FOR LEASE - RETAIL & PADS

PARMER RANCH EAST

RR-2338 & RONALD REAGAN BLVD GEORGETOWN, TX 78633

» Retail & Pads fronting Ronald Reagan
» Restaurant space with large patios
» 0.92 - 2.23 AC Parcels Available
» Multiple Drive-Thru spaces

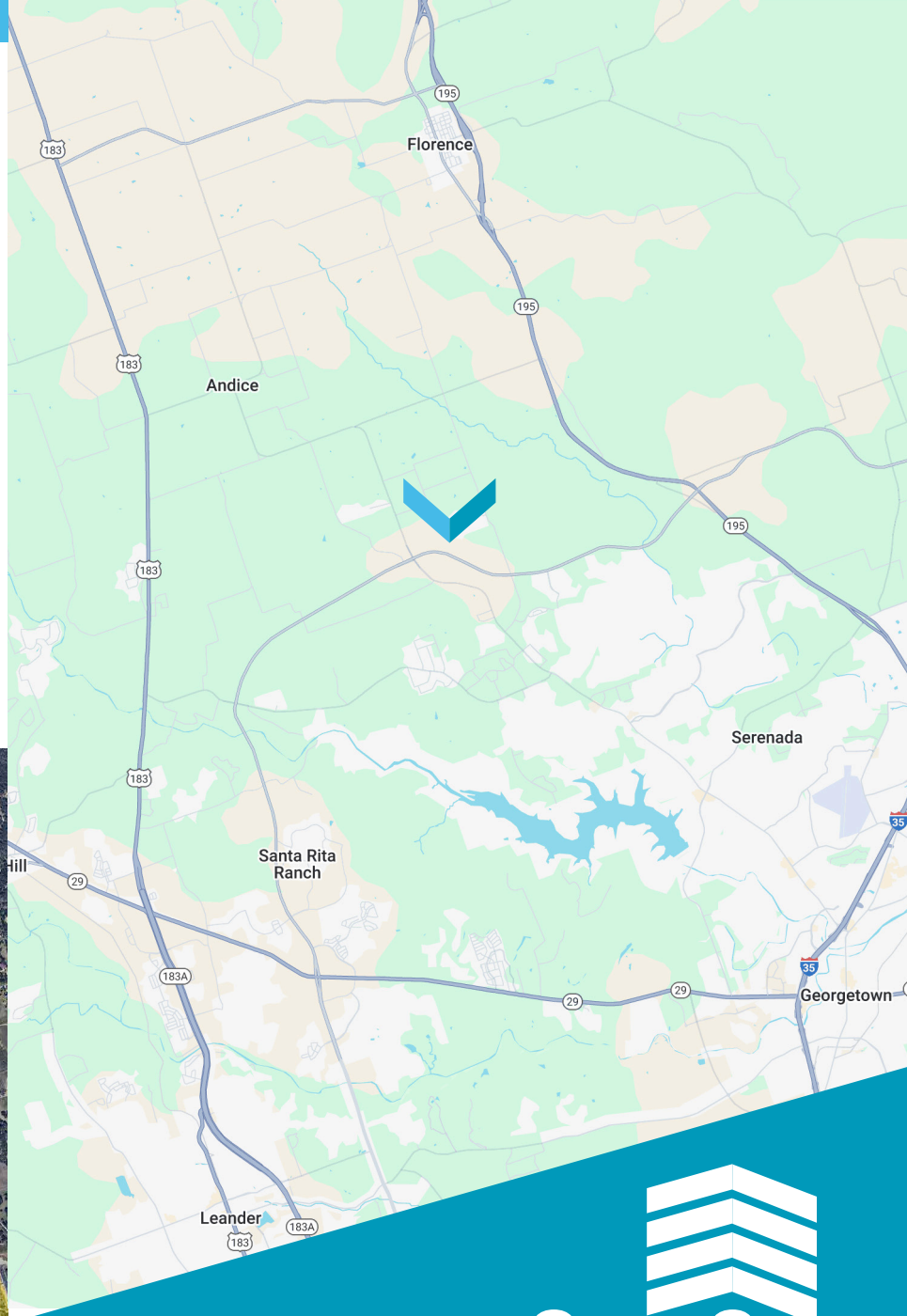
» Georgetown is the fastest growing city for the second year in a row
» Parmer Ranch is a 454 AC mixed-use community
» Allowable uses include all retail and office uses
» Access and frontage along Ronald Reagan Blvd
» Utilities ready for site

