

## RETAIL FOR LEASE

# CEDAR PARK SAN MART

14420 Ronald Reagan Blvd, Cedar Park, TX 78613



PRICE PER UNIT:	-
AVAILABLE SF:	1,200 - 2,400 SF
LEASE RATE:	\$28.00 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

### PROPERTY OVERVIEW

Come join Dominos & Chevron! High quality attractive newly constructed Chevron convenience market anchored retail strip center.

Dominos Pizza to occupy drive-thru space, remaining space is approx. 2400 SqFt space, which can be demised. This space is endcap and has connection to property grease-trap..

### PROPERTY FEATURES

- Hi Residential Rooftop Growth Corridor
- Very Attractive Demographic Profiles
- Hi Traffic Count Location
- Busy National Brand (Chevron) Convenience Market Co-Tenant
- Zoning Allows Broad Variety of Uses

**KW COMMERCIAL**  
12515-8 Research Blvd.,  
Ste. 100  
Austin, TX 78759

**RICHARD HALL**  
Broker Associate  
O: 512.659.8587  
C: 512.659.8587  
RichardHall@kw.com  
TX #0396960

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com/](http://kwcommercial.com/)

**RETAIL FOR LEASE**

# CEDAR PARK SAN MART

14420 Ronald Reagan Blvd, Cedar Park, TX 78613



**KW COMMERCIAL**  
12515-8 Research Blvd.,  
Ste. 100  
Austin, TX 78759

**RICHARD HALL**  
Broker Associate  
O: 512.659.8587  
C: 512.659.8587  
RichardHall@kw.com  
TX #0396960

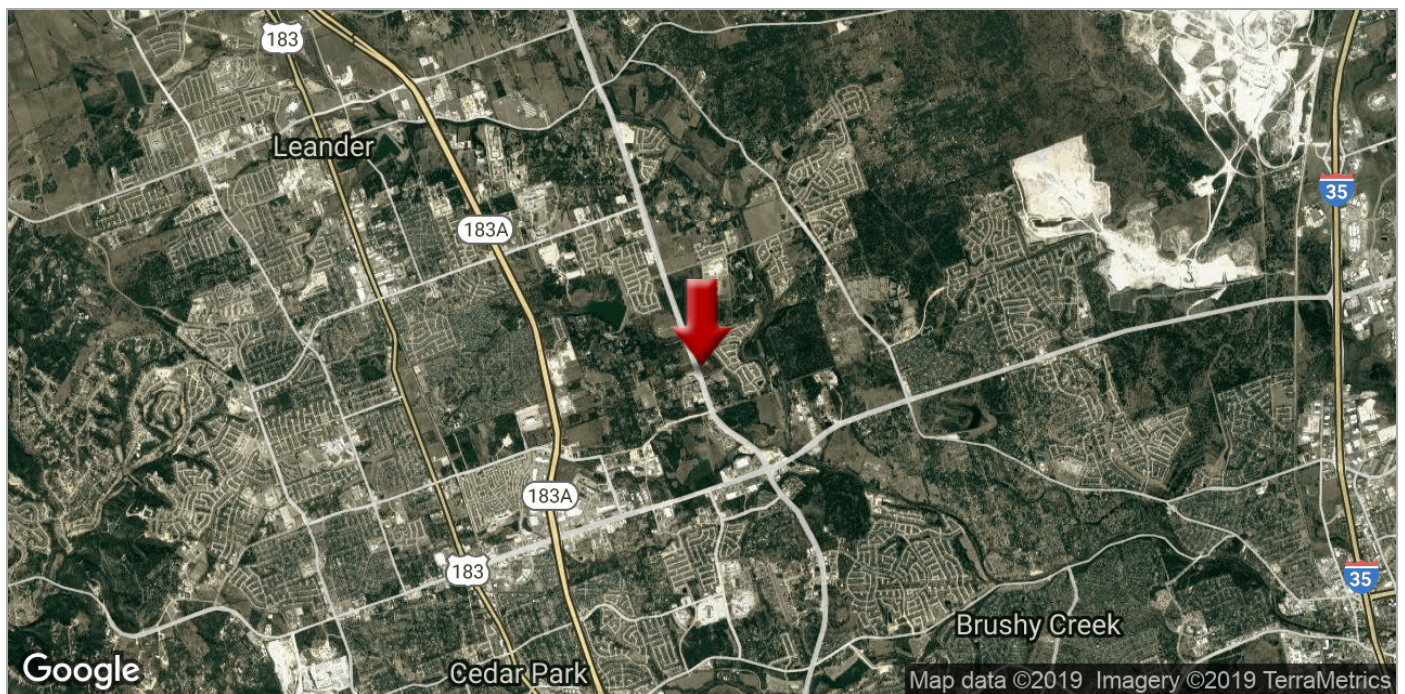
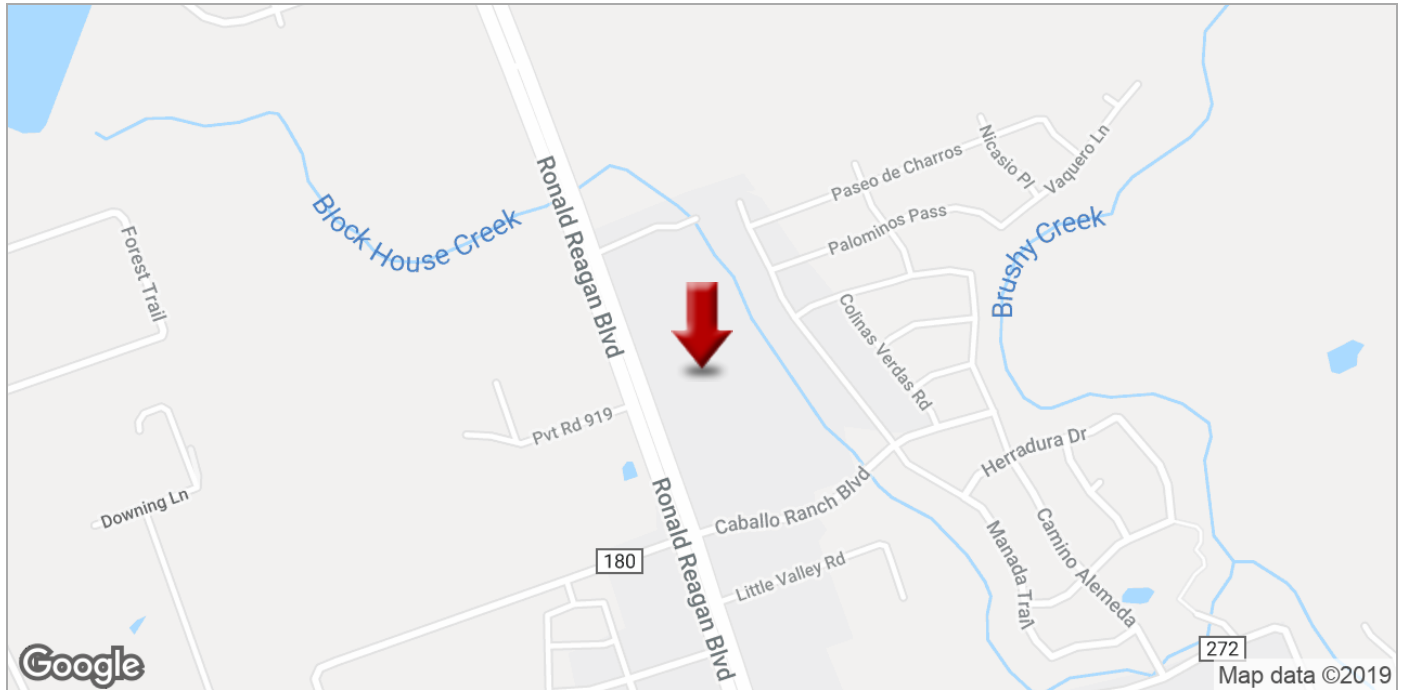
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com/](http://kwcommercial.com/)

