

# Village on Lakeline Commercial Condos



120 S. Lakeline Blvd. | Cedar Park | Tx | 78613

## TURN-KEY CONDO'S FOR SALE

CEDAR PARK, TEXAS



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# EXECUTIVE SUMMARY

Village on Lakeline | 120 S. Lakeline Blvd. | Cedar Park | Tx |78613

## OFFERING SUMMARY

Sale Price:..... Contact Broker  
Condo Dues(Annual):..... \$4 PSF  
Zoning:..... Neighborhood Business  
Unit Size (SF):..... 919 - 4,196  
Parking..... 1 per 300 SF

## PROPERTY HIGHLIGHTS

- 9 units available ranging from 919 to 4,196 SF
- Turnkey and shell unit options available to accommodate move-in ready or custom buildout buyers
- 3 newly completed, fully finished suites (1,053–1,580 SF) featuring modern finishes and great layout
- Ownership opportunity — build equity and stabilize occupancy costs versus leasing
- Located along S. Lakeline Blvd, a well-traveled Cedar Park corridor with strong regional accessibility
- Positioned within one of the Austin metro's fastest-growing suburban submarkets

## PROPERTY OVERVIEW

Village on Lakeline offers a rare opportunity to own professional office condominium space in one of Cedar Park's most accessible and established commercial corridors. This four-building condo park offers nine units ranging from 919 to 4,196 square feet, with options to suit a wide range of owner-user and investor needs.

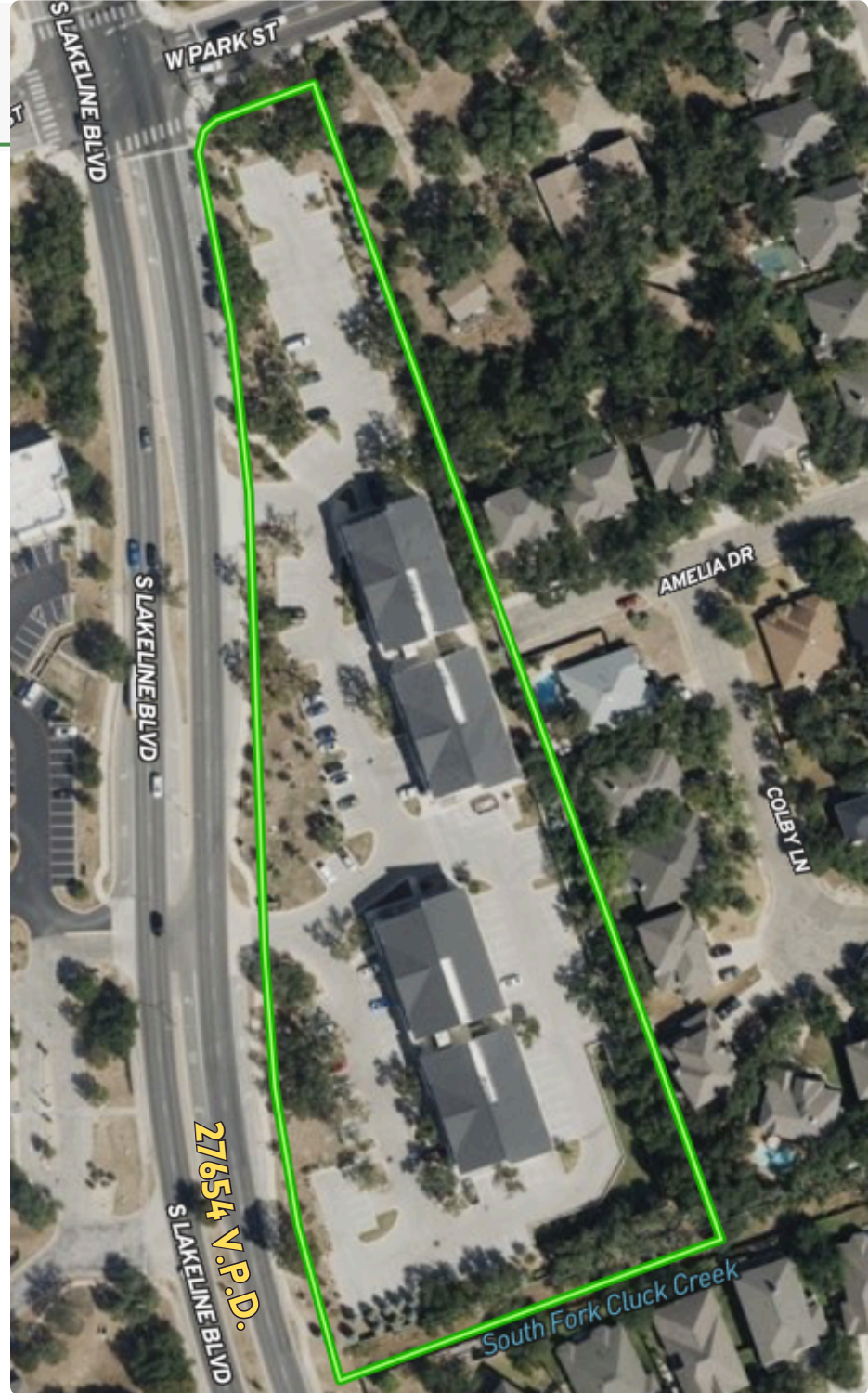
Buyers can choose between move-in ready, turnkey suites or shell units ideal for custom buildout. Three newly completed suites ranging from 1,053 to 1,580 square feet are available immediately, featuring contemporary finishes including sealed concrete flooring throughout. Ownership at 120 S. Lakeline offers the long-term advantages of building equity, controlling occupancy costs, and securing a permanent professional address in one of the Austin metro's fastest-growing submarkets.