Lease Rate: Call for details

Traffic Counts:
RR-2338: 5,819 VPD ('24)
Ronald Reagan Blvd: 7,962 VPD ('24)

Traffic Generators:

Gabe Sanchez | 512.417.7305 | gabe@SanCoCRE.com



SanCoCRE.com

SANCO COMMERCIAL

FOR LEASE - RETAIL & PADS

PARMER RANCH EAST

RR-2338 & RONALD REAGAN BLVD GEORGETOWN, TX 78633

Conceptual Site Plan

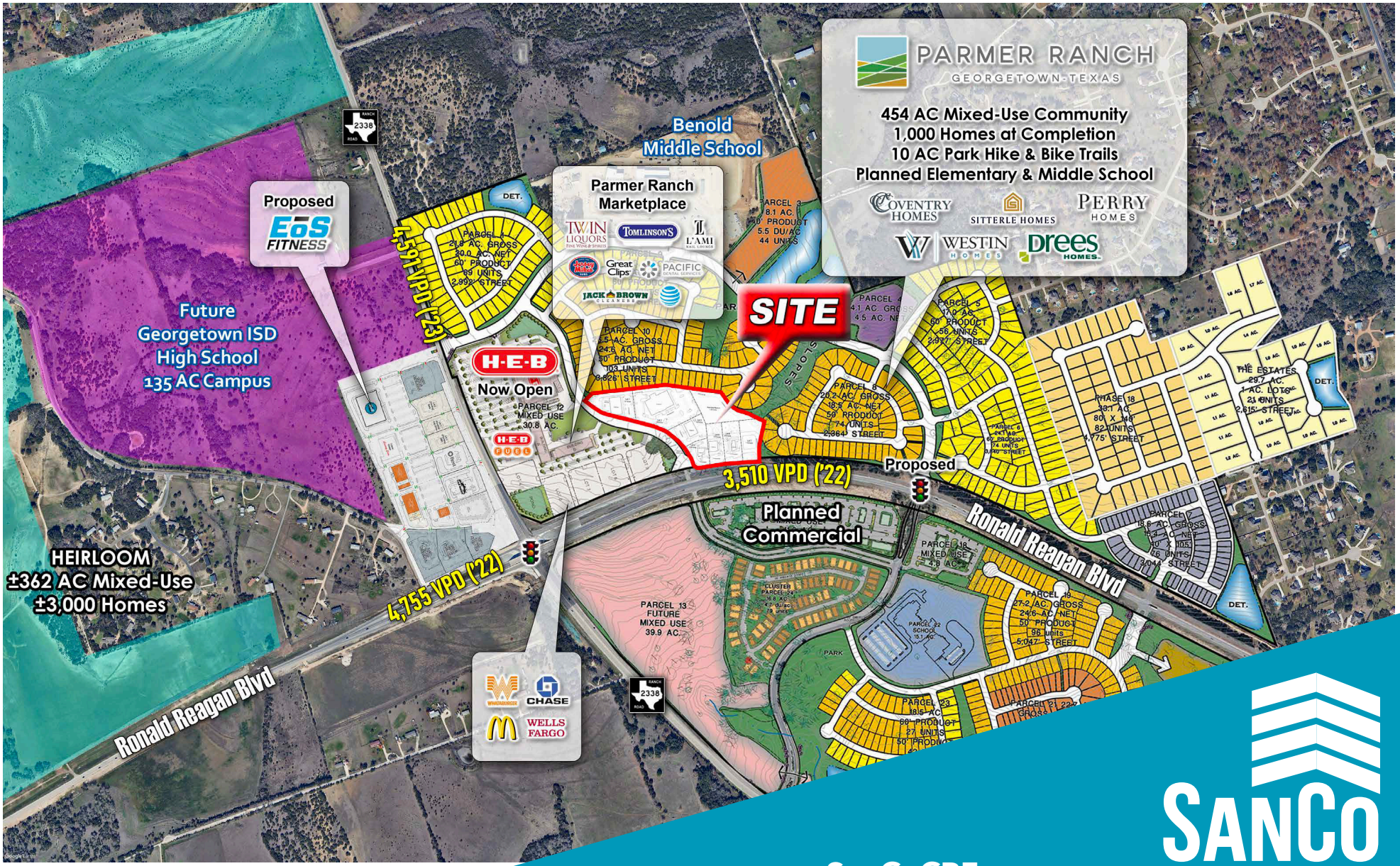
SanCoCRE.com

SANCO COMMERCIAL

FOR LEASE - RETAIL & PADS

PARMER RANCH EAST

