

3200 E Whitestone Blvd, Cedar Park, TX 78613

For Sale

Deal  vision



Jackson Steinle

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Nick Nelson, CCIM

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Available Space

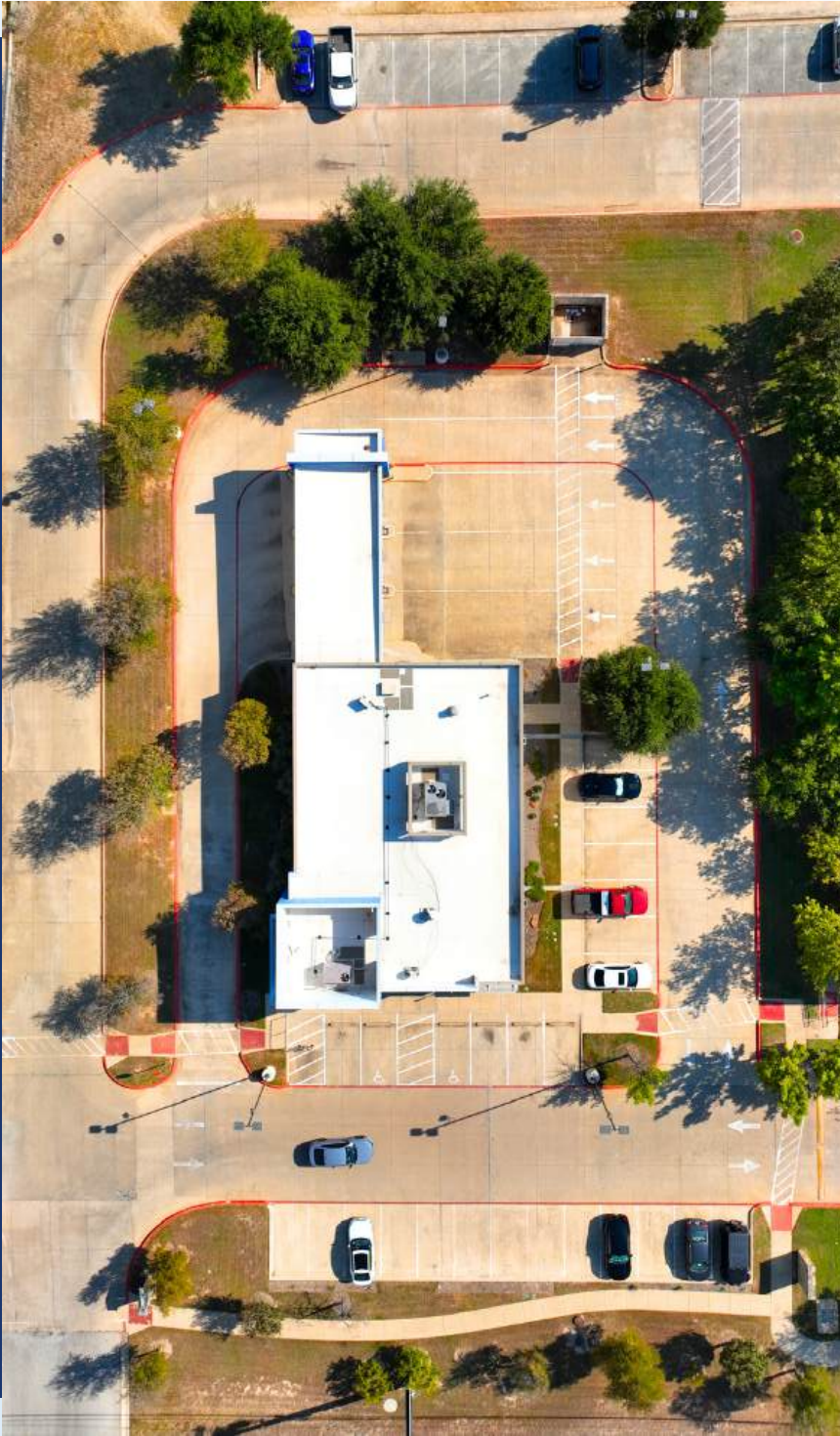
4,024 SF | 1.026 AC



[View Document Vault](#)

[Property Website](#)

Executive Summary



Physical Address:

3200 E Whitestone Blvd,
Cedar Park, TX 78613



Pricing:

\$2,300,000.00

Building Size (SF):

4,024 SF

Land Size (AC):

1.026 AC

Zoning:

General Business (GB)

On-Site Utilities:

Water, Sewer, Electric

Highlights

- Excellent visibility: 60,000+ cars per day.
- Over \$200,000,000 in annual restaurant demand.
- Flexible open layout with many allowable uses per City of Cedar Park zoning (see Document Vault).
- 1/3 of the population in the area exceeds \$200,000/yr annual household income.
- Daytime area population exceeds 78,000.
- Over 25% of the population in the area is age 5-19.

