

FOR LEASE · RESTAURANT · RETAIL · MEDICAL · OFFICE

705 Cypress Creek

Cypress Creek Commercial · Cedar Park, Texas

703 & 705 CYPRESS CREEK RD · CEDAR PARK, TX 78613

• PRE-LEASING NOW

224,193

POPULATION · 5-MI

85,058

HOUSEHOLDS · 5-MI

\$151,375

AVG HH INCOME: 5-MI

65,499

DAYTIME EMPL. · 5-MI

Demographics — CoStar 2025. Traffic counts (Cypress Creek Rd corridor) available on request.

THE OPPORTUNITY

Five new buildings bringing 44,945 SF of ground-floor restaurant, retail, medical and personal-service space to an established and underserved Cedar Park corridor. Under construction now with a shell delivery of Q1 2027.

LEASE DETAILS

ASKING RATE	Call for rates
NNN (EST.)	\$10.00 / SF
DELIVERY	Q1 2027
SUITES	1,200–9,650 SF · divisible
PERMITTED USES	Restaurant · Retail · Medical

LOCATION

Future lighted intersection at Cluck Creek and Cypress Creek minutes from 183A. Infill retail location in Cedar Park surrounded by thousands of rooftops and additional retail synergy. Ideal for restaurants, medical and personal services.

ENTITLEMENTS

ZONING	General Business ✓
LAND USE	Regional Office/Retail
DEV. CODE	Permitted Use Chart →



BUILDING 1 VIEW



STREET-LEVEL FRONTAGE

LEASING · PRE-LEASING NOW

John Cummings · Dalton Shults · Jackson Williams512.415.8508 · questrealtytexas.com

Information deemed reliable but not guaranteed. Sizes, uses & delivery preliminary and subject to change. Quest Realty, Inc. — TXR-2501.

SITE PLAN

Five buildings on 5.82 acres

SHEET A1.0 MAT
DESIGN STUDIO



Architectural site plan — dimensions & basic site improvements only. Refer to the civil site plan for all site conditions. Areas approximate.

BLDG 1	BLDG 2	BLDG 3	BLDG 4	BLDG 5
8,912 SF	9,000 SF	8,912 SF	8,091 SF	9,650 SF
TOTAL ±45,250 SF		±246 PARKING	DETENTION & OUTDOOR AREAS	CYPRESS CREEK RD FRONTAGE

THE VISION

A modern retail & dining destination

Architecturally cohesive shell buildings with stone-and-stucco frontage, generous glazing and covered entries — purpose-built for a curated mix of restaurants, boutique retail, medical and personal-service tenants around a landscaped, walkable center.



