



## SIZE

78,841 square feet

## DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	3,702	27,737	52,306
<b>Households</b>	1,642	13,304	23,567
<b>Median HH Income (\$)</b>	117,129	97,902	101,618

## MAJOR TENANT(S)

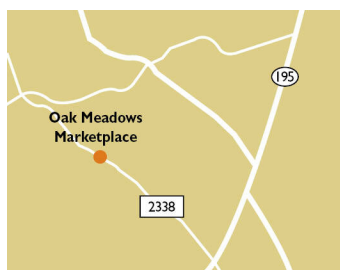
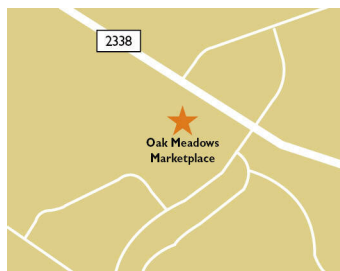
Randalls  
Vet Check  
Woof Gang Bakery & Grooming

## LEASING CONTACT

Josh O'Toole  
Mobile (801) 698-8080  
jotoole@phillipsedison.com

## MORE INFO

[www.phillipsedison.com](http://www.phillipsedison.com)



## LOCATION

5731 Williams Drive | Georgetown, TX 78633

## PROPERTY HIGHLIGHTS

- 78,841-square-foot shopping center anchored by Randalls with Starbucks, VetCheck and Woofgang
- Located at the intersection of Jim Hogg Road and Williams Drive (16,937 VPD)
- Population exceeds 27,700 in a three-mile radius with an average income greater than \$128,100