Jackson Steinle

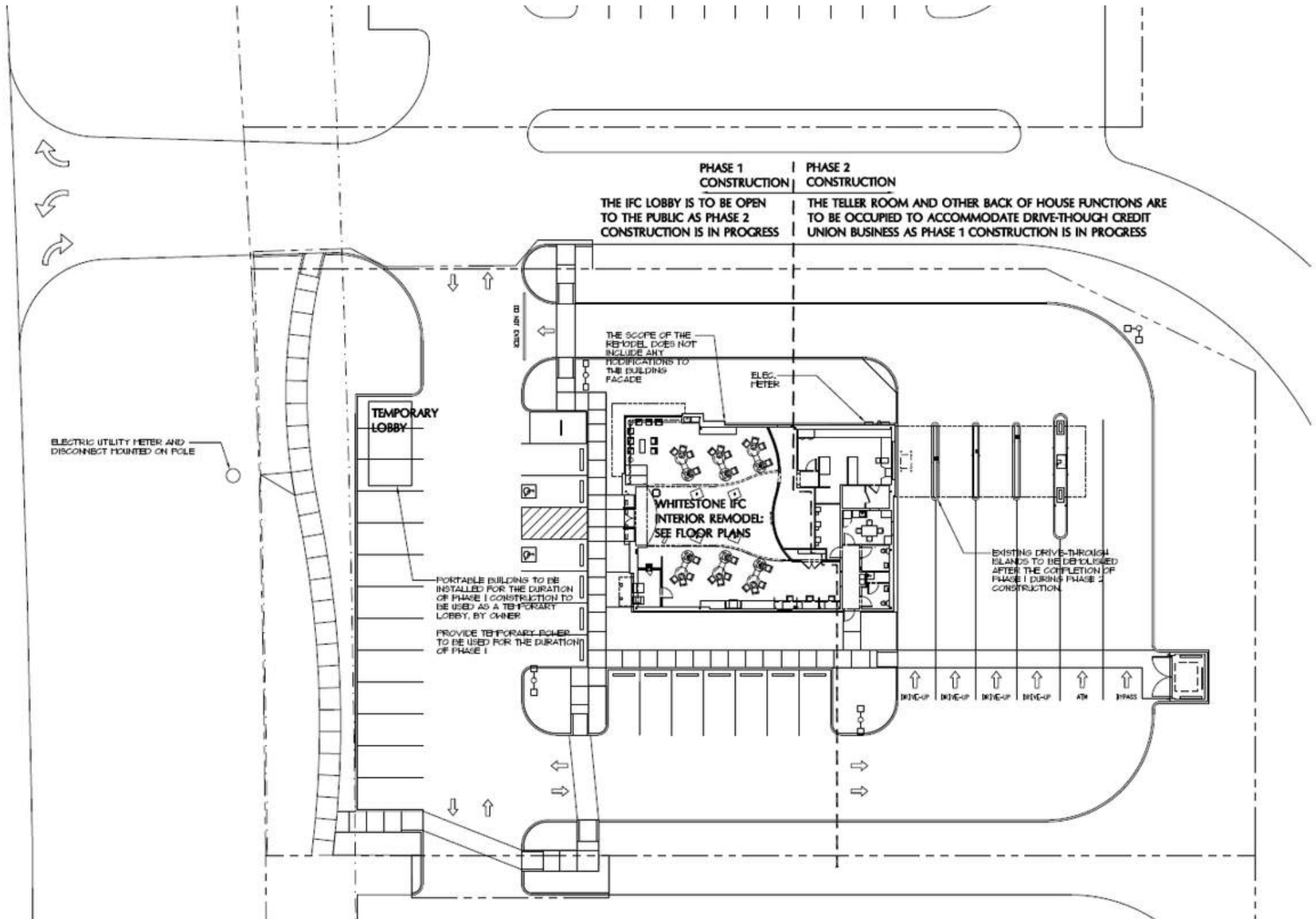
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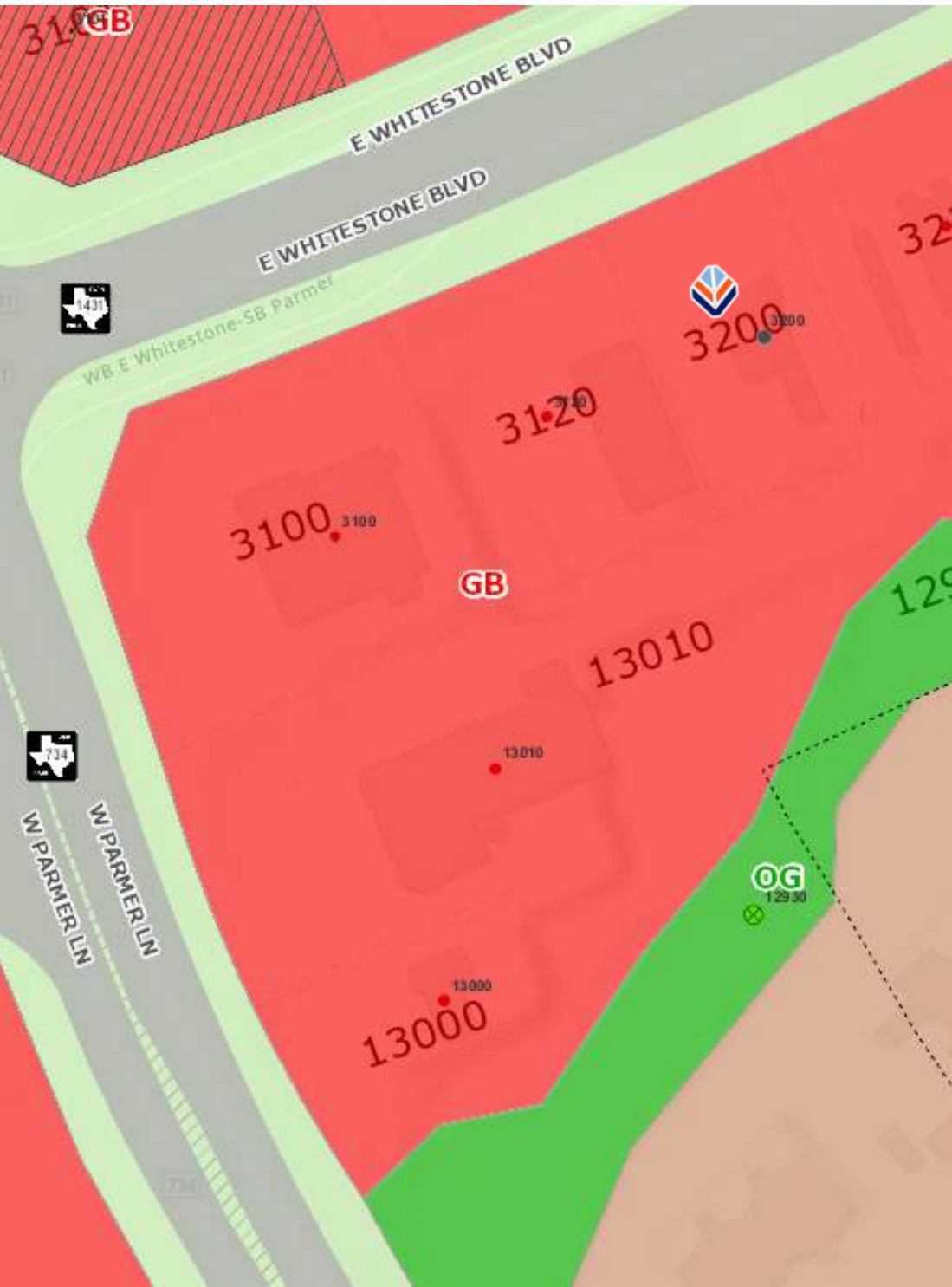
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Zoning: General Business (GB)

