



Available For Lease

Shops at Cypress Creek

Cypress Creek Road & Juliette Way | Cedar Park, TX 78613

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301 CAMP CRAFT RD, SUITE 100
AUSTIN, TX 78746



Commercial Space and Pad Sites Available for Lease and Purchase

NNN
\$14.00 estimated

Rate
Contact Broker



Property Highlights

- Flexible infill retail spaces available to suit various tenant needs.
- Anchored by a mix of established national and regional brands.
- Strong Population Growth: 3-Mile Radius: 88,368 residents (2024), projected to reach 94,169 by 2029
- Household Expansion: 3-Mile Radius: 34,424 households (2025), growing to 37,090 by 2029
- Affluent Consumer Base: The average household income in Cedar Park consistently exceeds state and national averages.

Trade Area Demographics

	1-Mile	2-Mile	3-Mile
2025 Population	12,231	46,083	88,368
2025 Average Household Income	\$148,206	\$154,516	\$149,941
2025 Total Households	4,890	18,030	34,424

[View Full Report](#)

Nearby Retailers



Shops at Cypress Creek

Trade Area Map



Plans & Aerials

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Shops at Cypress Creek

Intersection Map

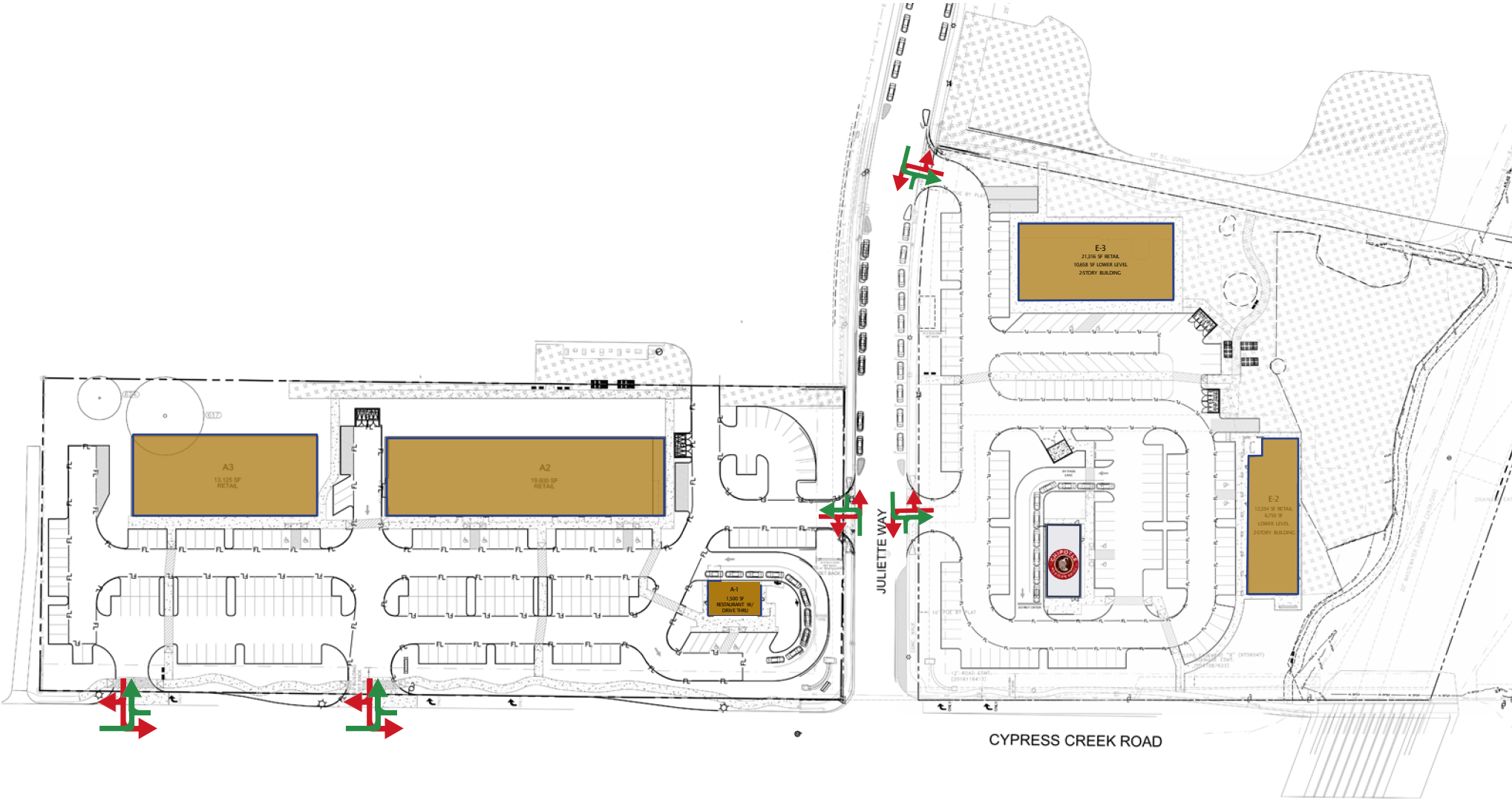


Plans & Aerials

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Overall Site Plan



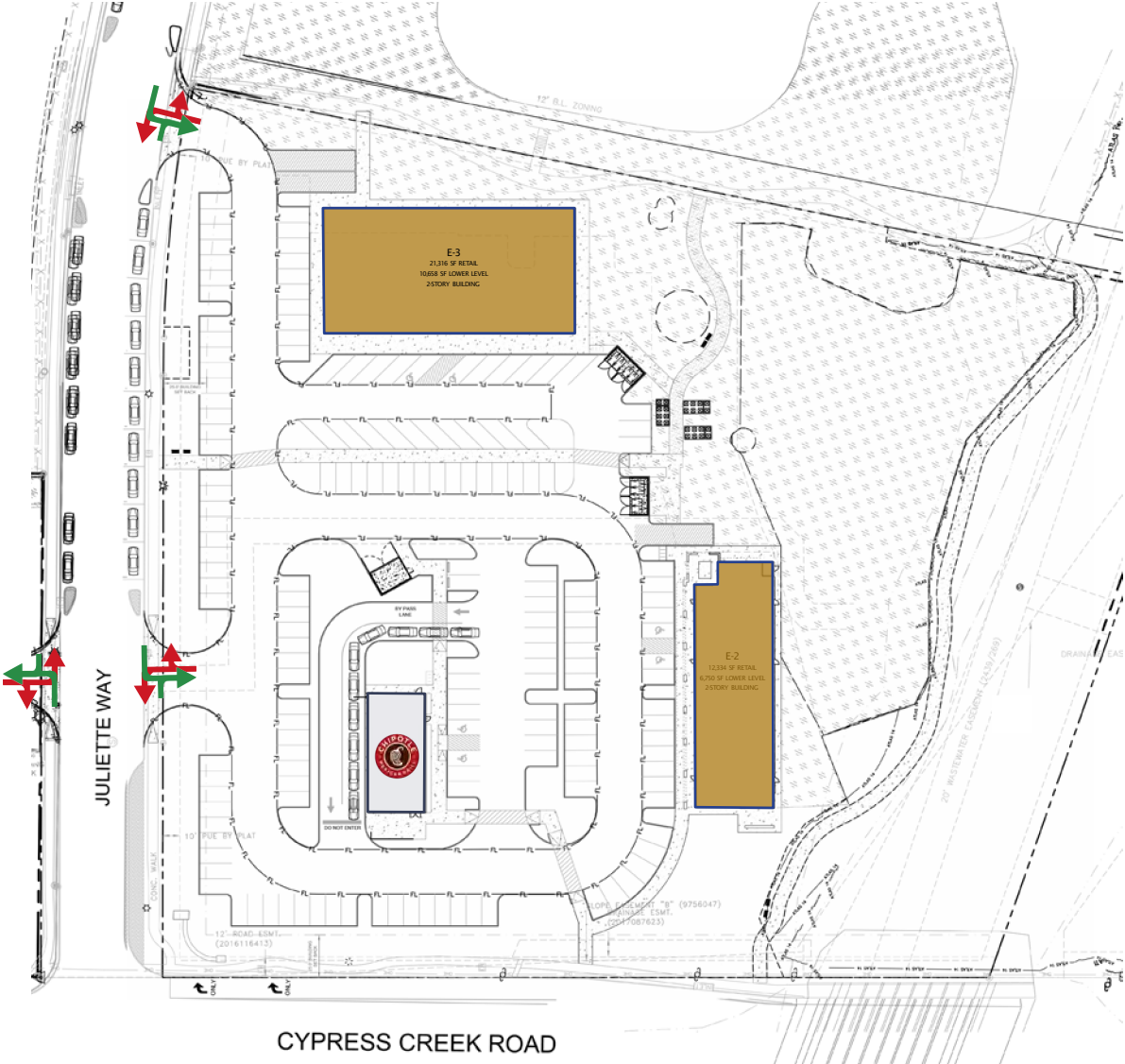
Plans & Aerials

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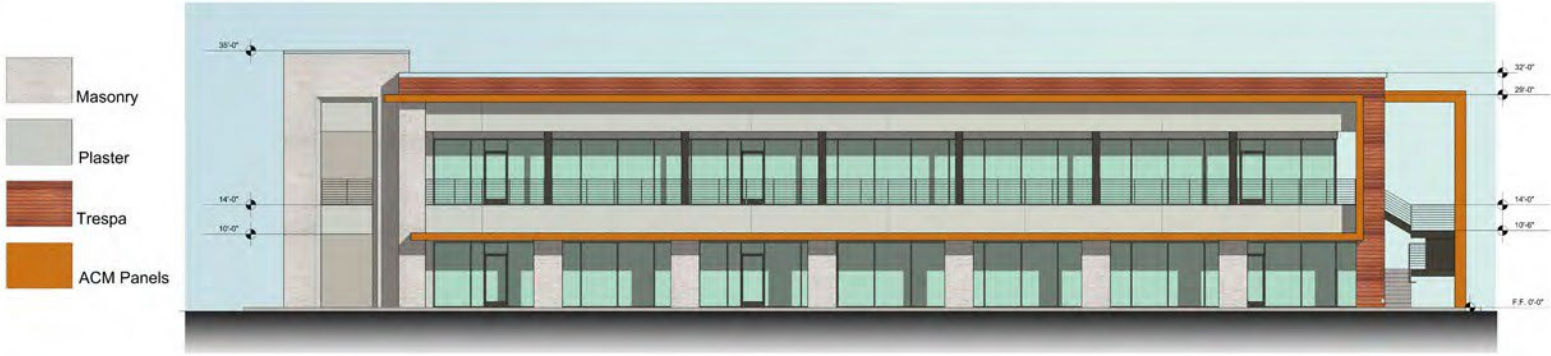
Parcel E Site Plan



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Front Elevation

1/8"=1'-0"



Left & Right Elevations

1/8"=1'-0"