**RETAIL FOR LEASE**

# CEDAR PARK SAN MART

14420 Ronald Reagan Blvd, Cedar Park, TX 78613



**KW COMMERCIAL**  
12515-8 Research Blvd.,  
Ste. 100  
Austin, TX 78759

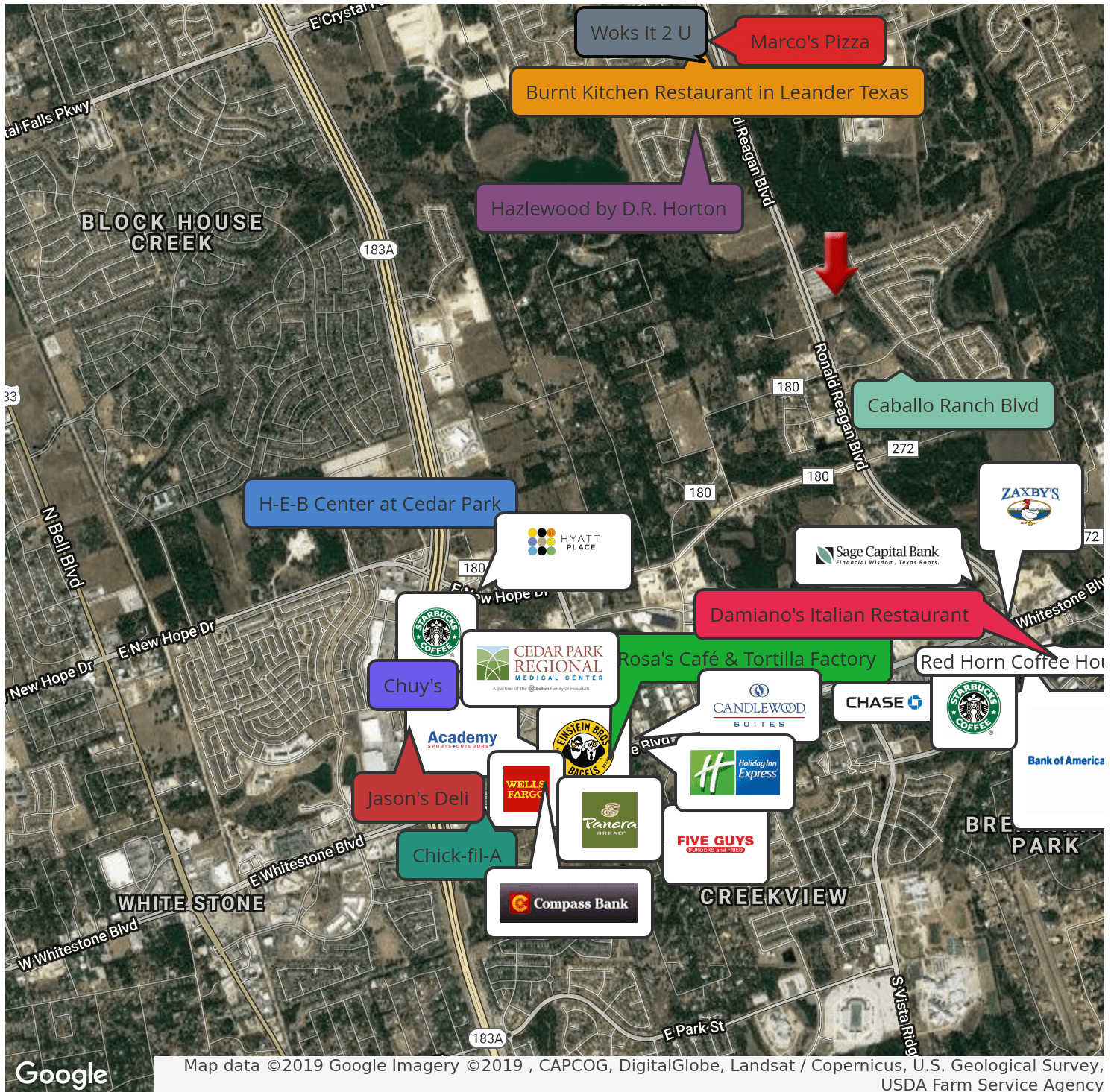
**RICHARD HALL**  
Broker Associate  
O: 512.659.8587  
C: 512.659.8587  
RichardHall@kw.com  
TX #0396960

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com/](http://kwcommercial.com/)

# CEDAR PARK SAN MART

14420 Ronald Reagan Blvd, Cedar Park, TX 78613



**KW COMMERCIAL**  
12515-8 Research Blvd.,  
Ste. 100  
Austin, TX 78759

**RICHARD HALL**  
Broker Associate  
O: 512.659.8587  
C: 512.659.8587  
RichardHall@kw.com  
TX #0396960

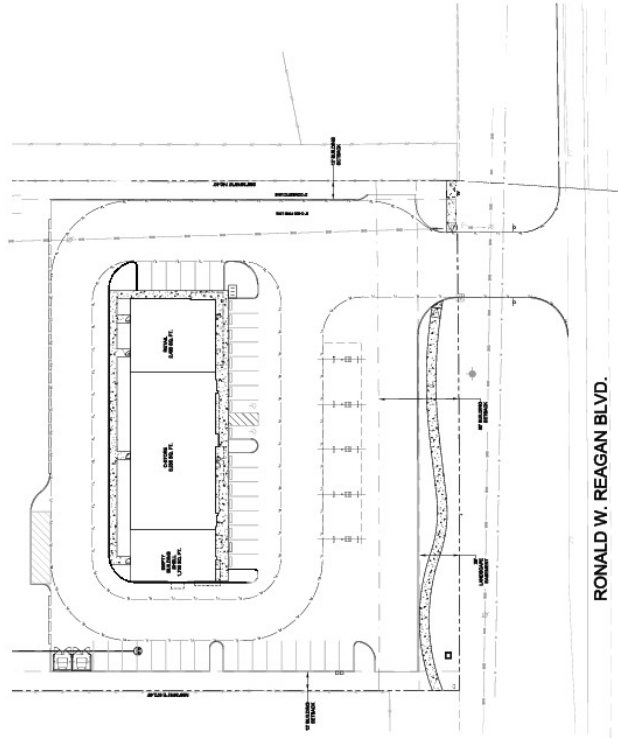
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com/](http://kwcommercial.com/)

