

WESTINGHOUSE & AW GRIMES BUILDING A - INVESTMENT SALE

SWC WESTINGHOUSE & AW GRIMES
2080 WESTINGHOUSE ROAD, GEORGETOWN, TX 78626



OFFERING MEMORANDUM



PRICE
\$8,798,536



CAP RATE
6.00%



NOI
\$527,912.16



GLA
16,152 SF

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EXECUTIVE SUMMARY | WESTINGHOUSE & AW GRIMES BUILDING A - INVESTMENT SALE

BUILDING OVERVIEW

PROPERTY ADDRESS	2080 Westinghouse Road, Georgetown, TX 78626
LOCATION	SWC Westinghouse & AW Grimes
COUNTY	Williamson
GROSS LEASABLE AREA	16,152 SF
LOT SIZE	2.32 AC
YEAR BUILT	2024
WCAD PROPERTY	R641103
NUMBER OF TENANTS	7
OCCUPANCY	100%



DEMOGRAPHIC SNAPSHOT (3 MILES)



52,121
2024 POPULATION
3 MILE RADIUS



\$129,798
2024 AVERAGE INCOME
3 MILE RADIUS



PRICE
\$8,798,536



CAP RATE
6.0%



NOI
\$527,912.16



GLA
16,152 SF



24,234
2024 DAYTIME POPULATION
3 MILE RADIUS



14,914 VPD
WESTINGHOUSE RD
25,458 VPD
AW GRIMES / FM 1460

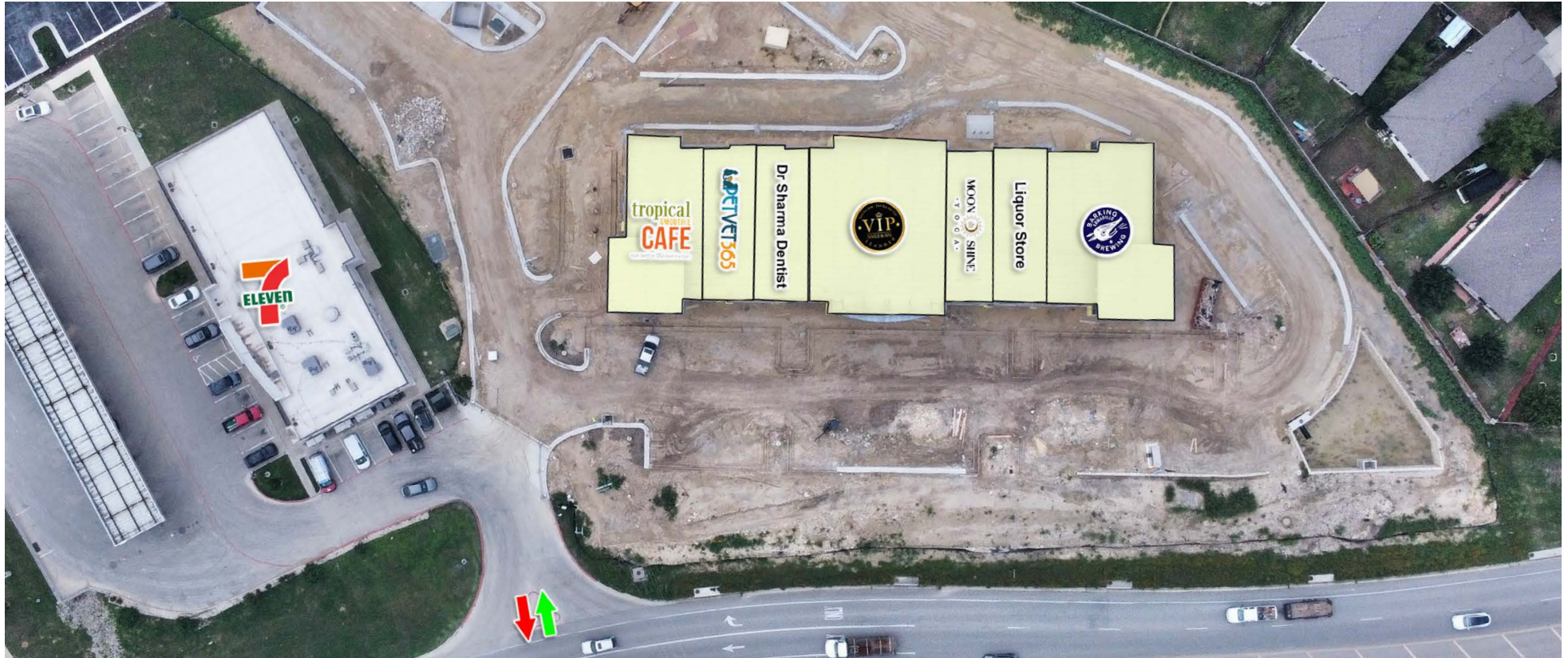
PROPERTY OVERVIEW | WESTINGHOUSE & AW GRIMES BUILDING A – INVESTMENT SALE

- Located at Lighted intersection with combined 40k+ VPD
- Over 52k population with Avg. HH income of \$129k+ within 3 miles
- Direct access to Westinghouse Rd with cross access to AW Grimes
- +/- 2.5 miles from a Super Regional Area - IKEA, HEB Plus, Round Rock Premium Outlets and Bass Pro Shops with over \$100 MM in annual sales
- Located at the footsteps of Terravista Master Planned Community & Golf Club, Traditions at Vizcaya Master Planned Community and numerous hospitals, colleges and national retailers
- Over 10,257 new lots in development in the trade area (21,055 current homes) or a 49% increase in single family homes
- Booming area: 4.1% annual population growth projected within 5 miles of this site (2024-2029)



RENT ROLL | WESTINGHOUSE & AW GRIMES BUILDING A - INVESTMENT SALE

Westinghouse & AW Grimes Bldg A 2080 Westinghouse Rd, Georgetown, TX 78626												April 2025 Values		
