Junction Corporate Park

210 Blue Springs Blvd, Georgetown TX 78626

FOR LEASE

Flex / Office Warehouse Available For Lease

Matt Marshall
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333563-B

COOLEY CAPITAL
COMPANIES

Junction Corporate Park

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COOLEY CAPITAL COMPANIES

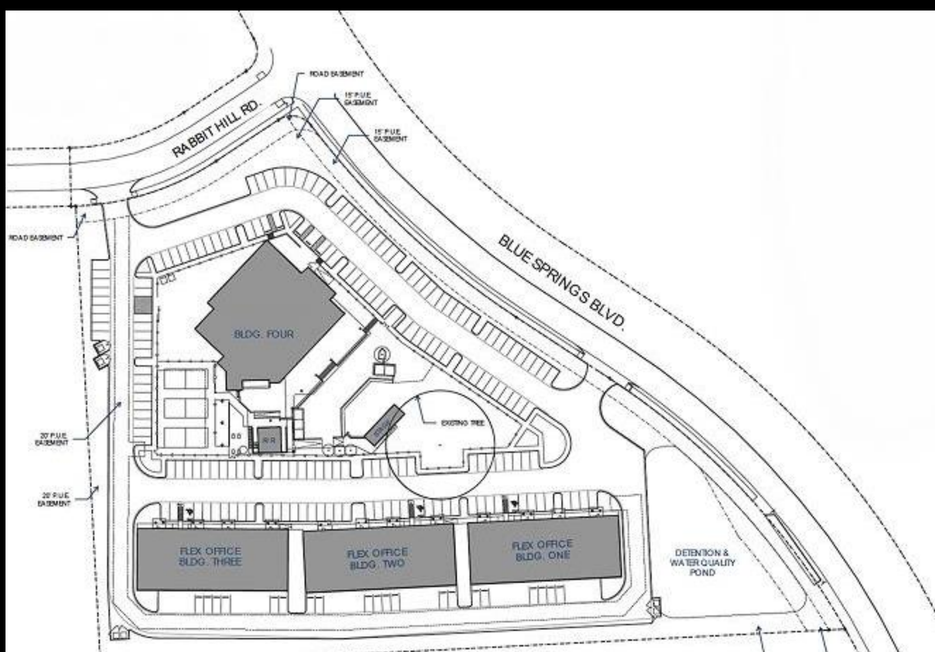
Brokerage License No.: 333563
CooleyCapital.net

THE SPACE

Location	210 Blue Springs Blvd Georgetown, TX 78626
County	Williamson

HIGHLIGHTS

- Suites from 2,442 SF to 9,765 SF
- Finished office space available
- Visible from I-35 with over 166,000 VPD
- Grade level OH Doors
- Glass & steel double front doors
- Anchored by 30,000 SF Entertainment District



POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	2,243	55,049	133,499

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	$147,661	$137,475	$142,188

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	971	20,730	50,062

PROPERTY FEATURES

NUMBER OF UNITS	12
BUILDING 1 SF AVAILABLE	4,324
BUILDING 2 SF AVAILABLE	9,765
BUILDING 3 SF AVAILABLE	9,765
YEAR BUILT	2026
GRADE LEVEL DOORS	Yes

TENANT INFORMATION

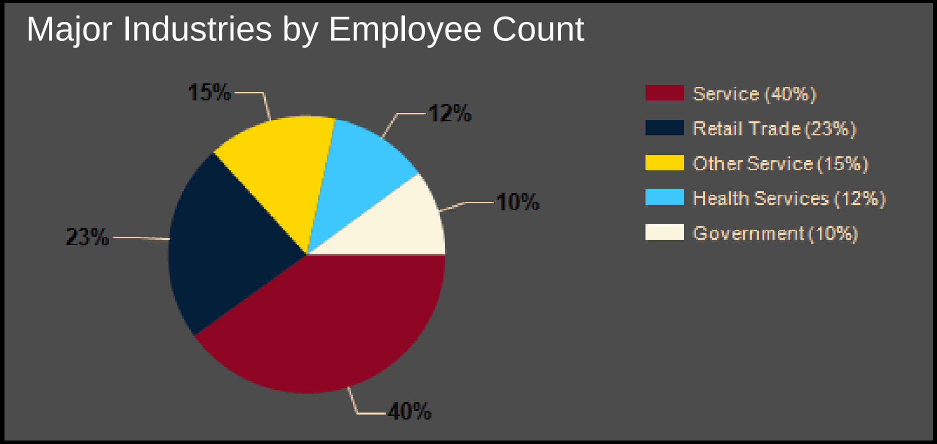
LEASE TYPE	NNN
CONDITION	Shell Space
SHADOW ANCHOR	The Junction
RATES	$24 - $26 psf
NNN	$6 psf

