

1,000 SF - 4,000 SF OFFICE CONDOS | FOR SALE

THE CORNER VILLAGE AT CABALLO RANCH

2901 Caballo Ranch Blvd, Cedar Park, TX 78641



SUMMARY:

UNIT SIZE:	1,000 SF to 4,000 SF
BUILDING 4:	Delivery End of 2022
ZONING:	Professional Office
PRICE SF:	Starting at \$425 PSF Turn-Key

PROPERTY OVERVIEW:

BRAND NEW Development - The Corner Village of Caballo Ranch conveniently located off Ronald Regan and near FM 1431. These beautiful Office Condos are located in front of Caballo Ranch subdivision, and in the booming growing corridor of Cedar Park, TX. Each condominium unit is 1,000 SF and is designed as either 2 unit duplexes or 4 unit fourplexes with the flexibility to combine units to accommodate larger users.

Close proximity to major employers IBM, Apple, 3M, Cedar Park Hospitals, and more all within a short drive to Austin. Near the future Perfect Game and Indigo Ridge.

Ideal for: Professional Office, CPA, Insurance Companies, Therapist, Law Office, etc.
**Lease options available*

PROPERTY HIGHLIGHTS:

- 3-4 Private Offices
- Conference Room
- ADA Restroom
- Median Household Income \$101,086
- Cedar Park Named 4th- most connected city in the country.
- Reception Area
- Kitchenette/Breakroom
- Standard Builder Finishes

KW COMMERCIAL
2300 Greenhill Drive, #200
Round Rock, TX 78664



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OFFICE BUILDING PLAN

THE CORNER VILLAGE AT CABALLO RANCH



2 Office Building Front



2 Office Building Plan

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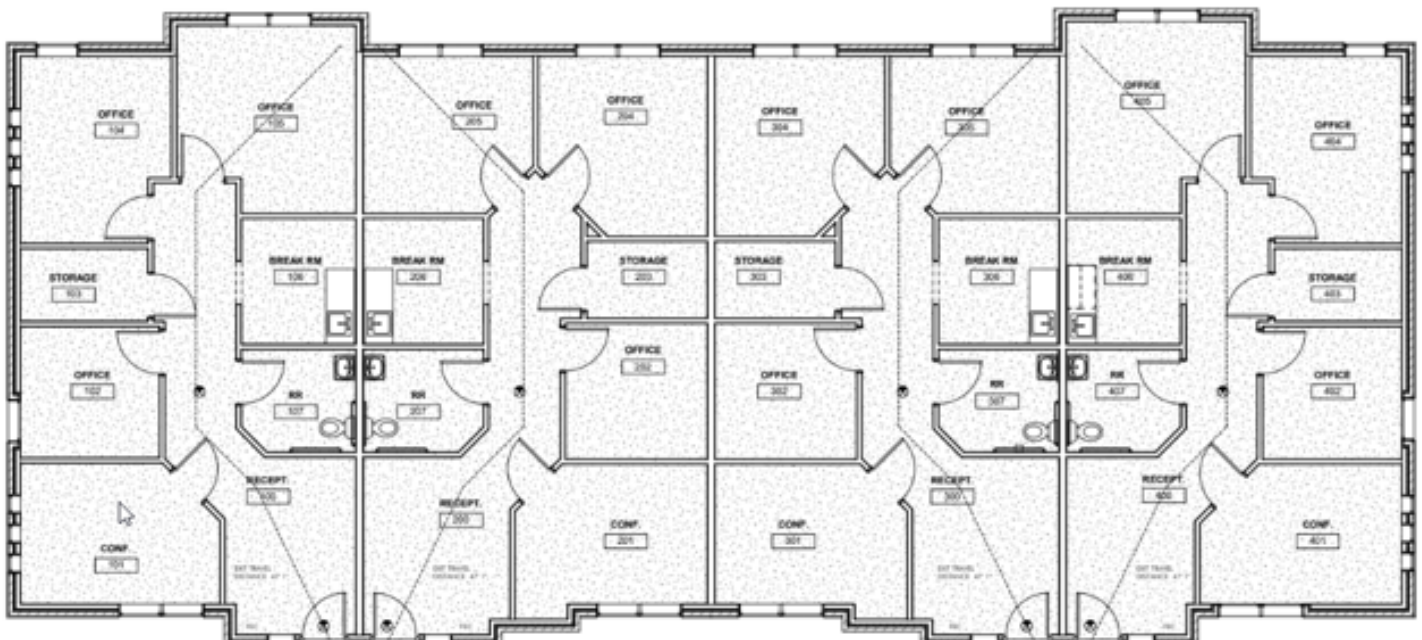
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UNIT OFFICE BUILDING PLAN