Permitted Uses

Animal grooming, Art studio, gallery, Automobile (minor service), Bank, credit union, and financial institution, Civic club, College, University or vocational school, Commissary, Data center, Drug store, Funeral home or mortuary, Government office, Grocery, Gym, Indoor arena or theater, Indoor commercial amusement, Laundromat, Medical clinic, Medical office, Museum, Non-emergency transport service, Office, general, Office/showroom/warehouse, Personal services, Place of religious assembly, Print shop, Public school (grades K-12), Utility services (general).

Conditional Uses

Adult Day Care, Alcoholic beverage establishment, Alcoholic beverage sales, off-site consumption, Animal veterinary service (small animal), Automobile (rental), Craft brewing/distillery/winery production with on-premise consumption, Day-care center (incidental), Hotel, Kennel, Nursery/greenhouse (retail), Research (Testing Lab or Product Development), Restaurant (dine-in only), Restaurant (drive-in or drive-through), Retail sales, Utility services (major), Vending kiosk, Wireless telecommunications facilities (building-mounted)

Special Uses

Car Wash, Commercial parking lot, Day-care center, Event center, Gasoline service station, Mobile food establishment court, Outdoor arena (stadium or amphitheater), Outdoor commercial amusement (major and minor), Private school (grades K-12), Tattoo parlor/body piercing studio