RESTAURANT

BOUTIQUE RETAIL

MEDICAL / DENTAL

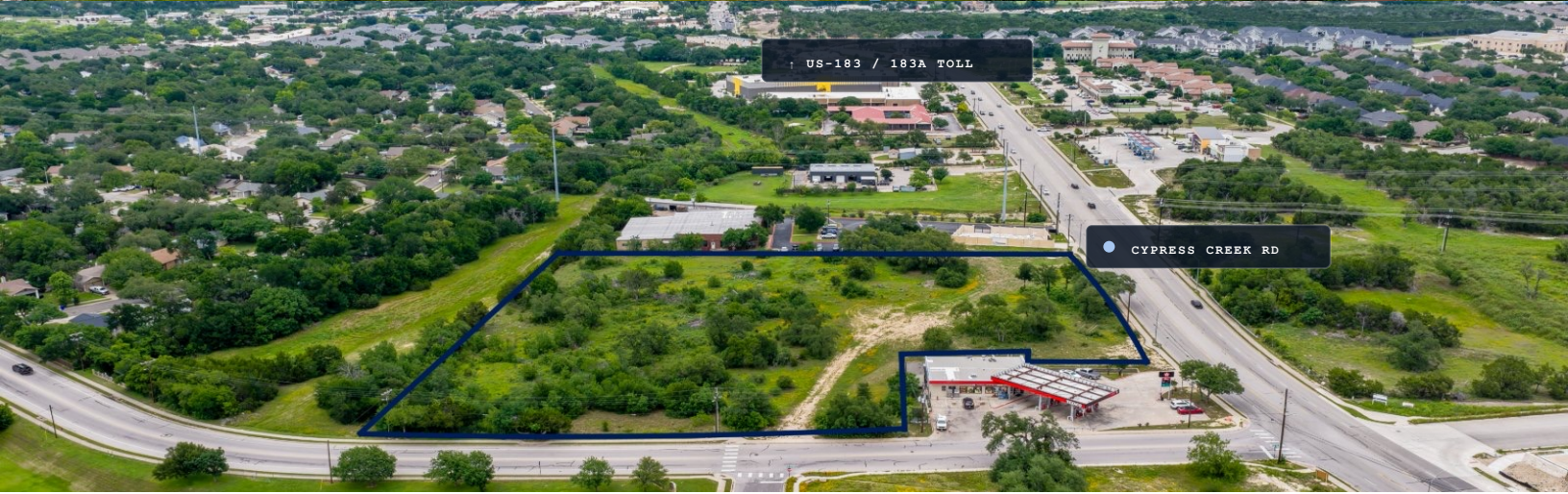
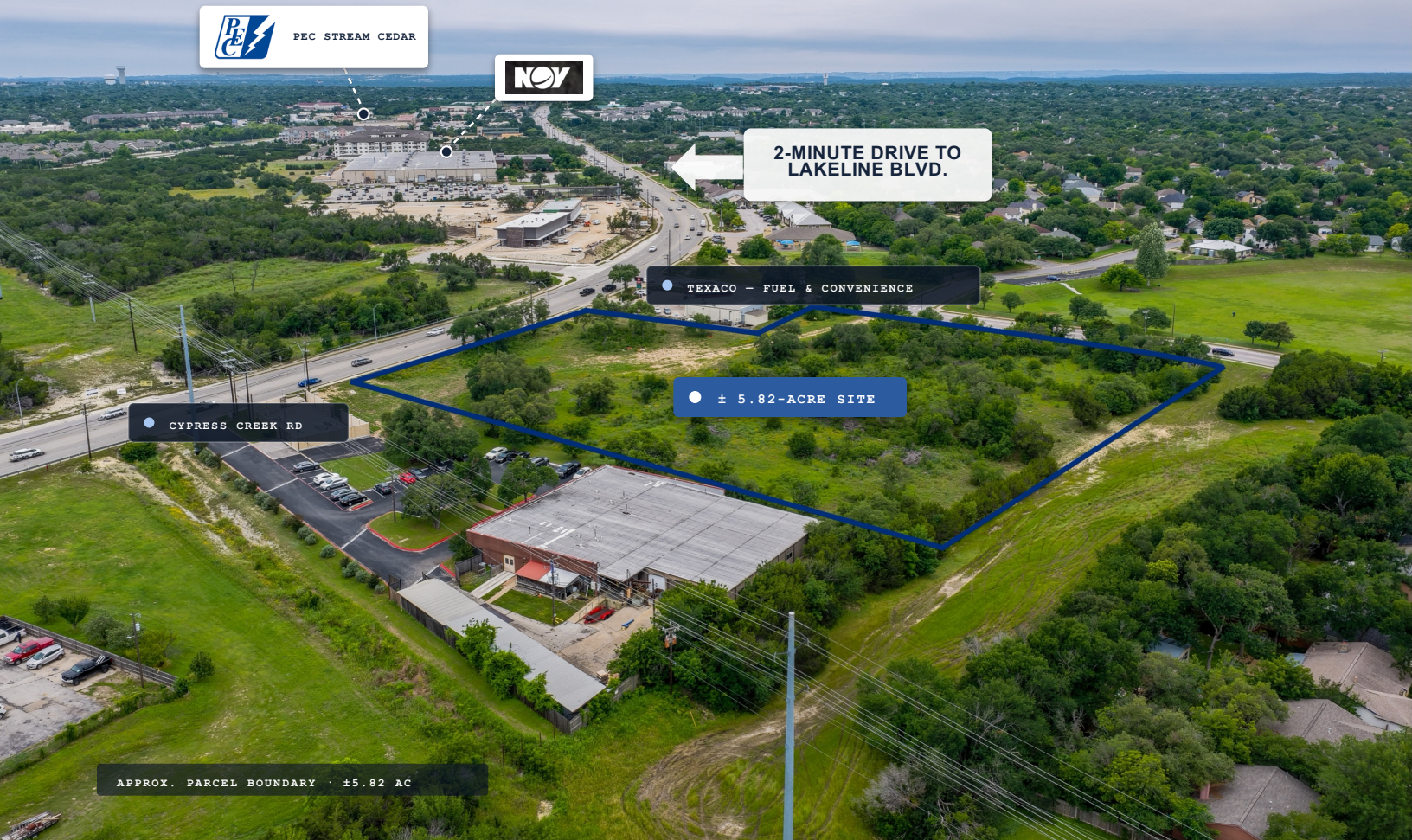
PERSONAL SERVICE