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4 Office Building Front



4 Unit Office Building Plan

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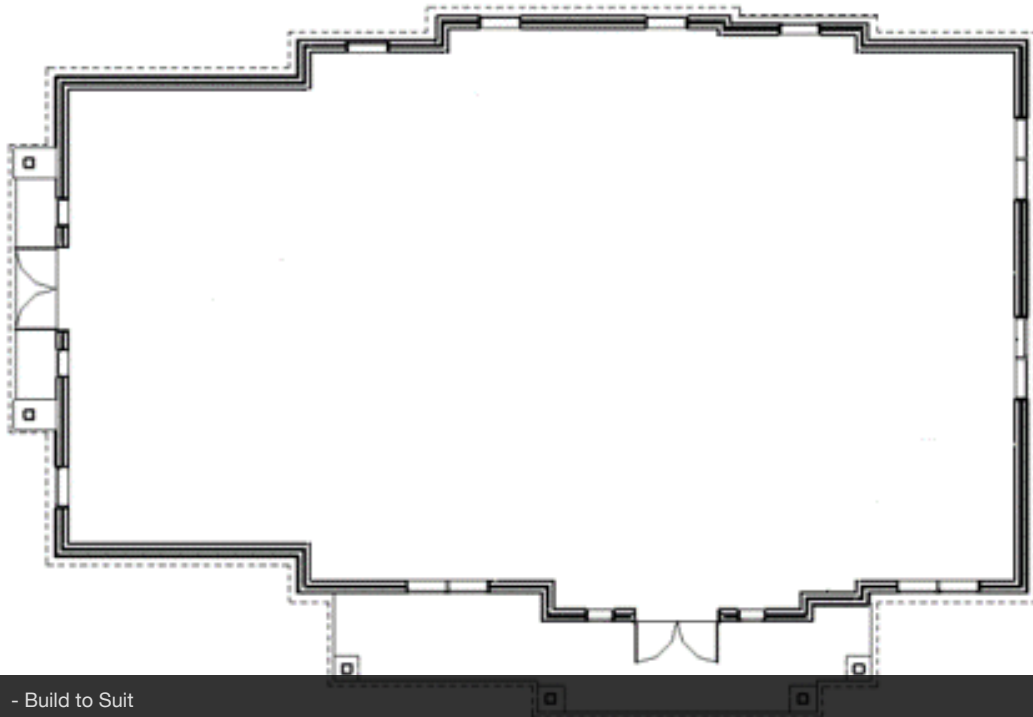
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BUILD TO SUIT

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1,500 SF or 3,000 SF - Build to Suit

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OFFICE CONDOS FOR SALE/LEASE

The Villas at Chandler Creek's proximity to major employers.

- 22 minutes to Apple Inc
- 6 minutes to Cedar Park Hospital
- 21 minutes to IBM

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Total Population



1 mile 2,408
3 mile 103,544
5 mile 363,716

Average HH Income



1 mile \$89,752
3 mile \$92,411
5 mile \$85,310

Median Age



1 mile 37.2
3 mile 33.3
5 mile 33.9

Traffic Count



US 183
48,347 VPD



The Corner Village at Caballo Ranch is only 30 minutes away from Austin-Bergstrom International Airport.



