

# Building 3, #310

11901 W Parmer Lane, Cedar Park, TX 78613



# The Offering

Transwestern is pleased to present the opportunity to acquire 11901 W Parmer Lane, Unit 310 in Cedar Park, Texas.

11901 W Parmer Lane, Unit 310 puts an investor squarely in the path of growth. Cedar Park has been one of the fastest-growing cities in the country over the past decade, and the momentum has not slowed. Strong household incomes, a deep bench of established employers along the Parmer corridor and a steady stream of new residents continue to drive demand for health care and professional office space.

The property sits along West Parmer Lane, with quick access to 183A Toll and U.S. 183. Cedar Park's shopping, dining and everyday amenities are just minutes away. Parking is ample, and the building has quietly become a small medical hub in its own right. Unit 310 shares the address with several other established health care practices, a positive indicator of organic demand for medical space in this submarket. The adjacent suite is also available and currently vacant, giving a buyer the option to expand within the building over time.

The in-place tenant, Beacon Outpatient Management, recently expanded into the full unit and signed a new five-year lease with built-in 3% annual rent increases. For an investor seeking a health care-anchored income stream in a market with demonstrated staying power, this offering provides a clean, low-maintenance entry point.

## Contact



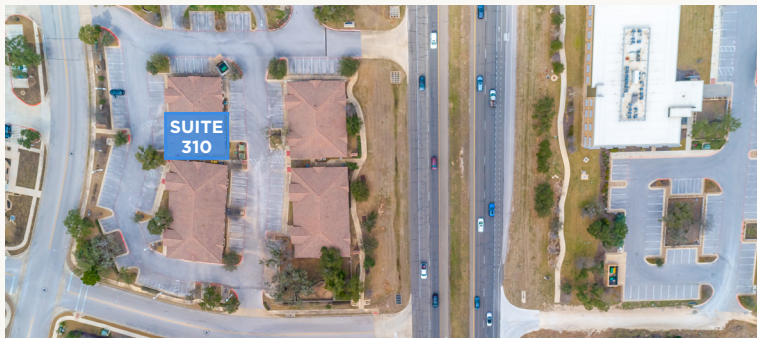
**Patrick Hill**

(512) 314-3967

[patrick.hill@transwestern.com](mailto:patrick.hill@transwestern.com)

# Property Summary

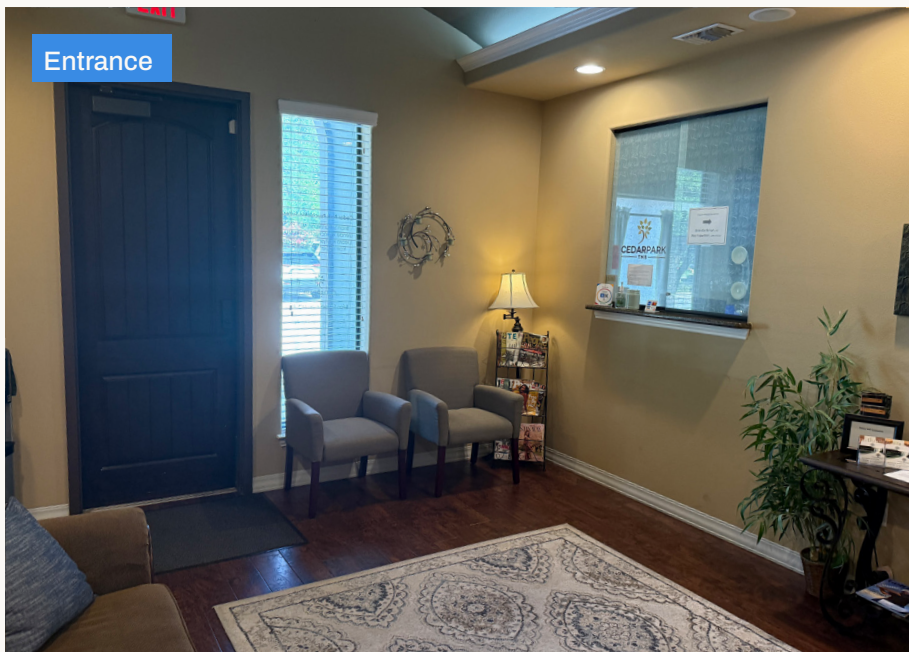
|                        |                                                         |
|------------------------|---------------------------------------------------------|
| <b>Address</b>         | 11901 W Parmer Lane, Suite 310,<br>Cedar Park, TX 78613 |
| <b>County</b>          | Williamson County                                       |
| <b>Property Type</b>   | Medical office condominium (single unit)                |
| <b>Unit Size</b>       | 2,440 SF                                                |
| <b>Year Built</b>      | 2007                                                    |
| <b>Parking</b>         | Ample on-site parking                                   |
| <b>Zoning</b>          | PO — Professional Office                                |
| <b>Property Use</b>    | Medical office — behavioral health / outpatient clinic  |
| <b>Price</b>           | \$899,000.00                                            |
| <b>Price per SF</b>    | \$368.44                                                |
| <b>Cap Rate</b>        | 6.51%                                                   |
| <b>NOI</b>             | \$58,560.00                                             |
| <b>Lease Expires</b>   | April 30th, 2031                                        |
| <b>Renewal Options</b> | 2 x 5 years @ 3% annual increases                       |