OFFICE

LOCATION & ACCESS

The site in context

CALLOUTS APPROXIMATE
FOR ORIENTATION ONLY

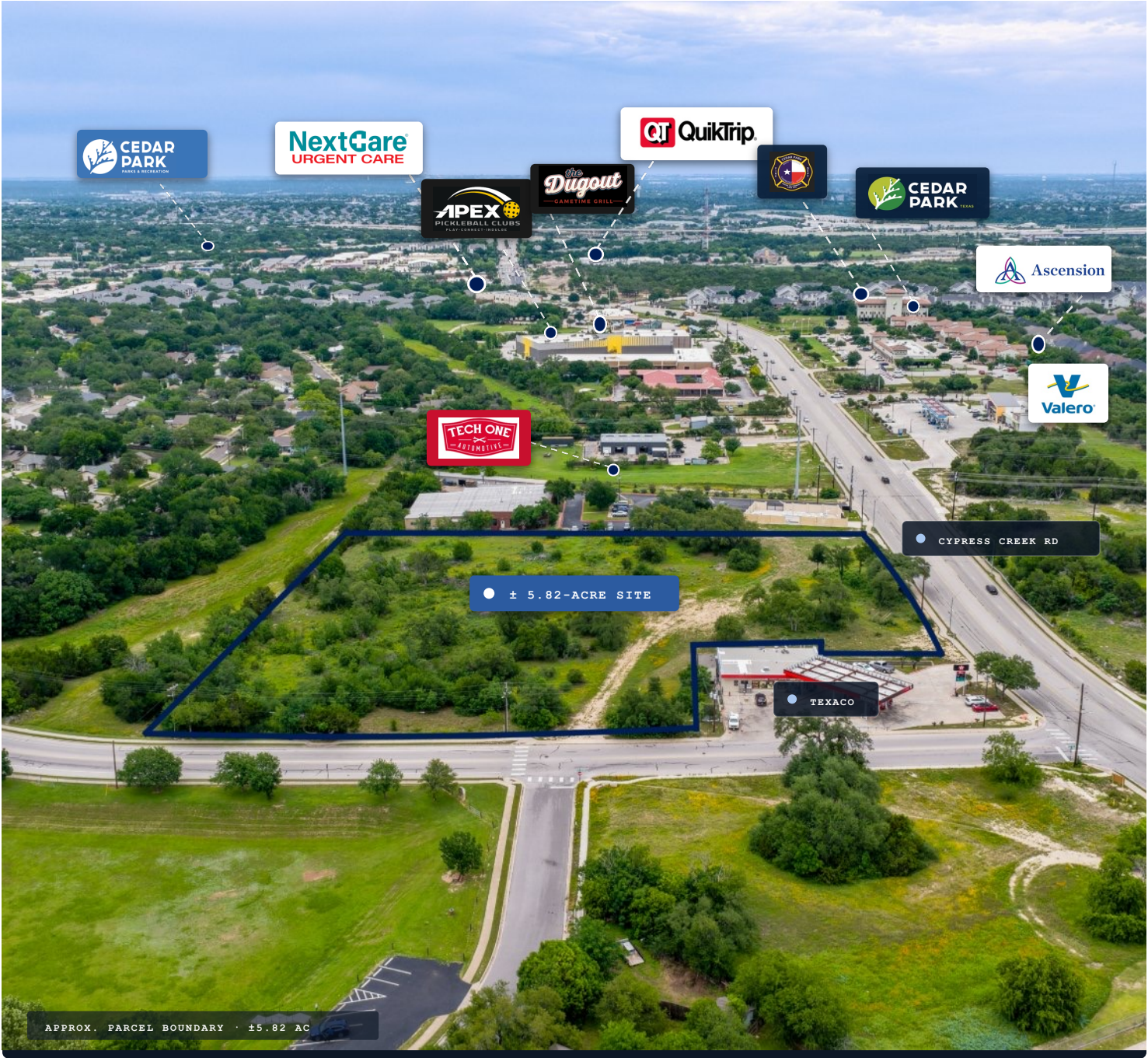


STREETS	HIGHWAYS	LANDMARKS
Frontage on Cypress Creek Rd (Co. Rd. 182) with a signalized intersection and dual access.	Quick connection to US-183 and the 183A Toll, linking to greater NW Austin.	Adjacent fuel & convenience, neighborhood park, schools and established rooftops.

