



FOR LEASE

RETAIL :: 200 E CYPRESS CREEK RD, CEDAR PARK, TX 78613

RETAIL SPACE

Unit Size: 872 SF -1,044 SF
Available Units: 3 Units
Lease Price: CALL BROKER FOR PRICING!

CONTACT FOR MORE INFORMATION



Jodie Huynh, CCIM
(714) 553-6041
 JODIE@EMERALDREP.COM

HIGHLIGHTS:

- Special Promo: **Up to 2 months free rent** (subject to tenant credit and lease terms)
- Available Spaces: Two (2) end-cap units and one (1) inline unit
- **White Box Delivery:** One (1) end-cap unit and the inline unit will be delivered in white box condition
- Unit Sizes: Ranging from 872 SF to 1,044 SF
- Flexible Options: **Units can be combined** to accommodate larger space requirements
- Prime Location: Convenient access to 183A Toll Road and S Bell Blvd, in rapidly growing Cedar Park
- Estimated NNN: **\$1250/SF** (subject to change per landlord estimate)

Area Retailers & Businesses:



TRAFFIC COUNTS	DEMOGRAPHICS YEAR: 2024	1 MILE	3 MILE	5 MILE
• Hwy 183: 42,164 VPD	Total Population	10,926	98,251	228,634
• Cypress Creek: 20,887 VPD	Estimated Households	4,192	38,644	85,722
	Avg HH Income	\$150,356	\$159,712	\$176,065