Exterior



Entrance



Patient Room



Executive Office



Reception



# Investment Highlights



## RESILIENT HEALTHCARE TENANCY

Healthcare/behavioral health tenancy provides stability through economic cycles.



## FAVORABLE LEASE STRUCTURE

Near-NNN lease with limited landlord responsibility and 3% annual rent escalations.



## 100% OCCUPIED ASSET

Single-tenant medical office condo fully occupied, with recent expansion signaling long-term commitment.



## LONG-TERM INCOME POTENTIAL

Renewal options may extend tenancy through 2041, enhancing cash flow durability.



## PRIME CEDAR PARK LOCATION

Positioned in a high-growth market with excellent access to 183A Toll, U.S. 183, and nearby amenities.

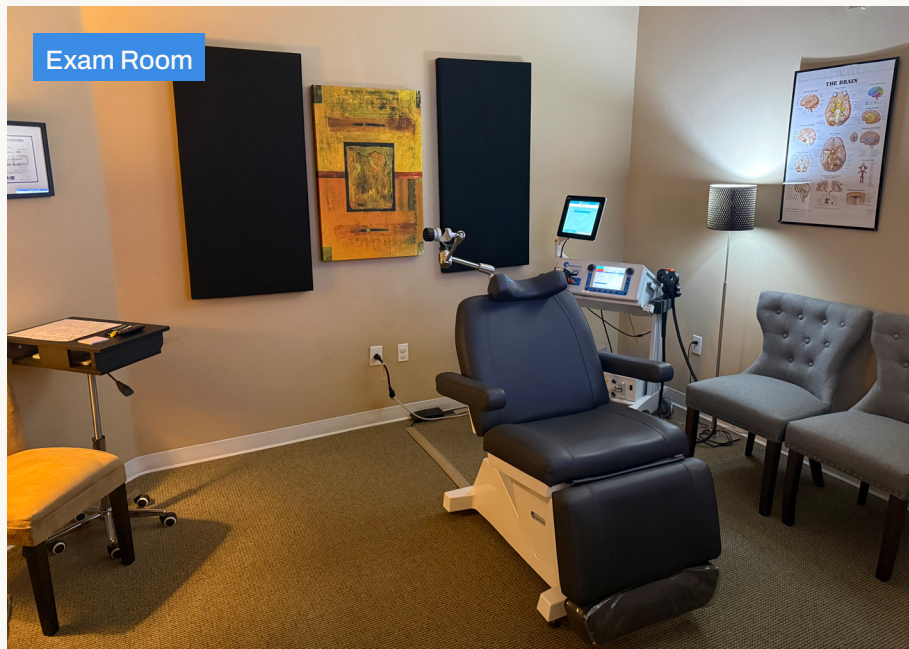


## EXPANSION OPPORTUNITY

Part of an established medical-use cluster with an adjacent suite available for potential growth.



Kitchen



Exam Room

# Current Tenants

## Beacon Behavioral Partners



Beacon Behavioral, LLC is a Louisiana-based mental health provider operating multiple inpatient hospitals and outpatient programs statewide. The organization provides treatment for a range of behavioral health conditions, including depression, anxiety, addiction and other psychiatric disorders. Beacon uses a multidisciplinary approach that combines clinical care, medication management and individualized planning to support recovery and help patients transition back into their communities. The organization's intensive outpatient programs are accredited by The Joint Commission and DNV, independent organizations that evaluate healthcare quality and safety standards.

