



A DEVELOPMENT BY:



# THE MARKET AT SUN CITY

SWC SUN CITY BLVD & 195

TX-195 & Sun City Blvd, Georgetown, TX 78633

## DRIVE THRU AND PATIO AVAILABLE



### FOR LEASE

#### AVAILABLE SPACE

Bldg 1: 1,200 - 9,400 SF  
Bldg 2: 1,200 - 11,700 SF  
Bldg 3: 1,200 - 9,000 SF

#### RATE

Call for pricing

#### Austin Aguilar

aaguilar@resolutre.com  
512.474.5557

#### Michael Noteboom

mnoteboom@resolutre.com  
512.474.5557

#### Joey Mendez

joey@resolutre.com  
512.474.5557



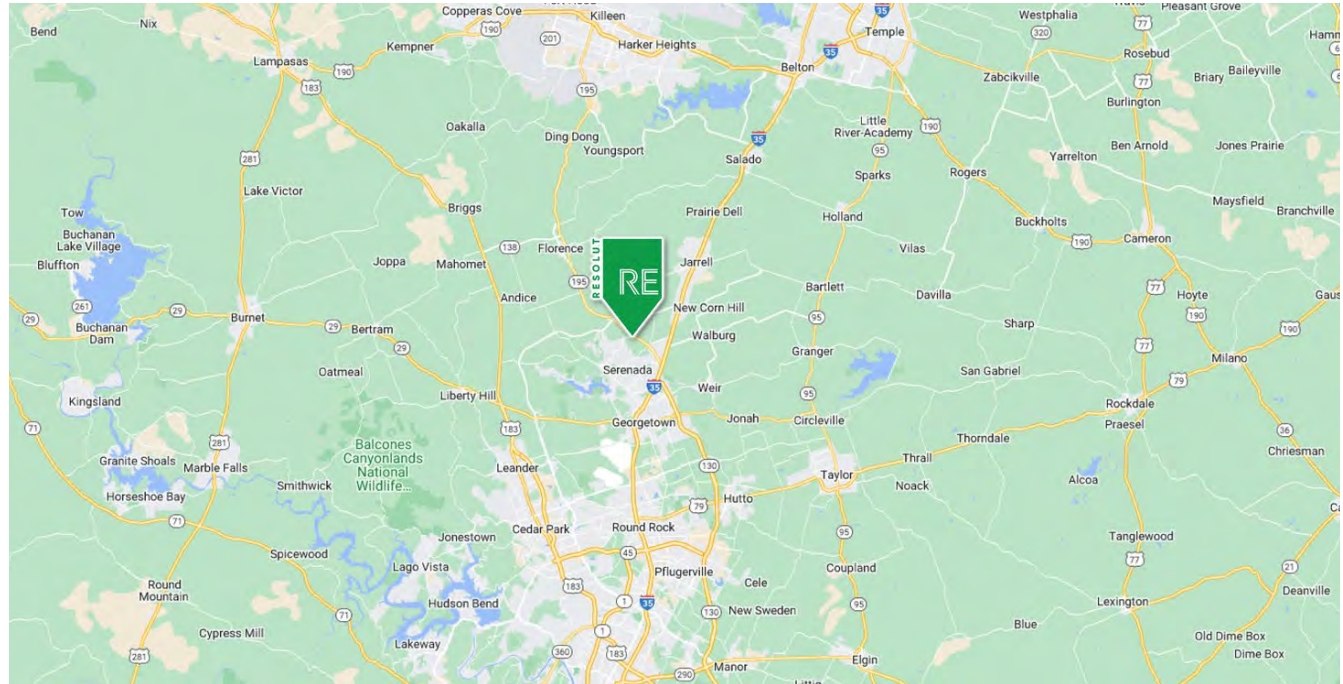
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## PROPERTY HIGHLIGHTS

- At the doorstep of Sun City Master Planned Community, which boasts 5000+ homes
- Other nearby master-planned communities are Berry Creek Highlands (+- 1,500 homes) and Woodside (+-1,100 homes)
- Highway 195 is a major thoroughfare from Killeen and Austin MSA
- Zoning is C-3
- 3 Buildings consisting of 9,400 SF, 11,700 SF, and 9,000 SF will be delivered
- Retail breaking ground in Q4 2025 with delivery of Q3 2026
- Patio and Drive-thru opportunities