COOLEY CAPITAL
COMPANIES

The Fastest Growing City in the Country

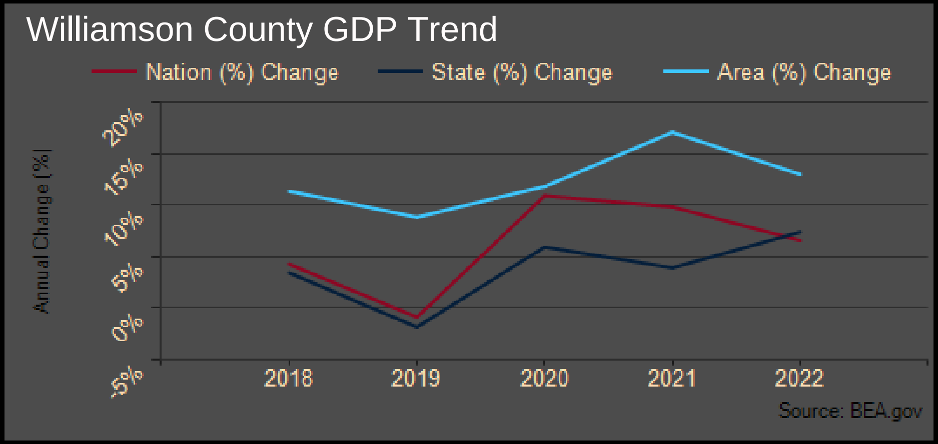
- The City of Georgetown boasts a rich history, modern amenities, and an exceptional quality of life. With its beautiful natural surroundings and bustling downtown square, Georgetown offers a unique blend of charm and economic vibrancy, making it the perfect destination for your business.

