

FOR LEASE
NORTHPARK35 II, III & V

201 VELOCITY DRIVE • GEORGETOWN, TEXAS 78628



CLASS A INDUSTRIAL IN GEORGETOWN





FOR LEASE **NORTHPARK35 II, III & V**

201 VELOCITY DRIVE • GEORGETOWN, TEXAS 78628

Building II

28,791 - 115,164 SF

Shell Complete, Move-In Ready

Building III

28,780 - 172,679 SF (Full Building)

Groundbreaking: September 2021

Delivery: April 2022

Building V

100,000 - 297,057 SF (Full Building)

Groundbreaking: January 2022

Delivery: September 2022

Superb Georgetown Location

30 minutes from downtown Austin at the intersection of IH-35 and SH-130



NORTHPARK35 is a new Class A industrial development in Georgetown, Texas, developed and owned by Titan Development. This site is located at the northern most point of the Austin MSA at the intersection of IH-35 and SH-130, making it an ideal location for distribution and manufacturing companies.

Property Highlights

- Brand new Class A spec industrial park
- Triple freeport tax exempt
- Located at the intersection of IH-35 and SH-130 in booming Georgetown, Texas
- Minutes from the Round Rock Premium Outlets, IKEA and many single-family residential neighborhoods

Omar Nasser

512.684.3721

nasser@aquilacommercial.com

Blake Patterson

512.684.3717

patterson@aquilacommercial.com



The information contained herein has been obtained from sources believed reliable. AQUILA Commercial, LLC makes no guaranties or warranties as to the accuracy thereof. The presentation of the property is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Included projections, opinions, assumptions or estimates, are for example only, and may not represent current or future performance of the property. Information is for guidance only and does not constitute all or any part of a contract. Last updated 1/2022.

