

Whitestone Plaza Business Park

1306 W. Whitestone Blvd. | Cedar Park | TX | 78613



BUILDING 5 | FOR SALE

9,732 SF FREESTANDING FLEX BUILDING

OFFERING SUMMARY

Sale Price:	Contact broker
Building Size:	9,732 SF
Mezzanine:	+/-520 SF (within Suite 501)
# of Units:	6
Finished Suite:	Suite 501 - 1,595 SF turn-key Light
Zoning:	Industrial
Clear Height:	+/-15' at low point 24' at high point
Delivery:	End of Q3 2026

UNIT MIX

SUITE	SIZE (SF)	CONDITION
501	1,595	Turn-Key Finished Suite
502	1,586	Shell
503	1,685	Shell
504	1,685	Shell
505	1,586	Shell
506	1,595	Shell
TOTAL	9,732	

PROPERTY HIGHLIGHTS

- Own an entire freestanding building at Whitestone Plaza
- One turn-key suite (501) with office, break area & restroom
- Five shell suites - lease up or finish to suit
- One oversized 12'x14' overhead door per unit
- 100% HVAC capability; optional 520 SF mezzanines
- Storefront entry doors & modern finishes
- Highly visible from W. Whitestone Blvd (FM 1431)



SITE PLAN | BUILDING 5 OUTLINED IN RED

MATT DELAHOUSAYE

matt@cmeatx.com // 512.585.5313

CMEATX.COM

BAILEY MORSE

bailey@cmeatx.com // 512.630.9888