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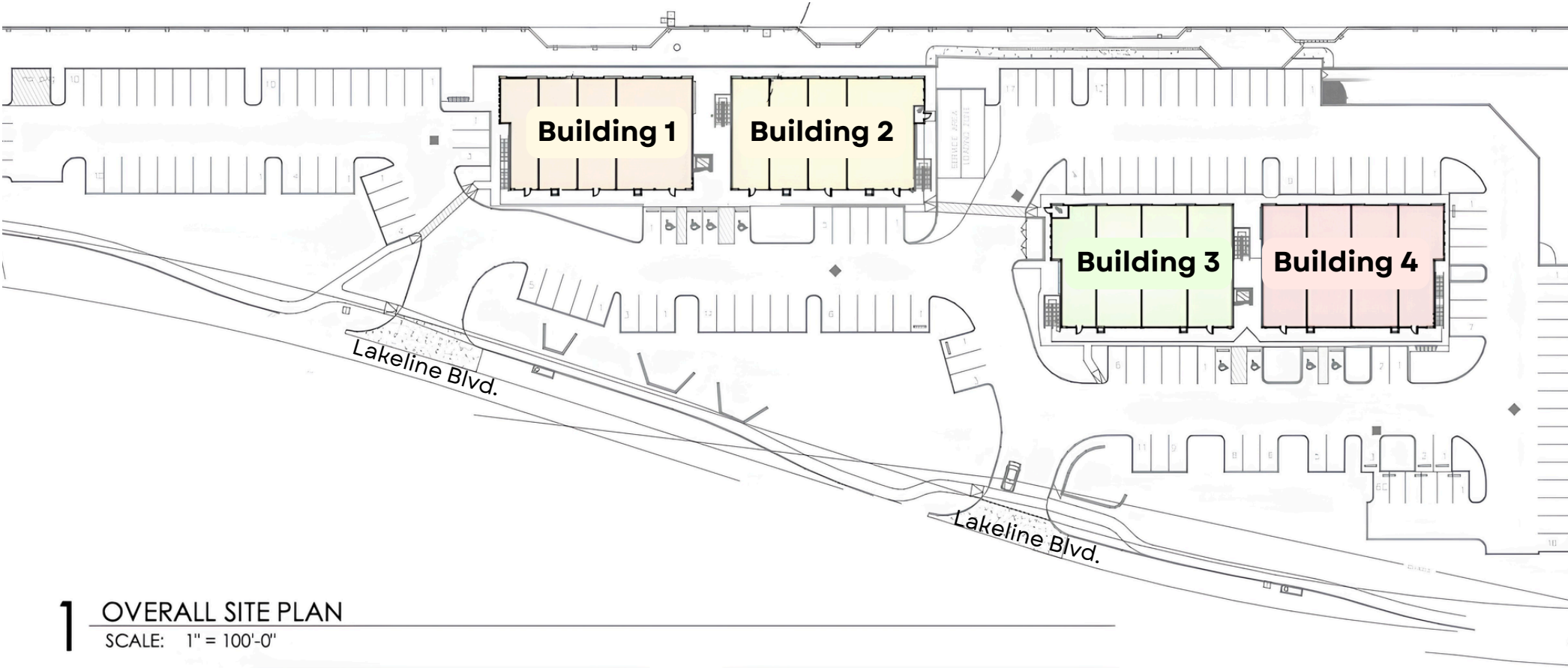