Beacon Behavioral is also part of a broader network of physician-led psychiatric practices across the United States, aimed at expanding access to behavioral health services and advancing innovation in care delivery. Beacon partners with Cedar Park TMS to provide premium full-service TMS (transcranial magnetic stimulation) therapy and psychiatric medication management.

In 2018, Cedar Park TMS became the first TMS therapy provider in the area. A revolutionary, noninvasive treatment, TMS has been shown to reduce symptoms of anxiety, depression and insomnia without the need for medication. As a family owned business, Cedar Park TMS considers themselves part of the community and ensures a calming and supportive environment and tailored treatment plans for each of their patients.

Sources: [beaconbh.com](http://beaconbh.com); [cedarparktms.com](http://cedarparktms.com)



# Nearby Amenities

1

## W Parmer Lane

Mandola's Italian Kitchen  
Super Sap's Fine Thai Cuisine  
Arwa Yemeni Coffee  
La Texanita  
Shah Ghouse Biryani  
Maya Creamery  
Desi District  
Anytime Fitness  
Firewater Sports Bar Cafe  
Redhorn Coffee House

3

## The Parke

Chuy's  
Nordstrom Rack  
Jason's Deli  
Dick's Sporting Goods  
Ulta Beauty  
MOD Pizza  
Potbelly  
Whole Foods  
Freebirds World Burrito  
Gambuzza's Barbershop

