

3310 Williams Drive
Georgetown, TX | 15,230 ± SF | 6.5 AC

FOR SUBLEASE



For more information:

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TREC LICENSE NO. 642888

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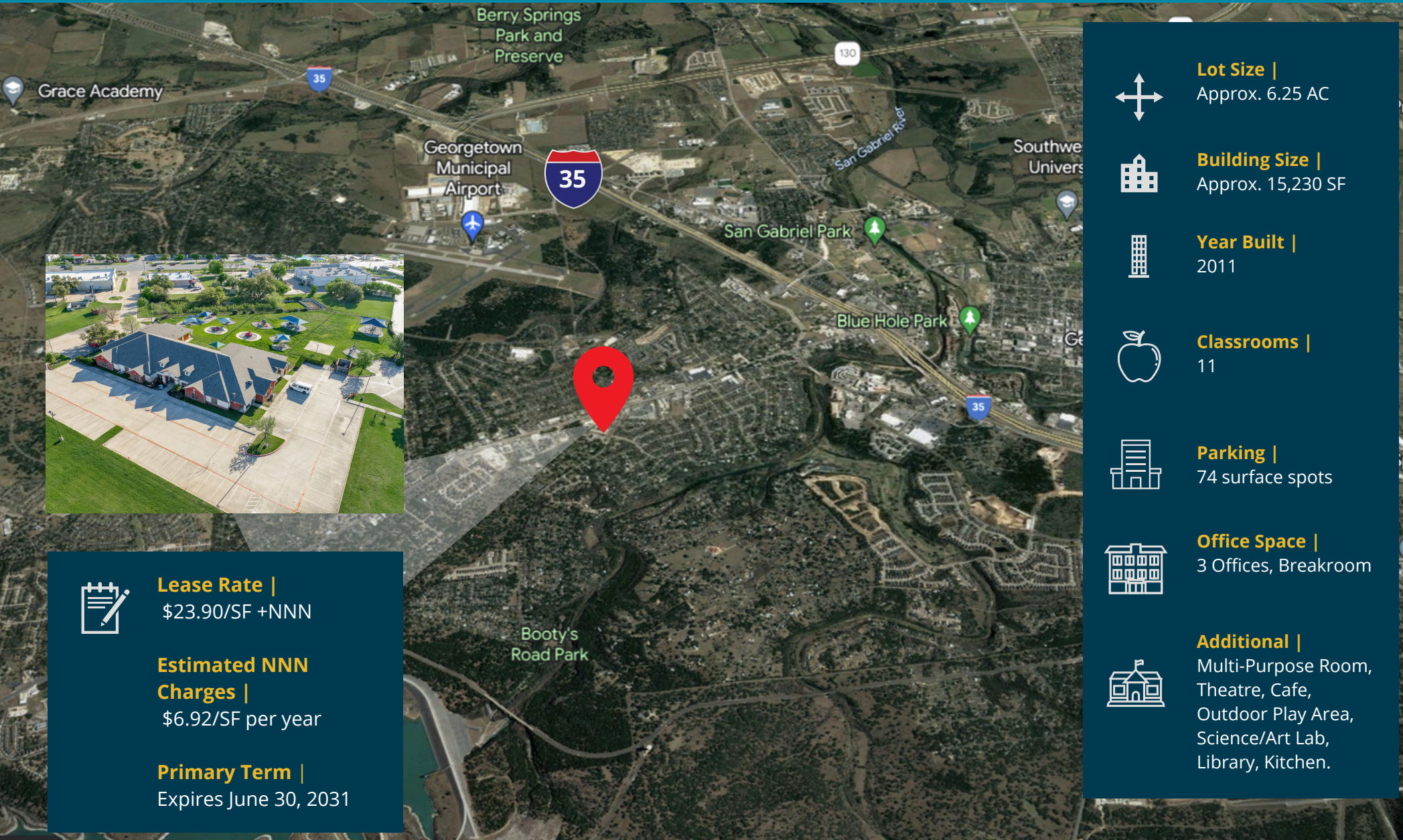
TREC LICENSE NO. 826786



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Maps

3310 Williams Drive | Georgetown, TX



Lease Rate |
\$23.90/SF +NNN

**Estimated NNN
Charges |**
\$6.92/SF per year

Primary Term |
Expires June 30, 2031



Lot Size |
Approx. 6.25 AC



Building Size |
Approx. 15,230 SF



Year Built |
2011



Classrooms |
11



Parking |
74 surface spots



Office Space |
3 Offices, Breakroom



Additional |
Multi-Purpose Room,
Theatre, Cafe,
Outdoor Play Area,
Science/Art Lab,
Library, Kitchen.