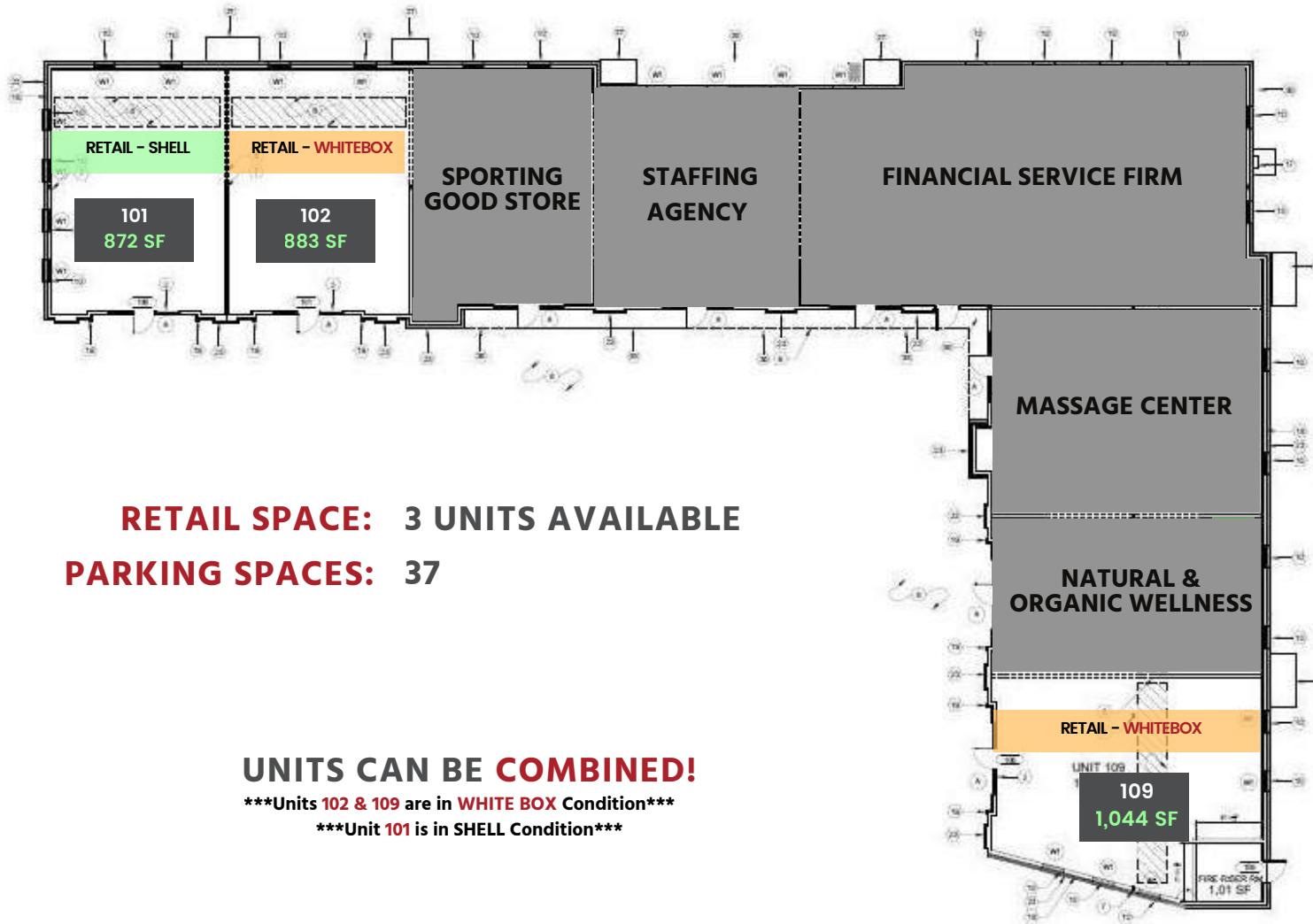


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SITE PLAN



RETAIL SPACE: 3 UNITS AVAILABLE

PARKING SPACES: 37

UNITS CAN BE COMBINED!

Units 102 & 109 are in **WHITE BOX** Condition

Unit 101 is in **SHELL** Condition



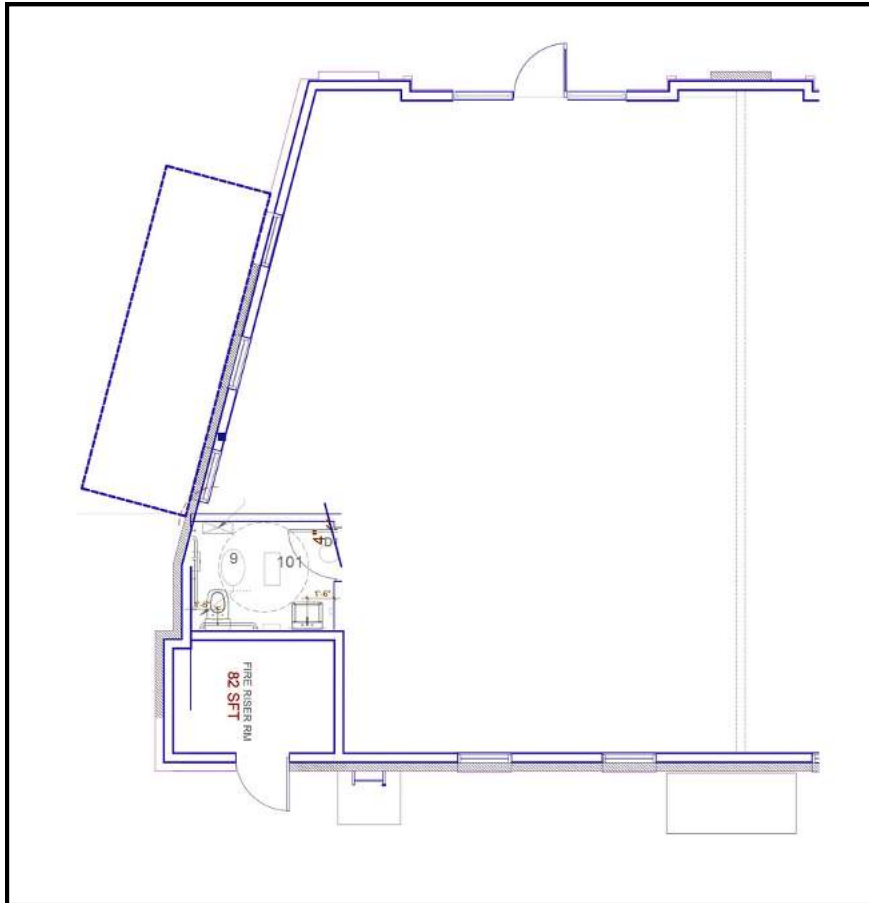
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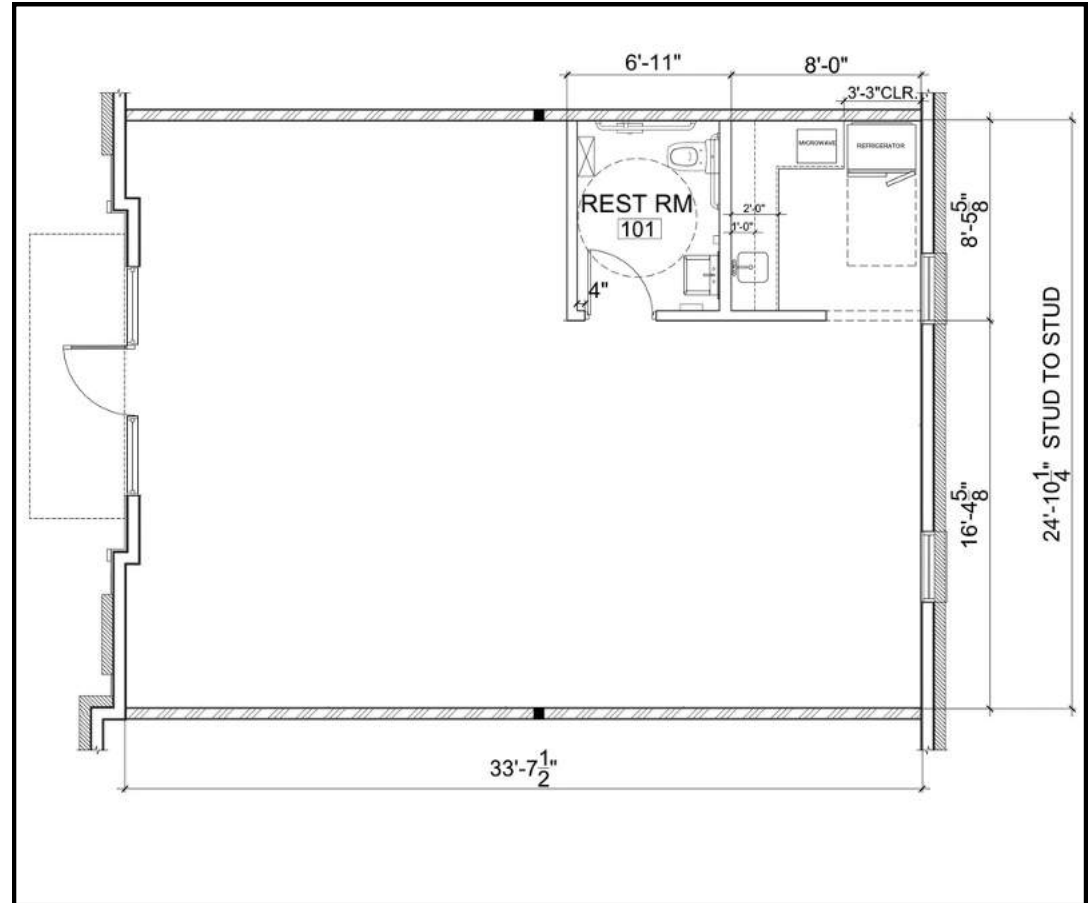
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SCHEMATIC FLOOR PLAN