Unit	Tenant	Square Feet (SF)	% of Total SF	Base Rent (PSF/Year)	Base Rent (Per Month)	Base Rent (Per Year)	Est. OPEX Reimbursement (PSF/Yr)	Est. OPEX Reimbursement (Per Month)	Est. OPEX Reimbursement (Per Year)	Start	End	Notes		
101	Tropical Smoothie Café	1,785	11.05%	\$ 35.00	\$5,206.25	\$ 62,475.00	\$ 10.00	\$1,487.50	\$ 17,850.00	March 14, 2025	March 31, 2035	NNN; 3% annual bumps		
102	PetVet365	2,200	13.62%	\$ 36.00	\$6,600.00	\$ 79,200.00	\$ 10.00	\$1,833.33	\$ 21,999.96	April 13, 2025	July 31, 2035	NNN; 3% annual bumps		
103	Dr. Sharma Dentist	2,323	14.38%	\$ 29.00	\$5,613.92	\$ 67,367.04	\$ 10.00	\$1,935.83	\$ 23,229.96	April 13, 2025	April 30, 2035	NNN; 3% annual bumps		
105/106	VIP Nails & Spa	3,394	21.01%	\$ 30.00	\$8,485.00	\$ 101,820.00	\$ 10.00	\$2,828.33	\$ 33,939.96	April 13, 2025	April 30, 2035	NNN; 3% annual bumps		
107	Moonshine Yoga	1,350	8.36%	\$ 31.00	\$3,487.50	\$ 41,850.00	\$ 10.00	\$1,125.00	\$ 13,500.00	April 13, 2025	April 30, 2032	NNN; 3% annual bumps		
108	Liquor Store	2,000	12.38%	\$ 38.00	\$6,333.34	\$ 76,000.08	\$ 8.00	\$1,333.33	\$ 15,999.96	January 13, 2025	January 31, 2035	NNN; 10% bump after Year 5		
109/110	Barking Armadillo	3,100	19.19%	\$ 32.00	\$8,266.67	\$ 99,200.04	\$ 10.00	\$2,583.33	\$ 30,999.96	April 13, 2025	April 30, 2032	NNN; 3% annual bumps		
7	Totals	16,152	100%	\$ 32.68	\$43,992.68	\$ 527,912.16	\$ 9.75	\$13,126.65	\$ 157,519.80			Gross Income / Year:	\$ 685,431.96	





eat better. feel better.

With more than 1,400 locations nationwide, Tropical Smoothie Cafe serves fresh, made to order smoothies, smoothie bowls, and more, packed with responsibly sourced, quality ingredients and good vibes.



With more than 30 locations nationwide, PetVet365 veterinarians believe in loving each pet as their own. They will take the time to listen and develop a customized care plan for your pet.



Texan family owned operation committed to brewing quality beer using carefully selected ingredients to bring you fresh and tasty pours. Bahler Street Pizza will serve pizza within.