BUILDING II NORTHPARK35 II, III & V

201 VELOCITY DRIVE • GEORGETOWN, TEXAS 78628

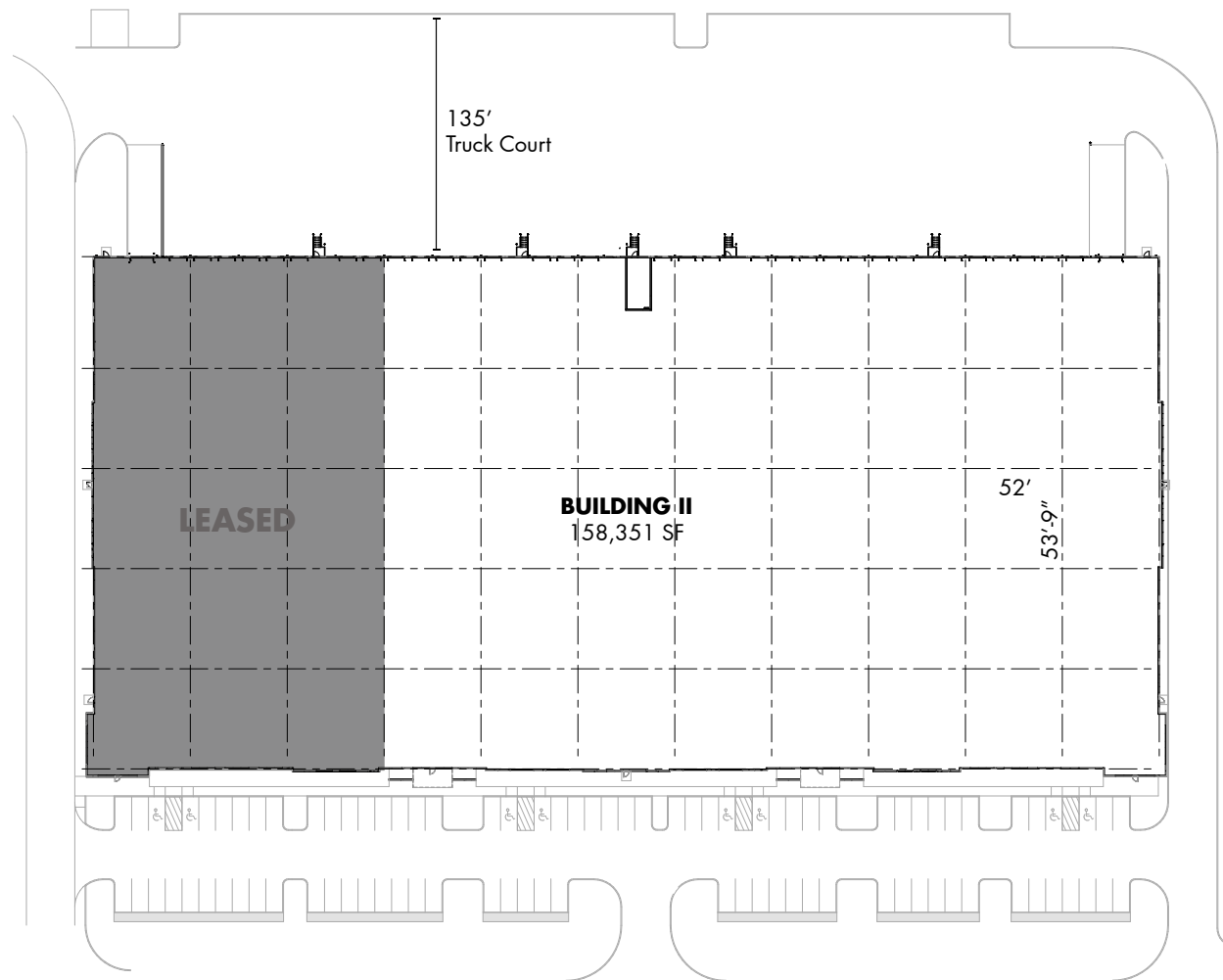
Owned by

POLK STREET
INDUSTRIAL



BUILDING II SPECS

Address	201 Velocity Drive Georgetown, TX
Total Size	158,351 SF
Available Space	28,791 - 115,164 SF
Column Spacing	52' x 53'-9" Typical with 60' Speed Bay
Clear Height	32'
Ramps	1
Docks	24
Building Depth	275'
Truck Court Depth	135'
Sprinklers	ESFR
Power	1200 Amps