NEARBY RETAILERS

Trade corridor context

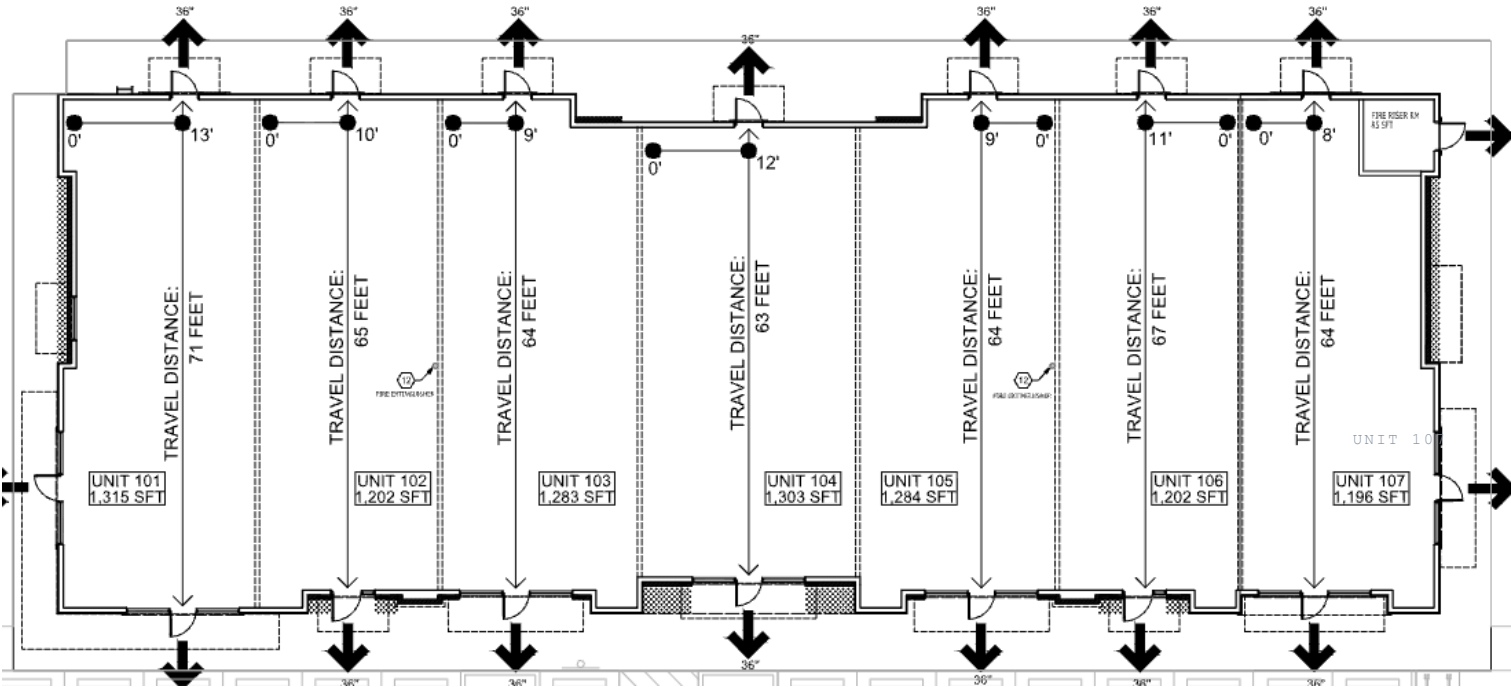
CALLOUTS APPROXIMATE
FOR ORIENTATION ONLY



