

For Lease

Drive-Thru Available



Hunnington

Hunnington Properties, Inc.

1715 S. Capital of Texas Highway #101

Austin TX 78746

512-767-7442

hpiproperties.com

Nolina Square

NWC Ronald Reagan Blvd & Wild Nolina Way

Georgetown, TX 78633

For Lease



Hunington



NOLINA SQUARE

NWC Ronald Reagan Blvd & Wild Nolina Way Georgetown, TX 78633

PROPERTY INFORMATION	Building A	Building B
Space For Lease	18,715 SF (Will Divide)	9,600 SF (Will Divide)
Rental Rate	Call for Pricing	
NNN	\$12.00 PSF	
PAD SITE INFORMATION		
Ground Lease For Sale BTS	PAD D : 1.60 AC 7,020 SF (Medical, Office, or Restaurant)	

PROPERTY HIGHLIGHTS

- Situated at the NWC of Ronald Reagan Blvd and Wild Nolina Way in Georgetown's rapidly expanding Nolina master-planned community.
- Future expansion of Ronald Reagan Blvd to eight lanes will improve traffic flow and access.
- Located in one of the fastest-growing U.S. cities, with strong demographics and close access to major routes like Hwy 29.
- Endcap drive-thru available.

DEMOGRAPHICS

Population (2025)	2 mi. - 1,974 3 mi. - 4,334 5 mi. - 16,699
Average Household Income	2 mi. - \$220,251 3 mi. - \$197,098 5 mi. - \$167,331
Traffic Count	Ronald Reagan Blvd - 6,550 VPD

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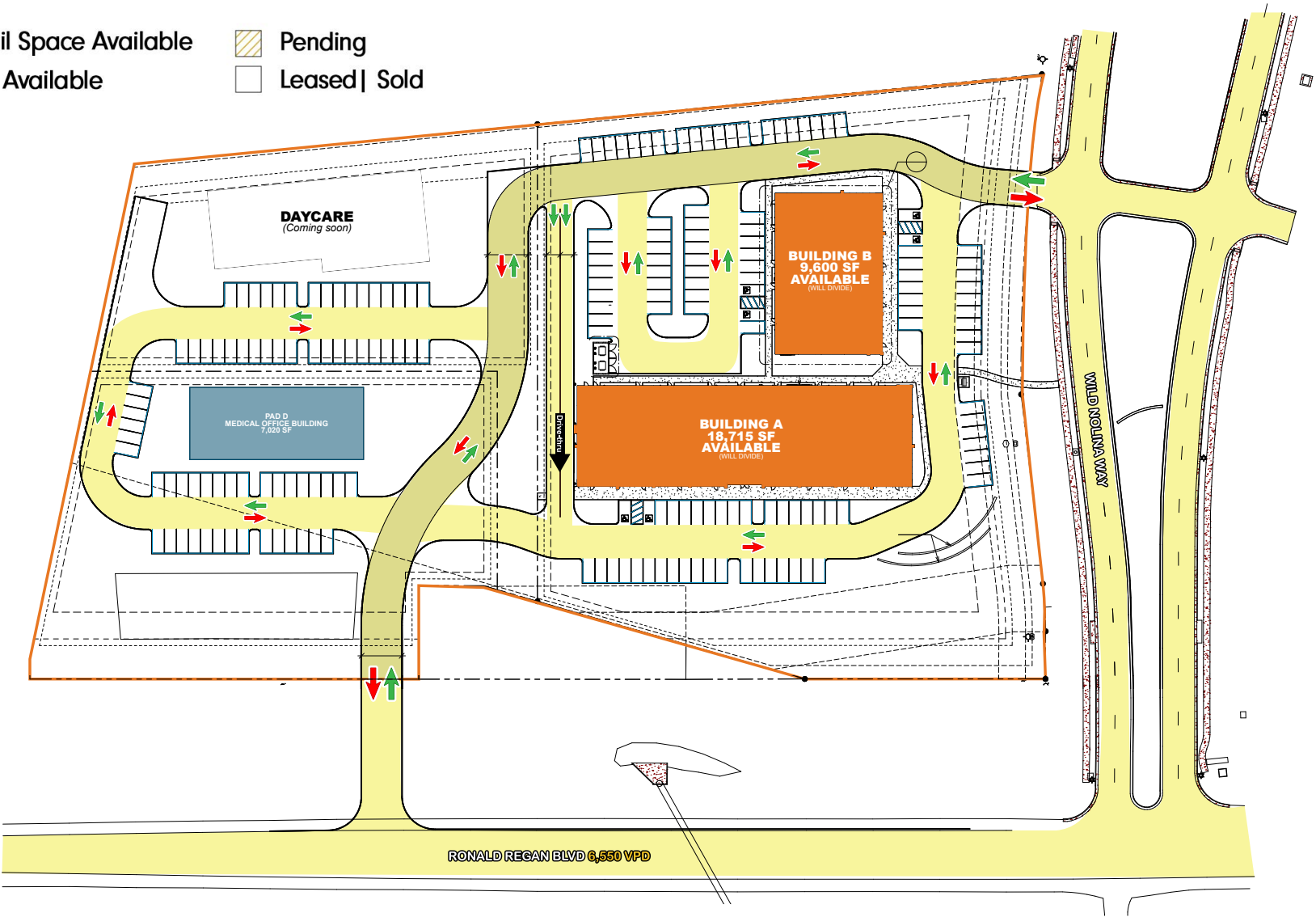
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Site Plan