RR-2338 & RONALD REAGAN BLVD GEORGETOWN, TX 78633



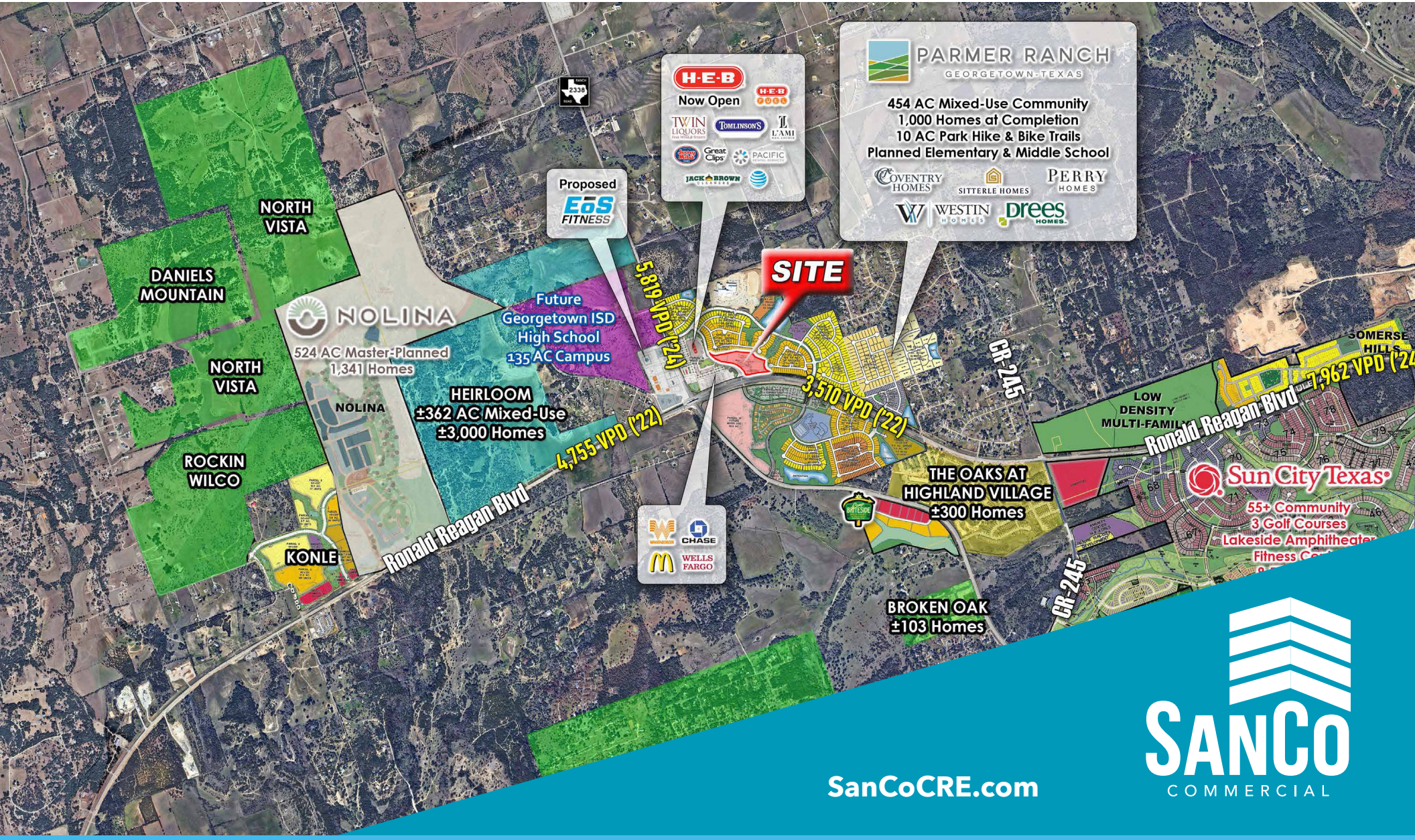
SanCoCRE.com

SANCO COMMERCIAL

FOR LEASE - RETAIL & PADS

PARMER RANCH EAST

RR-2338 & RONALD REAGAN BLVD GEORGETOWN, TX 78633



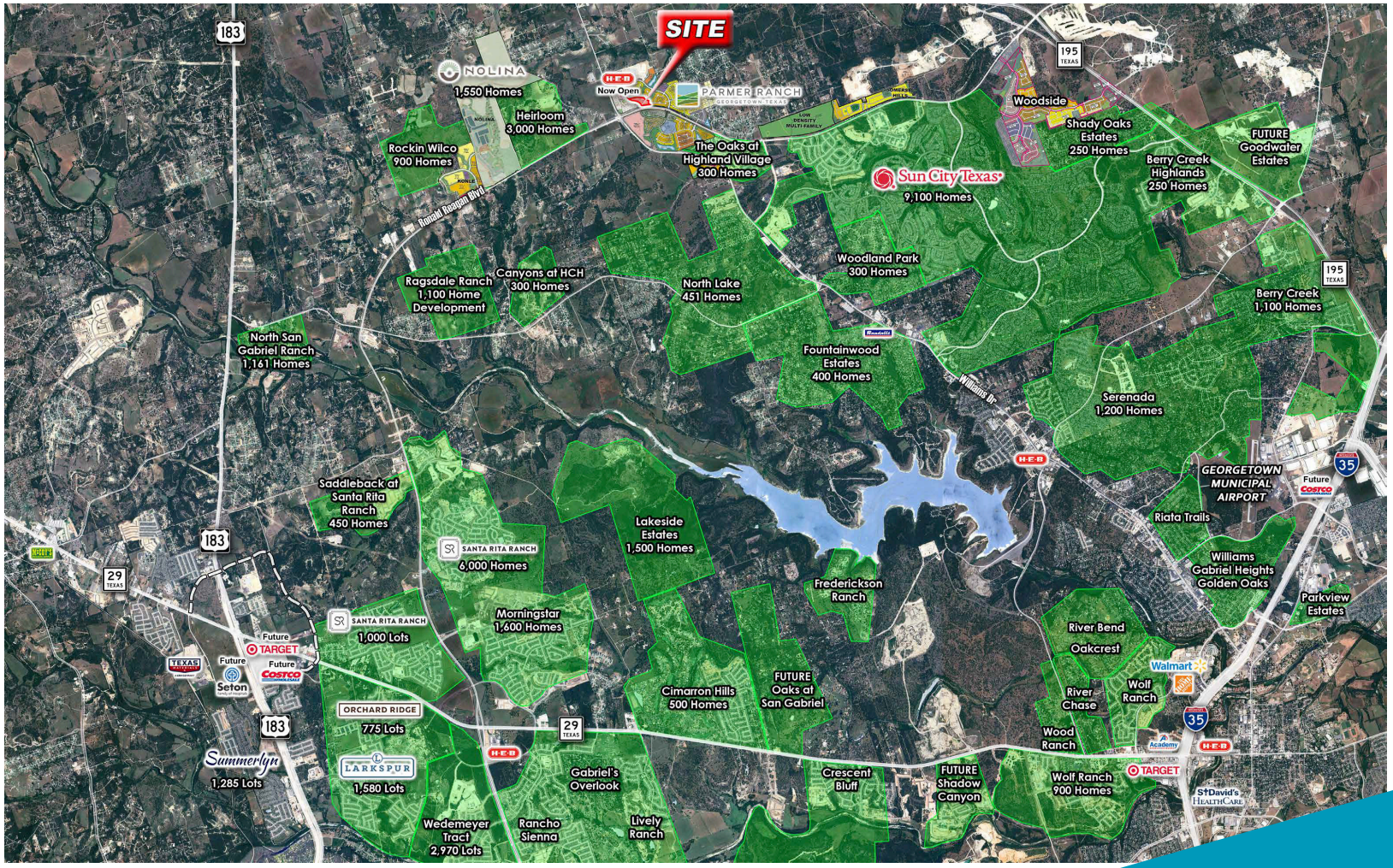
SanCoCRE.com

SANCO COMMERCIAL

FOR LEASE - RETAIL & PADS

PARMER RANCH EAST

RR-2338 & RONALD REAGAN BLVD GEORGETOWN, TX 78633



SanCoCRE.com

SANCO
COMMERCIAL

FOR LEASE - RETAIL & PADS

PARMER RANCH EAST