FLOOR PLAN

Building 1

7 UNITS · 8,871 SF TOTAL
SHEET A103-1



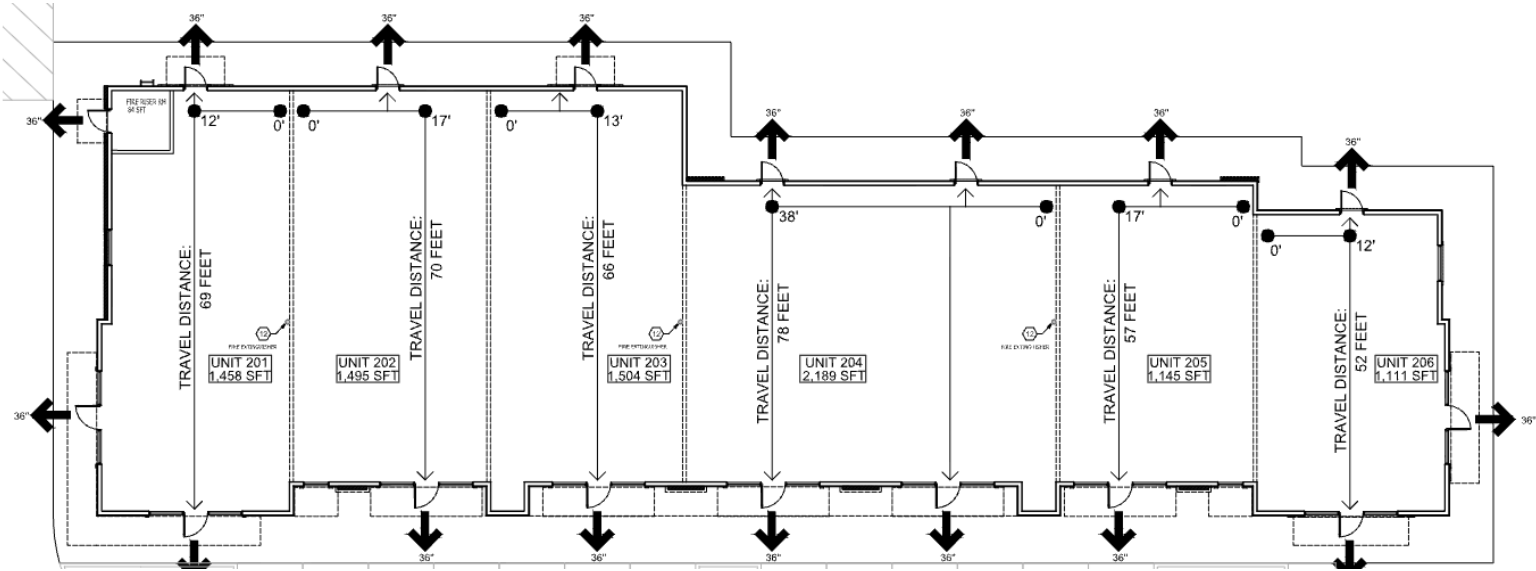
UNIT 101	UNIT 102	UNIT 103	UNIT 104	UNIT 105	UNIT 106	
1,315 SF	1,202 SF	1,283 SF	1,303 SF	1,284 SF	1,202 SF	1,196 SF

Floor plan from architectural sheet A103-1. Areas approximate & subject to final build-out; adjacent units may be combined.

FLOOR PLAN

Building 2

6 UNITS · 8,990 SF TOTAL
SHEET A103-2



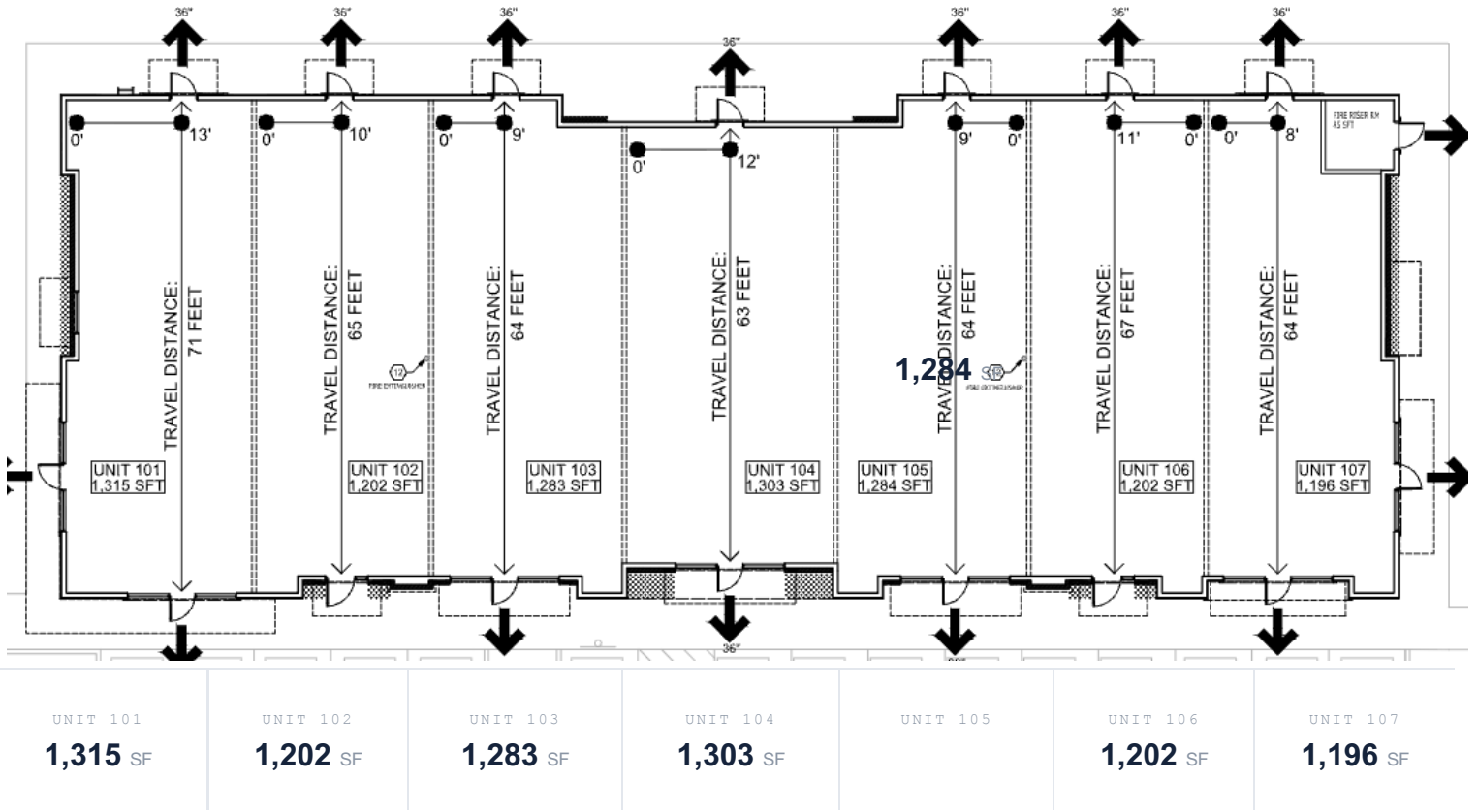
UNIT 201	UNIT 202	UNIT 203	UNIT 204	UNIT 205	UNIT 206
1,458 SF	1,495 SF	1,504 SF	2,189 SF	1,145 SF	1,111 SF