Site Images

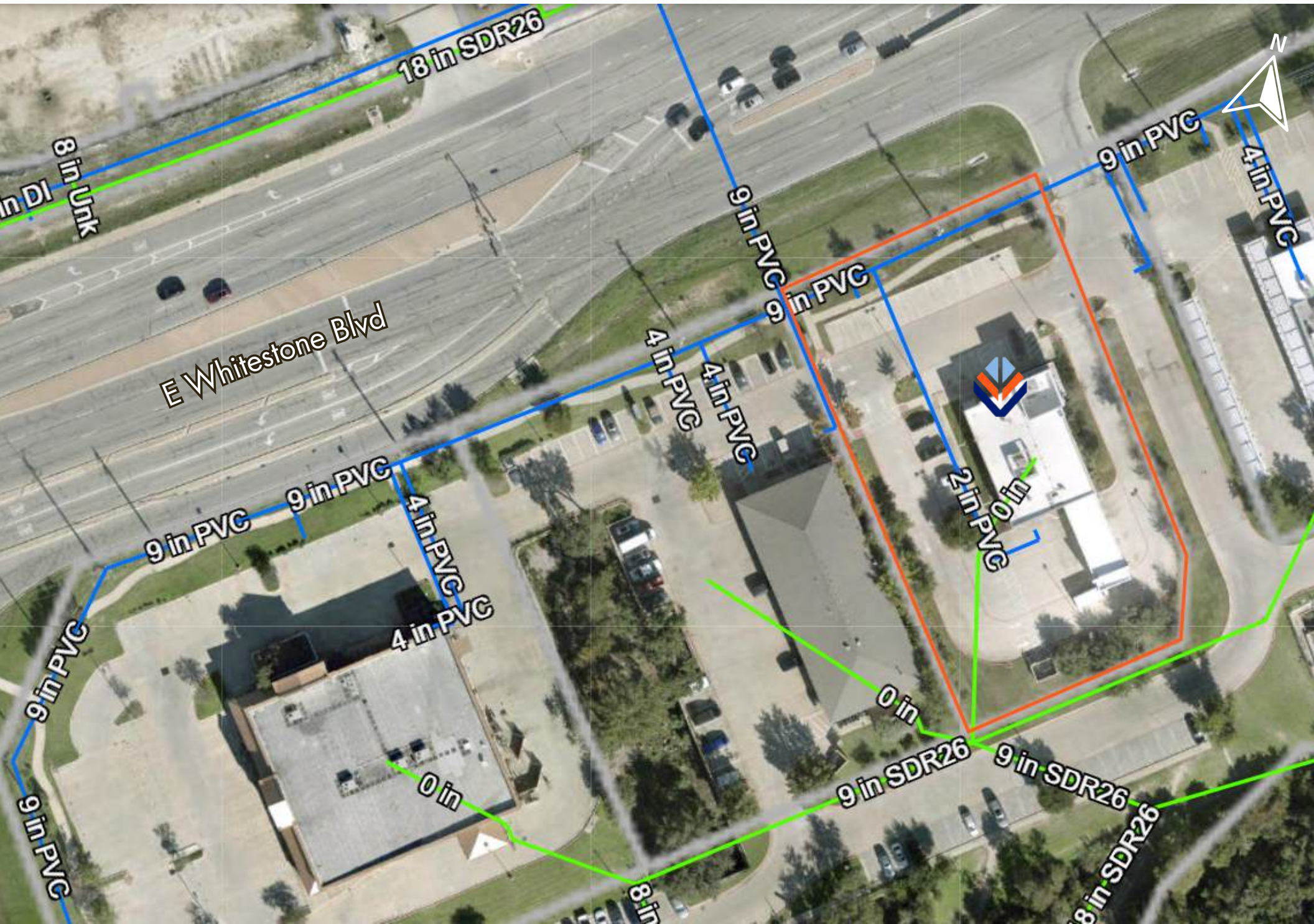


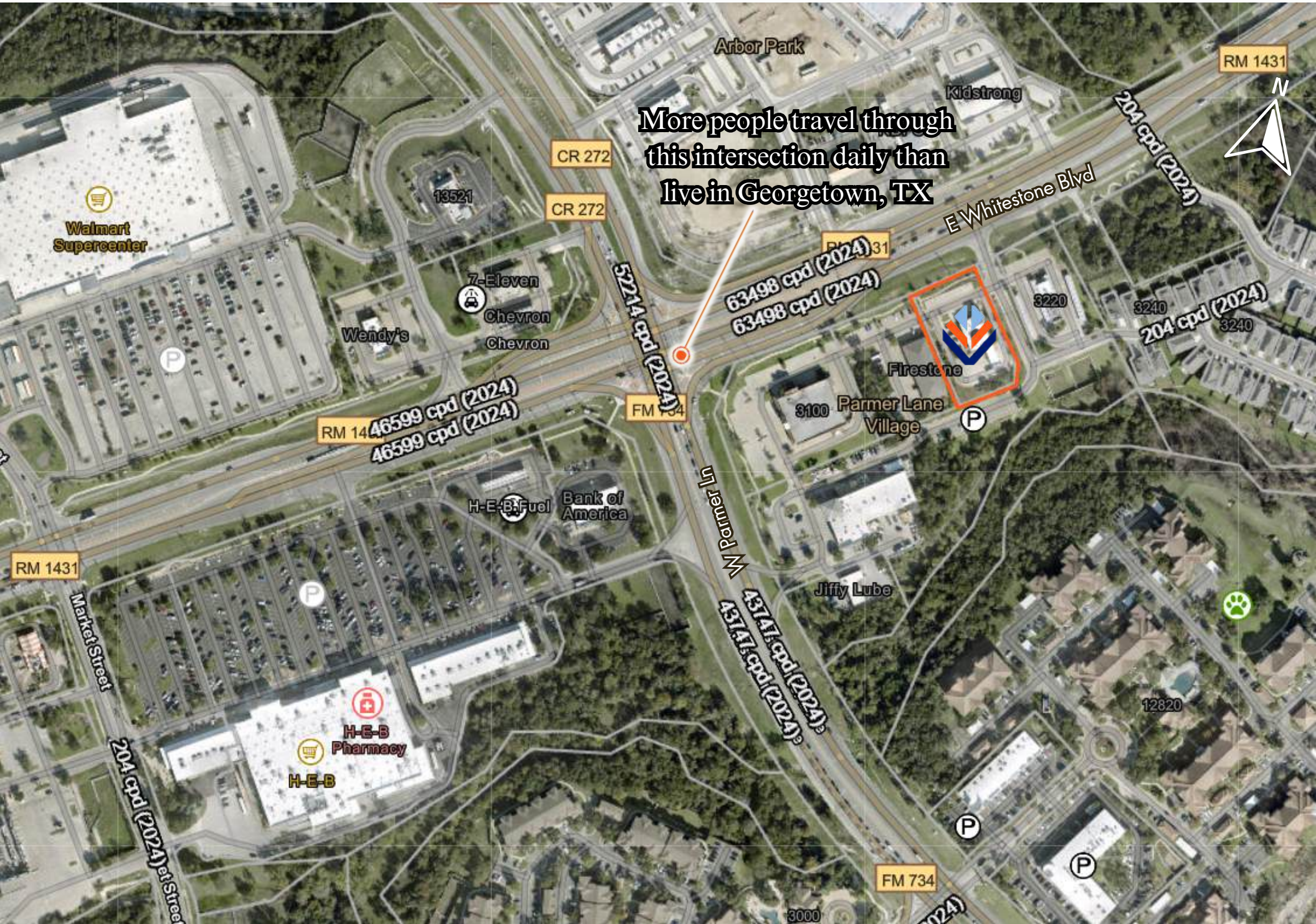
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Subject Property & Utilities