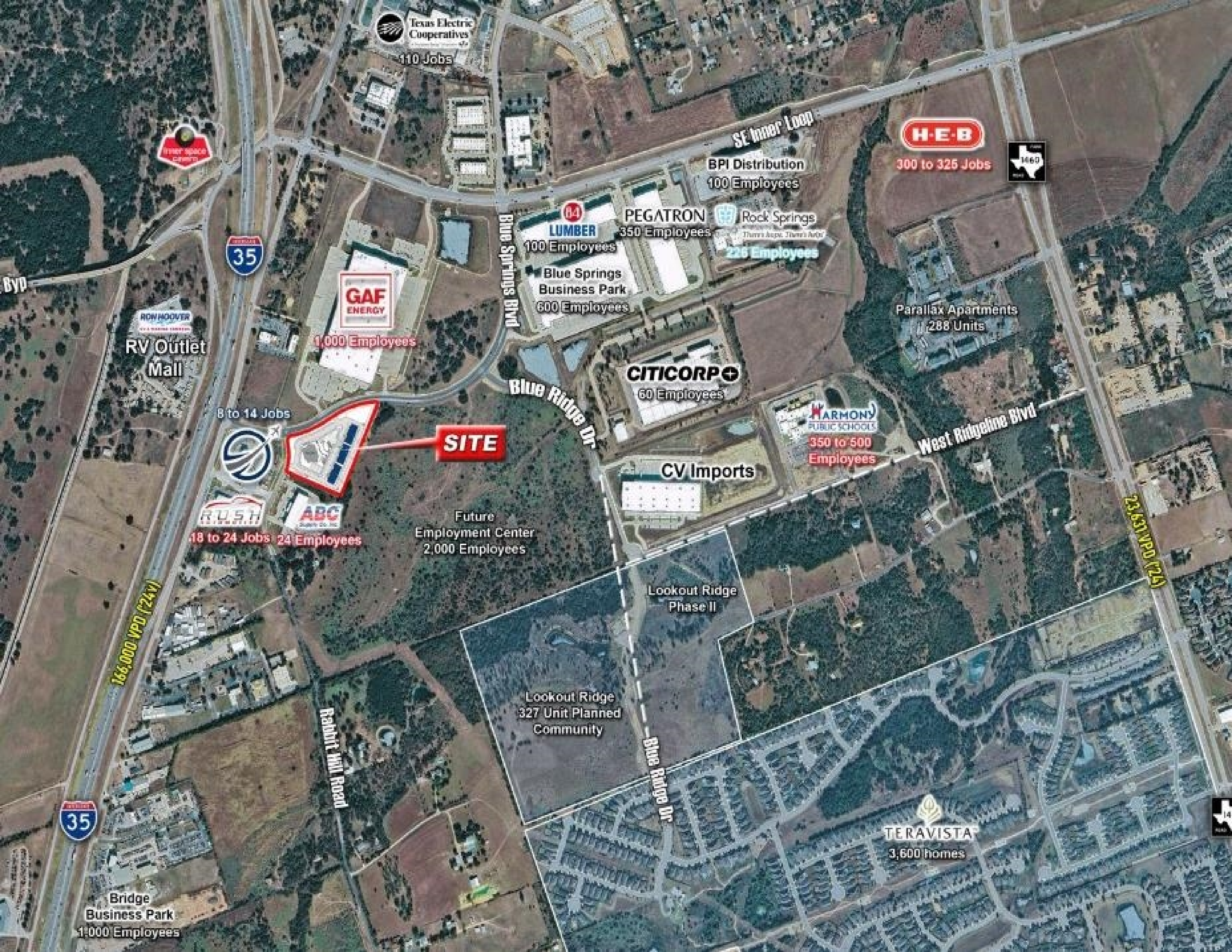
  Embrace the spirit of Georgetown and join a community where businesses and residents work hand in hand to create a truly remarkable experience. For the second year in a row, Georgetown is the fastestgrowing city in the U.S. for cities with a population above 50,000, according to data released by the U.S. Census Bureau. Georgetown's growth rate was 14.4% from July 1, 2021 through July 1, 2022, resulting in a population estimate of 86,507. Since 2015, Georgetown has been included in the list of the top 10 fastest-growing cities and topped the list in 2016 and 2022.



