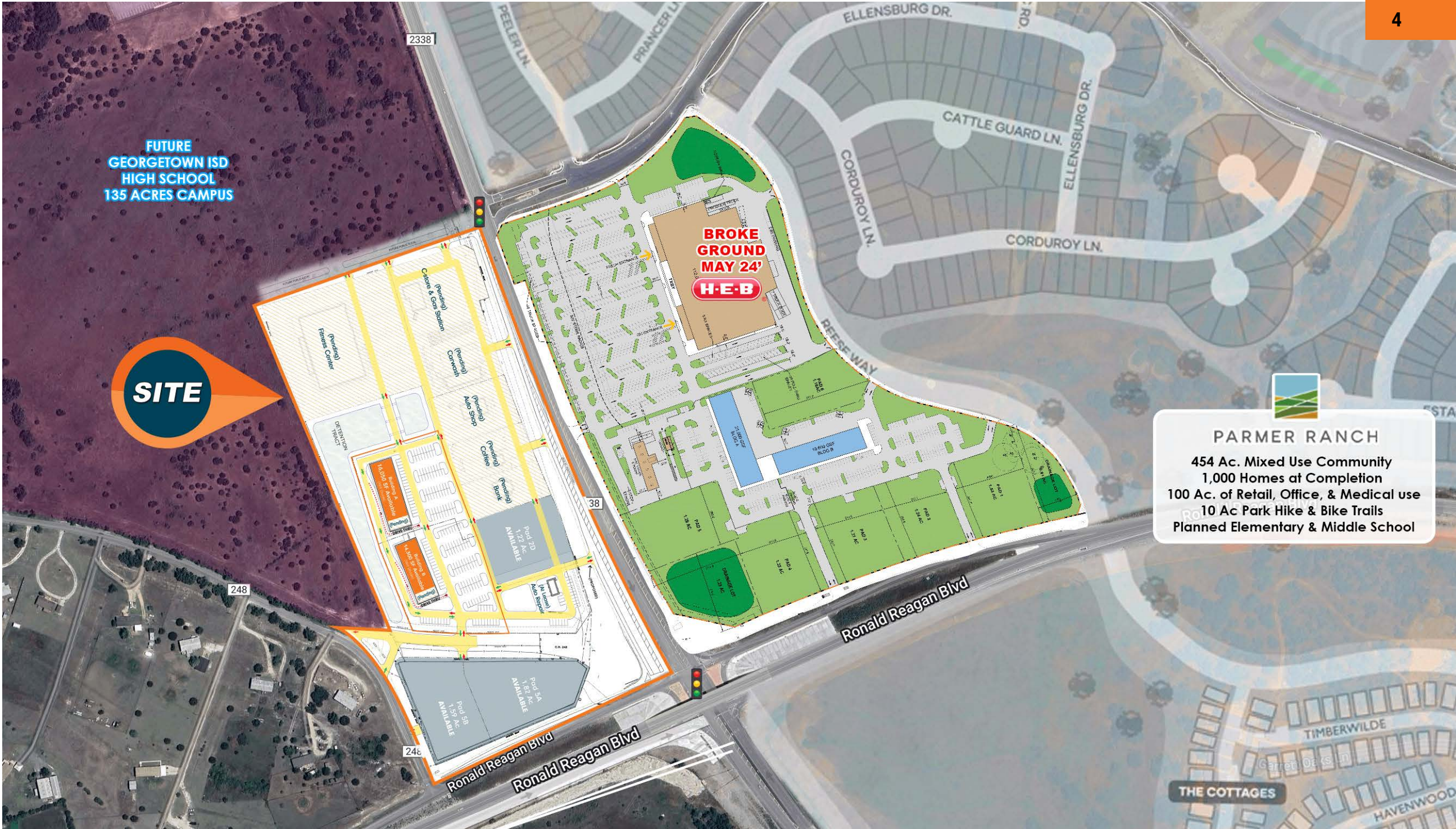
**FUTURE  
GEORGETOWN ISD  
HIGH SCHOOL  
135 ACRES CAMPUS**