## AREA TRAFFIC GENERATORS



**Austin Aguilar**

aguilar@resolutre.com | 512.474.5557

**Michael Noteboom**

mnoteboom@resolutre.com | 512.474.5557

**Joey Mendez**

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## DEMOGRAPHIC SNAPSHOT 2025



**17,076**  
**POPULATION**  
3-MILE RADIUS



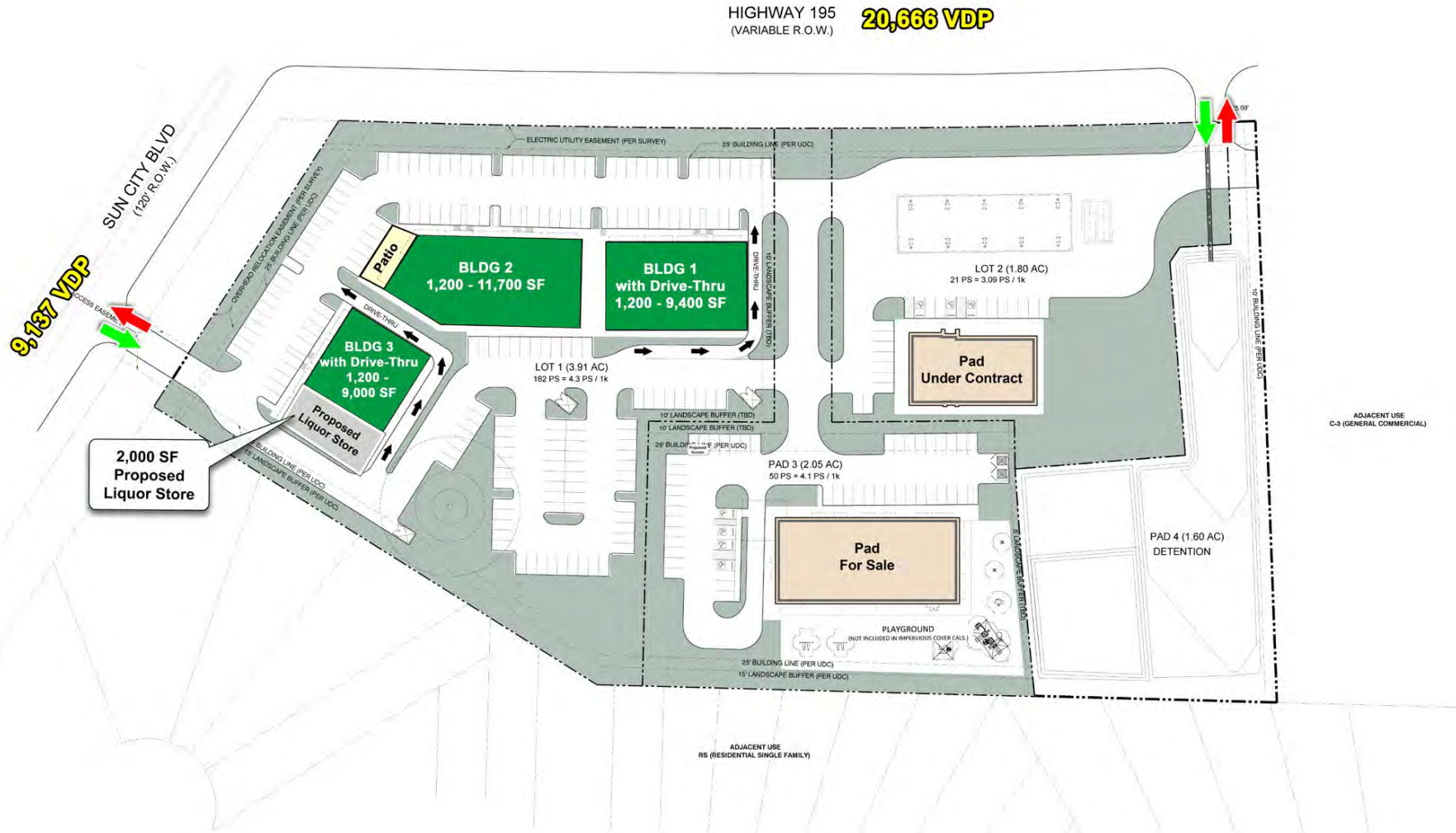
**\$146,823**  
**AVG HH INCOME**  
3-MILE RADIUS