Area Map



Back entrance to subdivision

Bexley at Silverado

ARA
DIAGNOSTIC IMAGING

Silverado
HAIR SALON

INFINITE?
FITNESS

DENTAL Studio

Quest Diagnostics

NALA'S

Quality Halal Market

RedHorn
COFFEE | BEER | GOOD VIBES

Peddler
BIKE SHOP

FIREWATER
SPORTS & BAR CAFE

THE ATHNASIUM
The Math Learning Center

Future Indoor Tennis Facility



Firestone

jiffylube

OIL CHANGERS
EST. 1984

E Whitestone Blvd

W Panzer Ln

Arbor Park Shopping Center

3200 E Whitestone Blvd, Cedar Park, TX 78613

Area Map



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Region Map



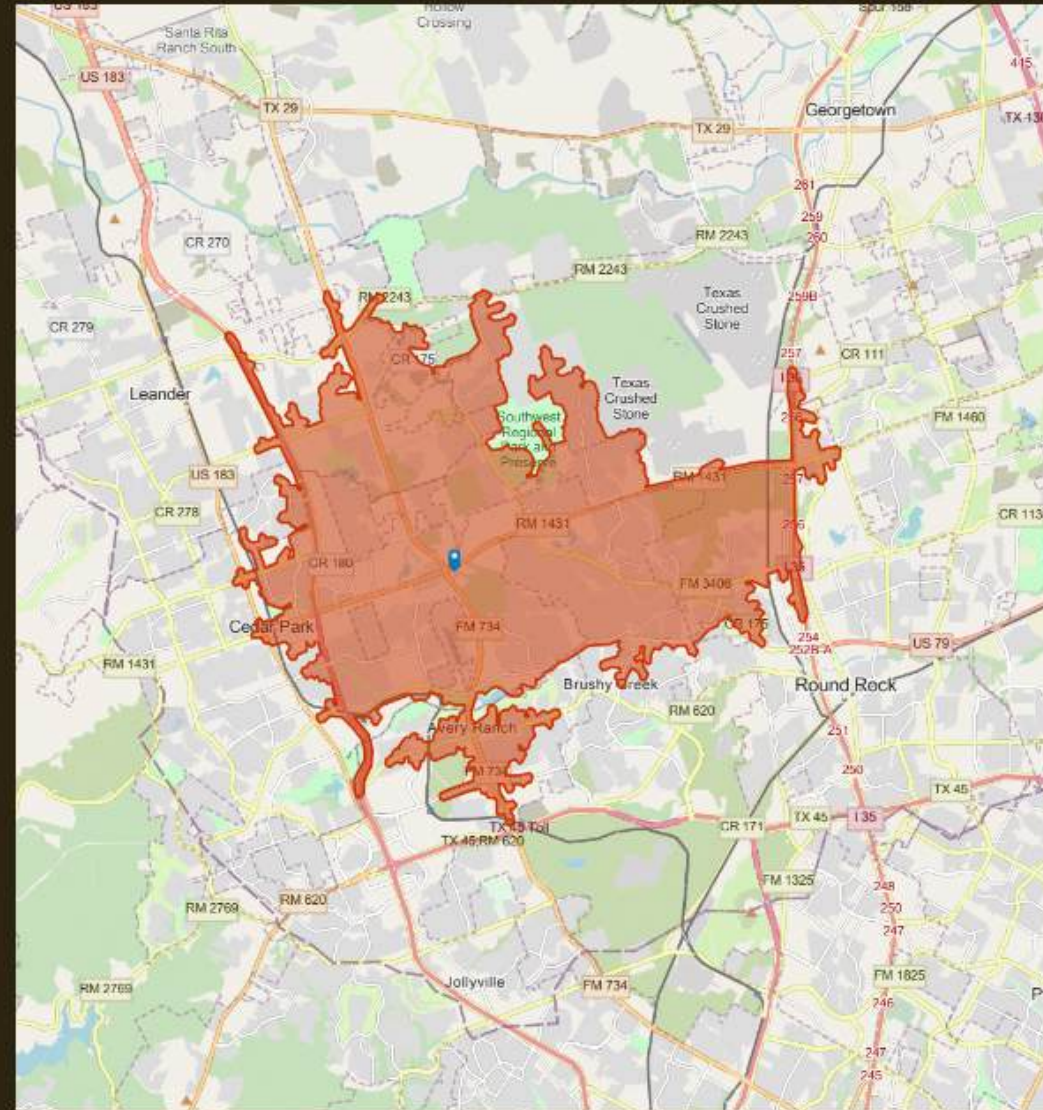
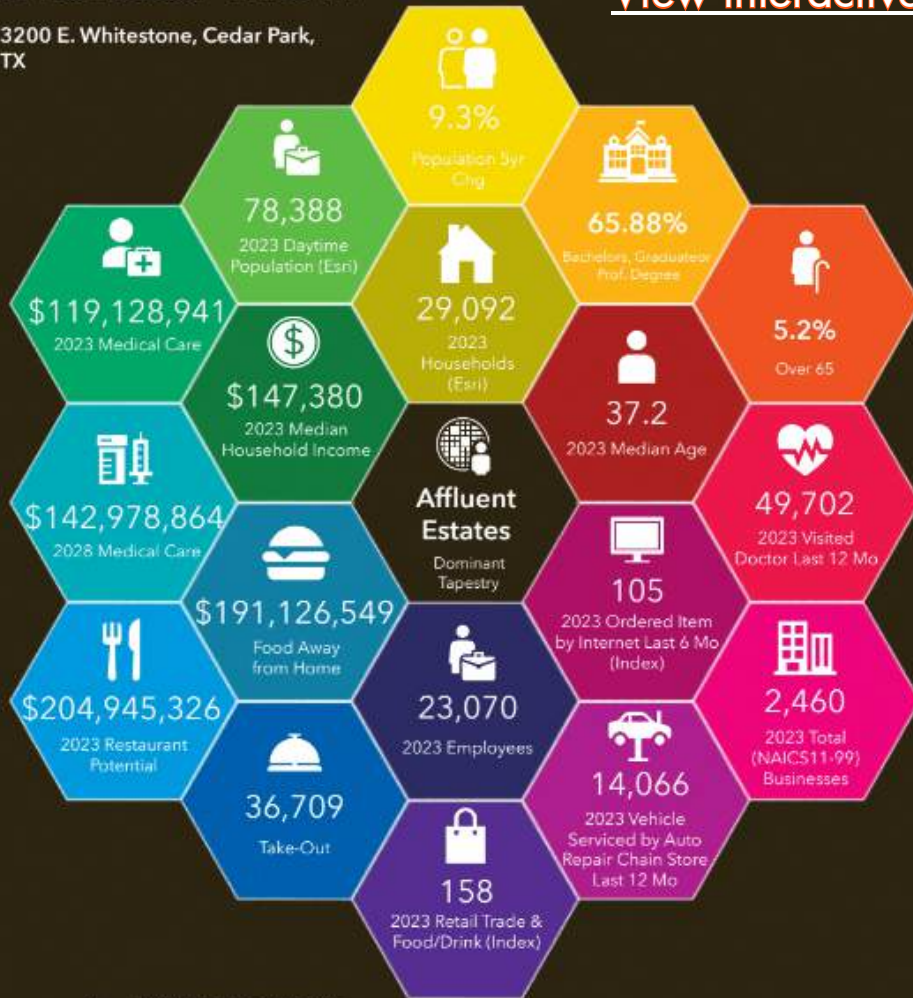
+/- 20 Miles

