

# Anderson Creek COMMERCIAL PARK



12112 Anderson Mill Rd, Cedar Park, TX 78613

## FOR SALE & LEASE



### PROJECT HIGHLIGHTS

Total Building Size Approx. 17,611 Sqft

Total Parking Spaces: 83

Project Complete By The End of 2026

Zoning: Li - Light Industrial - Retail Showroom/Warehouse

Highly Traveled Corridor With Approx. 24,000+ Vehicles Per Day

For more information

**Lee Idom** • JPAR Commercial Call: 512-993-0071 • Email: [leeidomrealtor@gmail.com](mailto:leeidomrealtor@gmail.com)

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The information contained herein has been obtained from sources believed reliable the broker and owner makes no guarantees or warranties as to the accuracy thereof. The presentation of the property 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. Included projections, opinions, assumptions or estimates, are for example only, and may not represent current or future performance of the property. Information is for guidance only and does not constitute all or any part of a contract. Buyer to verify.



# Anderson Creek COMMERCIAL PARK

## PROJECT OVERVIEW

12112 Anderson Mill Rd, Cedar Park, TX 78613



**Total SF**  
17,611 SF Project

**Available Space**  
(1,800-9,000 SF Suites)

**Optional  
Patio Space**  
Available

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### Shell Condominium Unit Feature Include:

- Insulated Exterior Walls
- Front Window System
- 3 Phase Electrical Power, Delivered to the building
- 2 Optional Mezzanine Levels - Allows for optimal use of the space & includes stair case access
- Large Glass Storefront
- Roughed in Plumbing - each unit has plumbing to it with foundation leave out for future expansion

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## PERMITTED USES

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### PERMITTED USES:

Agricultural Support Service  
Animal Grooming  
Animal Veterinary Service, Small Animal  
Automobile, Major Repair And Service  
Broadcasting Center  
College, University Or Vocational School  
Commissary  
Contractor's Shop/Storage Yard  
Crematory  
Data Center  
Government Office  
Gym

Kennel  
Laundromat  
Lumberyard, Wholesale  
Manufacturing And Fabrication, Light  
Nursery/Greenhouse, Retail Or Wholesale  
Office, General  
Office/Showroom/Warehouse  
Place Of Religious Assembly  
Public School (Grades K-12)  
Research, Testing Lab, Or Product Development  
Utility Services, General  
Warehouse And Distribution

For more information



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# Anderson Creek COMMERCIAL PARK

## TYPES OF USES

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### CONDITIONAL USES:

Alcoholic Beverage Establishment (A business whose revenue (60% or above of gross sales) comes from the sale of beer, wine, or other alcoholic beverages for on-premises consumption and which requires a license under Texas state regulations)

Animal Veterinary Service, Large Animal

Caretaker Or Guard Residence

Construction Sales And Services

Craft Brewing/Distillery/Winery Production With On-Premise Consumption

Day-Care Center, Incidental

Food Processing

Paintball Course

Utility Services, Major

Vending Kiosk

Wireless Telecommunications Facilities, Building-Mounted

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## TYPES OF USES

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### SPECIAL USES:

Manufacturing And Fabrication, General  
Outdoor Arena, Stadium Or Amphitheater  
Outdoor Commercial Amusement, Major

Outdoor Commercial Amusement, Minor  
Private School (Grades K-12)  
Sport Shooting Range  
Tattoo Parlor/Body Piercing Studio  
Wireless Telecommunications Facility