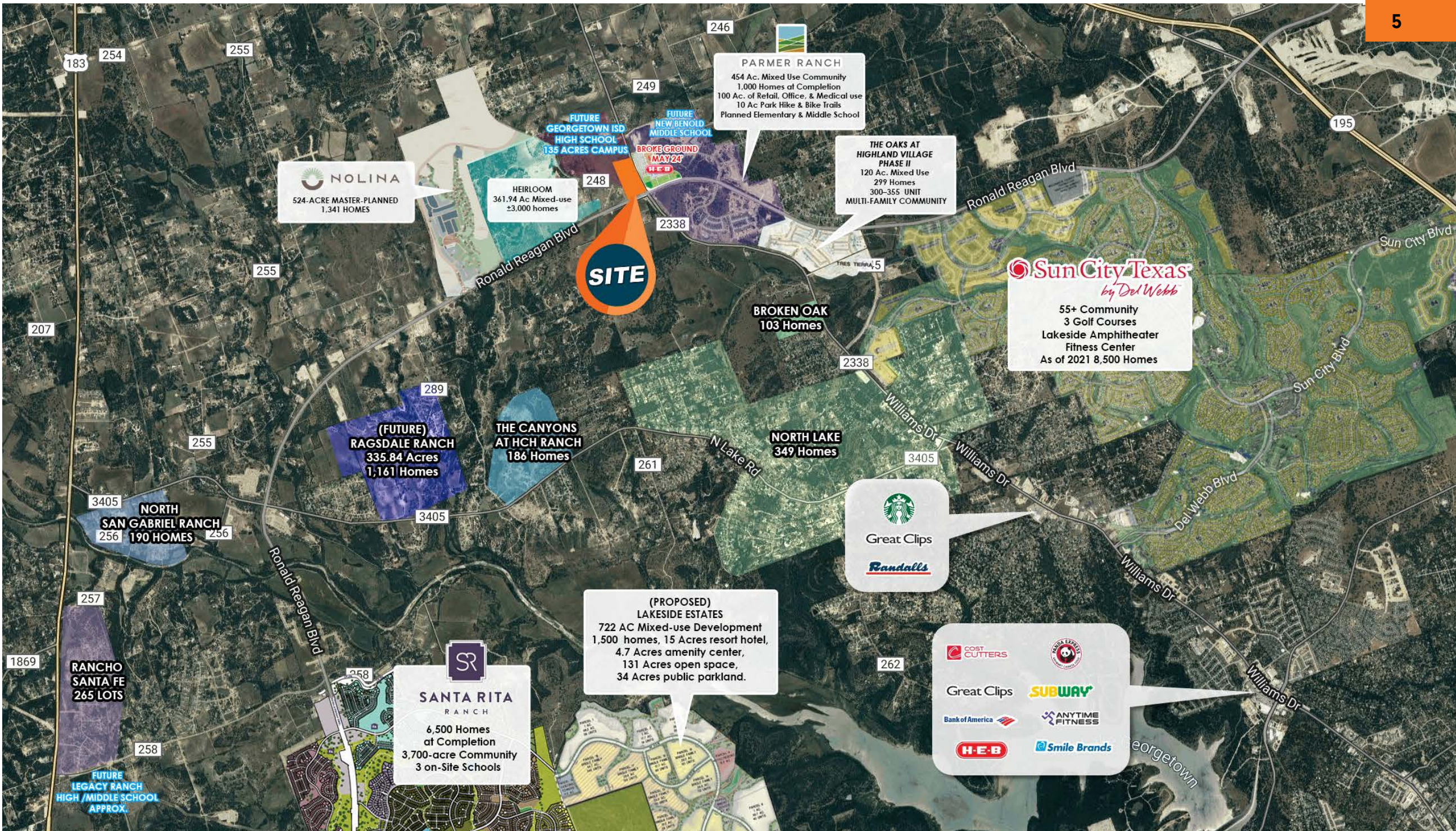


**BROKE  
GROUND  
MAY 24'  
H-E-B**



**PARMER RANCH**  
 454 Ac. Mixed Use Community  
 1,000 Homes at Completion  
 100 Ac. of Retail, Office, & Medical use  
 10 Ac Park Hike & Bike Trails  
 Planned Elementary & Middle School







## 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Gigi Gommel</b> <b>AJ Laudermilk</b>	<b>446845</b> <b>693472</b>	<b>gigi@hpiproperties.com</b> <b>aj@hpiproperties.com</b>	<b>713.623.6944</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)