Demographics

3310 Williams Drive | Georgetown, TX

3-Mile Radius

5-Mile Radius

50,981



TOTAL POPULATION

96,230

9,397



HOUSEHOLDS

35,038

\$106,224



AVG HH INCOME

\$109,005

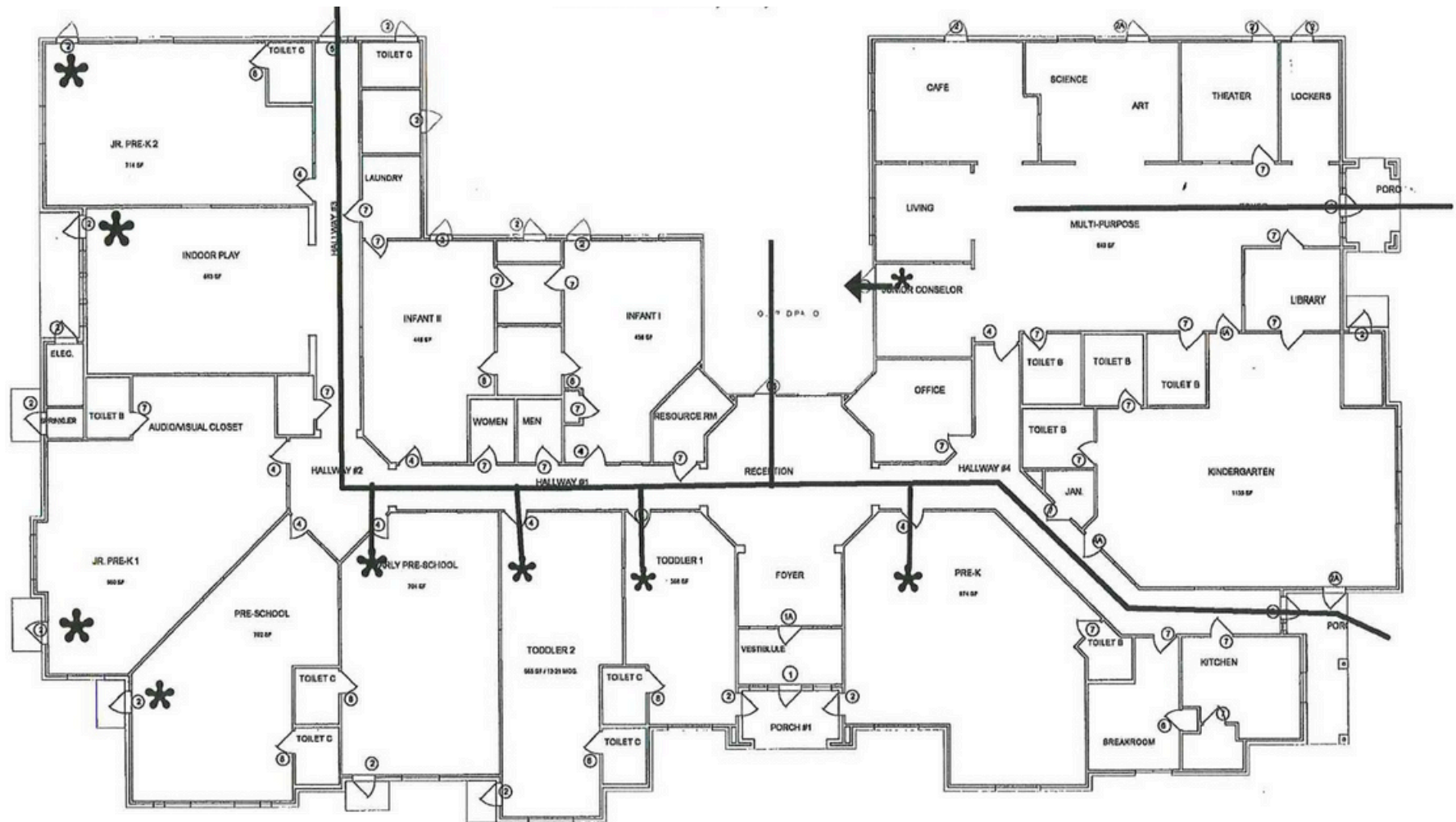
Located in Georgetown, Texas, this early educational property is situated on a sprawling 6.25-acre lot and features a well-maintained 15,230 SF building that is move-in ready.

With ample space and plenty of natural light, this building is an ideal environment for young children to learn and grow. The property also features ample outdoor play space, a multi-purpose room, theater, cafe, library, kitchen, and a science and art lab, providing a range of spaces for children to explore and learn.

Centrally located off Williams Drive and near the 35 freeway, our property is easily accessible, making it convenient for families in the surrounding areas.

Floor Plan

3310 Williams Drive | Georgetown, TX





Photos

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Photos

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The professionals at InSite EFS work hand in hand with property owners, educational institutions, non-profits, developers, school districts, and faith-based organizations.

Since 2008, our team has provided customized strategies and services to add value to our clients. InSite excels in providing trusted advisory and brokerage services, such as the leasing and sales of existing assets, site selection, strategic planning, market analysis, business acquisitions, and assistance in financing.

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Disclaimer

3310 Williams Drive | Georgetown, TX

This confidential memorandum is intended solely for your limited use and benefit in determining whether you desire to express further interest in leasing 3310 Williams Drive ("the Property").

This memorandum contains selected information pertaining to the Property and does not purport to be a representation of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective buyers or leasees may require to evaluate the purchase or lease of a property. All information provided is for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and InSite EFS, Inc. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers. Interested parties are expected to complete their own investigation and not rely on the contents of this memorandum in any manner.

Neither the Owner or InSite EFS, Inc. nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied as to the accuracy or completeness of the information contained in this memorandum and no legal commitment or obligation shall arise by reason of your receipt of this memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property. The Owner expressly reserves the right, and its sole discretion, to reject any or all expressions of interest or offers to sell or lease the Property, and/or terminate discussions with any entity at any time with or without notice which may arise as a result of the review of this memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this memorandum or making an offer to sell the Property unless written agreement(s) for the sale or lease of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligation therein have been satisfied or waived.

By receipt of this memorandum, you agree that this memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this memorandum or any of its contents to any other entity without the prior written authorization of the Owner or InSite EFS, Inc. You also agree that you will not use this memorandum or any of its contents in any manner detrimental to the interest of the Owner or InSite EFS, Inc.





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.

2-10-2025



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.

_____ 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