With 3 locations, Moonshine Yoga is a locally-owned studio by yogis, for yogis! Aerial Yoga, Prenatal, Kids Yoga, All levels/ Power Vinyasa, Zen Wheel, Yoga Sculpt, Ashtanga, Yin Restore, & more with instructors you'll love.



Nail Services, Relaxing Mani & Pedi sessions, Pedi Spa Bliss, and Soothing Waxing. Discover tranquility at Vip Nails & Spa, the premier nail art salon.

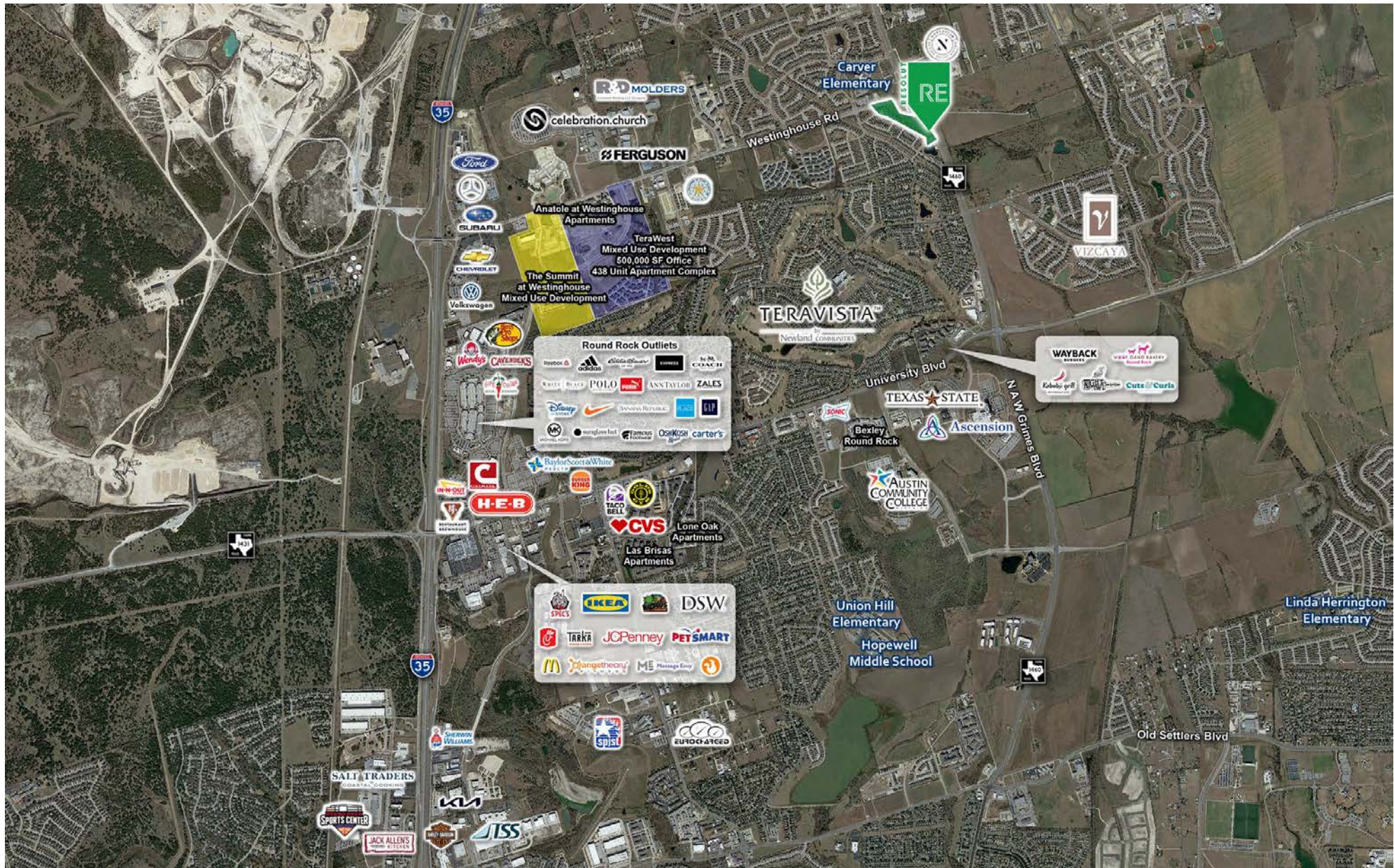
LOCATION OVERVIEW | WESTINGHOUSE & AW GRIMES BUILDING A - INVESTMENT SALE



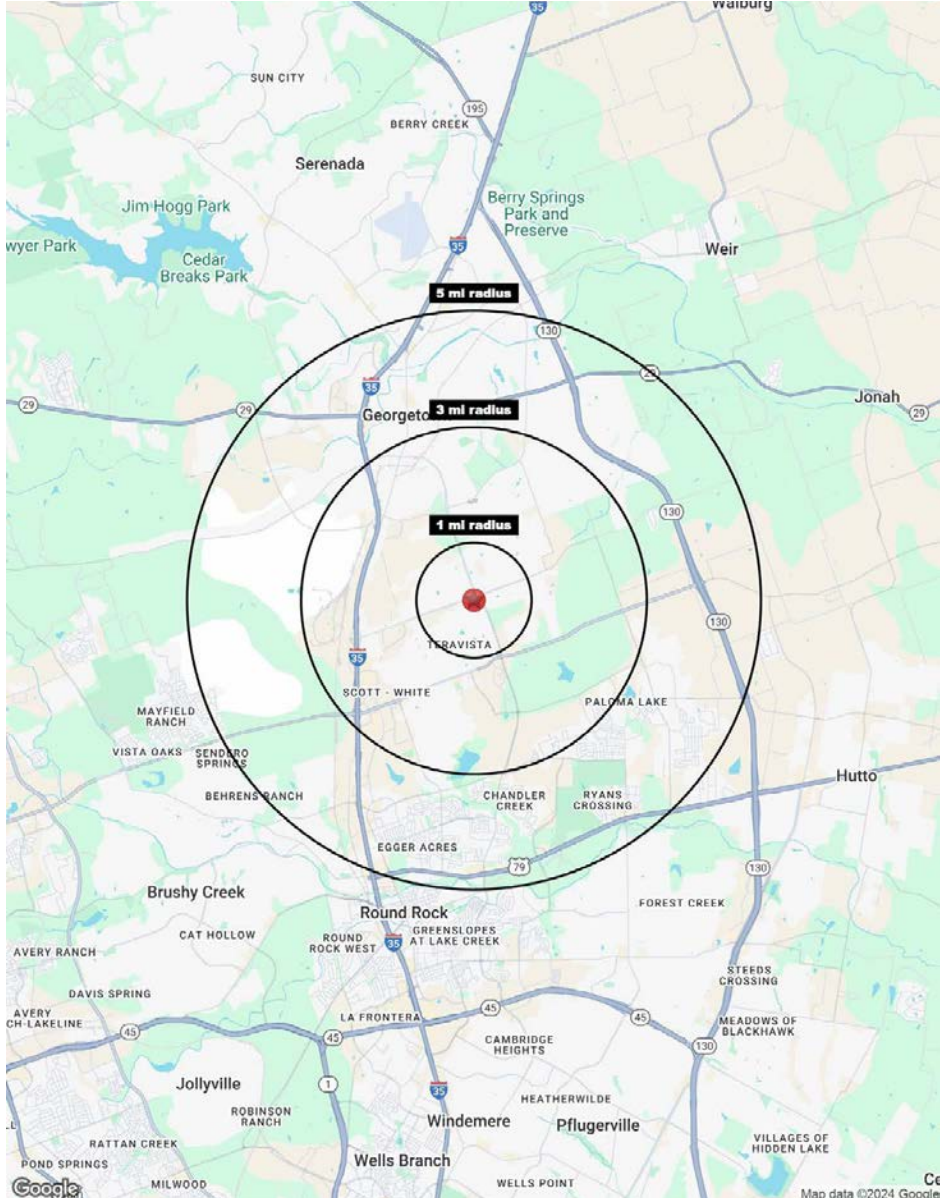
AREA TRAFFIC GENERATORS



LOCATION OVERVIEW | WESTINGHOUSE & AW GRIMES BUILDING A - INVESTMENT SALE



DEMOGRAPHICS | WESTINGHOUSE & AW GRIMES BUILDING A - INVESTMENT SALE



2080 Westinghouse Rd Georgetown, TX 78626	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2024)	10,847	51,300	135,023
Projected Population (2029)	13,961	64,024	162,858
Census Population (2020)	8,117	39,273	112,065
Census Population (2010)	2,393	21,792	75,545
Projected Annual Growth (2024-2029)	3,115 5.7%	12,724 5.0%	27,835 4.1%
Historical Annual Growth (2020-2024)	2,729 -	12,027 7.7%	22,958 5.1%
Historical Annual Growth (2010-2020)	5,725 23.9%	17,481 8.0%	36,520 4.8%
Estimated Population Density (2024)	3,454 psm	1,815 psm	1,720 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
Households			
Estimated Households (2024)	4,207	19,739	51,135
Projected Households (2029)	5,549	25,211	63,462
Census Households (2020)	3,351	14,766	40,826
Census Households (2010)	894	7,581	25,644
Projected Annual Growth (2024-2029)	1,342 6.4%	5,471 5.5%	12,327 4.8%
Historical Annual Change (2010-2024)	3,314 26.5%	12,159 11.5%	25,491 7.1%
Average Household Income			
Estimated Average Household Income (2024)	\$155,440	\$138,023	\$135,937
Projected Average Household Income (2029)	\$161,929	\$144,081	\$143,181
Census Average Household Income (2010)	\$87,317	\$77,370	\$74,170