Market View

3200 E. Whitestone, Cedar Park, TX



[View Interactive](#)

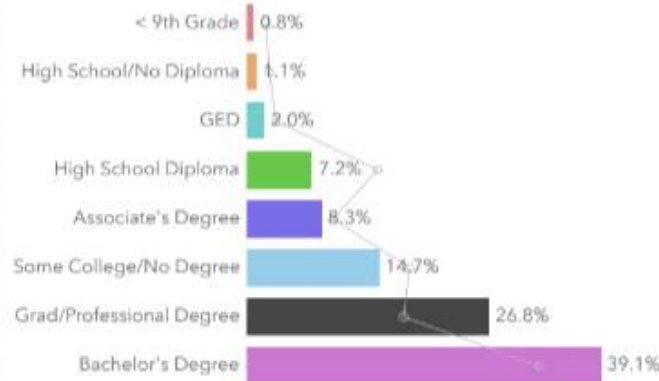


Age Profile: 5 Year Increments



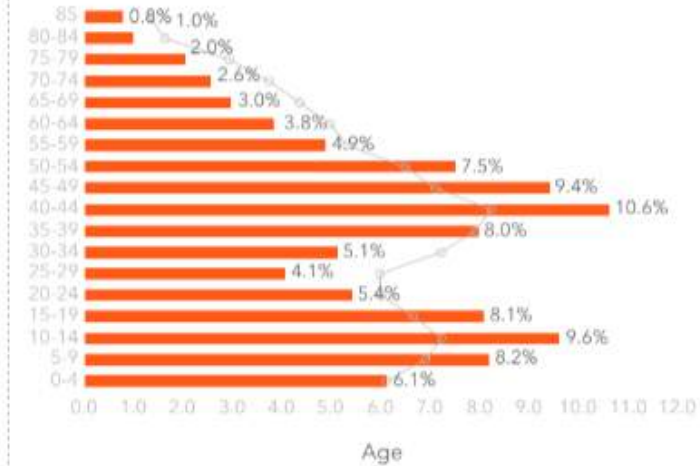
Williamson County

Educational Attainment (%)