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# SITE PLAN

Village on Lakeline | 120 S. Lakeline Blvd. | Cedar Park | Tx | 78613



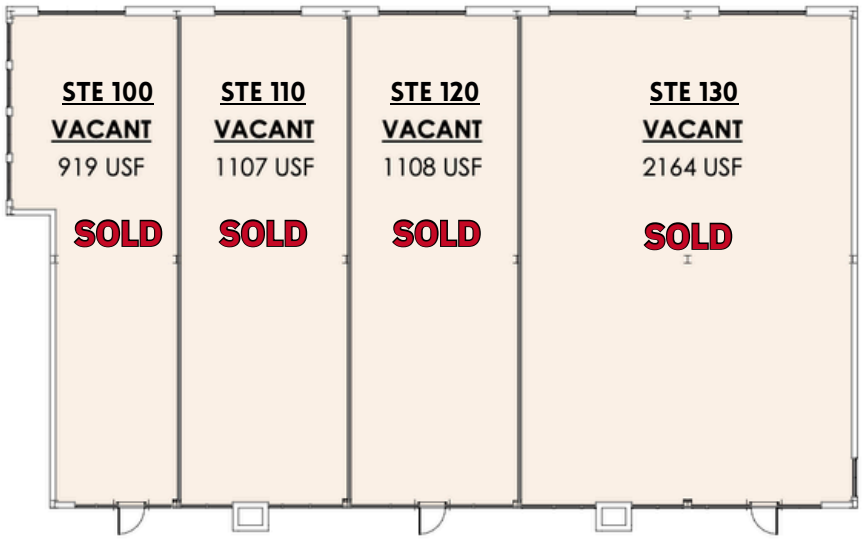
**1** OVERALL SITE PLAN  
SCALE: 1" = 100'-0"

# BUILDINGS 1 & 2 FLOOR PLANS

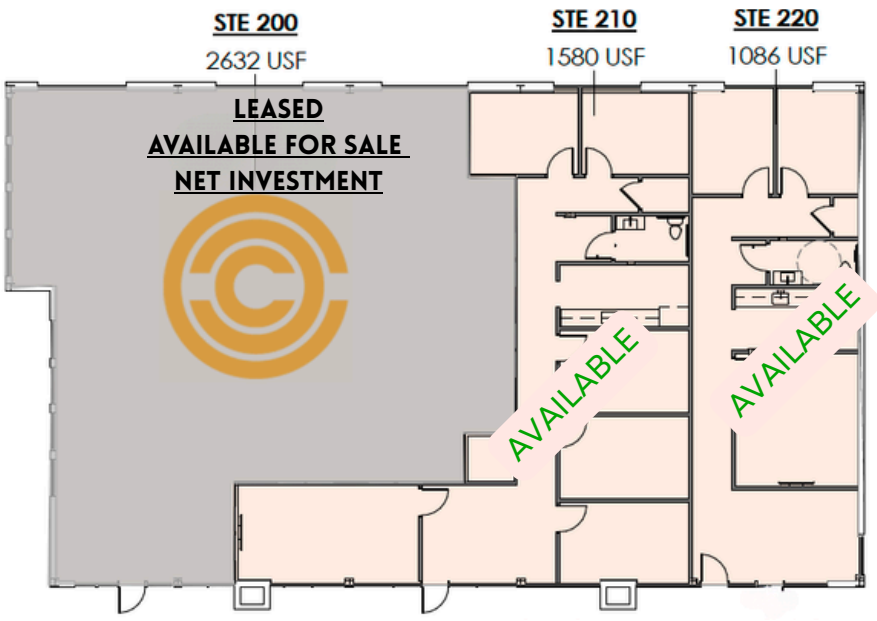
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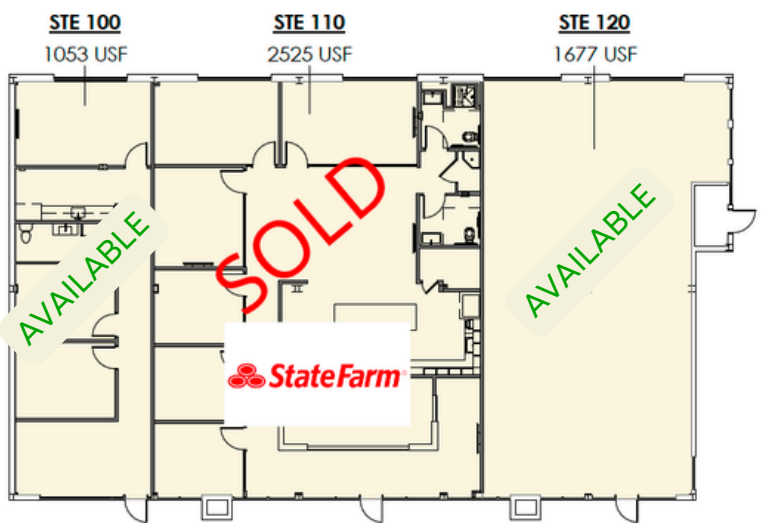
## BUILDING 1, 1<sup>st</sup> Floor



