



# COMMONS AT RIVERY | 1301 WILLIAMS DRIVE, GEORGETOWN, TX 78628

## Features

- Large presence of local and national retail tenants
- Anchored at 2<sup>nd</sup> busiest intersection in Georgetown
- Great accessibility to IH-35, Williams Dr & Rivery Blvd
- 3 access points providing excellent ingress/egress to the development
- Pylon signage available

## FOR LEASE

CONTACT FOR MORE INFORMATION

## Traffic Counts

Williams Drive	27,335 VPD
IH-35	135,590 VPD

## Demographics

YEAR: 2025	1 MILE	3 MILE	5 MILE
Total Population	8,542	50,276	92,351
Total Households	3,906	20,154	37,077
Avg HH Income	\$119,898	\$124,373	\$137,427
Daytime Population	11,631	57,196	92,510

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## Area Retailers & Businesses



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**weitzman**<sup>®</sup>

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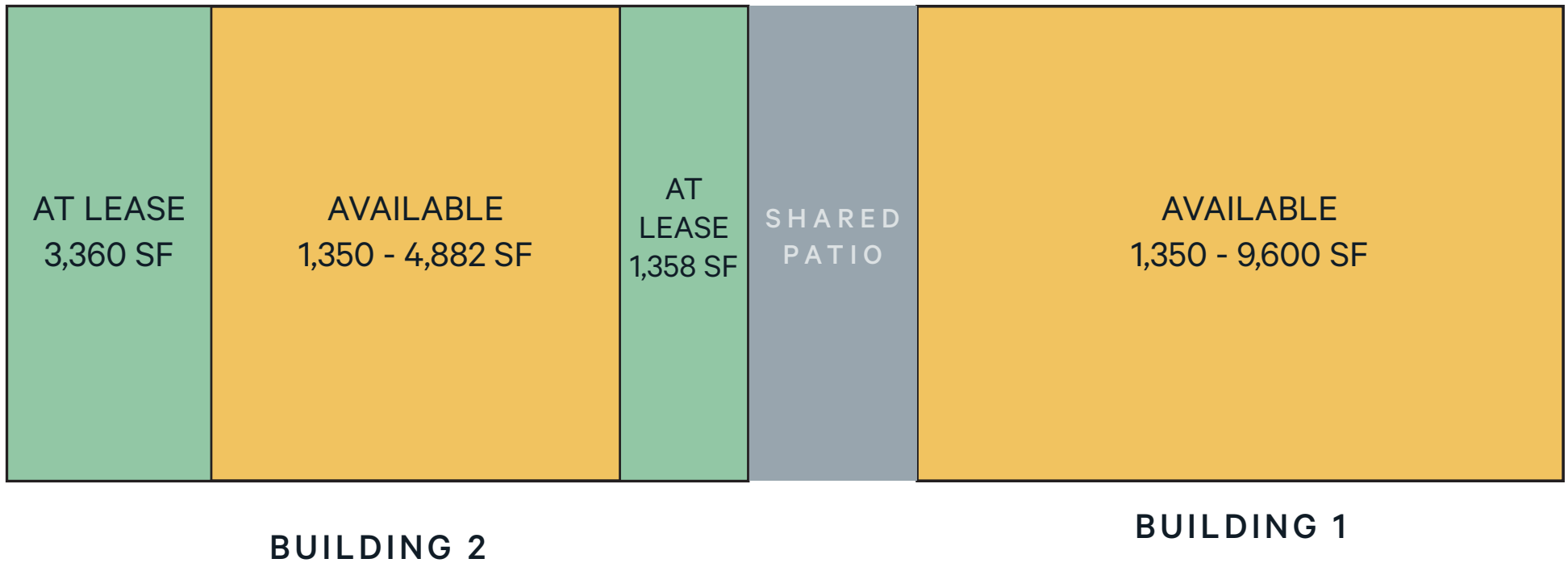
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PHASE I

# PHASE II

## NOW PRE-LEASING



**TRACTS AVAILABLE**

- GROUND LEASE
- FOR SALE
- FUTURE RETAIL DEVELOPMENT



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AERIAL



PHASE II



COMMON AREA GREEN SPACE

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# 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.

## WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

**Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish:**

- (i) the broker's duties and responsibilities to you and your obligations under the agreement;**
- and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

### AS AGENT FOR OWNER (SELLER/LANDLORD):

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**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

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- 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;
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- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

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