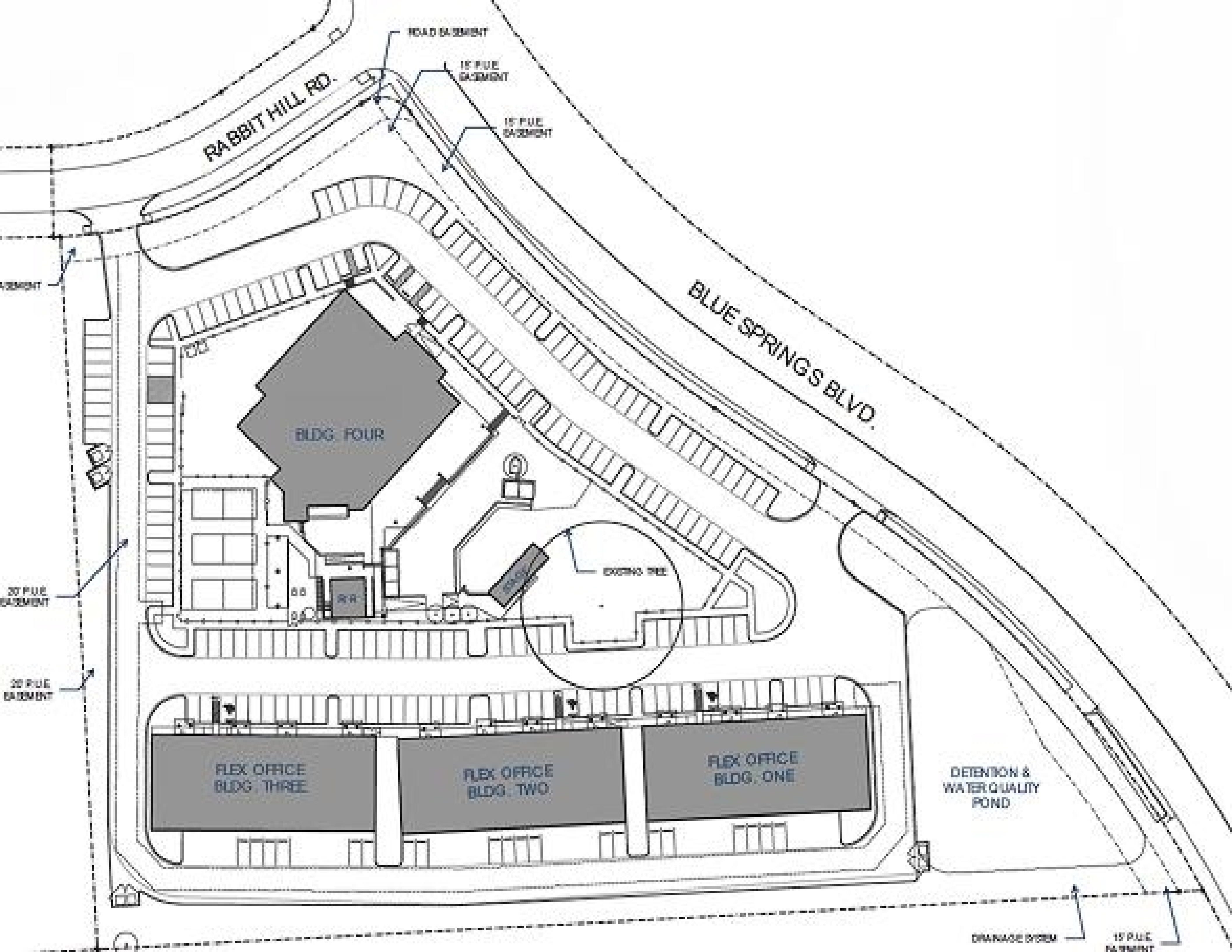
Largest Employers

Williamson County Government	1,582
Harmony Public Schools	500
Loram Technologies	650
GAF Energy	1,000
Airborn, Inc.	482
Pegatron Corporation	350
Georgetown Motor Mile	1,200
Bridge Business Park	1,000





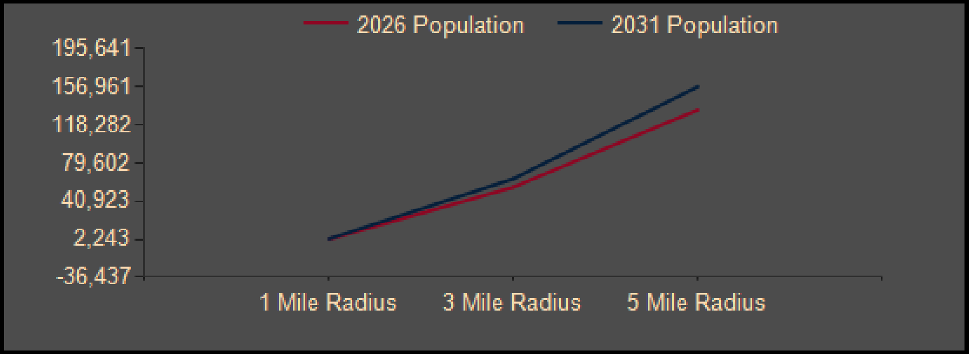
Texas Electric Cooperatives
110 Jobs
SE Inner Loop
H-E-B
300 to 325 Jobs
BPI Distribution
100 Employees
84 LUMBER
100 Employees
PEGATRON
350 Employees
Rock Springs
226 Employees
Blue Springs Blvd
Blue Springs Business Park
600 Employees
35
Byp
GAF ENERGY
1,000 Employees
RON HOOVER
RV Outlet Mall
Parallax Apartments
288 Units
CITICORP
60 Employees
Blue Ridge Dr
HARMONY PUBLIC SCHOOLS
350 to 500 Employees
West Ridgeline Blvd
8 to 14 Jobs
SITE
CV Imports
RUSH
18 to 24 Jobs
ABC
24 Employees
Future Employment Center
2,000 Employees
23,631 VPD ('24)
166,000 VPD ('24)
Lookout Ridge Phase II
Lookout Ridge
327 Unit Planned Community
Rabbit Hill Road
Blue Ridge Dr
35
TERAVISTA
3,600 homes
Bridge Business Park
1,000 Employees