2

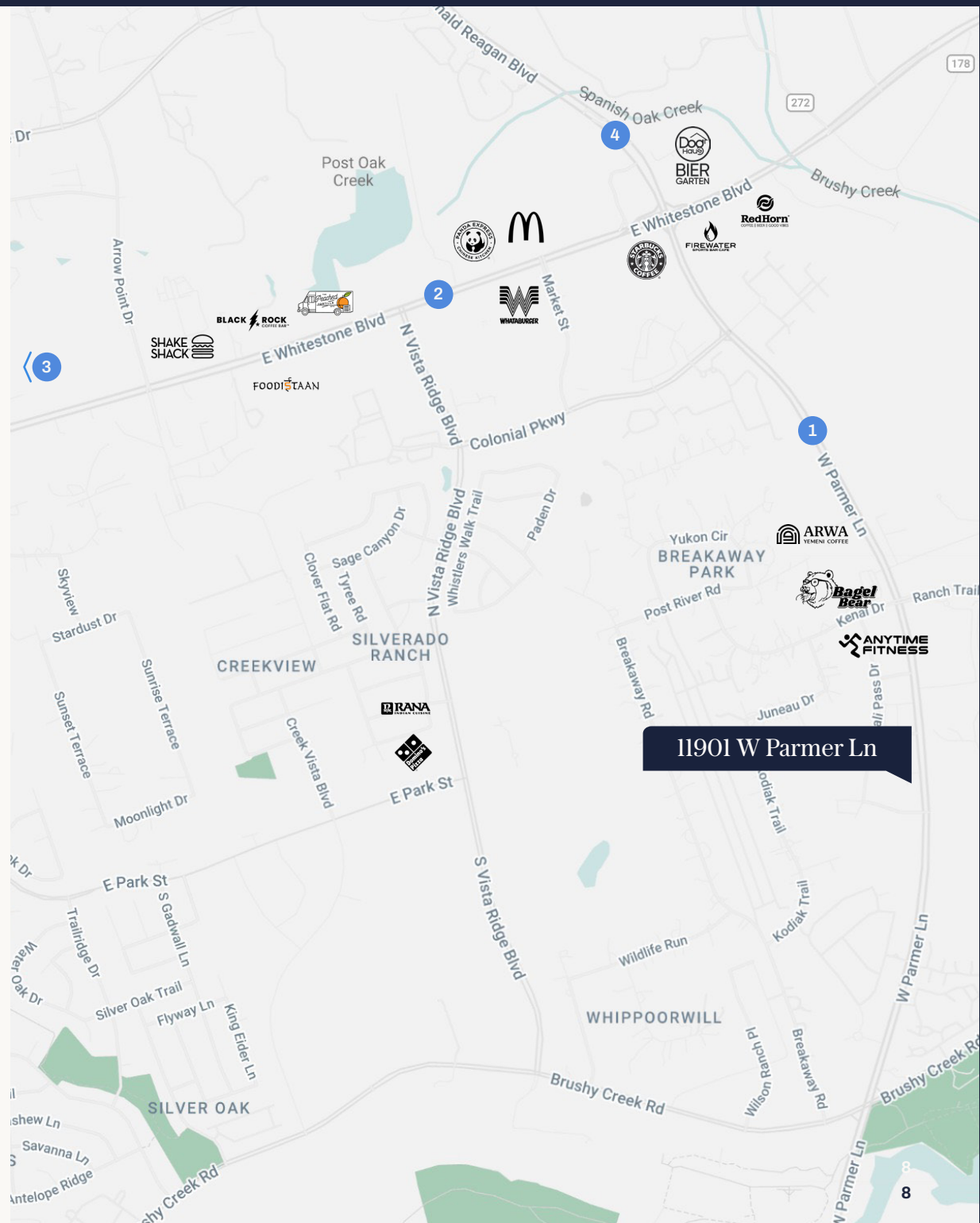
## E Whitestone Blvd

Cinemark Cedar Park  
Snooze A.M. Eatery  
Torchy's Tacos  
Round Rock Donuts  
Costco  
Target  
Home Depot  
In-N-Out Burger  
Holiday Inn Express & Suites  
SpringHill Suites by Marriott

4

## Ronald Reagan Blvd

Schlotzky's deli  
Dog Haus Biergarten  
Desi Circle  
Spec's  
The Great Greek  
The Baked Crust  
Texas Two-Step Gaming  
Hashtag India  
Qahwah House Coffee



# Location Overview

11901 W Parmer Lane sits along the southern edge of Cedar Park, just northwest of Austin, Texas.

Cedar Park offers convenient access to major employment centers throughout the Austin metro, including The Domain, Northwest Austin, Round Rock and Leander.

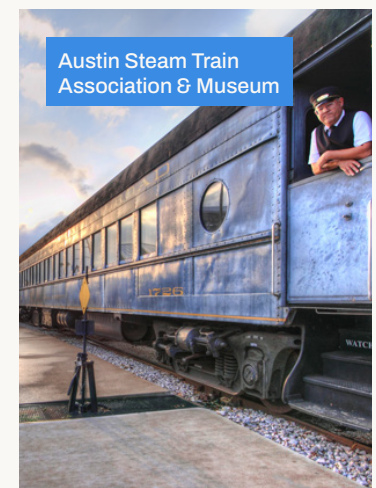
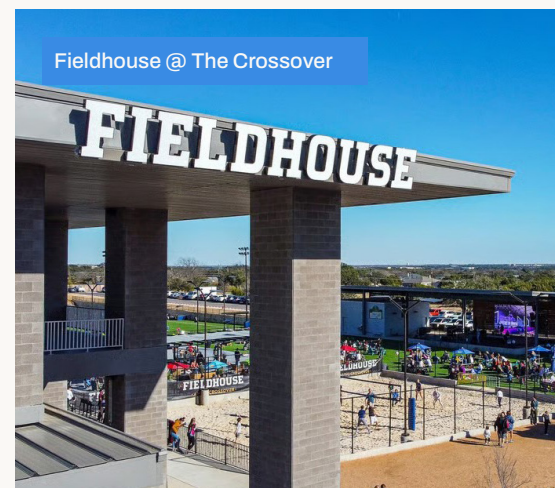
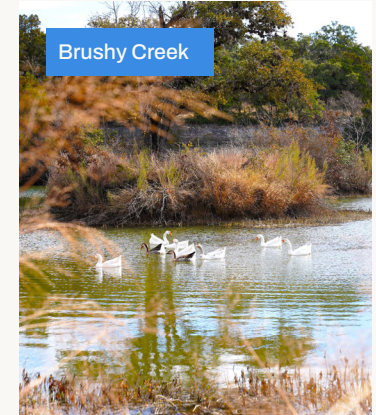
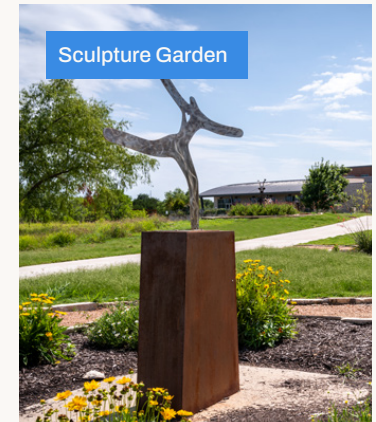
Cedar Park also features a variety of entertainment, recreation and cultural attractions. The H-E-B Center hosts concerts and community events, while The Fieldhouse at The Crossover serves as a popular destination for youth and amateur sports. Residents and visitors enjoy outdoor recreation along Brushy Creek, as well as attractions such as the Cedar Park Sculpture Garden and the Austin Steam Train Association & Museum. Together, these amenities contribute to Cedar Park's reputation as one of Central Texas' most vibrant communities.