## BUILDING 1, 2nd Floor



## BUILDING 2, 1<sup>st</sup> Floor



## BUILDING 2, 2nd Floor



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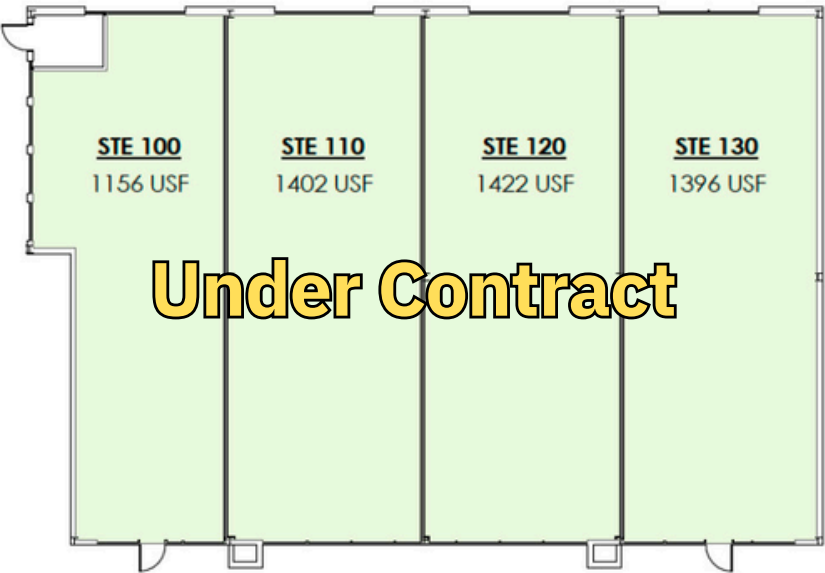
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# BUILDINGS 3 & 4 FLOOR PLANS

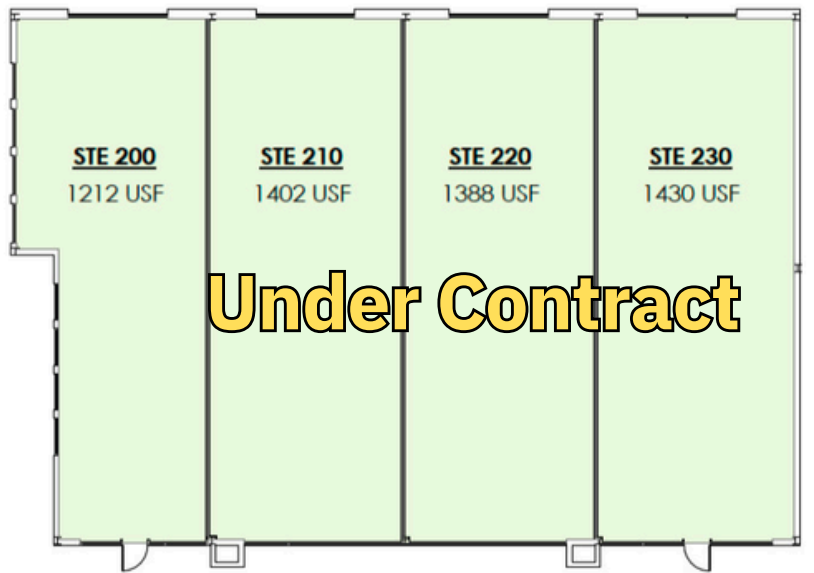
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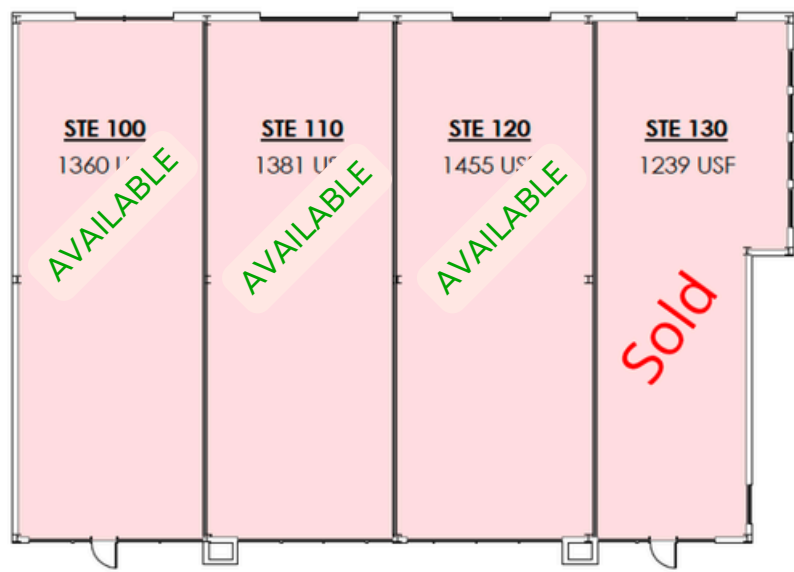
### BUILDING 3, 1<sup>st</sup> Floor



