

# DriveThru Restaurant And Retail Spaces For Lease



**PRICE PER UNIT:** -

**AVAILABLE SF:** 1,200 - 2,400 SF

**LEASE RATE:** \$28.00 - 34.00 SF/Yr (NNN)

**LOT SIZE:** 5.17 Acres

**BUILDING SIZE:** 9,335 SF

**YEAR BUILT:** 2018

**ZONING:** HC - Heavy Commercial

**MARKET:** Austin MSA

**SUB MARKET:** Cedar Park / Leander

**CROSS STREETS:** New Hope Dr, Whitestone Blvd

## PROPERTY OVERVIEW

High quality attractive new Chevron neighborhood convenience store anchored retail strip center.

Approximate 1700 SqFt restaurant end cap space has shared grease trap and restrooms with adjacent Chevron convenience market. Remaining approx. 2400 SqFt space can be demised into two 1200 Sqft spaces. Both spaces otherwise shell delivery with additional landlord buildout allowance..

## PROPERTY AMENITIES:

- Very Attractive Demographic Profiles
- Hi Traffic Count Location
- Busy Convenience Gas Market Co-Tenant
- Zoning Allows Broad Variety of Uses
- Restaurant Space Utilizes Shared Grease Trap and Restrooms with Market

# Property Description

## PROPERTY OVERVIEW

Brand new neighborhood Chevron convenience store anchored retail strip center.

Approximate 1700 SqFt restaurant end cap space has shared grease trap and restrooms with market. Remaining approx. 2400SqFt space can be demised into two 1200Sqft spaces. Both spaces otherwise shell delivery with additional landlord buildout allowance.



## LOCATION OVERVIEW

The Ronald Reagan/Parmer Rd corridor continues its rapid growth as a major arterial attracting multiple large residential subdivisions and commercial developments. The subject property is located on western boundary of the 500+ home Caballo Ranch subdivision and just 1 mile north of Whitestone (FM 1431) Blvd. Also within minutes of some of the area's favorite recreation spots including the 8,000 seat H-E-B Event Center; hosting multiple concerts, sporting events and family expos, and the spectacular and sprawling 800 acre Southwest Williamson County Regional Park. Cedar Park has grown to become one of the hottest areas in metro Austin area to buy a home. Located just 17 miles from downtown Austin, Cedar Park has all the advantages of being located close to city jobs and attractions, while also having the advantages of quieter less congested suburban living.

## Available Spaces

**Lease Rate:** \$28.00 - 34.00 SF/YR (NNN)

**Total Space** 1,200 - 2,400 SF

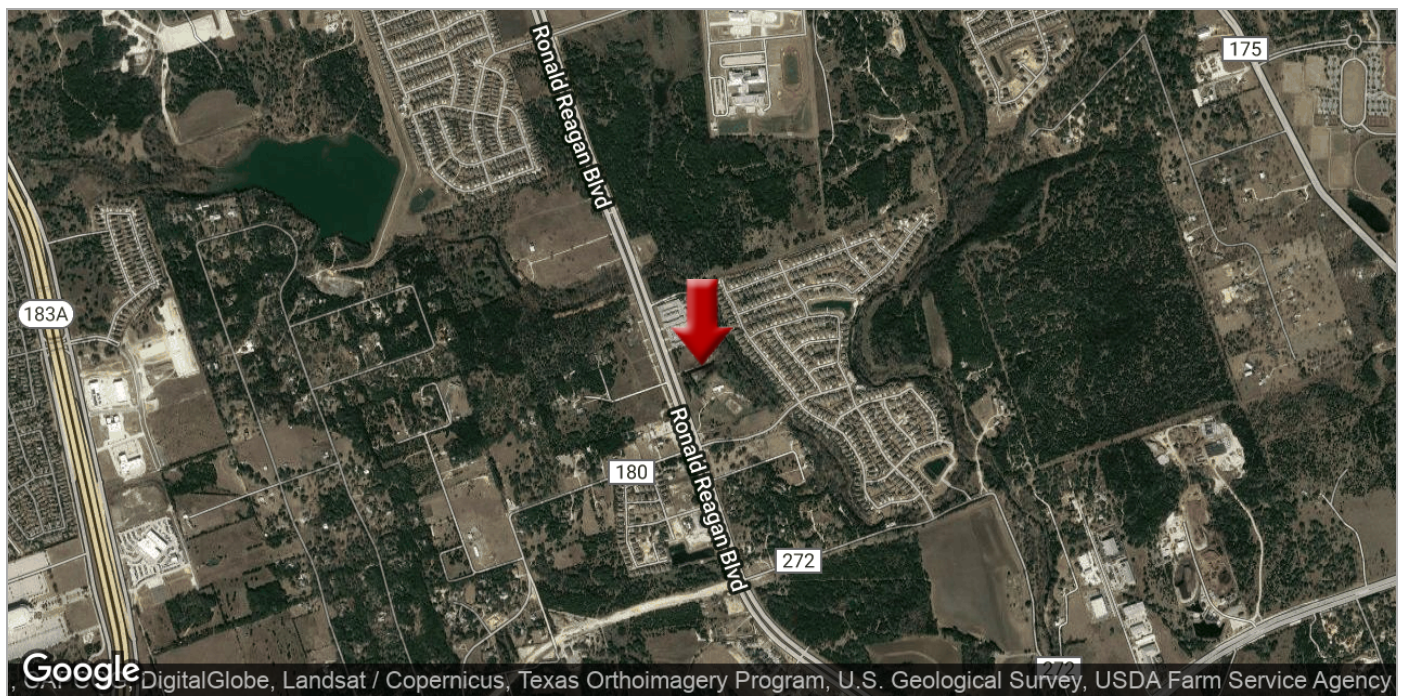
**Lease Type:** NNN

**Lease Term:** Negotiable

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Suite 400	Restaurant	\$34.00 SF/YR	NNN	1,700 SF	Negotiable
Ste 100-200	Strip Center	\$28.00 SF/YR	NNN	1,200 - 2,400 SF	Negotiable