Source: City of Cedar Park

## 26 Minute

Drive to downtown Austin

APPROXIMATELY 17 MILES



# Market Overview

Cedar Park is one of Central Texas' fastest-growing communities, known for its strong economy, highly educated workforce and high quality of life.

Located approximately 17 miles north of Downtown Austin, Cedar Park has evolved from a small rail stop in the late 1800s into a thriving suburban city that serves as a major employment and residential hub within the Austin metropolitan area.

Today, Cedar Park is home to approximately 79,172 residents and continues to benefit from the region's sustained population growth and economic expansion. The city attracts residents with its top-rated schools, family-friendly environment, extensive park system and convenient access to Austin's employment base.

Cedar Park's economy is anchored by technology, aerospace, advanced manufacturing, health care and professional services. Major employers include Firefly Aerospace, Hylion, ETS-Lindgren, National Oilwell Varco and James Avery Artisan Jewelry. The city also boasts a highly educated population, with more than 55% of adults holding a bachelor's degree or higher, significantly exceeding national averages. Strong household incomes, low poverty rates, and continued commercial investment contribute to Cedar Park's reputation as one of the most affluent and stable communities in Texas.

With ongoing residential and commercial development, a skilled workforce and proximity to one of the nation's leading innovation hubs, Cedar Park remains one of the most attractive markets in Central Texas for business and investment.

Source: U.S. Census Bureau; City of Cedar Park Community Profile (2024); World Population Review