UNIT 109



UNIT 102



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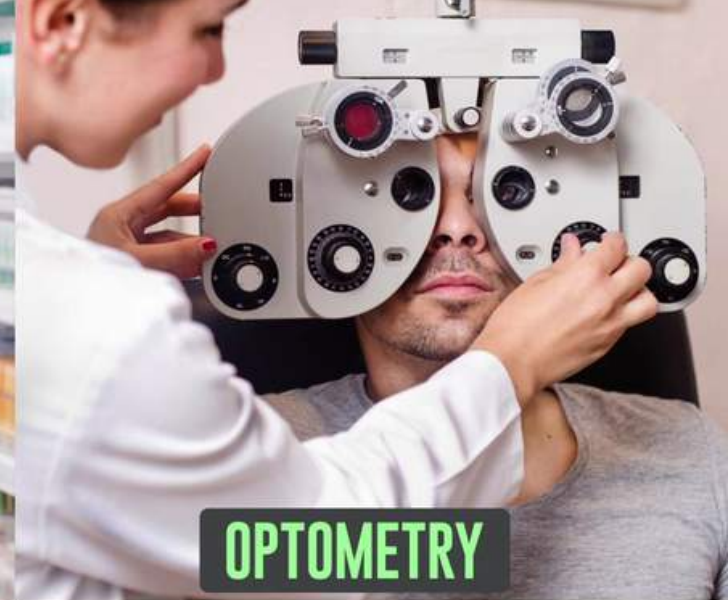


VETERINARY



IDEAL SPACE FOR

DRUG STORE



OPTOMETRY



DENTISTRY



THERAPY CLINIC



PROFESSIONAL OFFICE



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BUILDING SIZE
8,612 SF

42,164 VPD

183

CYPRESS CREEK

20,887 VPD



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BELL DISTRICT

\$350 MILLION MIXED-USE PROJECT
TO BEGIN AT THE END OF 2022.

LAKELINE PARK

200-ACRE PARK EXPECTED TO
OPEN IN SUMMER/FALL OF 2022.