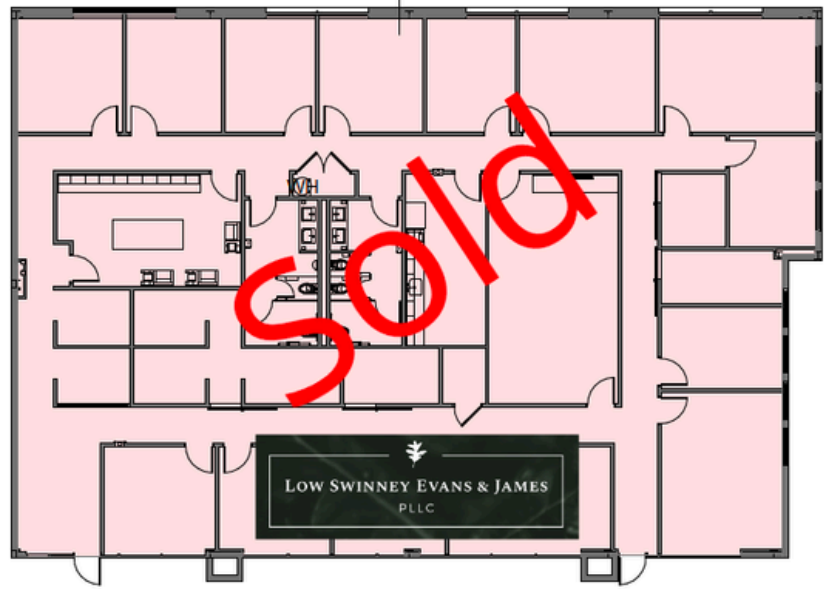
### BUILDING 3, 2nd Floor



### BUILDING 4, 1<sup>st</sup> Floor



### BUILDING 4, 2ND Floor



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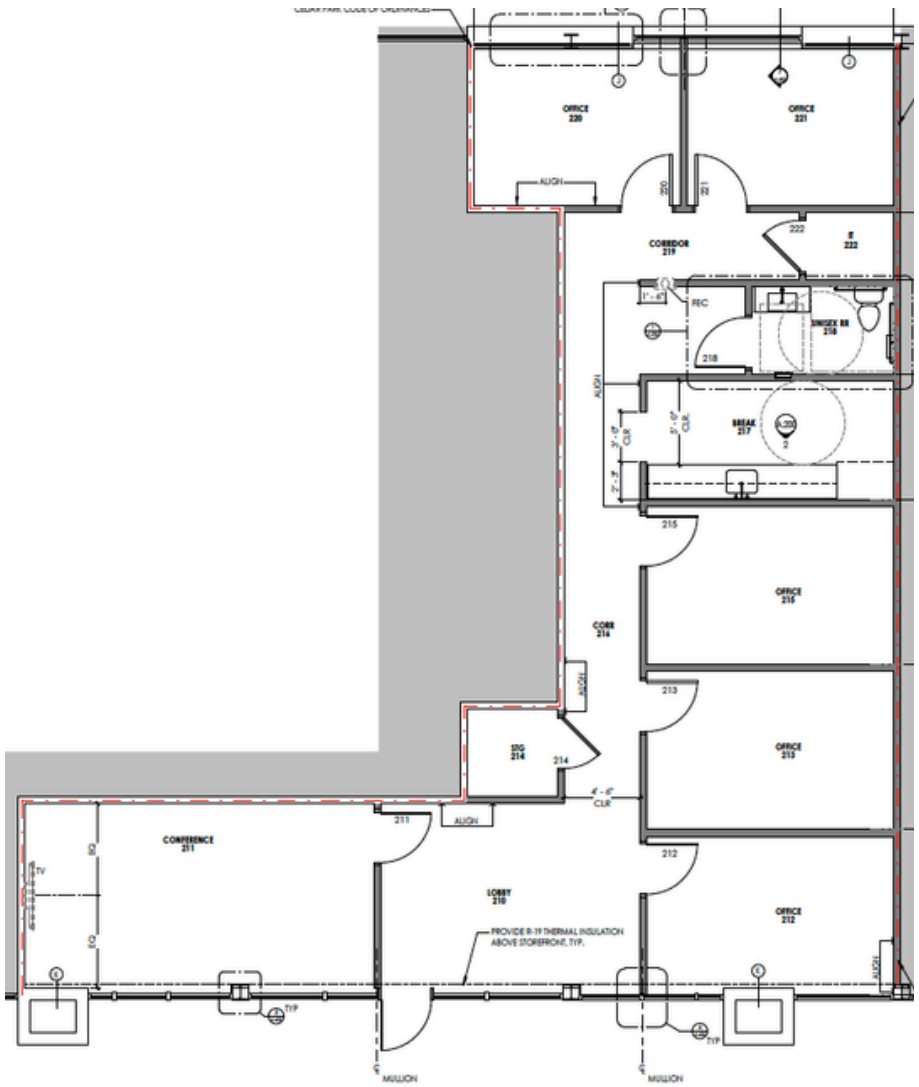