BUILDING III NORTHPARK35 II, III & V

TBD VELOCITY DRIVE • GEORGETOWN, TEXAS 78628

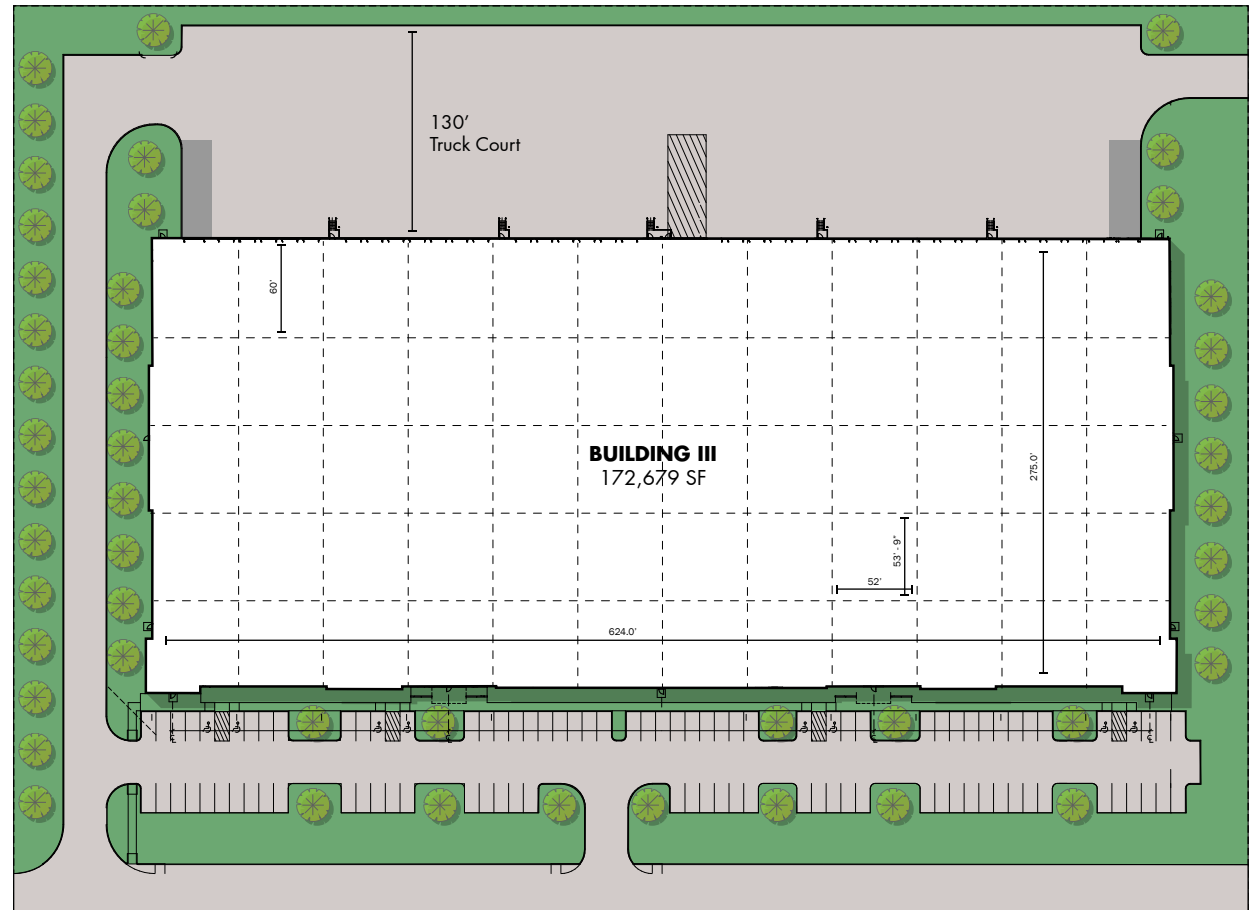
Owned by

POLK STREET
INDUSTRIAL



BUILDING III SPECS

Address	TBD Velocity Drive Georgetown, TX
Total Size	172,679 SF
Available Space	28,780 - 172,679 SF
Column Spacing	52' x 53'-9" Typical with 60' Speed Bay
Clear Height	32'
Ramps	2
Docks	35
Building Depth	275'
Truck Court Depth	130'
Sprinklers	ESFR
Power	2,000 Amps



BUILDING V

NORTHPARK35 II, III & V

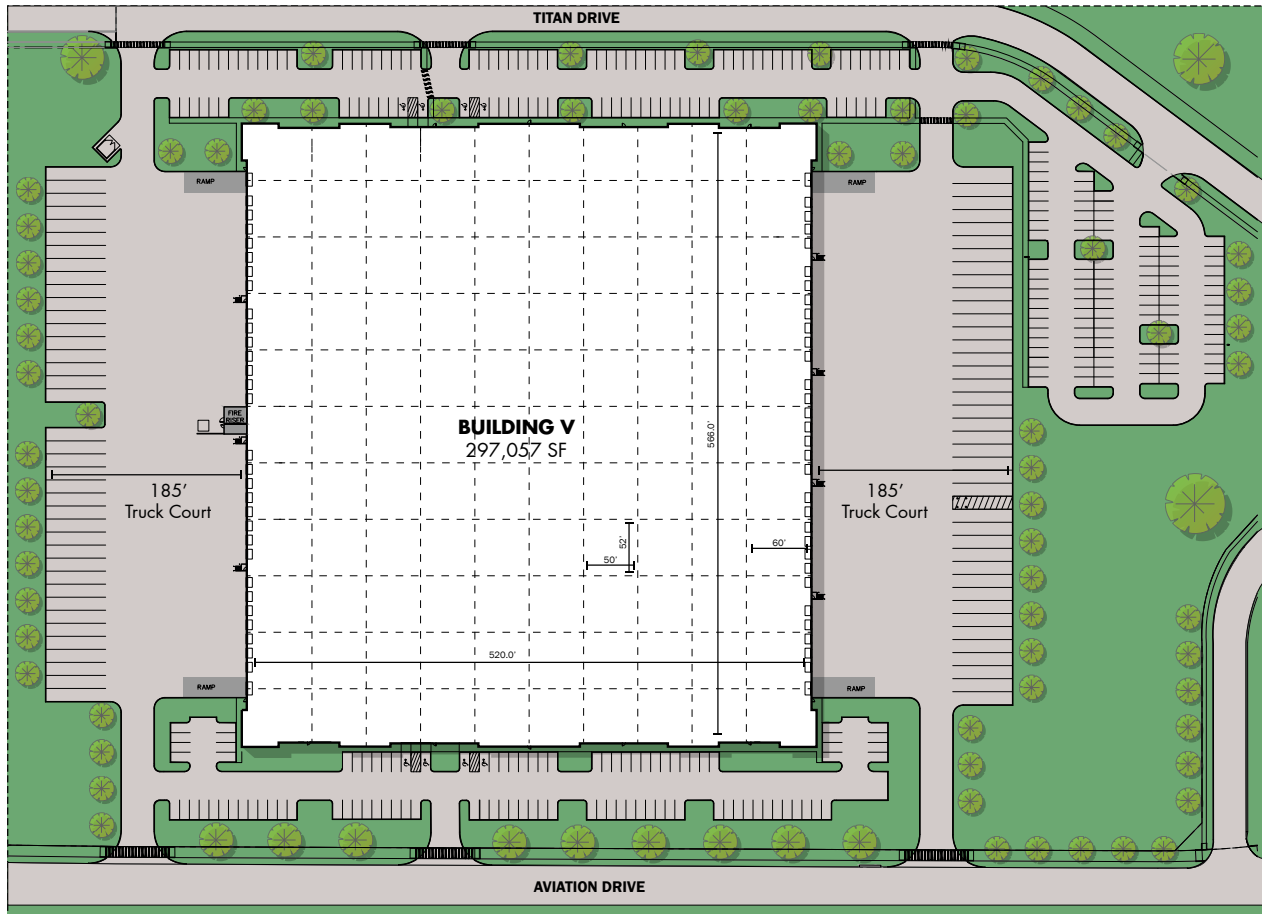
TBD VELOCITY DRIVE • GEORGETOWN, TEXAS 78628