RR-2338 & RONALD REAGAN BLVD GEORGETOWN, TX 78633

SanCoCRE.com

SANCO COMMERCIAL

FOR LEASE - RETAIL & PADS

PARMER RANCH EAST

RR-2338 & RONALD REAGAN BLVD GEORGETOWN, TX 78633

SanCoCRE.com

SANCO COMMERCIAL

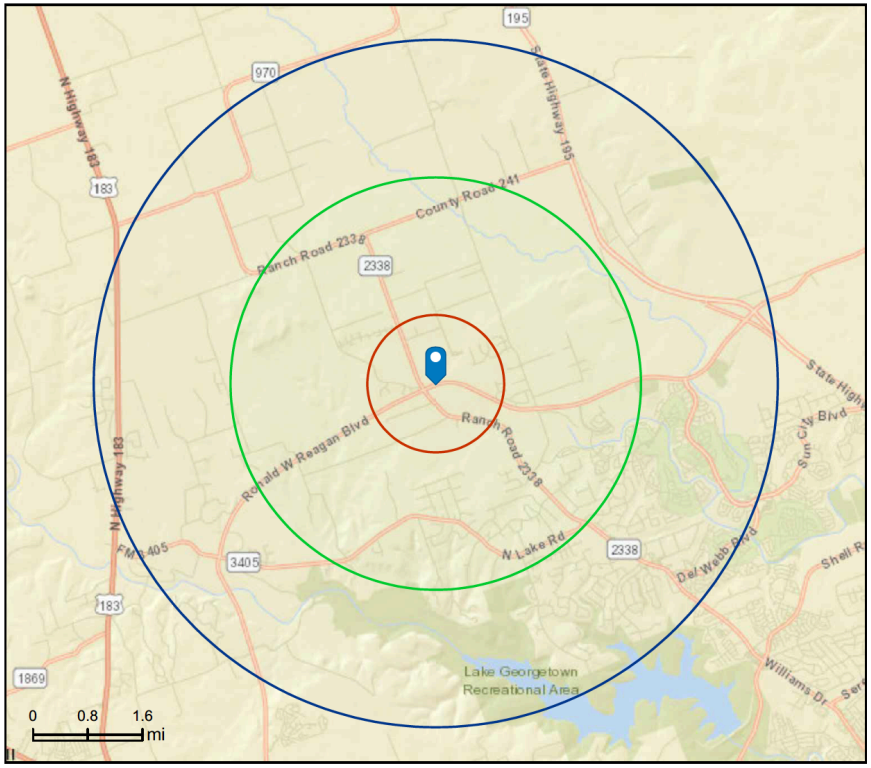
FOR LEASE - RETAIL & PADS

PARMER RANCH EAST

RR-2338 & RONALD REAGAN BLVD GEORGETOWN, TX 78633

2025 Population 25+ by Educational Attainment			
Total	2,015	7,960	21,109
Less than 9th Grade	1.2%	1.2%	1.5%
9th - 12th Grade, No Diploma	0.7%	0.6%	1.0%
High School Graduate	11.9%	10.6%	10.5%
GED/Alternative Credential	2.2%	2.0%	1.7%
Some College, No Degree	18.6%	18.3%	17.6%
Associate Degree	14.6%	13.1%	11.1%
Bachelor's Degree	35.6%	35.1%	34.9%
Graduate/Professional Degree	15.2%	19.1%	21.7%
2025 Population 15+ by Marital Status			
Total	2,191	8,541	22,743
Never Married	28.6%	23.8%	17.5%
Married	62.3%	64.3%	67.8%
Widowed	3.5%	4.9%	6.8%
Divorced	5.6%	7.0%	7.9%

