

PROPERTY

FOR LEASE

WWW.CMEATX.COM

10521 PARMER LN, AUSTIN,
TX 78717

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EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|------------------|-------------|
| Lease Rate: | Call Broker |
| Building Size: | 4,060 SF |
| Available SF: | 2,030 SF |
| Lot Size: | 0.451 Acres |
| Number of Units: | 1 |
| Year Built: | 2023 |
| Zoning: | PUD |

PROPERTY OVERVIEW

Beautiful new office building with great views on the second floor which is available, big windows for an abundance of natural light.

Major intersection location of Avery Ranch and Parmer Ln. Located just behind McDonald's on Parmer. Ample parking and amazing second-floor views.

This area has been experiencing a great amount of population growth of 19% in the last 5 years. Median Household Income is \$109K with primary positions in management. This location would be great for a daycare, salon, spa, showroom, offices, co-working, medical offices, etc.

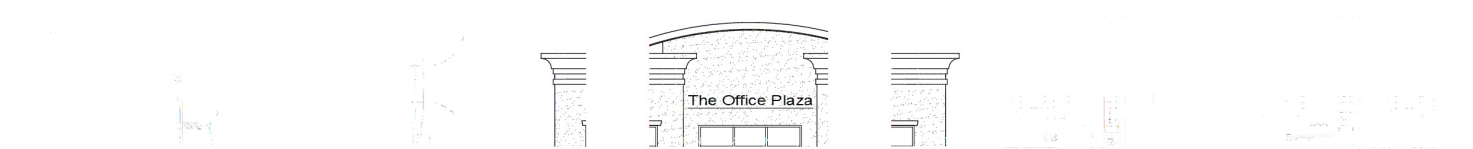
Located right between Cedar Park and Round Rock for easy access with Austin address!
8 minutes to Lakeline Mall and Walden Park
12 minutes to St. David's Round Rock Medical Center
19 minutes to Domain
28 minutes to Downtown Austin

High traffic count: The area has a high traffic count, with over 100,000 vehicles passing by each day. This would give your business a lot of exposure and potential customers.

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ADDITIONAL PHOTOS



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LOCATION MAP



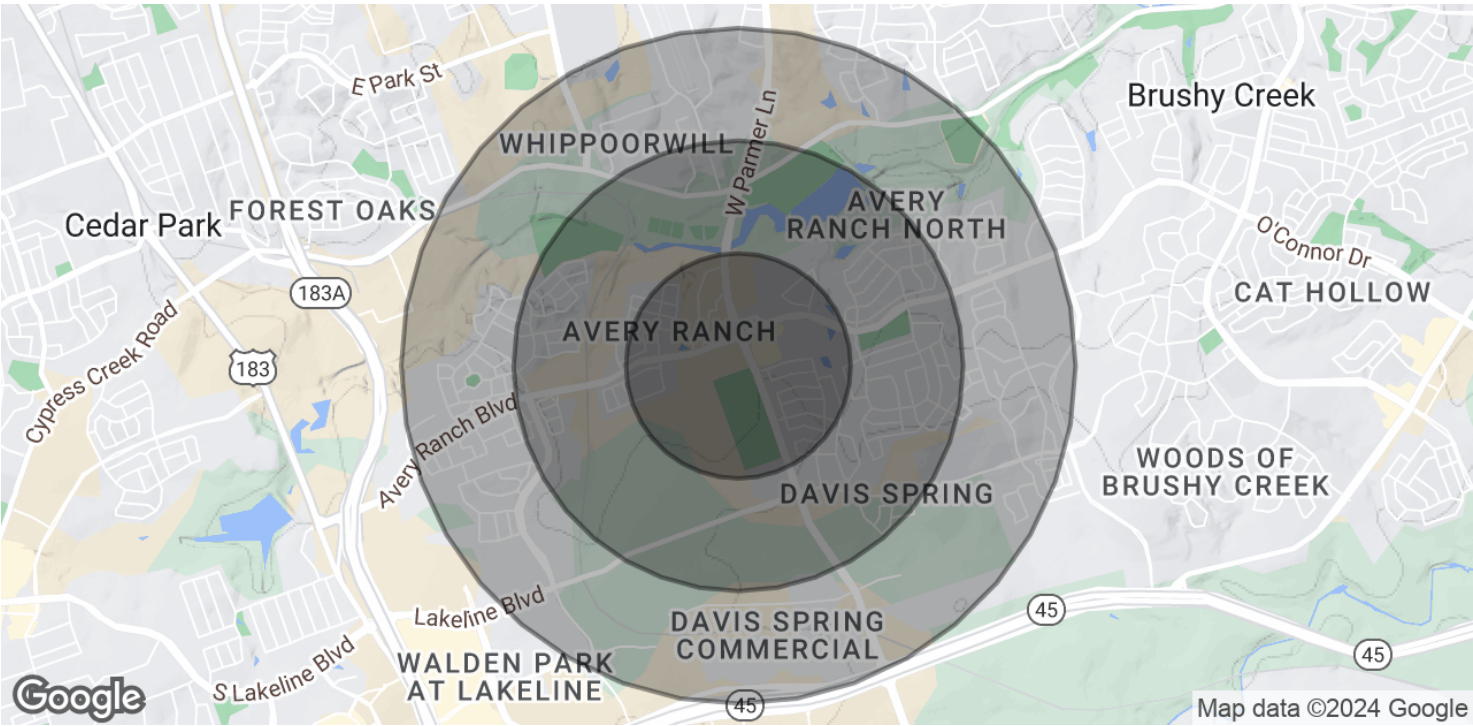
Google

Map data ©2023 Imagery ©2023 , CAPCOG, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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DEMOGRAPHICS MAP & REPORT



| | 0.5 MILES | 1 MILE | 1.5 MILES |
|----------------------|-----------|-----------|-----------|
| POPULATION | | | |
| Total Population | 2,184 | 8,909 | 19,446 |
| Average Age | 38.9 | 37.8 | 36.2 |
| Average Age (Male) | 37.9 | 36.4 | 34.6 |
| Average Age (Female) | 39.5 | 38.1 | 36.5 |
| HOUSEHOLDS & INCOME | | | |
| Total Households | 735 | 2,942 | 6,881 |
| # of Persons per HH | 3.0 | 3.0 | 2.8 |
| Average HH Income | \$137,023 | \$135,093 | \$123,349 |
| Average House Value | \$366,239 | \$352,324 | \$347,671 |

* Demographic data derived from 2020 ACS - US Census