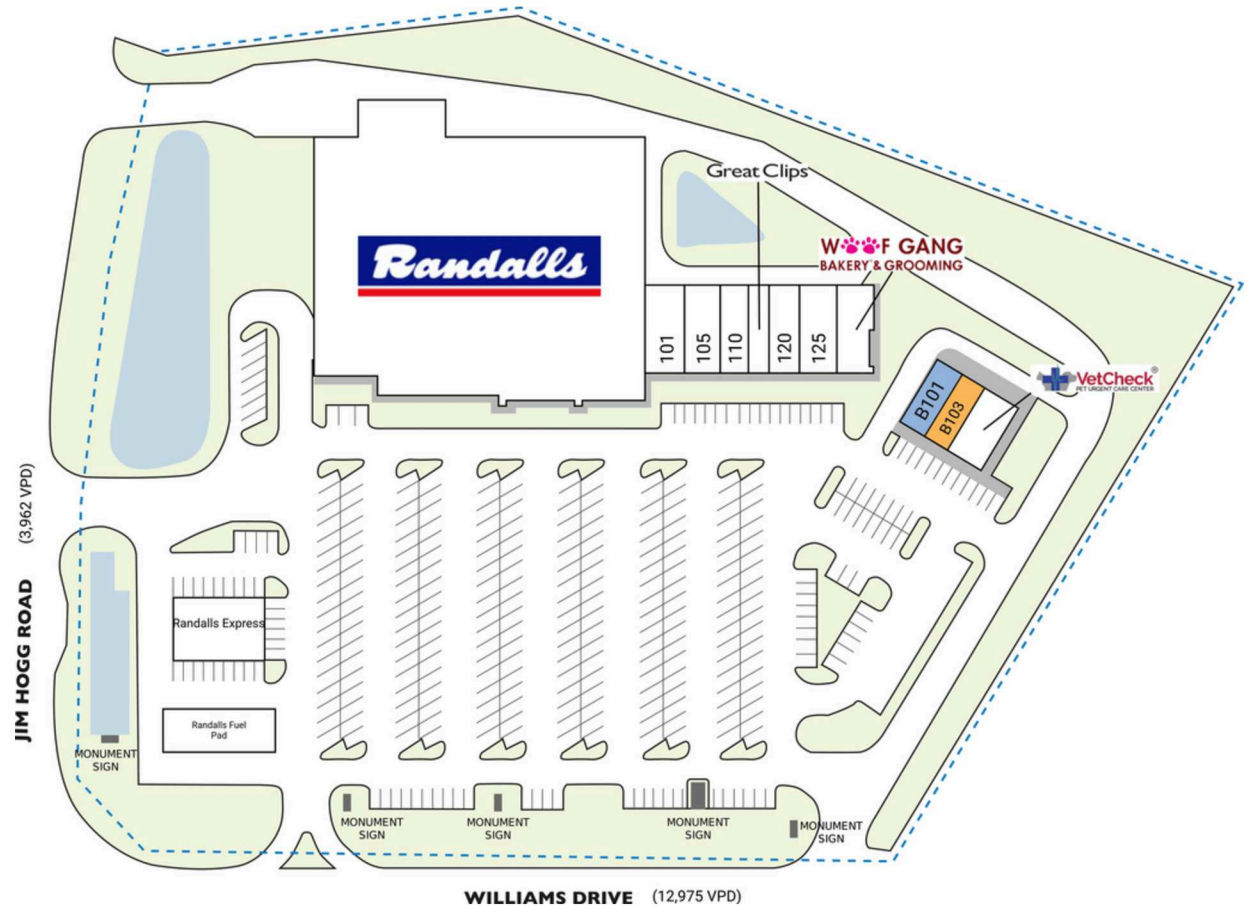
# OAK MEADOWS MARKETPLACE

5731 Williams Drive | Georgetown, TX 78633

SPACE	TENANT	SQ. FT.
A	Randalls	57,953 SF
B	Randalls Fuel Pad	3,020 SF
B101	COMING AVAILABLE	1,200 SF
B103	AVAILABLE	1,460 SF
B105	Vet Check	2,314 SF
101	Renken Dentistry of Texas	2,192 SF
105	Artzy Nails	2,097 SF
110	Pho Ever Diner	1,573 SF
115	Great Clips	1,134 SF
120	LoneStar Elite Liquor	1,700 SF
125	Lin's Cafe	2,000 SF
130	Woof Gang Bakery & Grooming	2,198 SF
<b>TOTAL SQ. FT.</b>		<b>78,841</b>

SITE LEGEND	
<span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black;"></span> Available	<span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black;"></span> Occupied
<span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; border: 1px solid black;"></span> Leased (not occupied)	<span style="display: inline-block; width: 15px; height: 10px; background-color: gray; border: 1px solid black;"></span> Owned by Others
<span style="display: inline-block; border: 2px dashed blue; width: 20px; height: 10px;"></span> Site Boundary	