**10,872**  
**DAYTIME POPULATION**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
TX-195: 12,787 VPD  
Sun City Blvd: 9,137 VPD  
(TXDot 2023)





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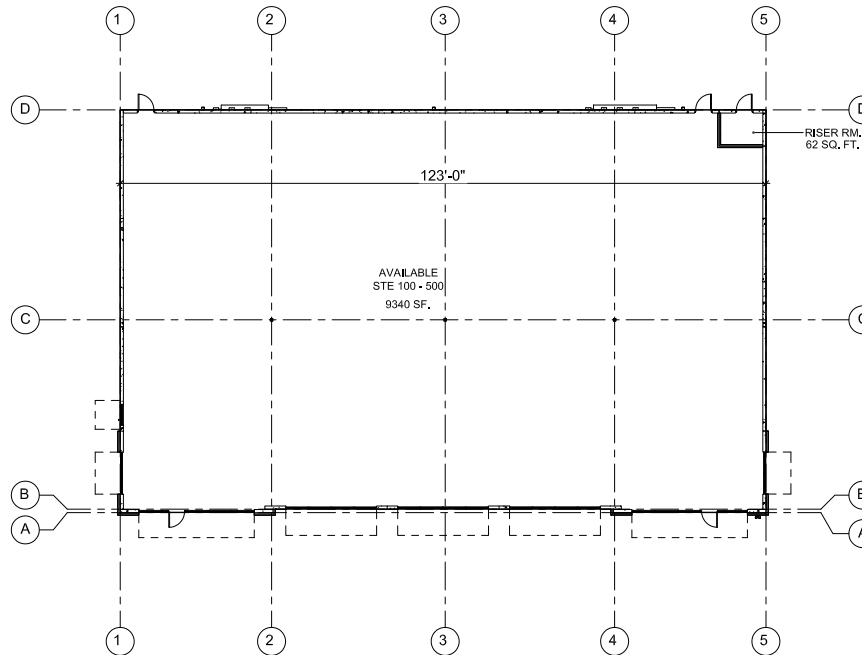
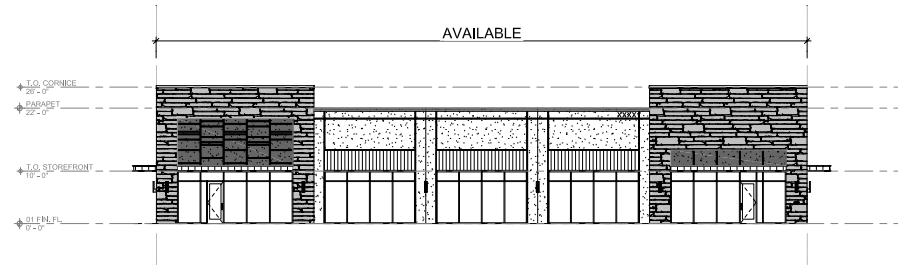


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**Bldg 1 - 1,200 - 9,400 SF**



