

Stabilized Multi-Tenant Building For Sale

Volente Crossing Office Park



COMMERCIAL
MARKET EXCHANGE

12801 Anderson Mill Rd. | Building 4 | Cedar Park, Tx 78613

2022 CONSTRUCTION | 100% NNN LEASED | 3% ANNUAL GROWTH | AFFLUENT NORTH AUSTIN SUBMARKET



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EXECUTIVE SUMMARY

Volente Crossing - 12801 Anderson Mill Rd. | Bldg. 4 | Cedar Park, Tx

OFFERING SUMMARY

Sale Price:..... \$1,937,837
NOI:..... \$130,804
CAP Rate..... 6.75%
Building Size (SF):... 4,800
of Units..... 3

PROPERTY HIGHLIGHTS

- 2022 Construction: Minimal near-term capital expenditures.
- 100% Leased: Service-based tenants
- Strong Growth: 3% Annual Escalations in Base Rent
- 5 Year NNN Lease Terms with staggered end dates
- Strong investment opportunity in competitive market.
- Affluent Market with HH Incomes of \$163k - \$206k

PROPERTY OVERVIEW

Now Available: a high quality investment opportunity in Volente Crossing Office Park at 12801 Anderson Mill Rd, Bldg 4 in Cedar Park Texas. This impressive 4,800 SF building, comprised of 3 units, was constructed in 2022 and the last suite is nearing completion of construction.

The building is 100% leased. Staggered lease end dates ensure that the property can remain fully stabilized, with the first lease ending in September of 2028. All tenants have a 5 year net lease with annual escalations, providing minimal landlord responsibilities and strong annual growth.

Volente Crossing Office Park is a 5.5 acre, 10 Building, Condominium Office Park in the thriving Cedar Park market. The park offers great access to both North Austin and Cedar park being 1 mile from N FM 620 and less than a mile from Cypress Creek Rd.

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Legend

- Available Pad Site
- Available Office Condo
- [Link to Listing](#)
- Occupied - For Sale



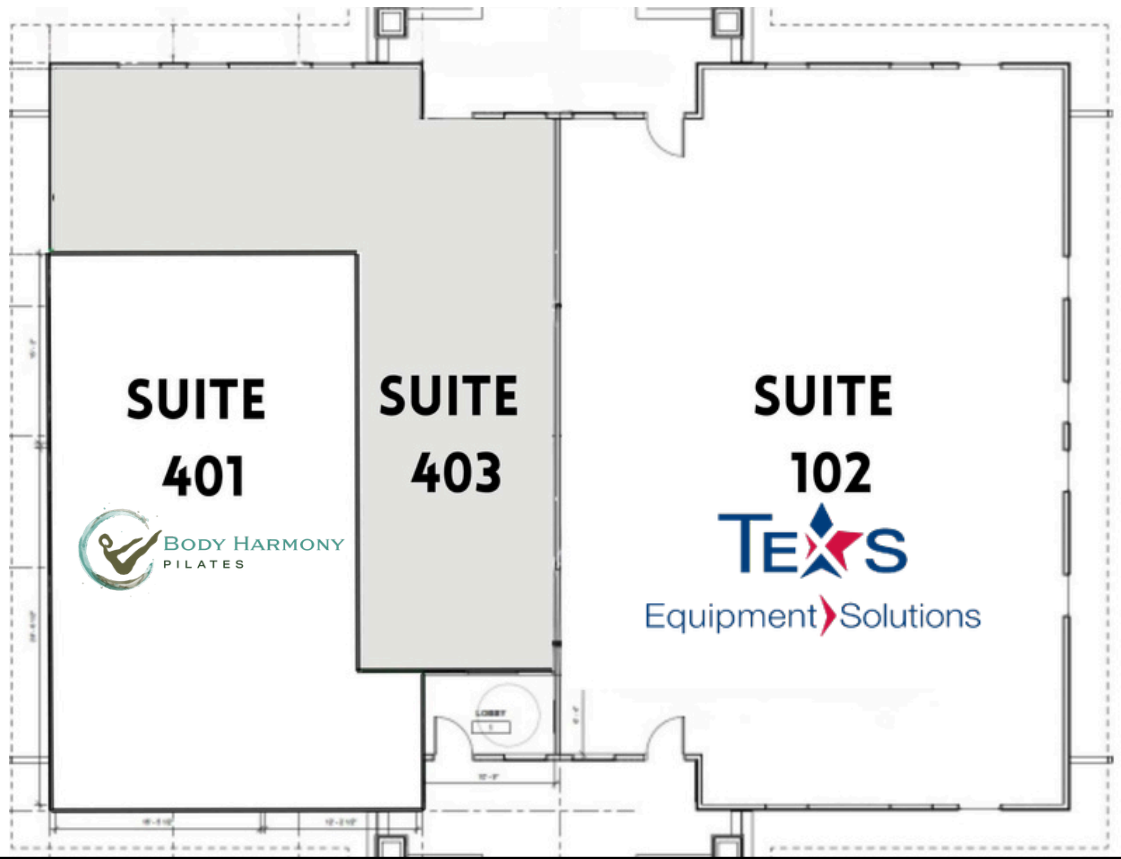
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TENANT INFORMATION