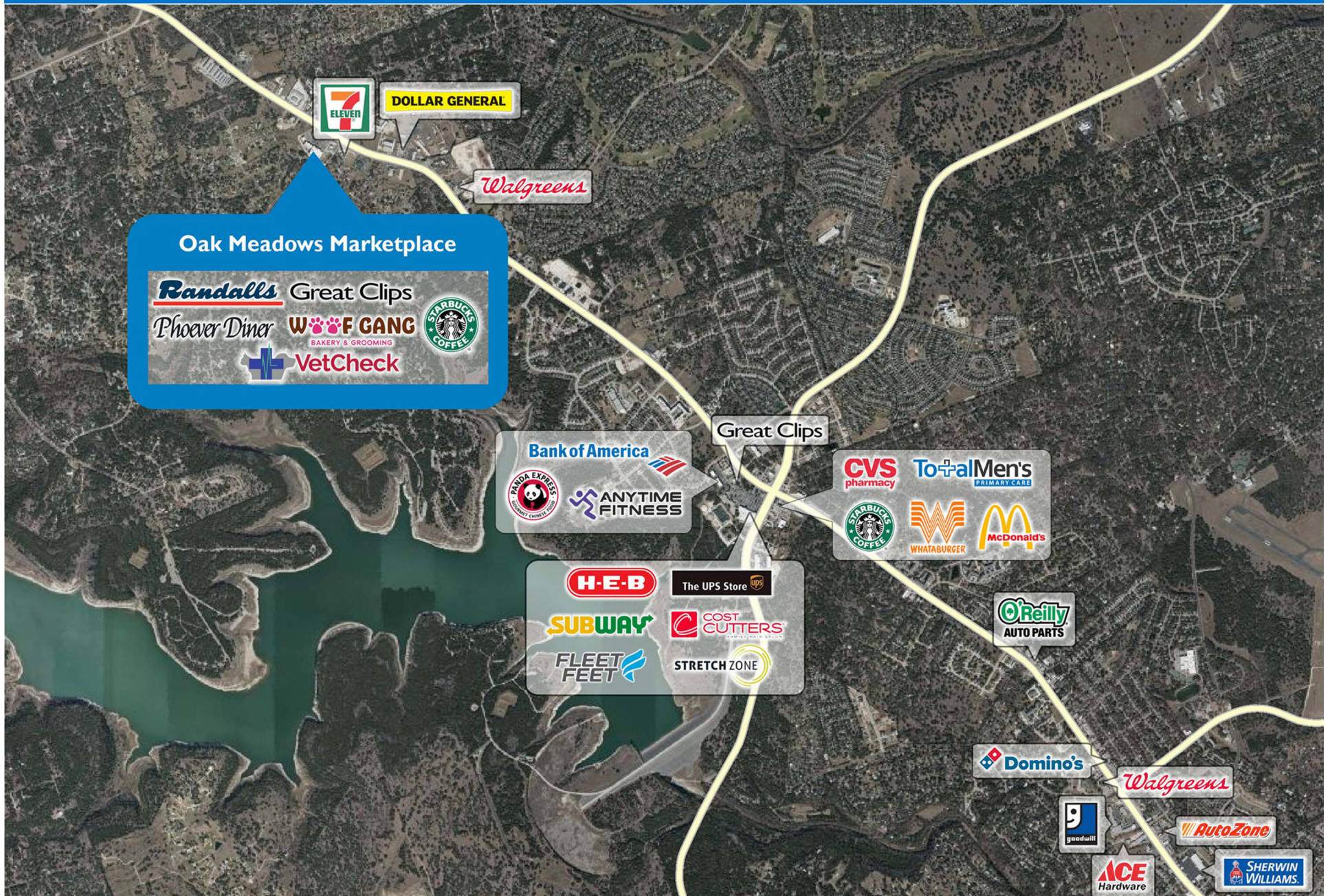


DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.



# OAK MEADOWS MARKETPLACE

5731 Williams Drive | Georgetown, TX 78633





# Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 30.703773

Longitude: -97.749611

Oak Meadows Marketplace Georgetown, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q4 2023 Estimated Population	3,702	27,737	52,306
	2028 Projected Population	3,937	29,374	58,602
	2010 Census Population	2,075	16,520	32,575
	2000 Census Population	921	6,169	17,732
	1990 Census Population	161	1,390	9,390
	Historical Annual Growth 1990 to 2000	19.04%	16.07%	6.56%
	Historical Annual Growth 2000 to 2010	8.47%	10.35%	6.27%
	Estimated Annual Growth 2010 to 2023	4.30%	3.84%	3.50%
	Projected Annual Growth 2023 to 2028	1.24%	1.15%	2.30%
	Median Age	63.8	67.9	61.6
Households	Q4 2023 Estimated Households	1,642	13,304	23,567
	2028 Projected Households	1,735	14,012	26,178
	2010 Census Households	818	7,684	14,161
	2000 Census Households	331	2,663	6,926
	1990 Census Households	47	445	3,227
	Historical Annual Growth 1990 to 2000	21.53%	19.58%	7.94%
	Historical Annual Growth 2000 to 2010	9.46%	11.18%	7.41%
	Estimated Annual Growth 2010 to 2023	5.20%	4.07%	3.77%
	Projected Annual Growth 2023 to 2028	1.10%	1.04%	2.12%
	Population per Household	2.25	2.08	2.21
Population by Race	White	83.6%	85.4%	82.2%
	Black or African American	1.5%	1.8%	1.9%
	Asian & Pacific Islander	1.9%	1.7%	1.6%
	Other Races	3.7%	2.8%	3.5%
	Hispanic Population	9.3%	8.3%	10.8%
Income	Average Household Income	\$147,118	\$128,105	\$133,363
	Median Household Income	\$117,129	\$97,902	\$101,618
	Per Capita Income	\$65,301	\$61,556	\$60,286
Education (Age 25+)	Elementary	0.7%	0.9%	1.8%
	Some High School	1.2%	1.0%	1.5%
	High School Graduate	14.2%	11.5%	13.2%
	Some College	17.3%	21.1%	21.3%
	Associates Degree Only	9.6%	7.9%	7.5%
	Bachelors Degree Only	32.1%	34.2%	33.9%
	Graduate Degree	24.8%	23.4%	20.8%
Business	Number of Businesses	58	497	1,085
	Total Number of Employees	452	3,949	9,066
	Employees per Business	7.86	7.95	8.35
	Residential Population per Business	64.29	55.86	48.20

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.