

CENTURY 21[®]

Judge Fite Company



221 N INTERSTATE 35
GEORGETOWN, TX 78628



\$999,000



1,134 sqft

DESCRIPTION

Prime commercial opportunity on the northwest quadrant of I-35 and Williams Drive. This highly visible .85-acre site offers excellent exposure along the I-35 access road, with traffic counts of 92,028 VPD on I-35, 28,010 VPD at Williams Dr/Park Ln, and 10,410 VPD on the access road. Improvements include a 1,332 sq ft freestanding building, concrete drive and pad, pylon signage, and full utilities. The location is part of the City of Georgetown's planned gateway corridor, surrounded by established businesses and steady consumer flow. Suitable for bank/financial, office, medical, professional services, auto sales, boutique retail, or restaurant concepts. (Note: deed restrictions prohibit convenience stores, liquor or food sales, and automotive repair.) Georgetown continues to be one of Texas' strongest business climates, supported by a fast-growing population, high household incomes, excellent schools, and the presence of Southwestern University. A vibrant historic Square, expanding medical community, and the large Sun City 55+ development create consistent demand for service-based and community-oriented uses. Easy access to the Austin metro makes this a strategic location for businesses seeking visibility, growth potential, and long-term stability.

PROPERTY TYPE: Commercial - Other
MLS STATUS: Active
MLS: 3145412
YEAR BUILT: 1970
COUNTY: Williamson
TRACT OR SUBDIVIION: Gabriel Heights
LIST DATE: 11/18/2025

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800.451.8055

AREA: GTW
SQUARE FEET: 1,134
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.86
LOT SIZE (SQFT): 37,461

INTERIOR FEATURES

KITCHEN:

- None

FLOOR COVERINGS:

- Concrete

EXTERIOR FEATURES

PARKING:

- None

LOT DESCRIPTION:

- Level

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- None

UTILITIES:

- None

ADDITIONAL PROPERTY DETAILS

LISTED BY: Annette Montgomery

PHONE: 512.630.4038

BROKERED BY: Wolf Real Estate