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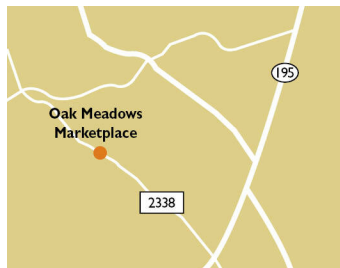
78,841 square feet

DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	4,339	28,880	55,544
Households	1,774	13,226	23,817
Median HH Income (\$)	111,666	89,416	92,521

MAJOR TENANT(S)

Randalls
 Vet Check
 Woof Gang Bakery & Grooming
 Sabino's Pizza



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 (15,500 VPD)
- Population exceeds 28,800 in a three-mile radius with an average income greater than \$118,600

LEASING CONTACT

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MORE INFO

www.phillipsedison.com

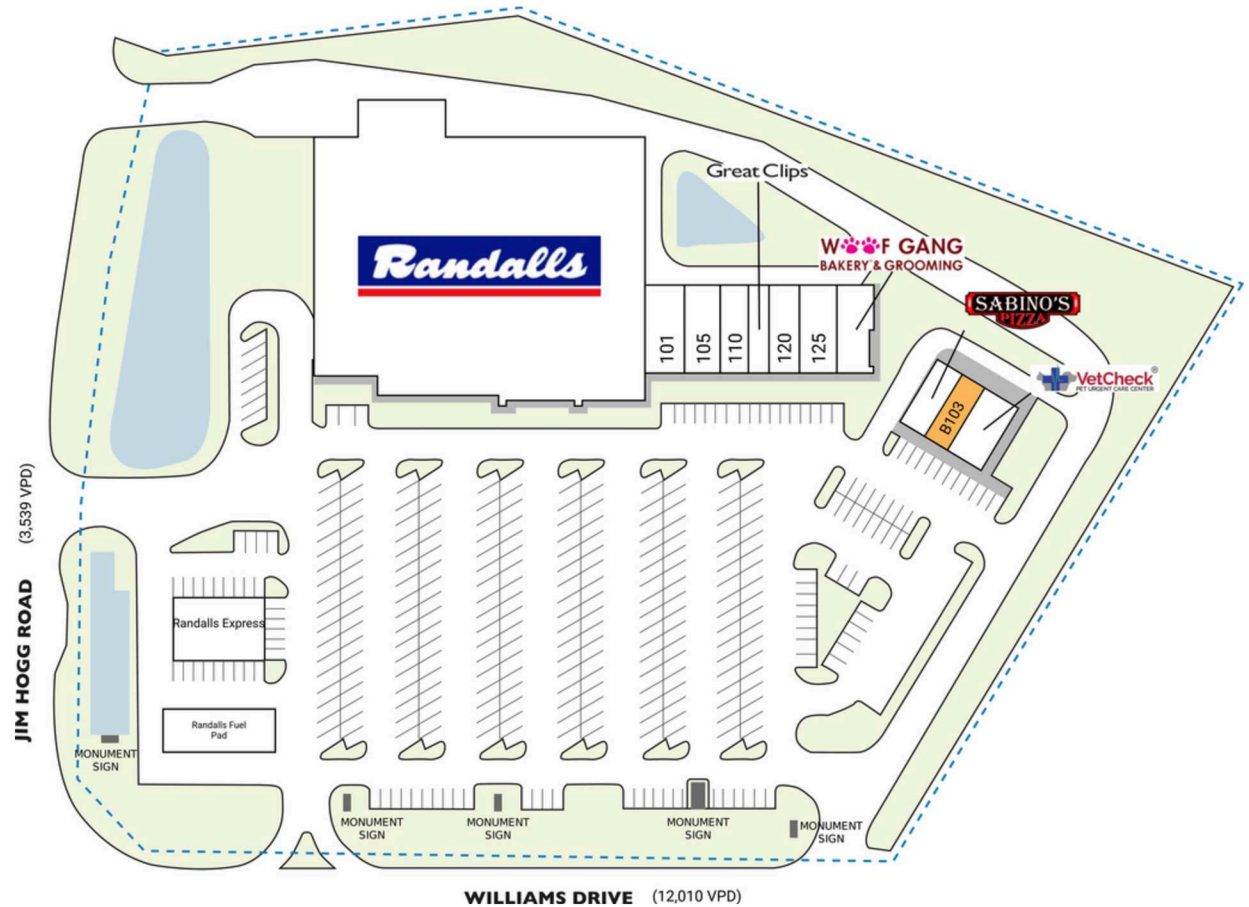


OAK MEADOWS MARKETPLACE

5731 Williams Drive | Georgetown, TX 78633

SPACE	TENANT	SQ. FT.
A	Randalls	57,953 SF
B	Randalls Fuel Pad	3,020 SF
B101	Sabino's Pizza	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	All Star Liquors	1,700 SF
125	Lin's Cafe	2,000 SF
130	Woof Gang Bakery & Grooming	2,198 SF
TOTAL SQ. FT.		78,841

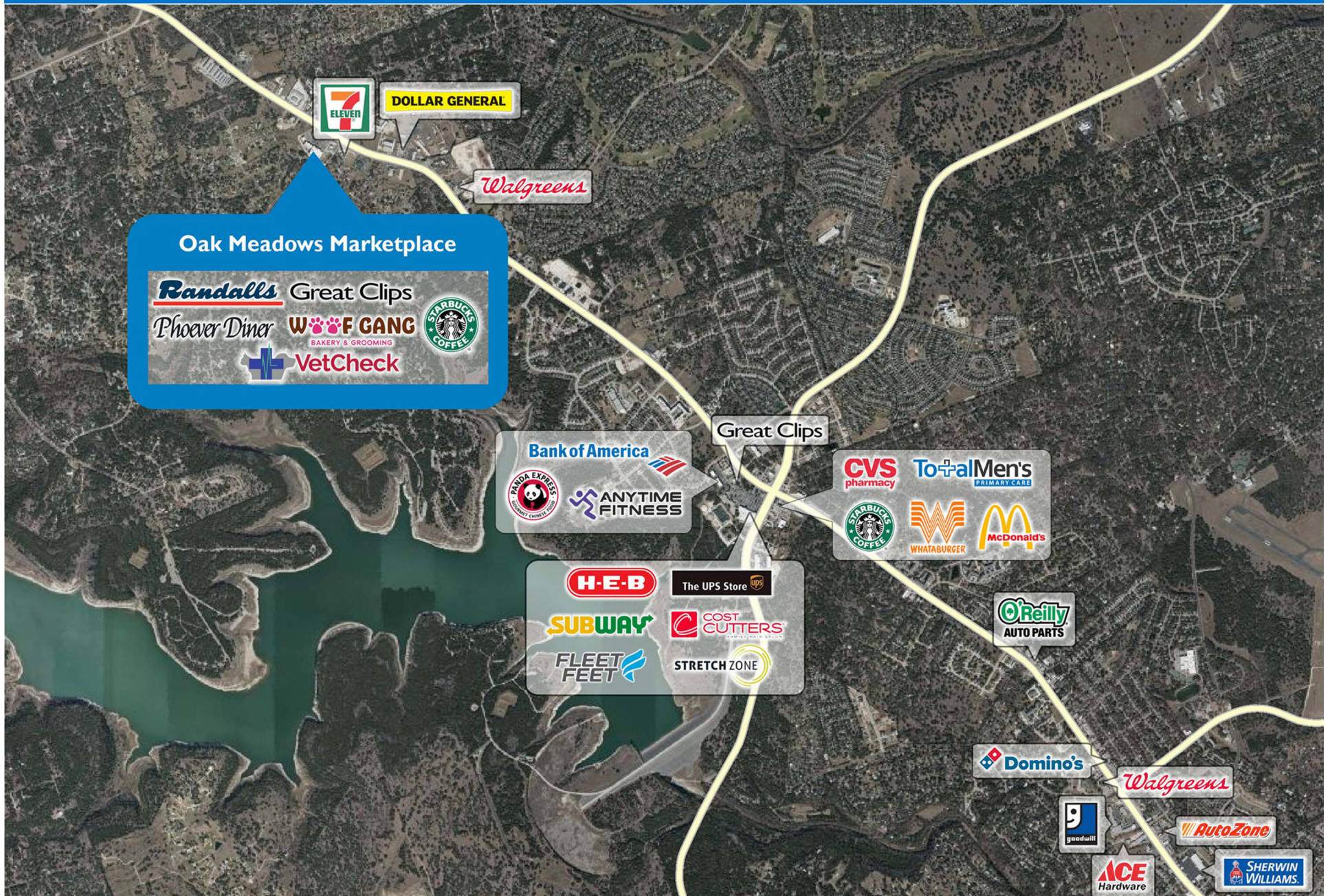
SITE LEGEND	
 Available	 Occupied
 Leased (not occupied)	 Owned by Others
 Site Boundary	