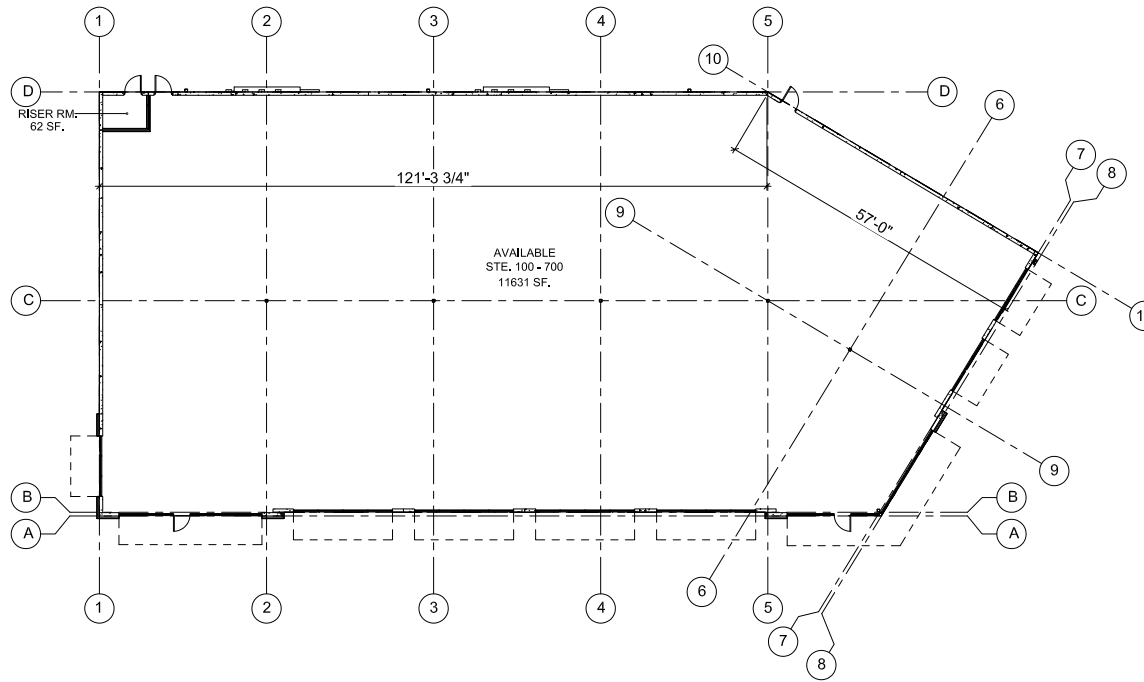
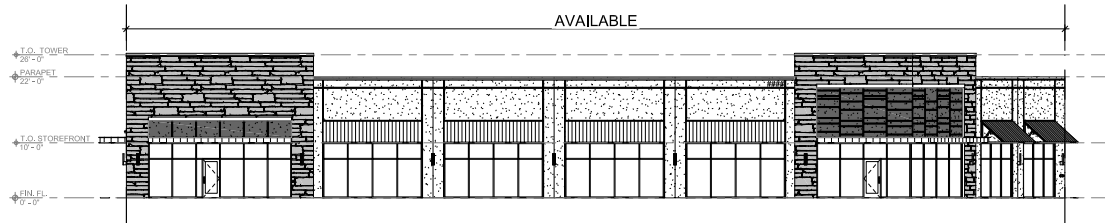
BUILDING AREA DATA TABLE	
TOTAL BUILDING AREA	9402 SF.
TOTAL LEASABLE AREA	8939 SF.
TENANT NAME	TENANT AREA
STE. 100 - 500 AVAILABLE	*****

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**Bldg 2 - 1,200 - 11,700 SF**



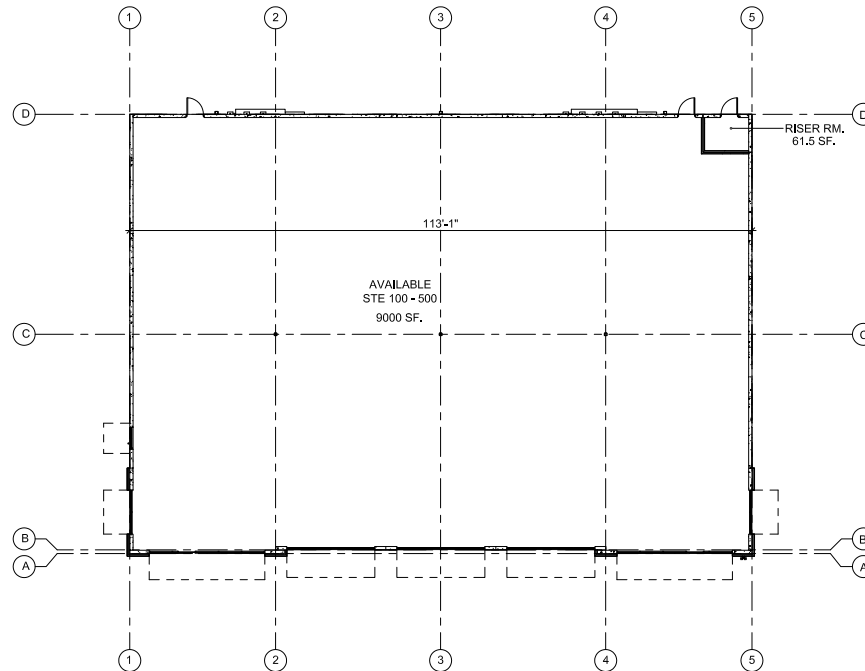
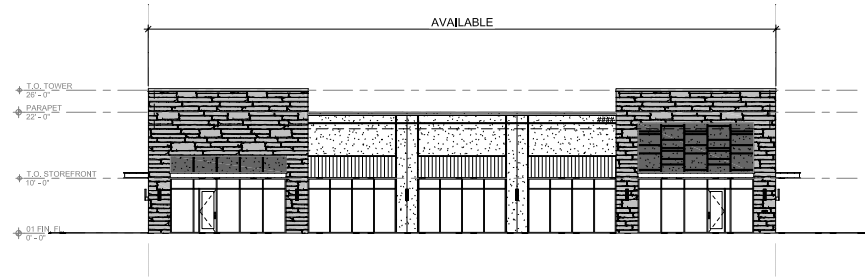
BUILDING AREA DATA TABLE	
TOTAL BUILDING AREA	11693 SF.
TOTAL LEASABLE AREA	11631 SF.
TENANT NAME	TENANT AREA
STE. 100 - 700 AVAILABLE	11631 SF.