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	1,095	3,190	12,395
2020 Total Population	1,532	5,445	19,392
2020 Group Quarters	22	53	73
2025 Total Population	2,399	9,266	25,100
2025 Group Quarters	21	61	76
2030 Total Population	3,453	12,255	30,277
2025-2030 Annual Rate	7.56%	5.75%	3.82%
2025 Total Daytime Population	1,807	7,503	21,543
Workers	223	899	4,137
Residents	1,584	6,604	17,406
Household Summary			
2010 Households	388	1,139	5,433
2010 Average Household Size	2.82	2.80	2.28
2020 Total Households	551	2,189	8,773
2020 Average Household Size	2.74	2.46	2.20
2025 Households	941	4,063	11,586
2025 Average Household Size	2.53	2.27	2.16
2030 Households	1,363	5,359	14,029
2030 Average Household Size	2.52	2.28	2.15
2025-2030 Annual Rate	7.69%	5.69%	3.90%
2010 Families	321	968	4,267
2010 Average Family Size	3.11	3.04	2.58
2025 Families	715	2,963	8,410
2025 Average Family Size	2.87	2.65	2.55
2030 Families	1,035	3,902	10,124
2030 Average Family Size	2.87	2.67	2.55
2025-2030 Annual Rate	7.68%	5.66%	3.78%
Housing Unit Summary			
2000 Housing Units	199	528	1,734
Owner Occupied Housing Units	95.0%	93.0%	86.7%
Renter Occupied Housing Units	3.5%	3.4%	5.7%
Vacant Housing Units	1.5%	3.6%	7.6%
2010 Housing Units	396	1,206	5,761
Owner Occupied Housing Units	90.7%	88.6%	88.6%
Renter Occupied Housing Units	7.3%	5.8%	5.7%
Vacant Housing Units	2.0%	5.6%	5.7%
2020 Housing Units	560	2,265	9,164
Owner Occupied Housing Units	92.3%	91.3%	89.0%
Renter Occupied Housing Units	6.1%	5.4%	6.7%
Vacant Housing Units	3.8%	3.1%	4.0%
2025 Housing Units	979	4,330	12,134
Owner Occupied Housing Units	89.4%	87.8%	89.2%
Renter Occupied Housing Units	6.7%	6.1%	6.3%
Vacant Housing Units	3.9%	6.2%	4.5%
2030 Housing Units	1,467	5,845	14,892
Owner Occupied Housing Units	87.0%	85.7%	88.2%
Renter Occupied Housing Units	5.9%	6.0%	6.0%
Vacant Housing Units	7.1%	8.3%	5.8%
2025 Households by Income			
Household Income Base	941	4,063	11,586
<$15,000	4.3%	4.5%	3.4%
$15,000 - $24,999	1.8%	2.4%	2.8%
$25,000 - $34,999	5.8%	5.4%	4.2%
$35,000 - $49,999	10.0%	8.7%	7.6%
$50,000 - $74,999	10.2%	12.4%	12.1%
$75,000 - $99,999	10.4%	12.7%	14.5%
$100,000 - $149,999	15.4%	16.0%	18.1%
$150,000 - $199,999	8.7%	11.3%	12.3%
$200,000+	33.2%	26.5%	25.1%
Average Household Income	$179,377	$162,472	$158,525



SanCoCRE.com

SANCO COMMERCIAL

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.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:
- A BROKER is responsible for all brokerage activities, including acts per formed 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 an 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.

Gabe Sanchez	586190	gabe@SanCoCRE.com	(512) 417-7305
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Gabe Sanchez	586190	gabe@SanCoCRE.com	(512) 417-7305
Designated Broker of Firm	License No.	Email	Phone
Michael Sanchez	510359	mike@SanCoCRE.com	(512) 584-3019
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer Initials | Tenant Initials | Seller Initials | Landlord Initials | Date