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, 2022 Estimates & 2027 Projections

Calculated using TAS Retrieval Retrieval

Mar 20, 2023



Oak Meadows Marketplace Georgetown, TX		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Q2 2022 Estimated Population	4,339	28,880	55,544
	2027 Projected Population	4,925	32,205	62,464
	2010 Census Population	2,222	16,392	31,842
	2000 Census Population	852	6,036	17,234
	1990 Census Population	173	1,788	9,183
	Historical Annual Growth 1990 to 2000	17.29%	12.94%	6.50%
	Historical Annual Growth 2000 to 2010	10.06%	10.51%	6.33%
	Estimated Annual Growth 2010 to 2022	5.39%	4.54%	4.46%
	Projected Annual Growth 2022 to 2027	2.57%	2.20%	2.38%
	Median Age	59.1	69.4	59.7
Households	Q2 2022 Estimated Households	1,774	13,226	23,817
	2027 Projected Households	2,033	14,687	26,679
	2010 Census Households	872	7,645	13,815
	2000 Census Households	305	2,591	6,735
	1990 Census Households	61	614	3,189
	Historical Annual Growth 1990 to 2000	17.37%	15.49%	7.76%
	Historical Annual Growth 2000 to 2010	11.08%	11.43%	7.45%
	Estimated Annual Growth 2010 to 2022	5.73%	4.39%	4.36%
	Projected Annual Growth 2022 to 2027	2.76%	2.12%	2.30%
	Population per Household	2.45	2.18	2.33
Population by Race	White	86.1%	88.6%	84.1%
	Black or African American	1.1%	0.8%	1.3%
	Asian & Pacific Islander	1.5%	1.6%	1.4%
	Other Races	2.2%	1.6%	2.5%
	Hispanic Population	9.1%	7.4%	10.6%
Income	Average Household Income	\$149,486	\$118,656	\$120,407
	Median Household Income	\$111,666	\$89,416	\$92,521
	Per Capita Income	\$61,121	\$54,344	\$51,651
Education (Age 25+)	Elementary	0.9%	0.9%	1.9%
	Some High School	1.8%	1.3%	2.1%
	High School Graduate	13.1%	12.0%	14.6%
	Some College	19.3%	22.5%	22.0%
	Associates Degree Only	9.7%	8.2%	7.6%
	Bachelors Degree Only	30.5%	32.1%	31.4%
	Graduate Degree	24.8%	23.0%	20.3%
Business	Number of Businesses	30	236	798
	Total Number of Employees	206	1,635	6,673
	Employees per Business	6.77	6.92	8.37
	Residential Population per Business	142.56	122.20	69.63

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