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**Bldg 3 - 1,200 - 9,000 SF**



BUILDING AREA DATA TABLE	
TOTAL BUILDING AREA	9000 SF.
TOTAL LEASEABLE AREA	8939 SF.
TENANT NAME	TENANT AREA
STE. 100 - 500 AVAILABLE	8939 SF.



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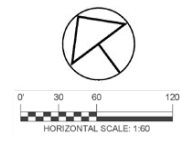
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**KEY NOTES:**

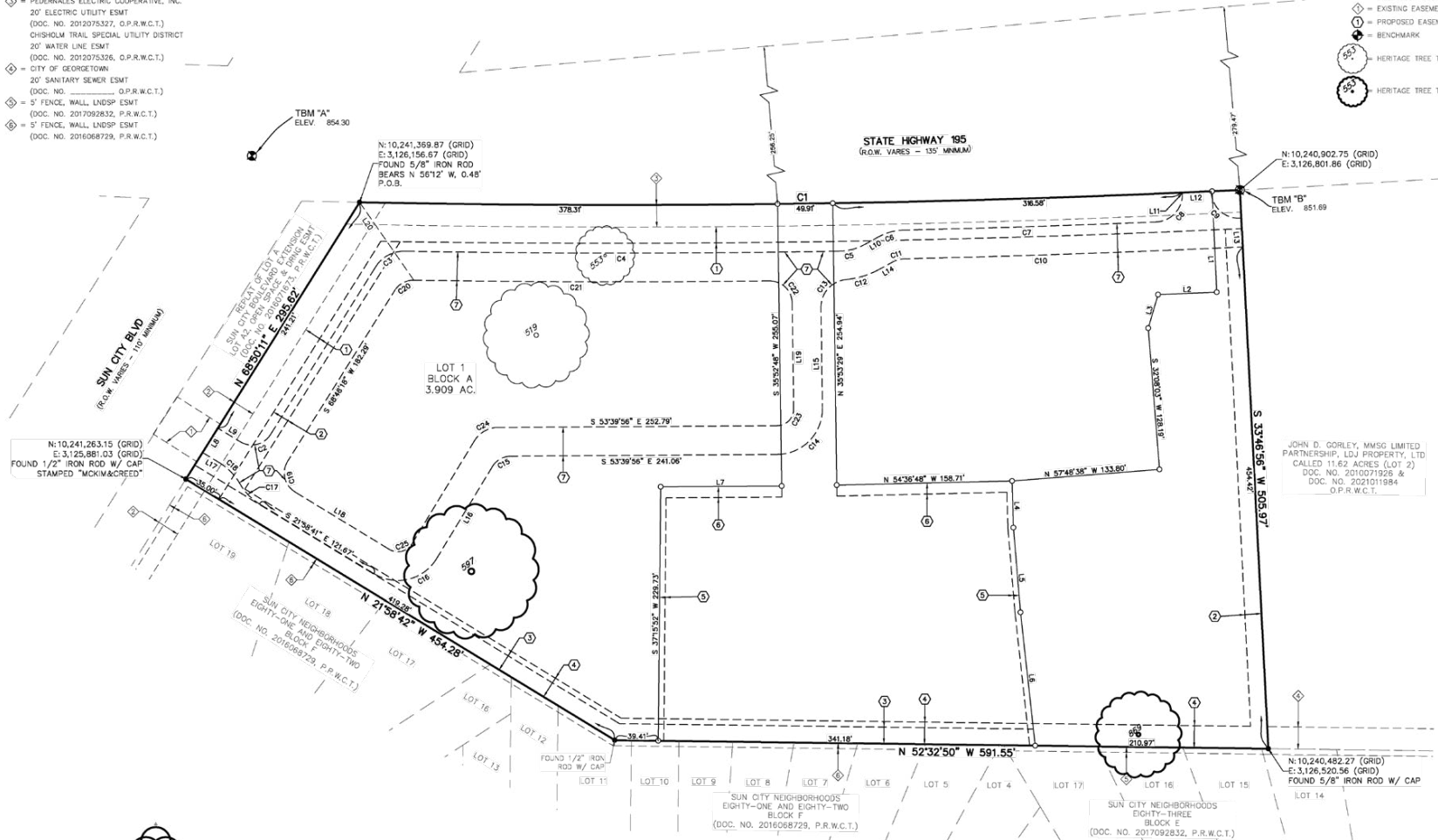
- ① = 15' PUBLIC UTILITY ESMT
- ② = 15' WASTEWATER ESMT
- ③ = 15' LANDSCAPE BUFFER
- ④ = 20' WASTEWATER ESMT
- ⑤ = 5' LANDSCAPE BUFFER
- ⑥ = 10' LANDSCAPE BUFFER
- ⑦ = 26' JOINT USE ACCESS ESMT
- ◇ = 40' ACCESS ESMT
- ◇ (DOC. NO. 2015021908, O.P.R.W.C.T.) = PEDERNALES ELECTRIC COOPERATIVE, INC. 20' OVERHEAD RELOCATION ESMT
- ◇ (DOC. NO. 2016048269, O.P.R.W.C.T.) = PEDERNALES ELECTRIC COOPERATIVE, INC. 20' ELECTRIC UTILITY ESMT
- ◇ (DOC. NO. 2012075327, O.P.R.W.C.T.) = CHISHOLM TRAIL SPECIAL UTILITY DISTRICT 20' WATER LINE ESMT
- ◇ (DOC. NO. 2012075326, O.P.R.W.C.T.) = CITY OF GEORGETOWN 20' SANITARY SEWER ESMT
- ◇ (DOC. NO. \_\_\_\_\_, O.P.R.W.C.T.) = 5' FENCE, WALL, LANDSP ESMT
- ◇ (DOC. NO. 2017092832, P.R.W.C.T.) = 5' FENCE, WALL, LANDSP ESMT
- ◇ (DOC. NO. 2016068729, P.R.W.C.T.) = 5' FENCE, WALL, LANDSP ESMT