Williamson County

2023 Age: 5 Year Increments (Esri)

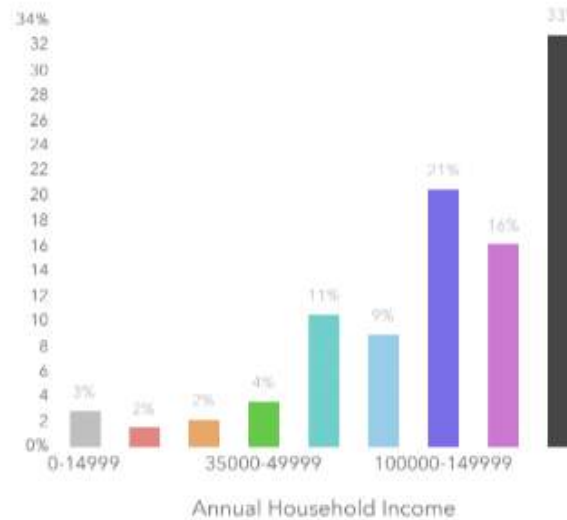


Williamson County

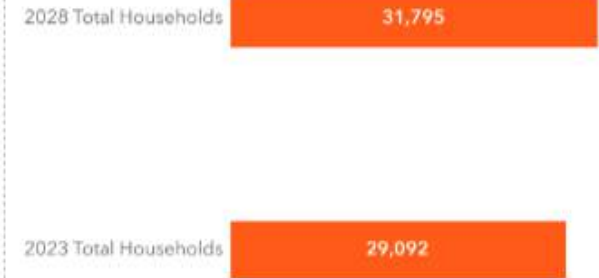
Tapestry segments

	Boomburbs 17,265 households	59.3% of Households	▼
	Up and Coming Families 5,144 households	17.7% of Households	▼
	Young and Restless 1,387 households	4.8% of Households	▼

2023 Income (Esri)



Total Households

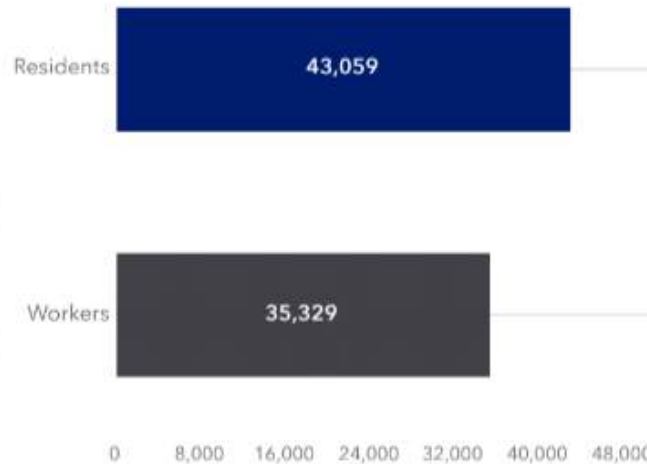


Infographics - Market View

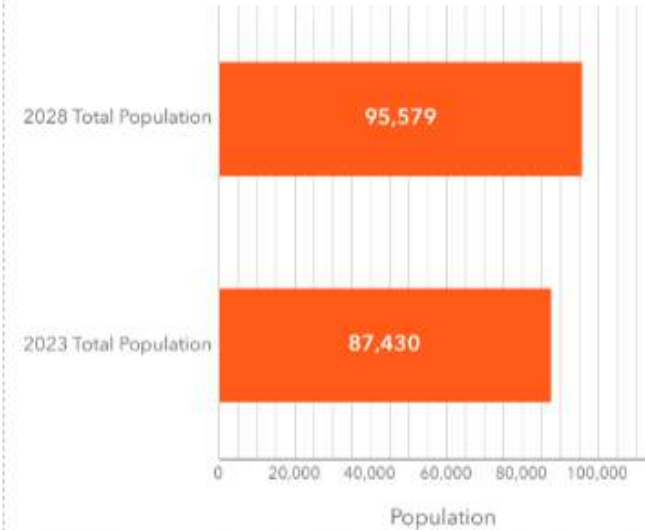
Food Away from Home



2023 Daytime Population



Total Population



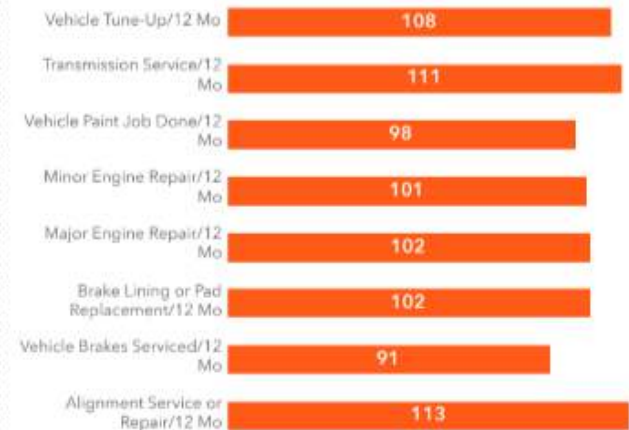
2023 Health Care (Consumer Spending)

2023 Physician Services	\$16,430,656
2023 Dental Services	\$21,903,823
2023 Eyecare Services	\$4,272,933
2023 Lab Tests/X-Rays	\$4,031,895
2023 Hospital Room & Hospital Service	\$13,629,129
2023 Convalescent/Nursing Home Care	\$1,273,725
2023 Other Medical Services	\$1,995,347
2023 Nonprescription Drugs	\$8,296,722
2023 Prescription Drugs	\$16,709,332
2023 Nonprescription Vitamins	\$7,076,125
2023 Medical Supplies	\$11,133,388
2023 Eyeglasses & Contact Lenses	\$5,322,004
2023 Hearing Aids	\$1,281,486
2023 Medical Equipment for General Use	\$442,456