For more information



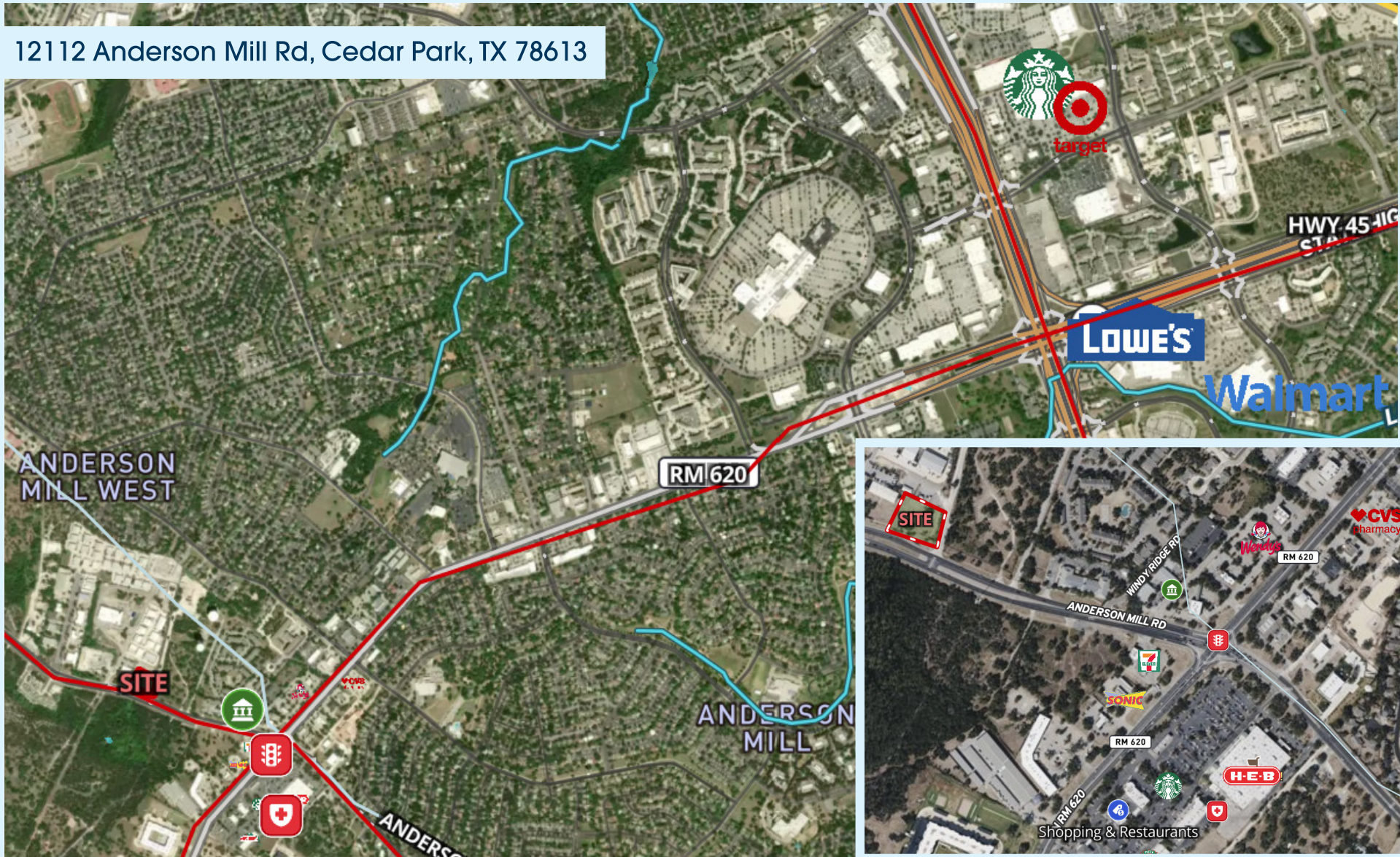
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# Anderson Creek COMMERCIAL PARK

## POINTS OF INTEREST

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# RENTING vs OWNING

A commercial space is a real estate investment that should appreciate just like a home or an office building does, building your equity. Similar to a residential condominium, a business condominium is a piece of real estate that you own, and you still receive a deed at closing.

Your business and storage requirements can now be an investment in desirable commercial real estate! Turn your rental expenses into an appreciating asset!

If your space is used for business purposes, the interest expense is deductible. The purchase is a depreciating business asset, effectively lowering the amount you pay on your income taxes. Each Flex Space unit is part of a Condominium regime with some shared amenities and expenses for which owners typically pay monthly dues to maintain in the same manner as an HOA.

After the initial down payment, the cost of ownership can be less than renting a comparable space. Plus, you can build your net worth and balance sheet as well as improve your financial statement and borrowing capabilities.



## Other Benefits of Owning Rather Than Renting Include:

- ➔ Rental rates should only continue to rise, so now you can enjoy no annual rent increases!
- ➔ Reap the tax advantages of owning versus leasing.
- ➔ Realize property appreciation, build equity and ultimately profit!
- ➔ Hedge against inflation with low, fixed monthly payments.
- ➔ Utilize the depreciation of your unit's total cost to provide significant deductions to your yearly income taxes (if your building is used for commercial/business usage).
- ➔ Individual control of your space and its design.
- ➔ Your expenses for customization and improvements can be recaptured at the time of sale rather than lost, as is the case with tenant funded improvements to a lease property.

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