## RETAIL FOR LEASE

# CEDAR PARK SAN MART

14420 Ronald Reagan Blvd, Cedar Park, TX 78613



SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite 100	Domino's Pizza Drivethru Restaurant	LEASED	NNN	1,700 SF	Leased
Ste 300 & 400	End Cap Retail or Restaurant Space	\$28.00 SF/YR	NNN	1,200 - 2,400 SF	AVAILABLE
Gas Station Convenience Market	Chevron Neighborhood Market Store	LEASED	NNN	5,235 SF	Leased

**KW COMMERCIAL**  
12515-8 Research Blvd.,  
Ste. 100  
Austin, TX 78759

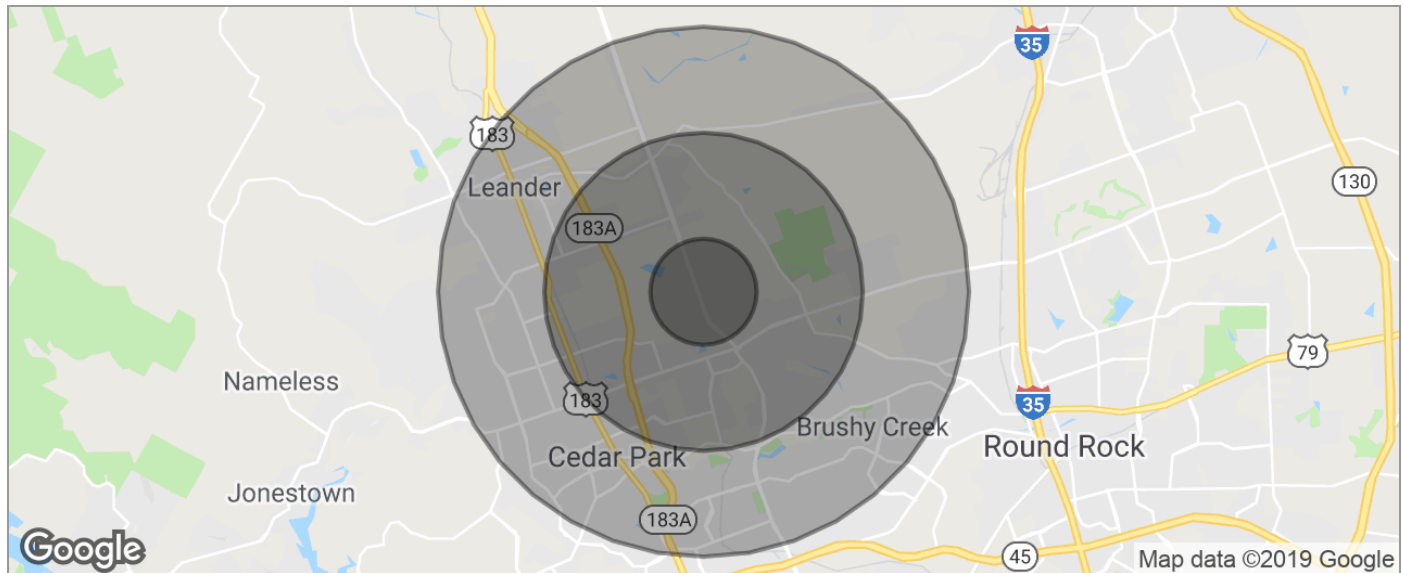
**RICHARD HALL**  
Broker Associate  
O: 512.659.8587  
C: 512.659.8587  
RichardHall@kw.com  
TX #0396960

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com/](http://kwcommercial.com/)

# CEDAR PARK SAN MART

14420 Ronald Reagan Blvd, Cedar Park, TX 78613



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

**KW COMMERCIAL**  
12515-8 Research Blvd.,  
Ste. 100  
Austin, TX 78759

**RICHARD HALL**  
Broker Associate  
O: 512.659.8587  
C: 512.659.8587  
RichardHall@kw.com  
TX #0396960

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com/](http://kwcommercial.com/)



## 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