MAJOR EMPLOYERS AROUND THE AREA



- 3M
- Dell Technologies
- Emerson Process Management
- Round Rock Premium Outlets
- Baylor Scott & White Health
- St. David's Round Rock Medical Center

- IBM
- Liquidation Channel Sears
- TeleservWayne Fueling Systems
- Texas Guaranteed Student Loan
- Seton Medical Center
- Field Asset Services

- Cedar Park Hospital
- Michael Angelo's Gourmet Foods, Inc
- Chasco Constructors
- TECO
- Westinghouse Motor Company
- Seton Hospital

Rouse High School
Stiles Middle School
Parkside Elementary School
Montessori of University Village

Walsh Middle School
Henry Middle School
Sandy Brook University
College Park/University

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SITE PLAN

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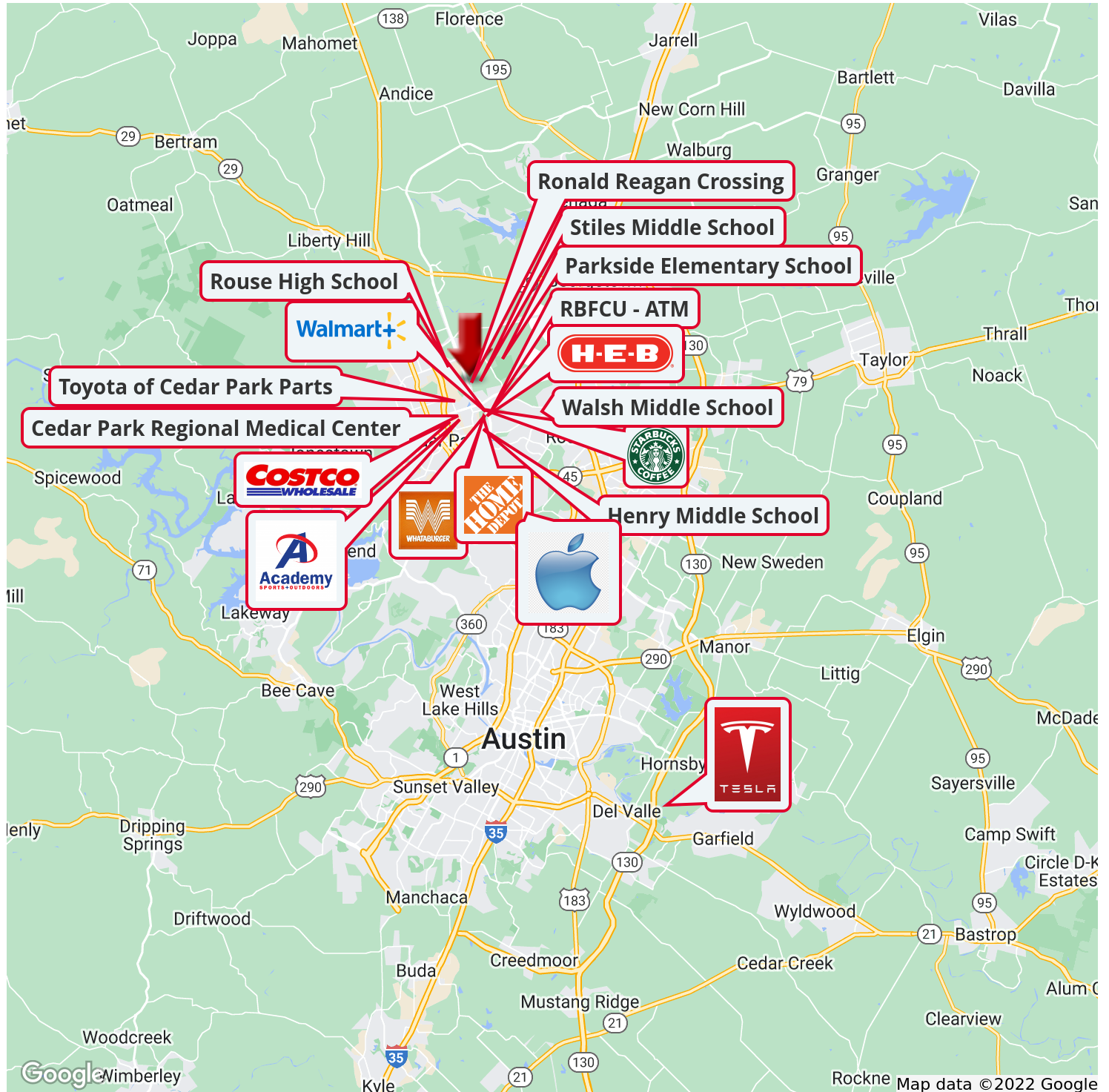
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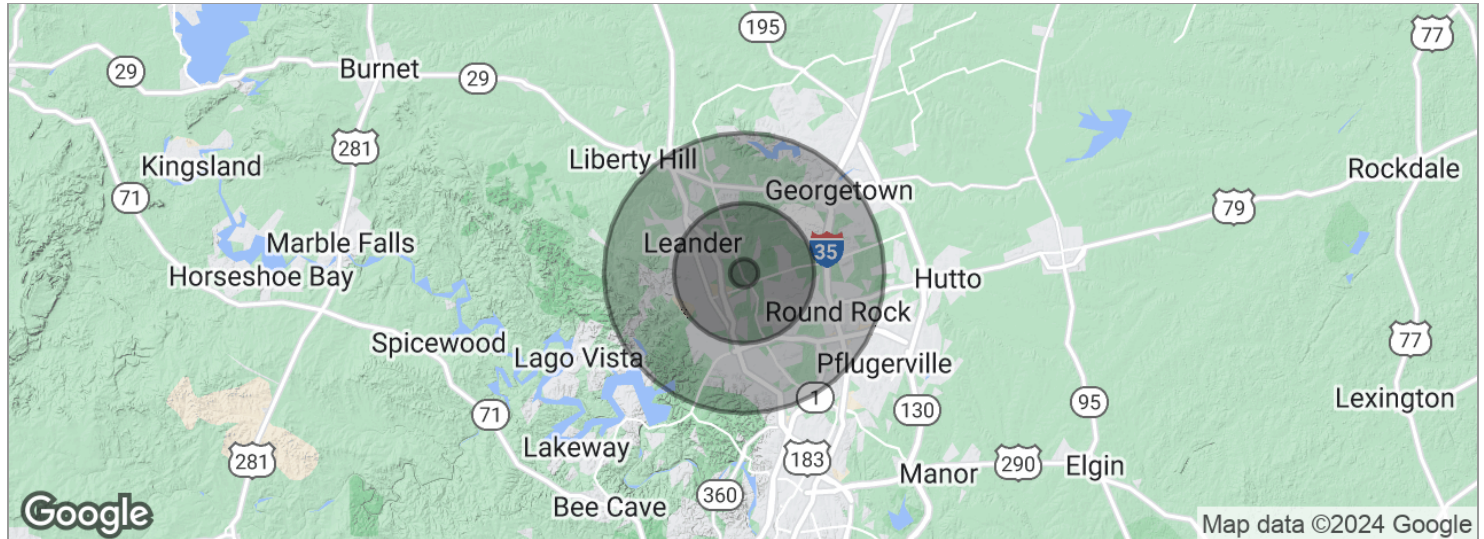


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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,408	103,544	363,716
Median age	37.2	33.3	33.9
Median age (male)	36.8	33.3	33.5
Median age (Female)	37.7	33.4	34.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	893	35,894	138,379
# of persons per HH	2.7	2.9	2.6
Average HH income	\$89,752	\$92,411	\$85,310
Average house value	\$217,105	\$216,102	\$238,301