Census Average Household Income (2000)	\$62,380	\$67,301	\$63,950
Projected Annual Change (2024-2029)	\$6,489 0.8%	\$6,058 0.9%	\$7,244 1.1%
Historical Annual Change (2000-2024)	\$93,060 6.2%	\$70,722 4.4%	\$71,986 4.7%
Median Household Income			
Estimated Median Household Income (2024)	\$127,306	\$110,223	\$108,800
Projected Median Household Income (2029)	\$128,721	\$112,932	\$112,731
Census Median Household Income (2010)	\$79,625	\$68,879	\$67,398
Census Median Household Income (2000)	\$56,696	\$62,653	\$57,178
Projected Annual Change (2024-2029)	\$1,415 0.2%	\$2,709 0.5%	\$3,931 0.7%
Historical Annual Change (2000-2024)	\$70,610 5.2%	\$47,570 3.2%	\$51,622 3.8%
Per Capita Income			
Estimated Per Capita Income (2024)	\$60,295	\$53,124	\$51,553
Projected Per Capita Income (2029)	\$64,362	\$56,747	\$55,854
Census Per Capita Income (2010)	\$32,469	\$26,876	\$25,159
Census Per Capita Income (2000)	\$23,572	\$23,470	\$21,395
Projected Annual Change (2024-2029)	\$4,067 1.3%	\$3,623 1.4%	\$4,301 1.7%
Historical Annual Change (2000-2024)	\$36,723 6.5%	\$29,655 5.3%	\$30,158 5.9%
Estimated Average Household Net Worth (2024)	\$1.23 M	\$1.02 M	\$1.02 M

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**MICHAEL NOTEBOOM
PRINCIPAL**

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Michael focuses on commercial real estate owner representation for leasing and investment sales and has experience with all major real estate asset types, while specializing in retail and industrial properties. He is driven by his desire to be an advisor to his clients – bringing value to and protecting them from risk through his commercial real estate brokerage expertise.