PERFECT GAME HQ

A NEW 80-ACRE BASEBALL COMPLEX THAT IS EXPECTED
EXPECTED TO BRING 500,000-750,000 VISITORS ANNUALLY

CYPRESS CREEK

MAJOR DEVELOPMENTS



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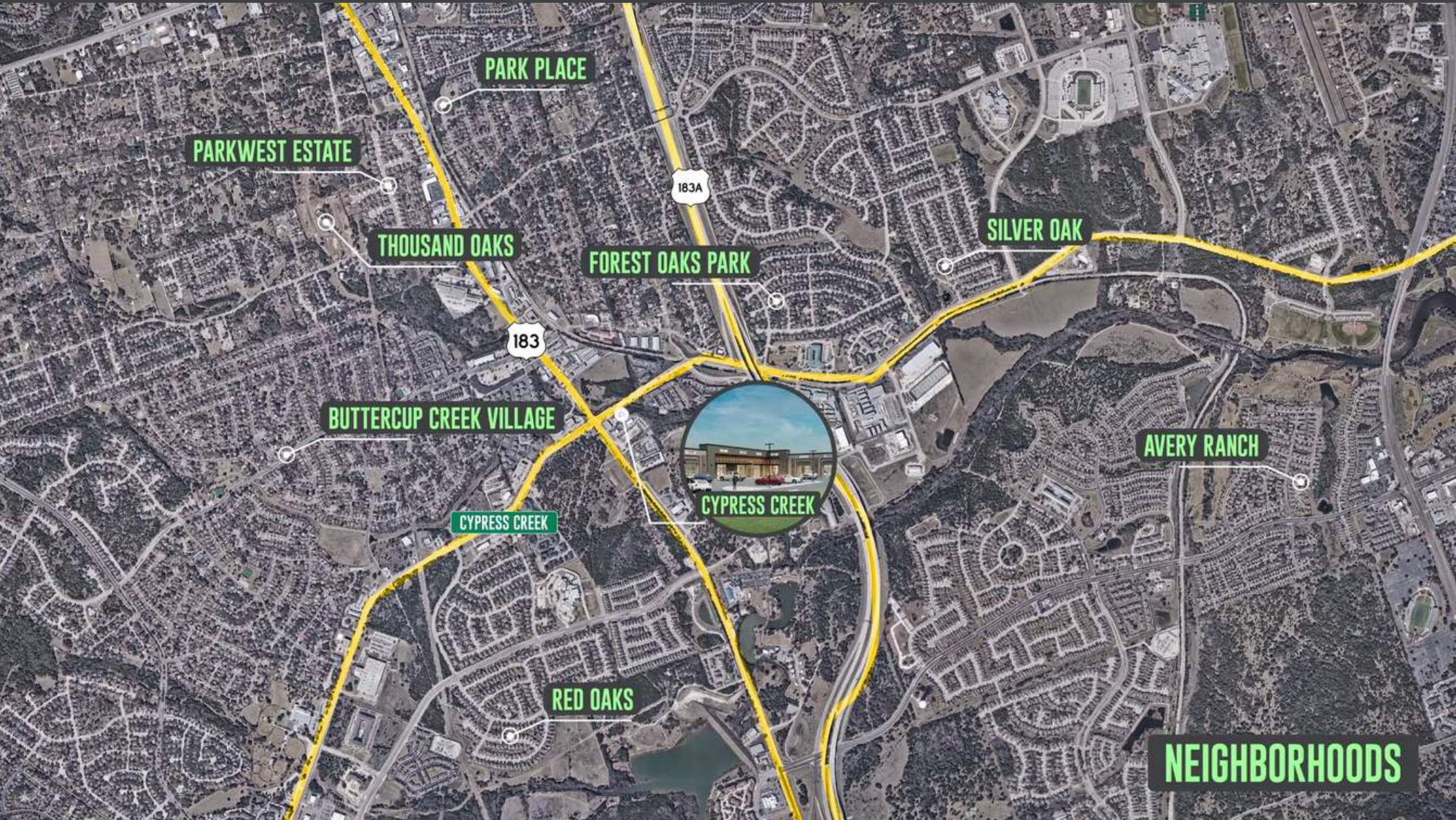
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www.LTCommercialGroup.com

INVEST. LEVERAGE. TRUST
REAL ESTATE



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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.

LT Commercial Group LLC	9007504	info@ltcommercialgroup.com	512-490-6666
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tram H Le	650951	info@ltcommercialgroup.com	512-490-6666
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tram H Le	650951	lezie@ltcommercialgroup.com	512-490-6666
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0