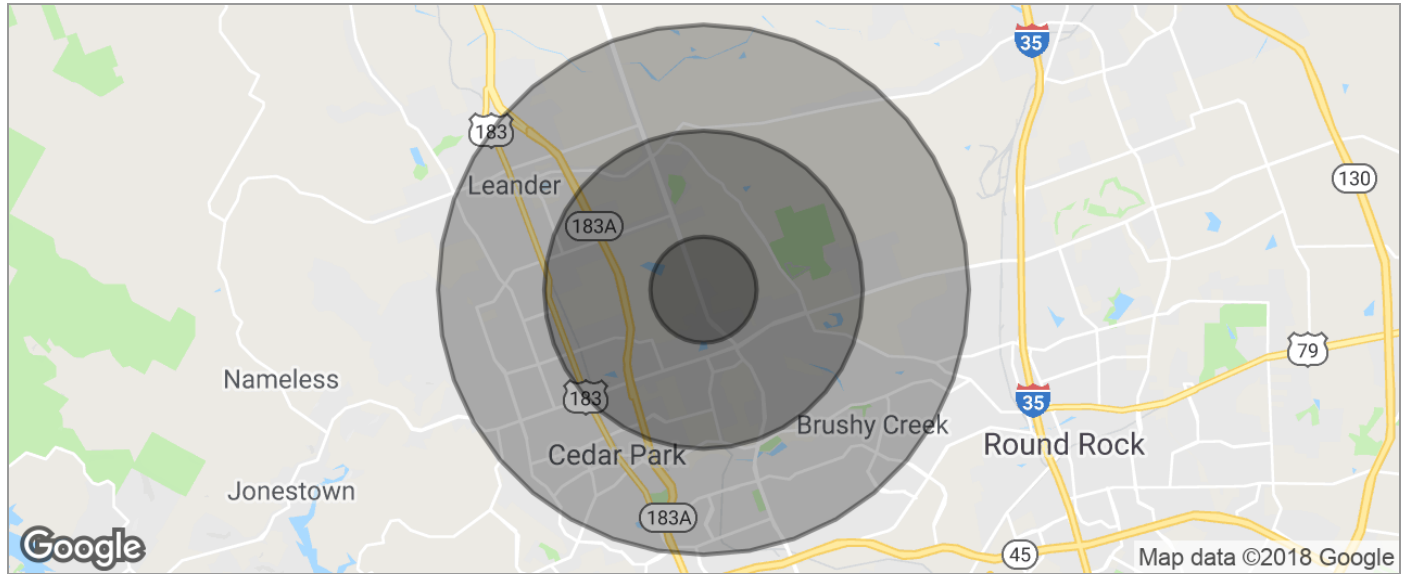
# Location Maps







# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,697	25,904	99,570
MEDIAN AGE	36.5	33.8	33.4
MEDIAN AGE (MALE)	36.4	33.7	33.5
MEDIAN AGE (FEMALE)	36.7	34.2	33.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	975	8,999	34,454
# OF PERSONS PER HH	2.8	2.9	2.9
AVERAGE HH INCOME	\$87,916	\$89,415	\$92,211
AVERAGE HOUSE VALUE	\$202,472	\$201,634	\$215,472
RACE	1 MILE	3 MILES	5 MILES
% WHITE	80.9%	80.1%	79.3%
% BLACK	5.6%	5.1%	4.4%
% ASIAN	3.4%	3.9%	6.0%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.3%	0.3%	0.3%
% OTHER	6.3%	6.7%	6.8%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	14.4%	16.8%	17.6%

\* Demographic data derived from 2010 US Census





## 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.*

### 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.

<b>KELLER WILLIAMS REALTY</b>	<b>0492214</b>	<b>alicecaron@kw.com</b>	<b>512-637-8311</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>JEAN GRUBB</b>	<b>0321636</b>	<b>jdgrubb@kw.com</b>	<b>512-448-4111</b>
Designated Broker of Firm	License No.	Email	Phone
<b>ALICE CARON</b>	<b>0336633</b>	<b>alicecaron@kw.com</b>	<b>512-637-8311</b>
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
<b>Richard S. Hall</b> <small>dotloop verified 04/07/16 9:45PM EDT BNVK-DD5M-BSSY-6CTM</small>	<b>0396960</b>	<b>rshall03@gmail.com</b>	<b>512-659-8587</b>
Sales Agent/Associate's Name	License No.	Email	Phone

<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Buyer/Tenant/Seller/Landlord Initials			
<input type="text"/>			<input type="text"/>
			Date