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# AVAILABLE FINISHED SUITES - FLOOR PLANS

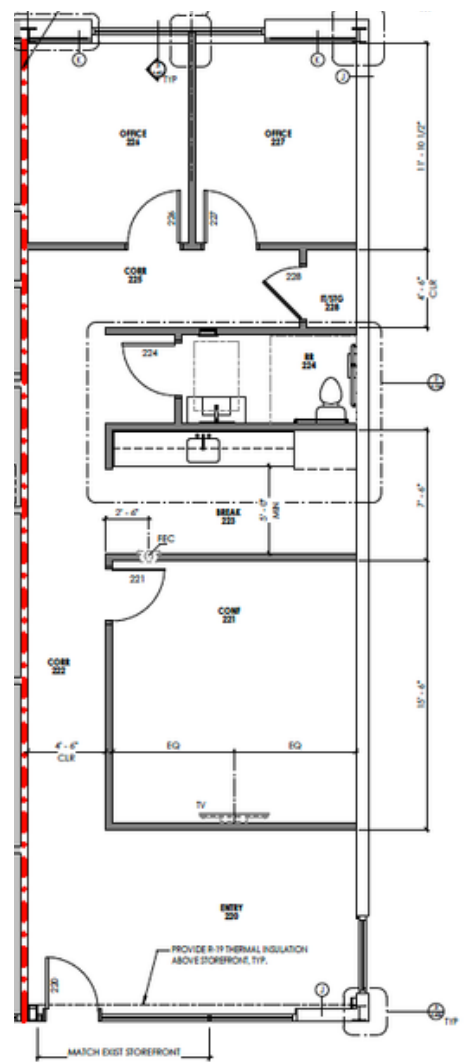
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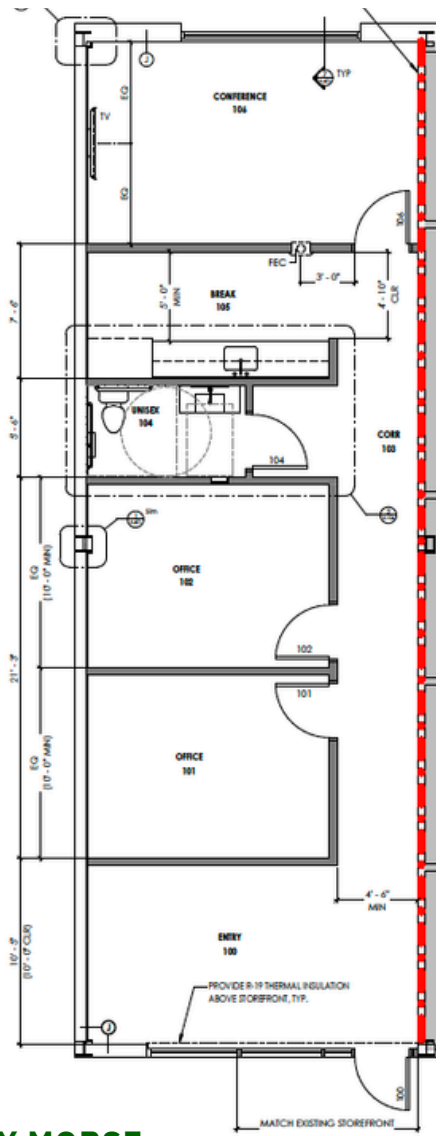
**STE. 1-210**  
**1,580 USF**