Floor plan from architectural sheet A103-2. Areas approximate & subject to final build-out; adjacent units may be combined.

FLOOR PLAN

Building 3

7 UNITS · 8,871 SF TOTAL
SHEET A103-3

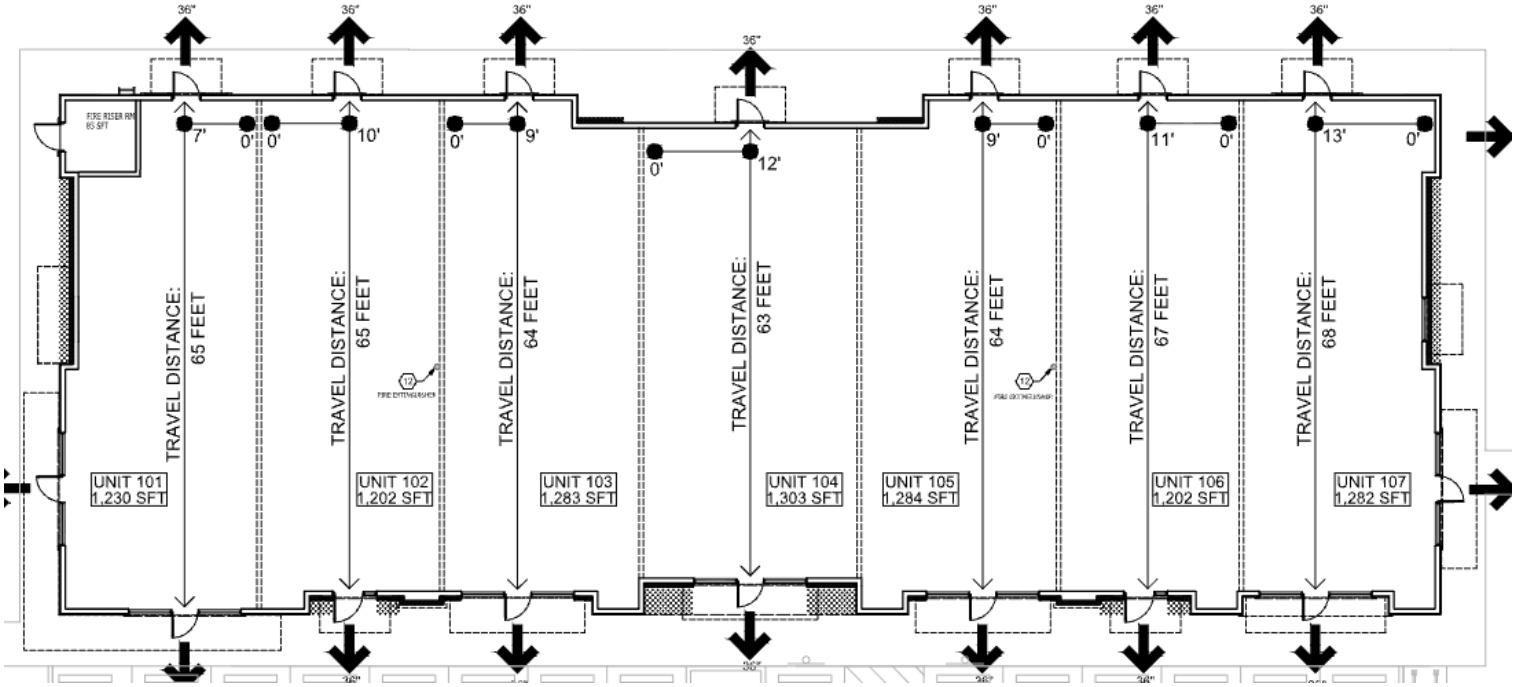


Floor plan from architectural sheet A103-3. Areas approximate & subject to final build-out; adjacent units may be combined.