Owned by



BUILDING V SPECS

Address	TBD Velocity Drive Georgetown, TX
Total Size	297,057 SF
Available Space	100,000 - 297,057 SF
Column Spacing	50' x 52' Typical with 60' Speed Bay
Clear Height	36'
Ramps	4
Docks	59
Truck Court Depth	185' - 135' w/ 50' trailers
Trailer Parking	79 spaces
Auto Parking	382 including 4 accessible
Power	3,000 Amps



SITE PLAN - PHASE I & II

NORTHPARK35 II, III & V

201 VELOCITY DRIVE • GEORGETOWN, TEXAS 78628



201 VELOCITY DRIVE • GEORGETOWN, TEXAS 78628



GEORGETOWN
MUNICIPAL
AIRPORT

BUILDING II

FUTURE
COMMERCIAL
DEVELOPMENT

BUILDING V

BUILDING III



130
TOLL

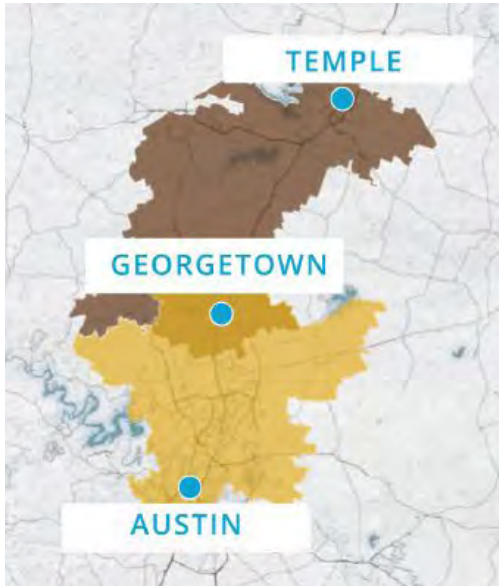
COSTCO
WHOLESALE
SITE



vanguard
TRUCK CENTERS

WHY GEORGETOWN

The growth of the area, along with the affordability and availability, make Georgetown a desirable place for business, retail and residential communities.



GEORGETOWN'S LABOR SHED

encompasses over 700,000 workers, meaning that local employers can draw from a pool well outside of the city itself.



South's Best Cities To Live In
(Southern Living Magazine, 2018)



Safest City in Texas with a population of at least 50,000
(SafeHome.org)



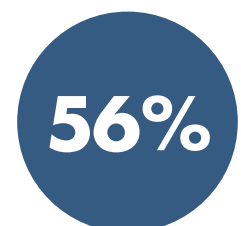
Fastest Growing City in the U.S. with a population of over 50,000
(U.S. Census Bureau)



Georgetown residents feel the quality of life is either good or excellent
(City of Georgetown)



Residents believe the value of the city taxes paid is good or excellent
(City of Georgetown)



Growth between 2010-2018 and continuing to grow
(U.S. Census Bureau)