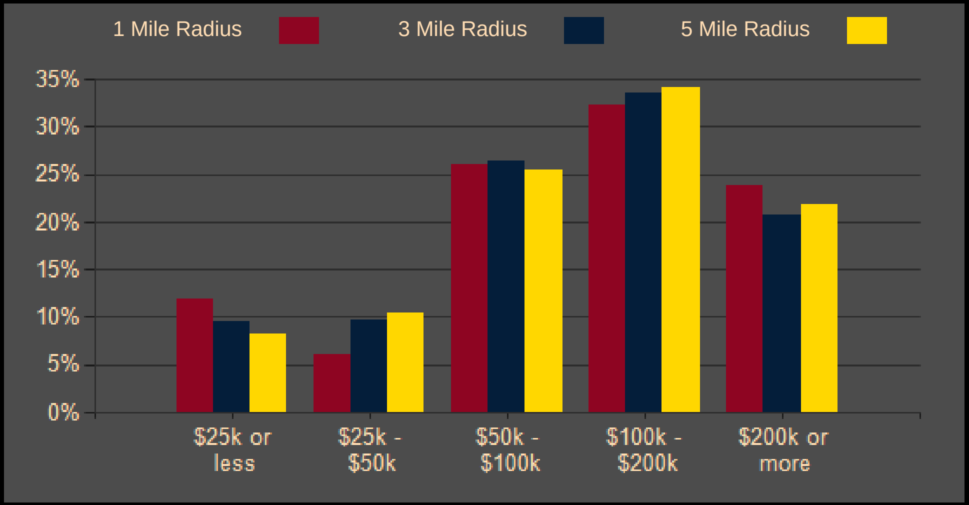
ROAD EASEMENT
15' P.U.E. EASEMENT
15' P.U.E. EASEMENT
RABBIT HILL RD.
BLUE SPRINGS BLVD.
BLDG. FOUR
EXISTING TREE
20' P.U.E. EASEMENT
20' P.U.E. EASEMENT
FLEX OFFICE BLDG. THREE
FLEX OFFICE BLDG. TWO
FLEX OFFICE BLDG. ONE
DETENTION & WATER QUALITY POND
DRAINAGE SYSTEM

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	763	14,698	37,786
2010 Population	778	24,898	69,455
2026 Population	2,243	55,049	133,499
2031 Population	2,599	63,581	156,961
2026 African American	170	5,040	11,893
2026 American Indian	13	385	964
2026 Asian	279	6,112	14,500
2026 Hispanic	574	15,625	36,839
2026 Other Race	155	4,539	10,915
2026 White	1,259	30,056	73,521
2026 Multiracial	366	8,835	21,494
2026-2031: Population: Growth Rate	14.95%	14.60%	16.45%