FLOOR PLAN

Building 4

7 UNITS · 8,871 SF TOTAL
SHEET A103-4



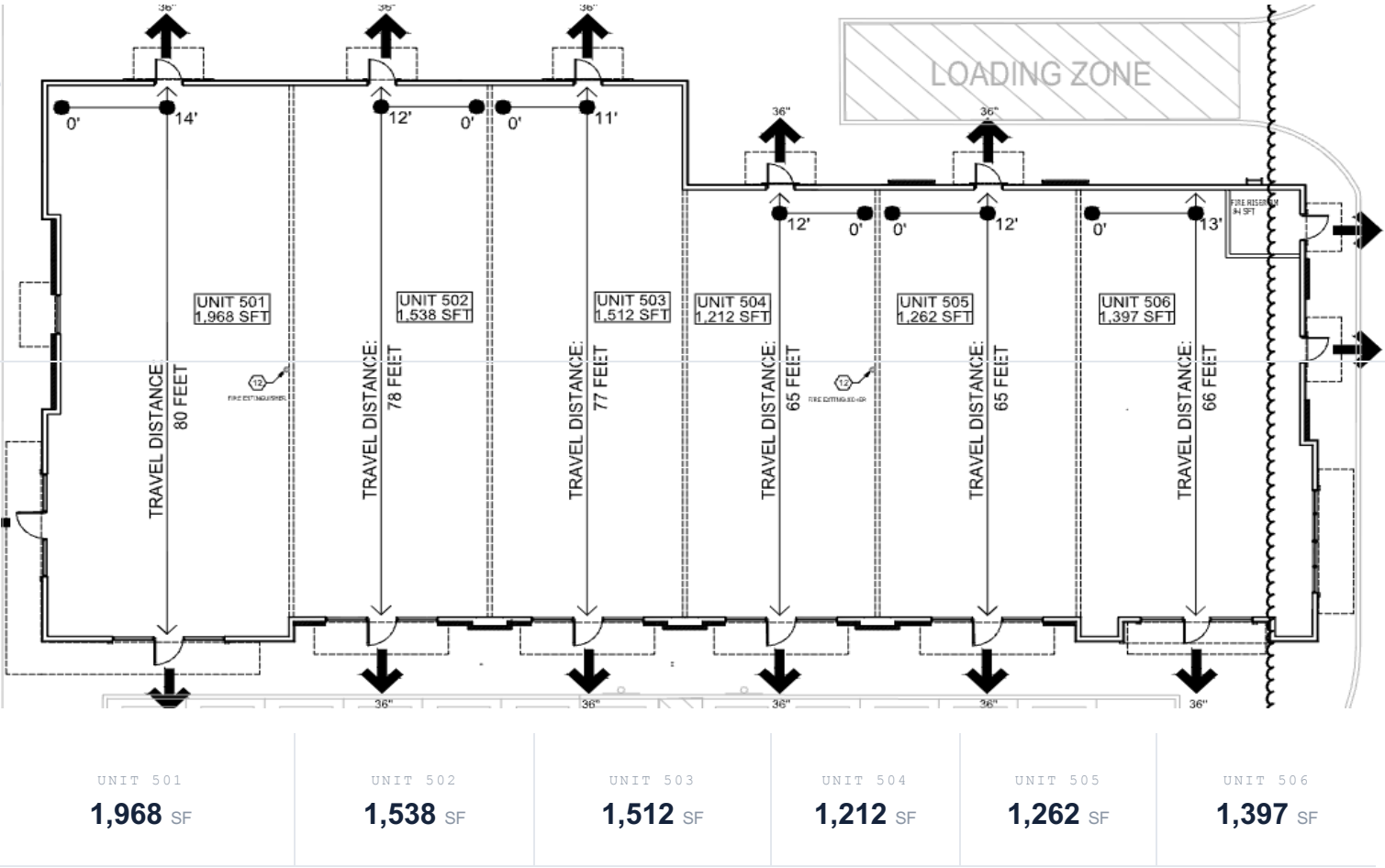
UNIT 101	UNIT 102	UNIT 103	UNIT 104	UNIT 105	UNIT 106	UNIT 107
1,230 SF	1,202 SF	1,283 SF	1,303 SF	1,284 SF	1,202 SF	1,282 SF

Floor plan from architectural sheet A103-4. Areas approximate & subject to final build-out; adjacent units may be combined.