- Retail Space Available
- Pending
- Pad Available
- Leased | Sold



For Lease



Future
Development



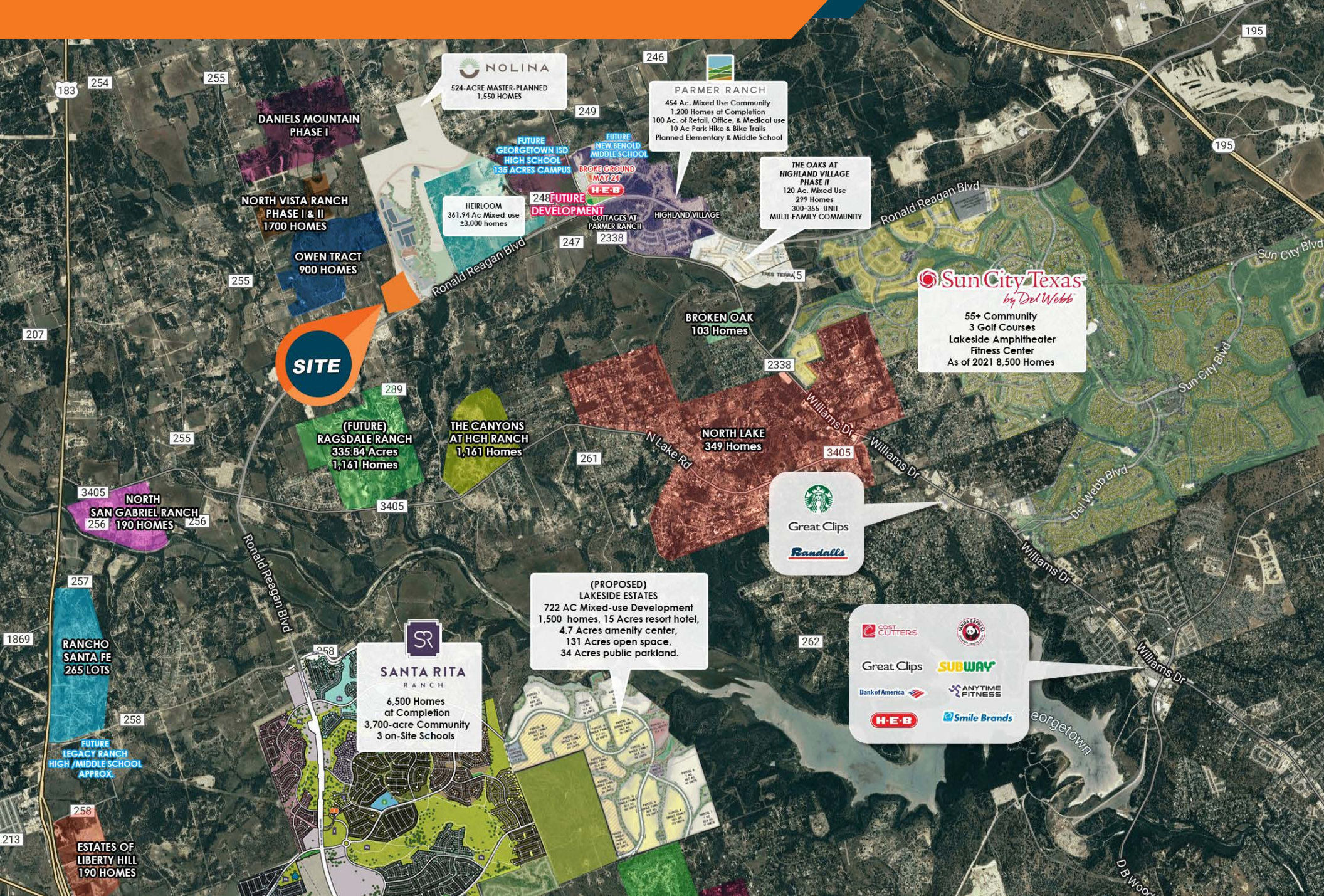
Future
Commercial



RONALD REAGAN BLVD 6,550 VPD

HEIRLOOM
361.94 Ac Mixed-use
±3,000 homes

For Lease



SITE

NOLINA
524-ACRE MASTER-PLANNED
1,550 HOMES

PARMER RANCH
454 Ac. Mixed Use Community
1,200 Homes at Completion
100 Ac. of Retail, Office, & Medical use
10 Ac Park Hike & Bike Trails
Planned Elementary & Middle School

**DANIELS MOUNTAIN
PHASE I**

**NORTH VISTA RANCH
PHASE I & II
1700 HOMES**

**OWEN TRACT
900 HOMES**

**FUTURE
GEORGETOWN ISD
HIGH SCHOOL
135 ACRES CAMPUS**

**FUTURE
NEWBENOLD
MIDDLE SCHOOL**

HEIRLOOM
361.74 Ac Mixed-use
23,000 homes

**248 FUTURE
DEVELOPMENT**

**COTTAGES AT
PARMER RANCH**

HIGHLAND VILLAGE

**THE OAKS AT
HIGHLAND VILLAGE
PHASE II**
120 Ac. Mixed Use
299 Homes
300-355 UNIT
MULTI-FAMILY COMMUNITY

Sun City Texas
by Del Webb
55+ Community
3 Golf Courses
Lakeside Amphitheater
Fitness Center
As of 2021 8,500 Homes

**BROKEN OAK
103 Homes**

**(FUTURE)
RAGSDALE RANCH**
335.84 Acres
1,161 Homes

**THE CANYONS
AT HCH RANCH**
1,161 Homes

**NORTH LAKE
349 Homes**

**NORTH
SAN GABRIEL RANCH**
190 HOMES

Great Clips
Randalls

**(PROPOSED)
LAKESIDE ESTATES**
722 AC Mixed-use Development
1,500 homes, 15 Acres resort hotel,
4.7 Acres amenity center,
131 Acres open space,
34 Acres public parkland.

**SANTA RITA
RANCH**
6,500 Homes
at Completion
3,700-acre Community
3 on-Site Schools

SCOTT CUTTERS
Great Clips
Bank of America
H-E-B
SMILE BRANDS
SUBWAY
ANYTIME FITNESS

**RANCHO SANTA FE
265 LOTS**

**FUTURE
LEGACY RANCH
HIGH / MIDDLE SCHOOL
APPROX.**

**ESTATES OF
LIBERTY HILL
190 HOMES**

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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.

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<u>AJ Loudermilk</u> Sales Agent/Associate's Name	<u>693472</u> License No.	<u>aj@hpiproperties.com</u> Email	<u>713.623.6944</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date