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Tenant	Suite	Size SF	% of Building	Annual	Lease Start	Lease End
Body Harmony Pilates LLC	401	1,162	24.21%	3%	7/15/2024	2/9/2030
Seres Holdings LLC	403	1,238	25.79%	3%	5/1/2025	4/30/2030
Texas Equipment Solutions LLC	102	2,400	50%	3%	4/1/2024	3/31/2029
Totals		4,800	100.00%			
AVG		1,600	33.33%	3%		

EXTERIOR PHOTOS

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AERIAL RETAIL MAP

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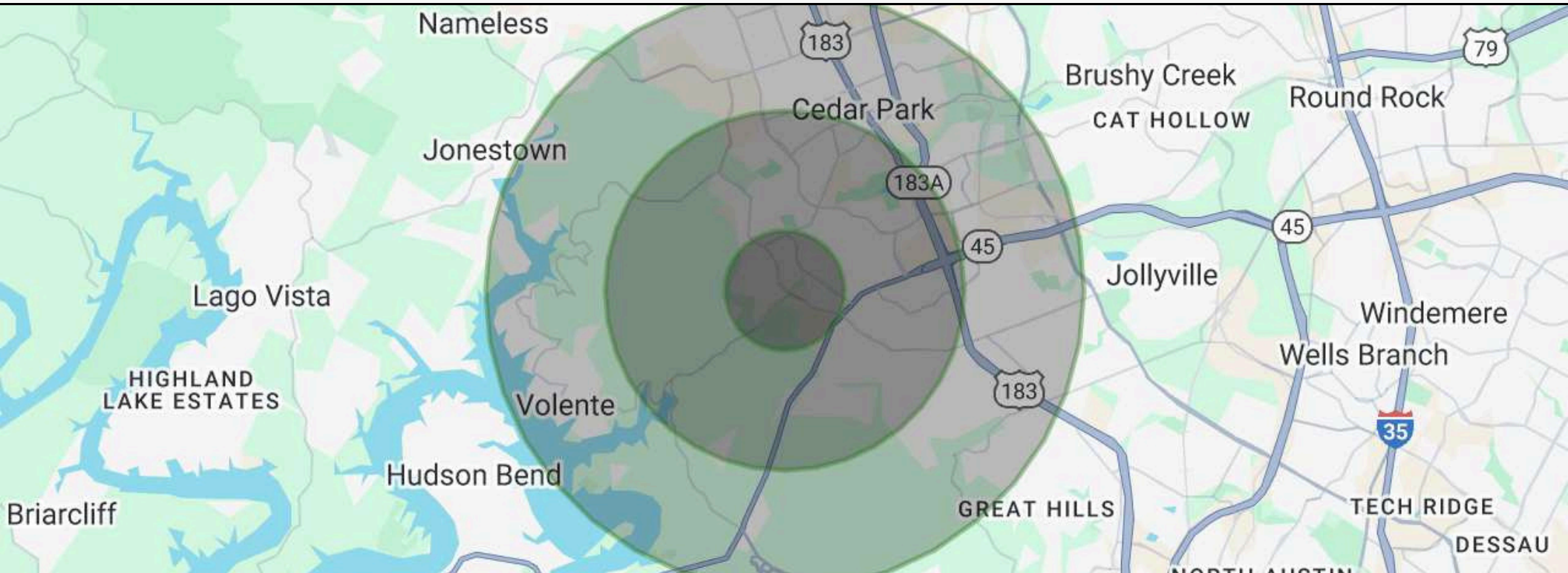
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AREA DEMOGRAPHICS

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POPULATION

Total Population

Average Age

Average Age (Male)

Average Age (Female)

1 MILE

110,477

39

38

40

3 MILES

72,170

38

37

39

5 MILES

178,570

38

37

39

HOUSEHOLDS & INCOME

Total Households

of Persons per HH

Average HH Income

Average House Value

1 MILE

3,507

3

\$206,455

\$596,601

3 MILES

28,016

2.6

\$163,874

\$562,859

5 MILES

71,084

2.5

\$155,365

\$578,310

Demographics data derived from AlphaMap

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Information About Brokerage Services

Texas law requires all real estate licensees 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 by the seller or seller'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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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date