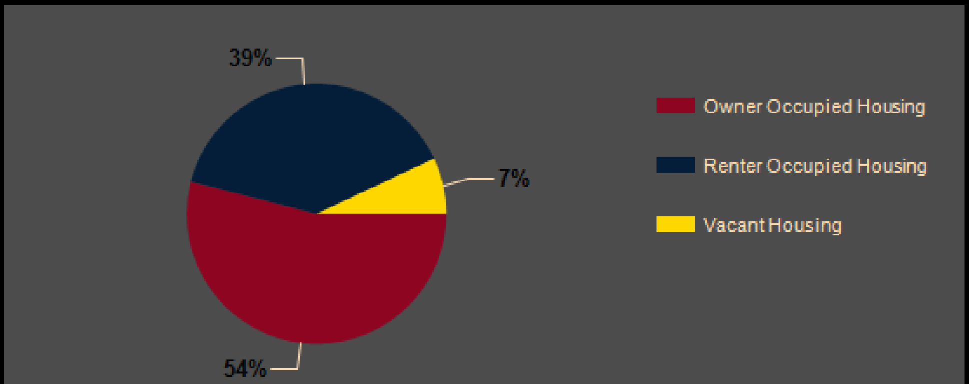
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than $15,000	81	1,469	2,942
$15,000-$24,999	35	493	1,133
$25,000-$34,999	23	621	1,620
$35,000-$49,999	35	1,399	3,629
$50,000-$74,999	105	3,251	6,836
$75,000-$99,999	147	2,224	5,932
$100,000-$149,999	199	4,606	10,877
$150,000-$199,999	114	2,355	6,206
$200,000 or greater	231	4,312	10,886
Median HH Income	$109,563	$108,287	$111,670
Average HH Income	$147,661	$137,475	$142,188



