



1008 South Main

1008 South Main St.
Georgetown, TX 78626

1008 South Main is located in the flourishing Historic Downtown District of Georgetown, Texas. Its nearness to the historic downtown square easily connects the building and its occupants to the heart of the community. The close proximity to Austin is also a major plus, just 27 miles away from the capital city known for its music and night life.

Georgetown offers the best of both worlds, the feel of small town living but with great access and convenience to the best of Texas offerings, including the beautiful hill country. "Fortune Small Business" magazine recently selected Georgetown as the number 2 spot in the country out of "100 best places to live and launch" a business (April 2008) and "Old House Journal" names Georgetown as one of the best places in the country to purchase an Historic Home (2007).

The 1920 Sherman Hotel has seen many uses during its lifetime, but for a very long time, this stand alone, derelict and unused building has remained an eyesore for a community which prides itself for their commitment and dedication for historic preservation. Many people considered this building beyond repair and just wanted to see it go away.

ComProp III Investments became the owners of this very special property in April 2008. Our design plans combines Adaptive Use Historic Preservation and Green Building practices in order to maximize the full potential of this project, both from its historical character and new environmental features. This will be the first building of its kind in the area, and we are proud to be responsible for its development.

Georgetown has a rich history dating back to 1848 when Thomas Huling and George Washington Glasscock founded the city, making it one of Texas' first frontier towns as well as the county seat for Williamson County. Georgetown was a pioneer town complete with cattle drives on the Chisholm Trail and a place to tie up your horse when a cowboy did business at the courthouse. This great history has been preserved through the architecture, such as the Sherman Hotel. The Downtown and surrounding Historical District proudly gives witness to the city's richness and glory of the past, making this a true gem in Texas.

Historic Preservations meets Green Building Practices. It is a common saying in the green building movement "that the greenest building is the one that isn't built." There are thousands of buildings that already exist but are not being used despite their historical character and environmental features. These historic buildings were built for a purpose that no longer exists and often lag behind today's performance standards. This makes them strong candidates for green rehabilitations. 1008 South Main is a prime example, and hopefully our efforts will encourage responsible green preservations in Georgetown and the surrounding areas. Our Green Historic Preservation includes the following practices:

Material Efficiency – Reclaim all reusable materials on the project and recycle all metals during demo. The use of dimensional planning and other material efficiency strategies to reduce the amount of new building materials and cost.

Energy Efficiency Strategies – These strategies include increased natural lighting, the use of high-efficiency windows and lighting systems with advanced lighting controls, properly sized performance series heating/cooling system used in conjunction with a thermally efficient building shell, low flow plumbing fixtures and Energy Star rated appliances.

Occupant Health and Safety – The use of zero/low VOC products such as paints and flooring to improve indoor air quality along with adequate ventilation and a high-efficiency, in-duct filtration system.

Green building measures cannot achieve their goals unless they work as intended. Building commissioning includes testing and adjusting the mechanical, electrical, and plumbing systems to ensure that all equipment meets design criteria. It also includes instructing the staff on the operation and maintenance of equipment.

1008 South Main offers three larger office spaces on the first floor and has eight executive type offices on the second floor with a common kitchenette. These leasable spaces can be built to suit, to a certain level, so that we can accommodate the needs of almost any client. The interior build out will stay true to the American Arts and Craft Movement of the early 1900's and will be considered to be a A+ class property with the addition of a couple of modern features that add to the attractiveness of the building. For any additional information call, (512)784-0163.