**STE. 1-220**  
**1,086 USF**



**STE. 2-100**  
**1,053 USF**



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# AVAILABLE FINISHED SUITES - PHOTOS

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# EXTERIOR PHOTOS

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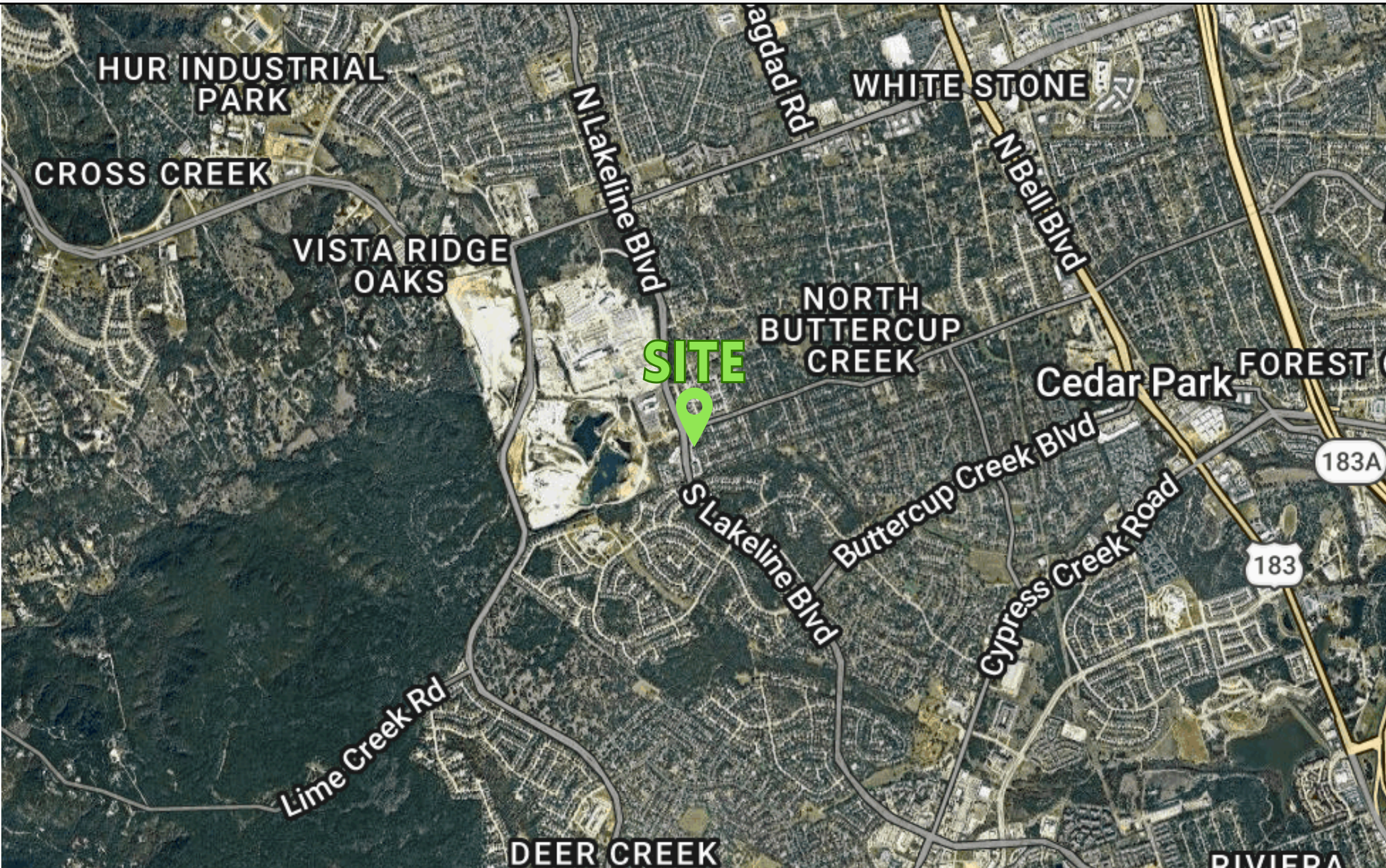