**FINAL PLAT OF  
SUN CITY RETAIL**

A SUBDIVISION OF 9.364 AC./407,881 SQ. FT. OF LAND, SITUATED IN THE BURRELL EAVES SURVEY, ABSTRACT NO. 216, CITY OF GEORGETOWN, WILLIAMSON COUNTY, TEXAS.



- LEGEND:**
- = FND 5/8" IRON ROD W/ PLASTIC CAP STAMPED "WINDROSE" (UNLESS NOTED OTHERWISE)
  - = SET 5/8" IRON ROD W/ PLASTIC CAP STAMPED "WINDROSE"
  - BRNC = BRANRAGE
  - R.O.W. = RIGHT-OF-WAY
  - ESMT = EASEMENT
  - DOC. NO. = DOCUMENT NUMBER
  - LANDSP = LANDSCAPE
  - P.R.W.C.T. = PLAT RECORDS, WILLIAMSON COUNTY, TEXAS
  - O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS, WILLIAMSON COUNTY, TEXAS
  - ◇ = EXISTING EASEMENTS
  - ◇ = PROPOSED EASEMENTS
  - ① = BENCHMARK
  - ② = HERITAGE TREE TO BE REMOVED
  - ③ = HERITAGE TREE TO REMAIN



N:10,241,263.15 (GRID)  
E:3,125,881.03 (GRID)  
FOUND 1/2" IRON ROD W/ CAP STAMPED "MCKIM&CREED"

JOHN D. GORLEY, MMSG LIMITED PARTNERSHIP, LDJ PROPERTY, LTD CALLED 11.62 ACRES (LOT 2) DOC. NO. 2010071928 & DOC. NO. 2021011984 O.P.R.W.C.T.



