FOR LEASE
NORTH PARK 35 I & II
101 & 201 VELOCITY DRIVE • GEORGETOWN, TEXAS 78628

UP TO 258,877 SF AVAILABLE
FOR LEASE
NORTH PARK35 I & II
101 & 201 VELOCITY DRIVE • GEORGETOWN, TEXAS 78628

Availability
Building I: 100,526 SF
Building II: 158,351 SF

Timeline
Construction Commencement: Q4 2020
Building Delivery: Q2 2021

High Clear Height
32’ clear height in both buildings

Superb Location
Located at the intersection of IH-35 and SH-130 in booming Georgetown, Texas

NORTH PARK35 is a brand new, two-building Class A industrial park 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. This speculative development is commencing Q4 2020 with a delivery of Q2 2021.

Property Highlights
• Brand new Class A spec industrial park
• Located at the intersection of IH-35 and SH-130 in Georgetown, Texas
• Minutes from the Round Rock Premium Outlets, IKEA and many single-family residential neighborhoods including Teravista

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# NORTH PARK 3.5 - BUILDING I

101 VELOCITY DRIVE • GEORGETOWN, TEXAS 78628

## BUILDING I SPECS

<table>
<thead>
<tr>
<th>Specification</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Address</strong></td>
<td>101 Velocity Drive</td>
</tr>
<tr>
<td></td>
<td>Georgetown, TX</td>
</tr>
<tr>
<td><strong>Total Size</strong></td>
<td>172,679 SF</td>
</tr>
<tr>
<td><strong>Available Space</strong></td>
<td>100,526 SF</td>
</tr>
<tr>
<td><strong>Column Spacing</strong></td>
<td>52’ x 53’-9” Typical with 60’ Speed Bay</td>
</tr>
<tr>
<td><strong>Clear Height</strong></td>
<td>32’</td>
</tr>
<tr>
<td><strong>Ramps</strong></td>
<td>1</td>
</tr>
<tr>
<td><strong>Dock High Doors</strong></td>
<td>20</td>
</tr>
<tr>
<td><strong>Building Depth</strong></td>
<td>275’</td>
</tr>
<tr>
<td><strong>Sprinklers</strong></td>
<td>ESFR</td>
</tr>
</tbody>
</table>

![Building Plan Diagram]
**BUILDING II SPECS**

| **Address** | 201 Velocity Drive  
Georgetown, TX |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Total Size</strong></td>
<td>158,351 SF</td>
</tr>
<tr>
<td><strong>Available Space</strong></td>
<td>158,351 SF (Full Building)</td>
</tr>
</tbody>
</table>
| **Column Spacing** | 52’ x 53’-9” Typical  
with 60’ Speed Bay |
| **Clear Height** | 32’ |
| **Ramps** | 2 |
| **Dock High Doors** | 32 |
| **Building Depth** | 275’ |
| **Sprinklers** | ESFR |
SITE PLAN - PHASE I & II
NORTHPARK35 I & II

- BUILDING 1: 172,679 SF
- BUILDING 2: 158,351 SF
- BUILDING 3: 172,700 GSF
- BUILDING 4: 223,080 GSF
- BUILDING 5: 200,000 GSF
- BUILDING 6: 293,280 GSF
- BUILDING 7: 308,880 GSF
- BTS: 78,000 GSF
- COMMERCIAL LOT: 8.19 AC +/-
- COMMERCIAL LOT: 10.43 AC +/-
- BUILD-TO-SUIT: 12.05 AC +/-
- COMMERCIAL LOT OR BTS: 10.65 AC +/-

Phase I
- UNDER CONTRACT

Phase II
- Truck Court / Trailer Parking
- Car Parking

Aviation Drive
I-35 Frontage Road
SITE AERIAL
NORTHPARK 35 I & II

SITE

130 TOLL

35
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.

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)

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)
NEARBY AMENITIES
NORTHPARK35 I & II

RIVERTOWNE CROSSING
3 MILES, 5-MINUTE DRIVE

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

SHOP
McDonald's
Wendy's
Sports Clips
The Home Depot
Walmart Supercenter

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
Crumbl 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

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

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

SHOP
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
Ulta Beauty
Visionworks
Wild Birds Unlimited

RIVERTOWNE CROSSING
3 MILES, 5-MINUTE DRIVE

EAT
Chipotle
Daylight Donuts
McDonald's
Pizza Hut
Shanghai Express

SHOP
Starbucks
Subway
Dollar Tree
Harbor Freight

DOWNTOWN GEORGETOWN
3.5 MILES, 8-MINUTE DRIVE

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

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
Ulta Beauty
Visionworks
Wild Birds Unlimited

REPUBLIC SQUARE
3 MILES, 5-MINUTE DRIVE

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

SHOP
Starbucks
Subway
Dollar Tree
Harbor Freight
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.

**Nearby Amenities Northpark35 I & II**

**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.

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 or subagent by the buyer or buyer’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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Designated Broker of Firm
Leigh IV Ellis 580409 ellis@aquilacommercial.com 512-684-3802
Licensed Supervisor of Sales Agent/Associate
Omar Maher Nasser 551386 nasser@aquilacommercial.com 512-684-3721
Sales Agent/Associate’s Name
Blake Edward Patterson 449507 patterson@aquilacommercial.com 512-684-3717
Sales Agent/Associate’s Name

Date

Information available at www.trec.texas.gov

Regulated by the Texas Real Estate Commission

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