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



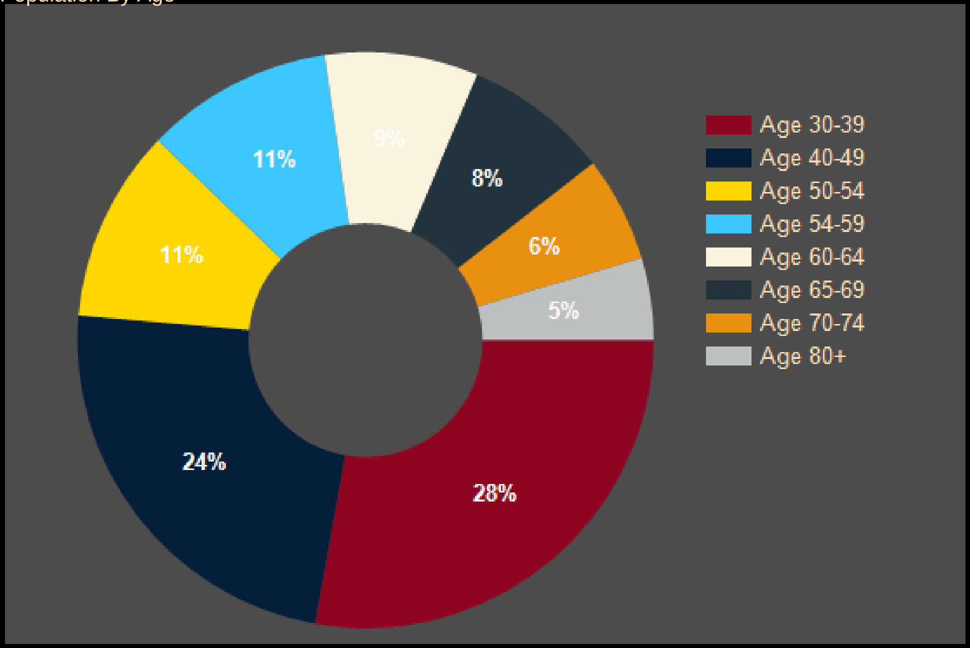
Source: esri

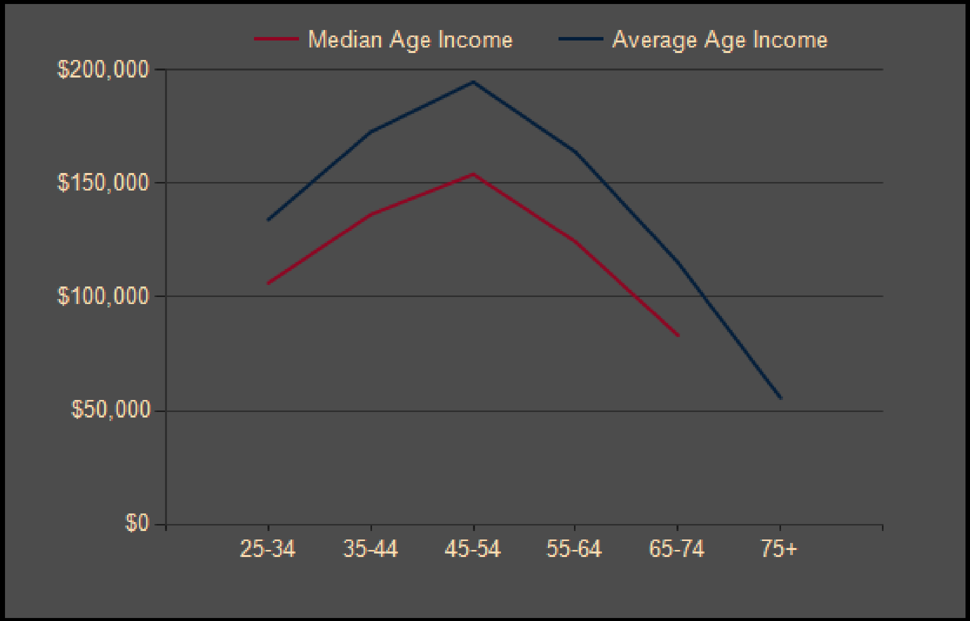
COOLEY CAPITAL COMPANIES

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	180	4,433	9,582
2026 Population Age 35-39	182	4,236	9,758
2026 Population Age 40-44	167	4,222	10,399
2026 Population Age 45-49	140	3,498	9,101
2026 Population Age 50-54	141	3,334	8,383
2026 Population Age 55-59	137	2,842	7,484
2026 Population Age 60-64	112	2,628	6,696
2026 Population Age 65-69	106	2,217	5,692
2026 Population Age 70-74	77	1,809	4,647
2026 Population Age 75-79	60	1,438	3,700
2026 Population Age 80-84	31	812	2,160
2026 Population Age 85+	23	672	1,714
2026 Population Age 18+	1,678	42,281	101,735
2026 Median Age	37	35	37
2031 Median Age	38	37	38

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	$106,242	$102,271	$103,195
Average Household Income 25-34	$134,175	$125,476	$129,427
Median Household Income 35-44	$136,397	$128,072	$128,419
Average Household Income 35-44	$172,819	$161,428	$161,750
Median Household Income 45-54	$154,104	$131,134	$136,983
Average Household Income 45-54	$194,700	$164,878	$171,060
Median Household Income 55-64	$124,290	$117,932	$124,100
Average Household Income 55-64	$163,912	$151,137	$157,541
Median Household Income 65-74	$83,103	$84,987	$93,799
Average Household Income 65-74	$115,189	$119,263	$122,555
Average Household Income 75+	$55,580	$81,927	$85,610