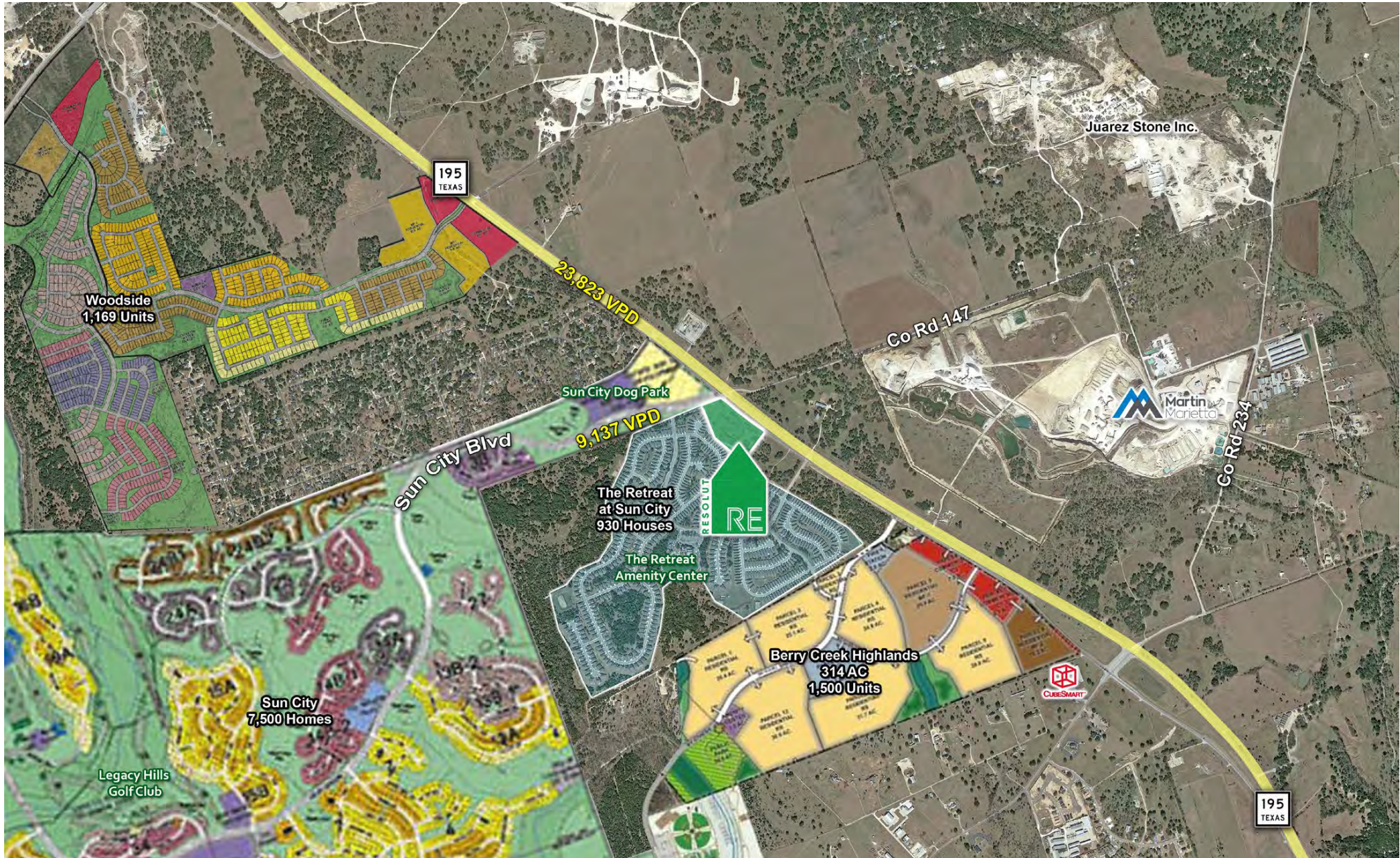
TEMPORARY BENCHMARK "A" ELEVATION - 854.30  
TEMPORARY BENCHMARK "A" IS A BOX CUT ON THE BACK OF A CURB AT THE NOSE OF MEDIAN 225 FEET SOUTHWEST FROM THE CENTERLINE OF HIGHWAY 195, AND AT THE INTERSECTION OF HIGHWAY 195 AND SUN CITY BOULEVARD.