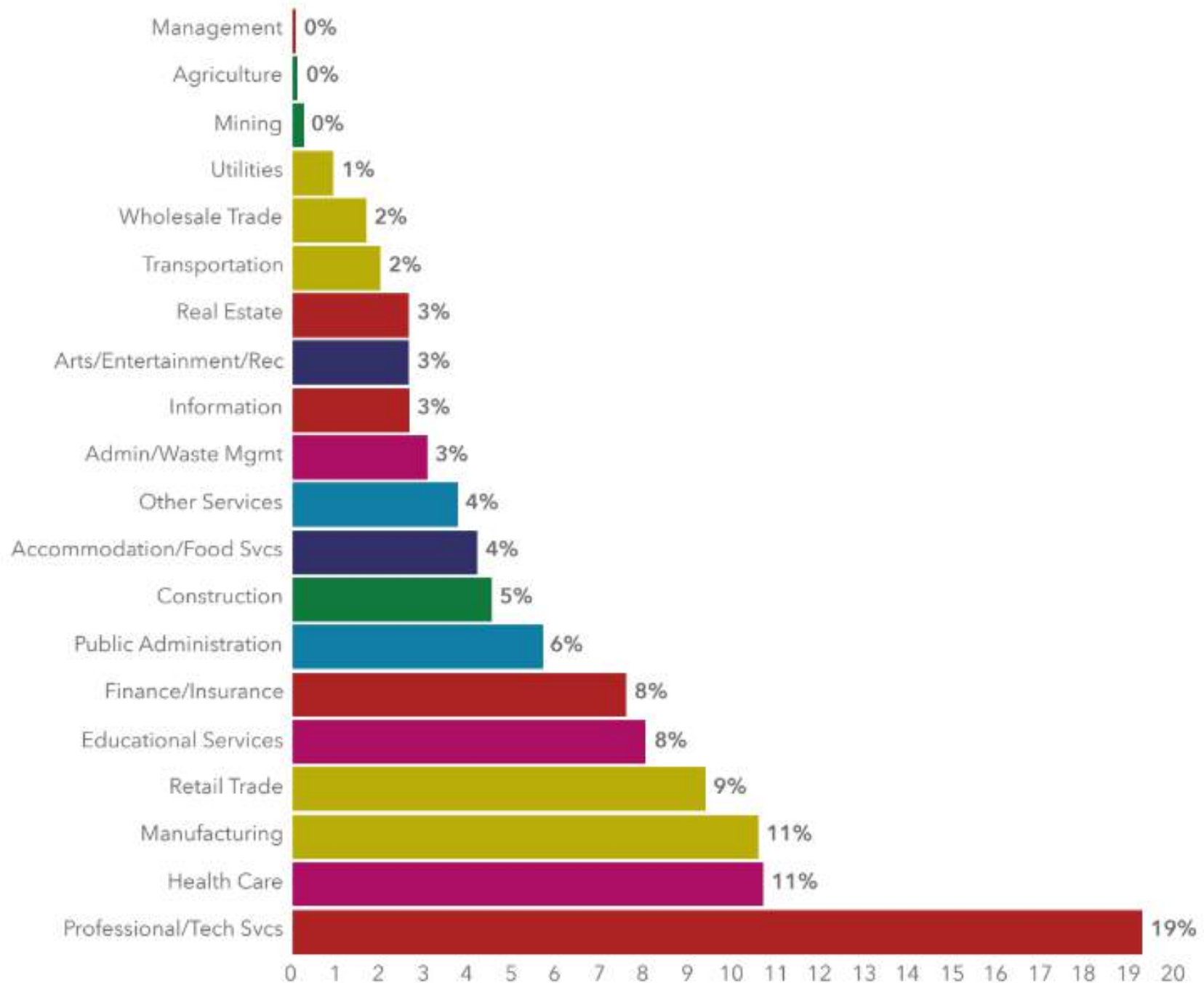
2023 Health (Market Potential)

2023 Visited Acupuncturist Doctor Last 12 Mo (Index)	105
2023 Visited Allergist Doctor Last 12 Mo (Index)	112
2023 Visited Cardiologist Doctor Last 12 Mo (Index)	92
2023 Visited Chiropractor Last 12 Mo (Index)	100
2023 Visited Dentist Last 12 Mo (Index)	105
2023 Visited Dermatologist Doctor Last 12 Mo (Index)	106
2023 Visited Ear or Nose or Throat Doctor Last 12 Mo (Index)	95
2023 Visited Eye Doctor Last 12 Mo (Index)	101
2023 Visited Gastroenterologist Doctor Last 12 Mo (Index)	95
2023 Visited General or Family Doctor Last 12 Mo (Index)	98
2023 Visited Physical Therapist Doctor Last 12 Mo (Index)	87
2023 Visited Podiatrist Doctor Last 12 Mo (Index)	91
2023 Visited Psychiatrist/Psychologist Doctor Last 12 Mo (Index)	93
2023 Visited Urologist Doctor Last 12 Mo (Index)	81

2023 Automotive Products & Maintenance (Market Potential US Index)



Labor Force by Industry



Exclusively Listed By

Deal  vision



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