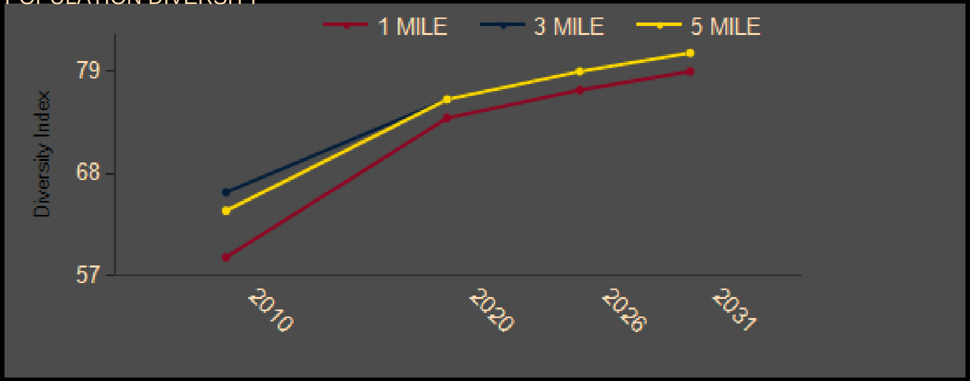
Population By Age



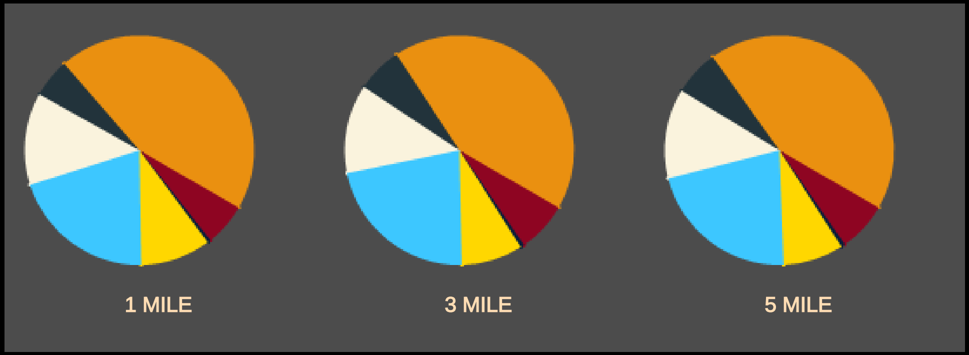


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	79	81	81
Diversity Index (current year)	77	79	79
Diversity Index (2020)	74	76	76
Diversity Index (2010)	59	66	64

POPULATION DIVERSITY



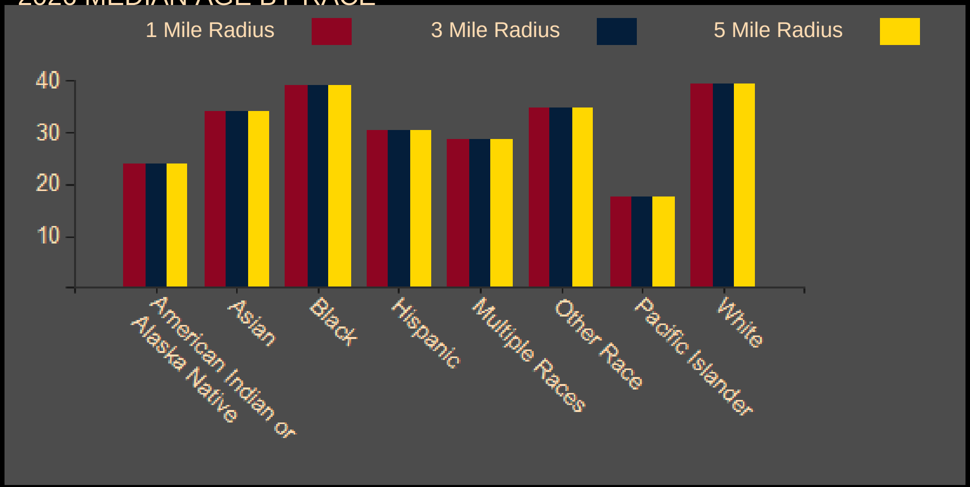
POPULATION BY RACE



2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	6%	7%	7%
American Indian	0%	1%	1%
Asian	10%	9%	9%
Hispanic	20%	22%	22%
Multiracial	13%	13%	13%
Other Race	6%	6%	6%
White	45%	43%	43%

2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	24	33	36
Median Asian Age	34	36	36
Median Black Age	39	33	34
Median Hispanic Age	30	29	29
Median Multiple Races Age	29	29	29
Median Other Race Age	35	32	31
Median Pacific Islander Age	18	28	32
Median White Age	40	38	40

2026 MEDIAN AGE BY RACE



COOLEY CAPITAL
COMPANIES

2-10-2025

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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

MATTHEW S MARSHALL	333563-B	matt@cooleycapital.net	512-461-4663
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials Date

Junction Corporate Park

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Cooley Capital and it should not be made available to any other person or entity without the written consent of Cooley Capital.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Cooley Capital. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Cooley Capital has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Cooley Capital has not verified, and will not verify, any of the information contained herein, nor has Cooley Capital conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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