NEARBY AMENITIES

NORTH PARK 35 II, III & V

201 VELOCITY DRIVE • GEORGETOWN, TEXAS 78628



RIVERY TOWNE CROSSING 3 MILES, 5-MINUTE DRIVE

EAT

Arby's
BB's Home Cooking
George's On The Town
IHOP
Kyoto Sushi

McDonald's
Wendy's

SHOP

Sports Clips
The Home Depot
Walmart Supercenter

REPUBLIC SQUARE 3 MILES, 5-MINUTE DRIVE

EAT

Chipotle
Daylight Donuts
McDonald's
Pizza Hut
Shanghai Express

Starbucks
Subway

SHOP

Dollar Tree
Harbor Freight

WOLF RANCH TOWN CENTER 4.5 MILES, LESS THAN A 10-MINUTE DRIVE

EAT

Buffalo Wild Wings
Carl's Jr.
Casa Ole
Chick-Fil-A
Cotton Patch Cafe
Crumb Cookies
Fish City Grill
Five Guys
Just Love Coffee
Longhorn Steakhouse
McAllister's Deli
Milano Trattoria
MOD Pizza
Nothing Bundt Cakes
Orange Leaf Froyo
Panda Express
Smokey Mo's BBQ
Smoothie King
Souper Salad

SPEC'S Wine & Spirits
Starbucks
Taco Cabana
Wing Stop
Zoe's Kitchen

SHOP

Aurora Medical Spa
Bath & Body Works
Best Buy
Capital One
Claire's
DSW
Fact Fitness
FedEx Kinko's
Five Below
GameStop
Great Clips
Hallmark
James Avery Jewelry

Kay Jewelers
Kirkland's
Kohl's
Leslie's Pool Supply
LOFT
Massage Heights
Michaels
Office Depot
Old Navy
PetsMart
Rack Room Shoes
Ross
Sally Beauty Supply
Sephora
Supercuts
Target
TJ Maxx
Ultra Beauty
Visionworks
Wild Birds Unlimited

DOWNTOWN GEORGETOWN 3.5 MILES, 8-MINUTE DRIVE

EAT

600 Degrees Pizzeria
Blue Corn Harvest
Dos Salsas
El Monumento
Galaxy Bakery & Coffee
Georgetown Winery
Golden Chick
Grape Creek Winery

Gumbo's
Hat Creek Burger Co.
John Mueller Barbecue
Little Caesars Pizza
Monument Cafe
Rio Bravo Mexican Cafe
Roots
The Golden Rule
Wildfire



PROXIMITY TO NORTHPARK35 II, III & V

201 VELOCITY DRIVE • GEORGETOWN, TEXAS 78628



Destination	Distance	Drive Time
Samsung	23 mi.	25 min.
The Domain	25 mi.	20 min.
Applied Materials	30 mi.	25 min.
Downtown Austin	35 mi.	30 min.
Tesla Gigafactory	35 mi.	35 min.
Temple/Belton	35 mi.	30 min.
ABIA Airport	40 mi.	40 min.
San Antonio	110 mi.	1.5 hours
Dallas/Ft. Worth	165 mi.	2.5 hours
Houston	175 mi.	3 hours



NEARBY AMENITIES

NORTH PARK 35 II, III & V

201 VELOCITY DRIVE • GEORGETOWN, TEXAS 78628



Located just off IH-35 adjacent to the intersection of the 130 Toll Road in Georgetown, the site provides easy access to the Austin Metro and beyond. Tenants have convenient access to a broad selection of restaurants, retail, healthcare, residential and educational institutions, all within 10 miles.

Retail, Restaurants and Hospitality

- Round Rock Premium Outlet Mall
- IKEA, Bass Pro Shop, H-E-B, Target, Walmart
- Embassy Suites Hotel and Convention Center
- Plus, countless restaurants, retail and hotels

Healthcare

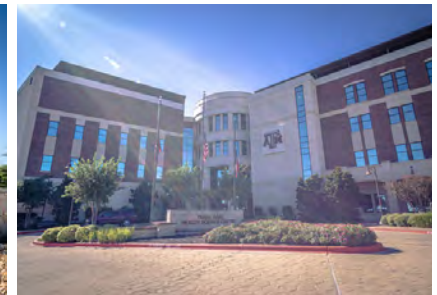
- Baylor Scott & White Medical Center
- Baylor Scott & White Cancer Center
- Ascension Seton Hospital
- Cornerstone Long Term Acute Hospital
- San Gabriel Rehab and Care Center

Education

- Southwestern University
- Texas State University Round Rock Campus
- St. Davids School of Nursing
- Austin Community College Round Rock Campus
- Texas A&M College of Medicine – Round Rock

Other

- Georgetown Municipal Airport
- Inner Space Cavern
- Teravista Masterplanned Community
- Teravista Golf Club
- Plus, thousands of single-family homes





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.

11-2-2015

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

AQUILA Commercial LLC	567896	info@aquilacommercial.com	512-684-3800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Christopher Perry	428511	perry@aquilacommercial.com	512-684-3803
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____