FLOOR PLAN

Building 5

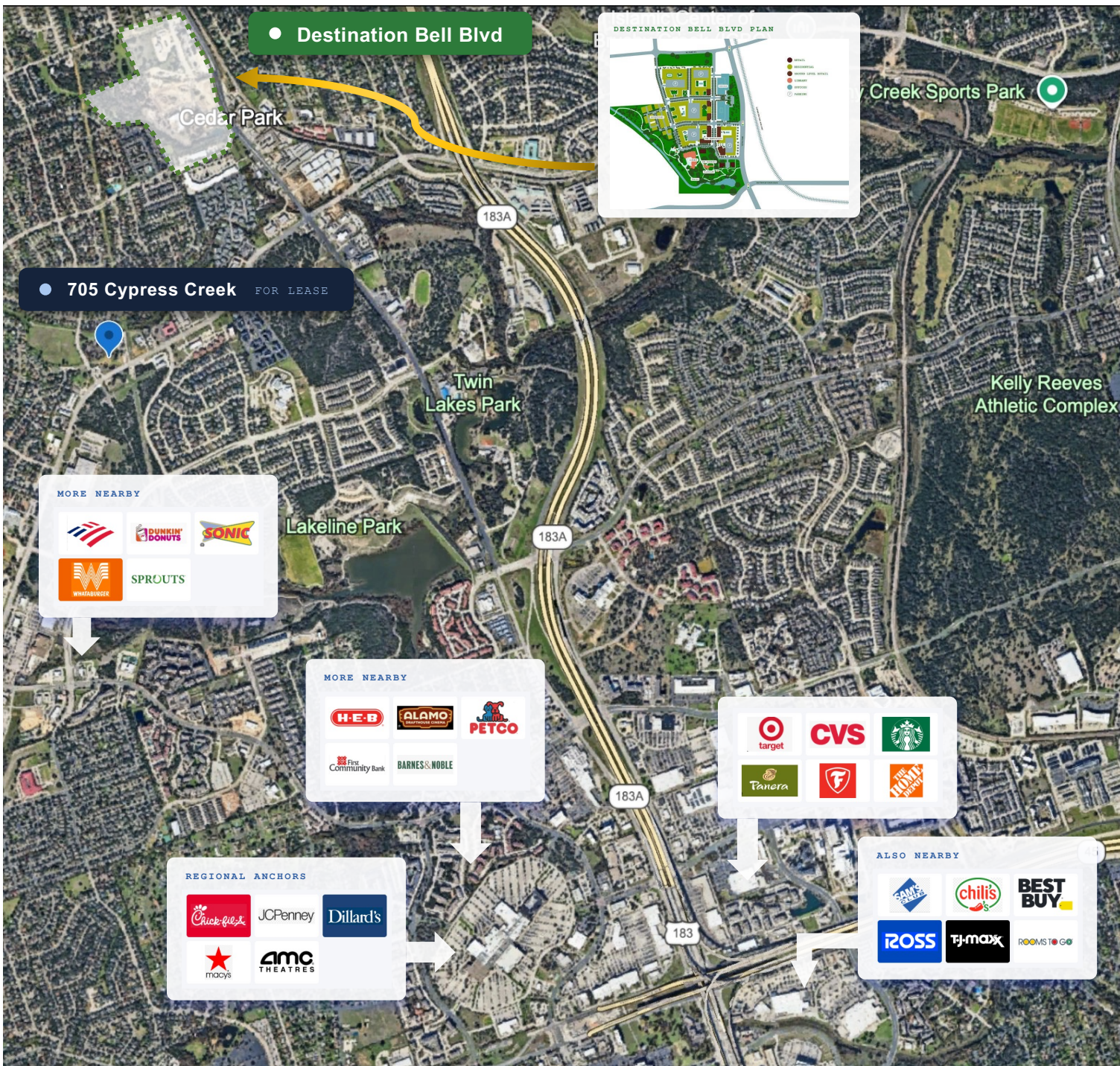
6 UNITS · 8,973 SF TOTAL
SHEET A103-5



Floor plan from architectural sheet A103-5. Areas approximate & subject to final build-out; adjacent units may be combined.

REGIONAL CONTEXT

705 Cypress Creek — Cedar Park, TX





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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

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