* Demographic data derived from 2020 ACS - US Census

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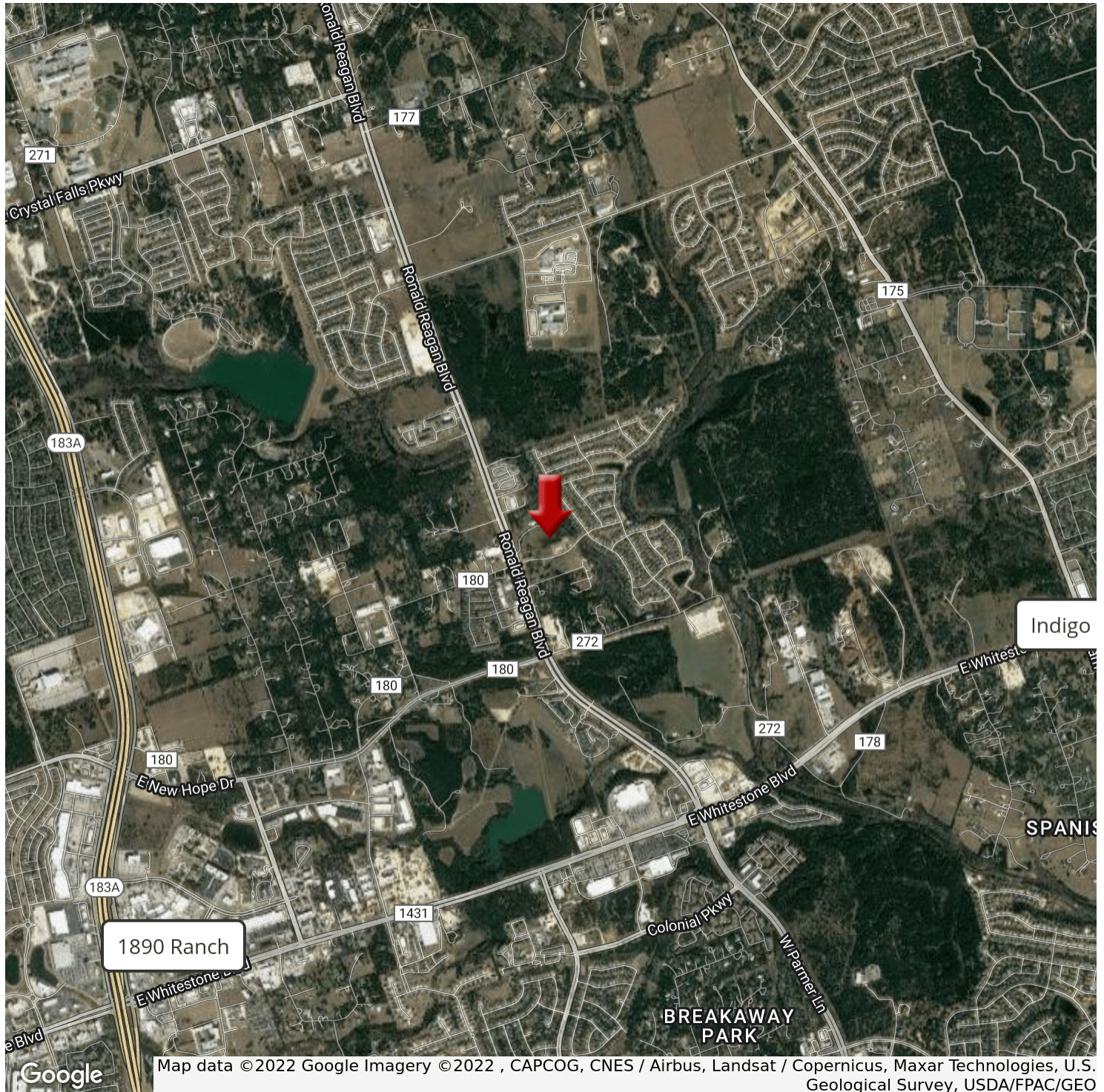
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Information About Brokerage Services

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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Frances Crossley	624524	Frances@KWCommercial.com	512-751-0004
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date