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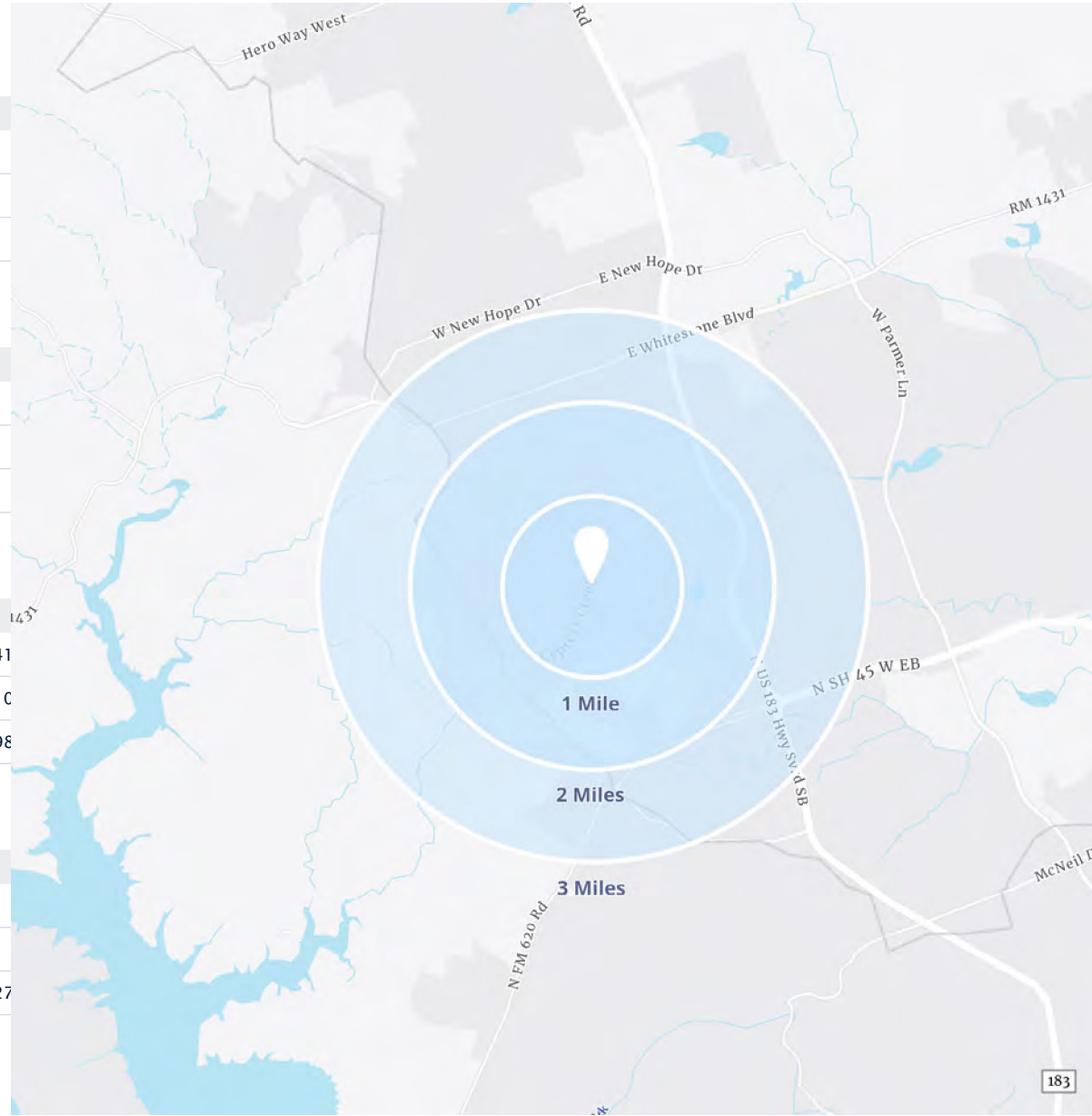
Demographics

Population	1-Mile	2-Mile	3-Mile
2025 Population	12,231	46,083	88,368
2029 Projected Population	12,412	47,905	94,169
2023-2028 Annual Pop Change (CAGR)	0.29%	0.78%	1.28%

Daytime Population	1-Mile	2-Mile	3-Mile
Total Daytime Population	10,162	40,387	86,566
Daytime Population: Workers	47.0%	47.9%	54.0%
Daytime Population: Residents	53.0%	52.2%	46.0%

Income	1-Mile	2-Mile	3-Mile
2025 Average Household Income (AHHI)	\$148,206	\$154,516	\$149,941
2029 Projected Average Household Income (AHHI)	\$161,670	\$168,957	\$164,910
2025 Median Household Income (MHHI)	\$109,641	\$116,492	\$113,898

Households	1-Mile	2-Mile	3-Mile
2025 Est Households	4,890	18,030	34,424
2029 Projected Households	4,967	18,945	37,090
2025 Median Home Value	\$473,196	\$508,376	\$499,427



[View Full Demographic Report](#)

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