0.18%

POPULATION GROWTH

55%

BACHELOR'S DEGREE  
OR HIGHER

69.6%

EMPLOYMENT RATE

79.2K

TOTAL POPULATION IN 2026

# Demographics

## 1 MILE

11,329

POPULATION

3,936

HOUSEHOLDS

\$153,236

MEDIAN HOUSEHOLD INCOME

\$179,035

AVERAGE HOUSEHOLD INCOME

36.9

MEDIAN AGE

## 3 MILES

86,106

POPULATION

30,073

HOUSEHOLDS

\$144,522

MEDIAN HOUSEHOLD INCOME

\$170,971

AVERAGE HOUSEHOLD INCOME

37.8

MEDIAN AGE

## 5 MILES

236,925

POPULATION

87,835

HOUSEHOLDS

\$126,362

MEDIAN HOUSEHOLD INCOME

\$153,696

AVERAGE HOUSEHOLD INCOME

38.0

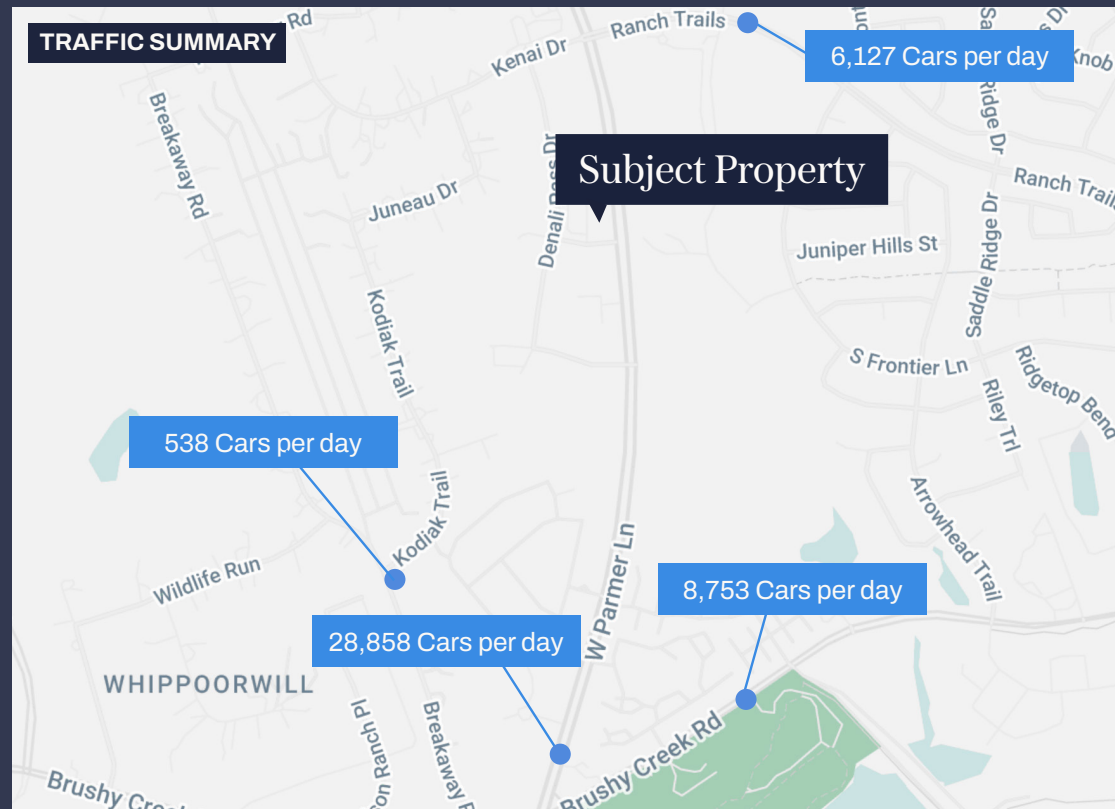
MEDIAN AGE

# Financial Overview

| RENT ROLL            |                                   |
|----------------------|-----------------------------------|
| Suite                | 310                               |
| Tenant               | Beacon Outpatient Management, LLC |
| Rentable SF          | 2,440                             |
| % of Total           | 100%                              |
| Lease Type           | Near-NNN lease structure          |
| Original Start Date  | 11/24/2025                        |
| End Date             | 4/30/2031                         |
| Renewal Options      | 2 x 5 year @ 3% annual increases  |
| Rent PSF / Month     | \$2.00                            |
| Current Monthly Rent | \$4,880.00                        |
| Annualized Rent      | \$58,560.00                       |
| Annualized Rent PSF  | \$24.00                           |
| Annual Increases     | 3%                                |

| OPERATING STATEMENT     |             |
|-------------------------|-------------|
| Annual Rental Income:   | \$58,560.00 |
| Real Estate Taxes:      | \$18,305.15 |
| HOA Dues                | \$9,274.72  |
| Gross Potential Income: | \$86,135.00 |
| Gross Effective Rent:   | \$35.30     |

| LEASE YEAR | PERIOD               | ANNUAL RENT | MONTHLY RENT | RENT / SF |
|------------|----------------------|-------------|--------------|-----------|
| 1          | 5/1/2026 – 4/30/2027 | \$58,560.00 | \$4,880.00   | \$24.00   |
| 2          | 5/1/2027 – 4/30/2028 | \$60,316.80 | \$5,026.40   | \$24.72   |
| 3          | 5/1/2028 – 4/30/2029 | \$62,126.30 | \$5,177.19   | \$25.46   |
| 4          | 5/1/2029 – 4/30/2030 | \$63,990.09 | \$5,332.51   | \$26.23   |
| 5          | 5/1/2030 – 4/30/2031 | \$65,909.80 | \$5,492.48   | \$27.01   |



# Disclaimer

Transwestern (including their affiliates, subsidiaries, related parties, successors, and assigns, hereinafter referred to singly and collectively as “Transwestern” or “Agent”) is offering for sale 11901 W Parmer Ln building 3, suite 310, Cedar Park, TX 78613.

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Reach out for  
more information

INVESTMENT SALES

Patrick Hill

Senior Vice President

(512) 314-3967

[patrick.hill@transwestern.com](mailto:patrick.hill@transwestern.com)