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# AERIAL RETAIL MAP

Volente Crossing - 12801 Anderson Mill Rd. | Cedar Park, Tx 78613



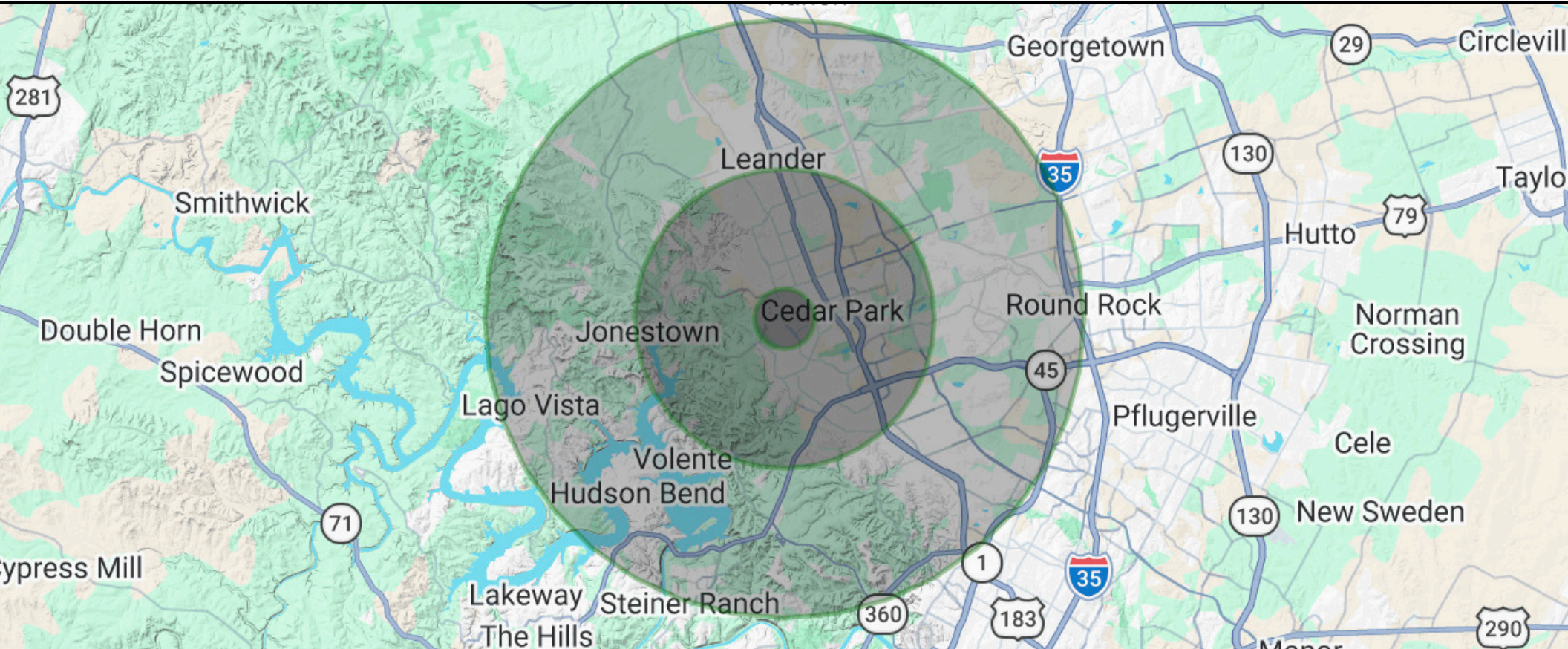
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# AREA DEMOGRAPHICS

Volente Crossing - 12801 Anderson Mill Rd. | Cedar Park, Tx 78613



## POPULATION

Total Population  
Average Age

## 1 MILE

9,042  
39

## 5 MILES

199,932  
37

## 10 MILES

500,533  
38

## HOUSEHOLDS & INCOME

Total Households  
# of Persons per HH  
Average HH Income  
Average House Value

## 1 MILE

3,114  
2.9  
\$164,685  
\$564,964

## 3 MILES

74,280  
2.7  
\$154,323  
\$551,181

## 5 MILES

192,094  
2.6  
\$160,198  
\$587,777

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](http://www.trec.texas.gov)

IABS 1-0 Date