TEMPORARY BENCHMARK "B" ELEVATION - 851.69

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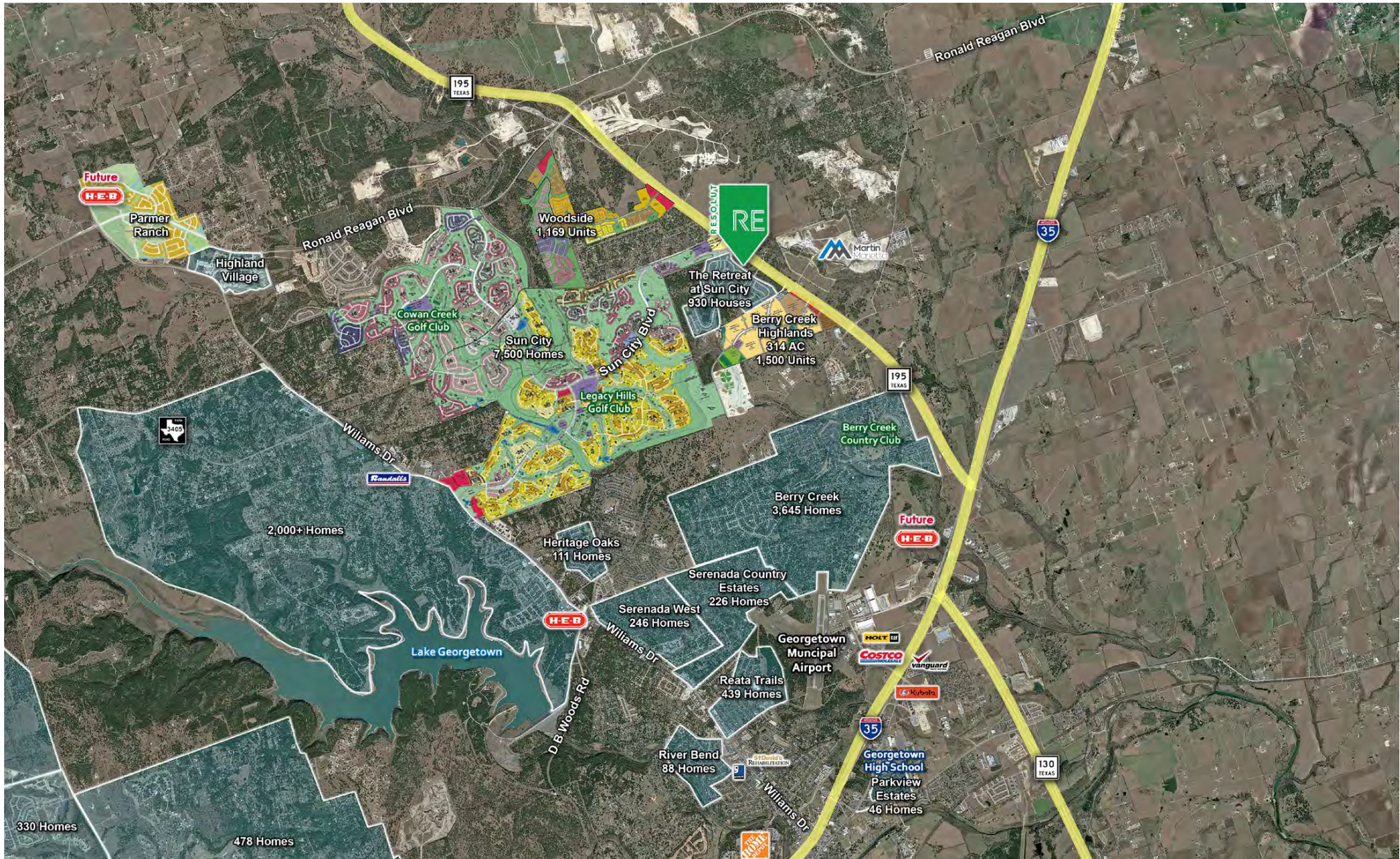
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# Information About Brokerage Services

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.

### 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 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.

Reliance Retail LLC OR Texas RS LLC dba “RESOLUTRE” <small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	603091 OR 9003193 <small>License No.</small>	leads@resolutre.com <small>Email</small>	512-474-5557 <small>Phone</small>
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David J. Simmonds OR Gavin Fite <small>Licensed Supervisor of Sales Agent/Associate</small>	459263 OR 438039 <small>License No.</small>	leads@resolutre.com <small>Email</small>	512-474-5557 <small>Phone</small>
David J. Simmonds <small>Sales Agent/Associate’s Name</small>	459263 <small>License No.</small>	david@resolutre.com <small>Email</small>	512-474-5557 <small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_