Michael was first licensed in 2015 as a leasing agent at Campus & Central Properties, where he helped students and investors lease and acquire student-occupied residential assets in the campus-area in Austin. He started his commercial real estate career in 2018 as a Research Associate at RESOLUT RE f/k/a Retail Solutions where he has risen to the role of Principal in the Austin office.

Michael was born and raised in Austin and now leverages his extensive knowledge of the city to help numerous Landlords and owners lease their properties, sell, and acquire new assets on a local and regional level.

He represents various Landlords including HEB, Pebb Enterprises, Encore Enterprises, MFB Real Estate Services, Prime Developers, and Blue Acre Development.

Michael received a BA in Economics from The University of Texas, with an emphasis in Business. He is also a member of the International Council of Shopping Centers (ICSC).

- CoStar Power Broker City-Wide: 2022, 2023
- Austin Business Journal Book of Lists: 2021, 2022, 2023
- #1 Producer Company-Wide: 2022
- #2 Producer Company-Wide: 2023
- Most Leases Company-Wide: 2020, 2021, 2022
- RESOLUT RE Team Player: 2022

FOR MORE INFORMATION PLEASE VISIT:

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SENIOR VICE PRESIDENT

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Tucker Francis joined RESOLUT RE as an intern in October 2010, where he gained hands-on experience with market research, website development, and assisting with daily leasing and sales activities.

Tucker represents regional landlords such as Hunington Properties and FMOC, Ltd., and tenants like Killer Burger, Freebirds World Burrito, Main Squeeze Juice Company, and Floyd's 99 Barbershop.

Tucker graduated from the University of Texas in the Fall of 2012 with a degree in Business/Cultural Geography. He is an active member of the International Council of Shopping Centers (ICSC) and the Real Estate Council of Austin (RECA).

FOR MORE INFORMATION PLEASE VISIT:

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