



Owned By:  **HYPERION**

REPUBLIC SQUARE | 900-930 N AUSTIN AVE, GEORGETOWN, TX 78626

Features

- Located at the NE corner of I-35 and Williams Avenue with national and local co-tenancy.
- Ample parking.
- One of the fastest growing and educated populations in Texas.
- Located in close proximity to the new developments in the Austin MSA by tech giants Samsung (\$17 billion Fab Site), Tesla (\$10 billion Gigafactory Texas), and Apple (\$1 billion campus).

FOR LEASE

TOTAL SF: 113,772
AVAILABLE SF: 4,348
MIN CONTIGUOUS SF: 2,159
MAX CONTIGUOUS SF: 2,189
CONTACT FOR MORE INFORMATION

Traffic Counts

Williams Drive	34,550 VPD
North Austin Ave	16,126 VPD
IH-35	122,605 VPD

Demographics

YEAR: 2021	1 MILE	3 MILE	5 MILE
Total Population	8,057	47,918	78,722
Daytime Population	8,396	47,831	74,933
Average HH Income	\$89,716	\$103,096	\$110,001
Total Households	2,851	16,891	28,938

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Area Retailers & Businesses



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

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Suite 104 - 2,159 SF



Suite 301 - 2,189 SF



REPUBLIC SQUARE

NEC OF IH-35 & WILLIAMS DR, GEORGETOWN, TX 78626

Available Space

104	2,159 sf
301	2,189 sf

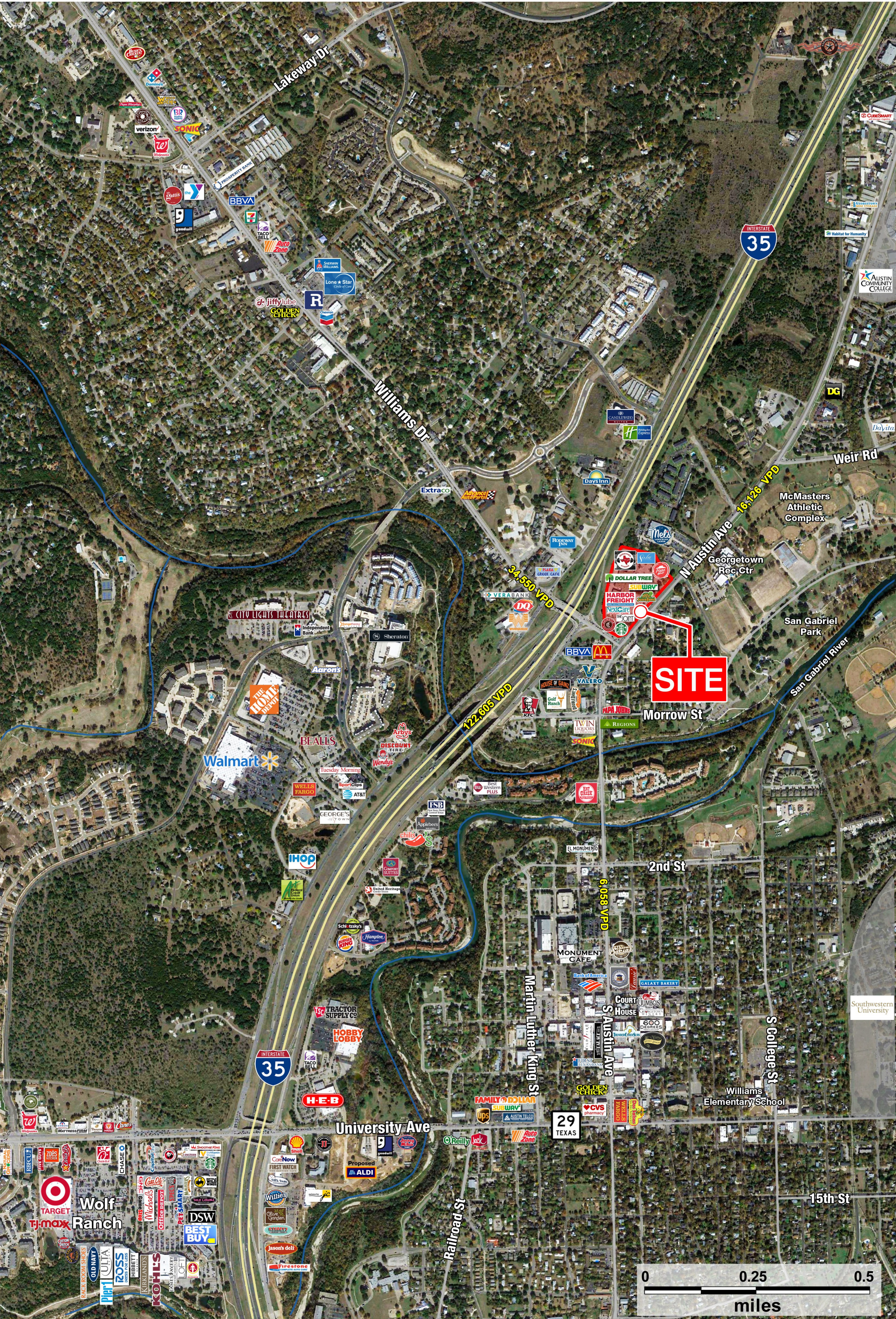


Current Tenants

101	Cricket Wireless	1,210 sf	313	Sola Salon Studios	4,818 sf	605	All About Eyes	983 sf
102	Nail Salon	1,042 sf	319	Dentist	1,630 sf	607	Daylight Donuts	1,350 sf
103	Flow Yoga	3,688 sf	325	Little Land Play Gym	4,900 sf	608	Shanghai Express	2,450 sf
104	AVAILABLE	2,159 sf	402	Chipotle	3,000 sf	700	Pizza Hut	2,074 sf
105	Next Care Urgent Care	4,950 sf	408	Pokeworks	1,500 sf	PAD	Starbucks	1,950 sf
109	Harbor Freight	16,000 sf	410	Cajun Wild Wings	1,500 sf	PAD	JP Morgan Chase ATM	560 sf
113	Mill Direct Carpet	2,344 sf	501	Fred Loya Insurance	1,050 sf			
115	Assistance League of Georgetown	8,500 sf	502	The Joint	950 sf			
119	Dollar Tree	13,250 sf	504	Salon Centric	2,500 sf			
123	Performing Arts Studio	8,093 sf	507	One Main Financial	1,654 sf			
125	Avis-Budget	900 sf	601	Subway	1,328 sf			
127	Austin LED Supply	1,490 sf	602	F45	2,934 sf			
200	Georgetown Fitness	6,069 sf	603	Rick's Cleaners	1,200 sf			
301	AVAILABLE	2,189 sf						
305	Jack Jones Hearing Centers	1,600 sf						
307	Star Taekwondo	2,400 sf						

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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 on 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 listening 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:
 - 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.

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Date

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