

*CONDOS*

FOR SALE

[WWW.CMEATX.COM](http://WWW.CMEATX.COM)

**120 S LAKELINE BLVD,  
CEDAR PARK, TX 78613**

VILLAGE ON LAKELINE COMMERCIAL CONDOS



# VILLAGE ON LAKELINE COMMERCIAL CONDOS

120 S LAKELINE BLVD, CEDAR PARK, TX 78613

## EXECUTIVE SUMMARY



## OFFERING SUMMARY

**Sale Price:** Contact Broker  
**Available SF:** 32,545 SF  
**Zoning:** Neighborhood Business

## PROPERTY OVERVIEW

Commercial condos are now offered for sale at the Village on Lakeline. Both shell and turnkey options are available to business owners and investors alike. The flexible Neighborhood Business Zoning allows for a variety of retail, office and medical uses.

## PROPERTY HIGHLIGHTS

- Office/Medical/Retail Condos For Sale
- Shell or Turnkey Options Available
- 919 - 5,443 SF Suites Available
- Neighborhood Zoning

## DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	3,114	74,280	192,094
Total Population	9,042	199,932	500,533
Average HH Income	\$164,685	\$154,323	\$160,198



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SITE AERIAL



3 | **ANTHONY GONZALES, CCIM**// COMMERCIAL REAL ESTATE ADVISOR// ANTHONY@CMEATX.COM// 512.786.1482  
**MATT DELAHOSSAYE**// BROKER// MATT@CMEATX.COM// 512.585.5313

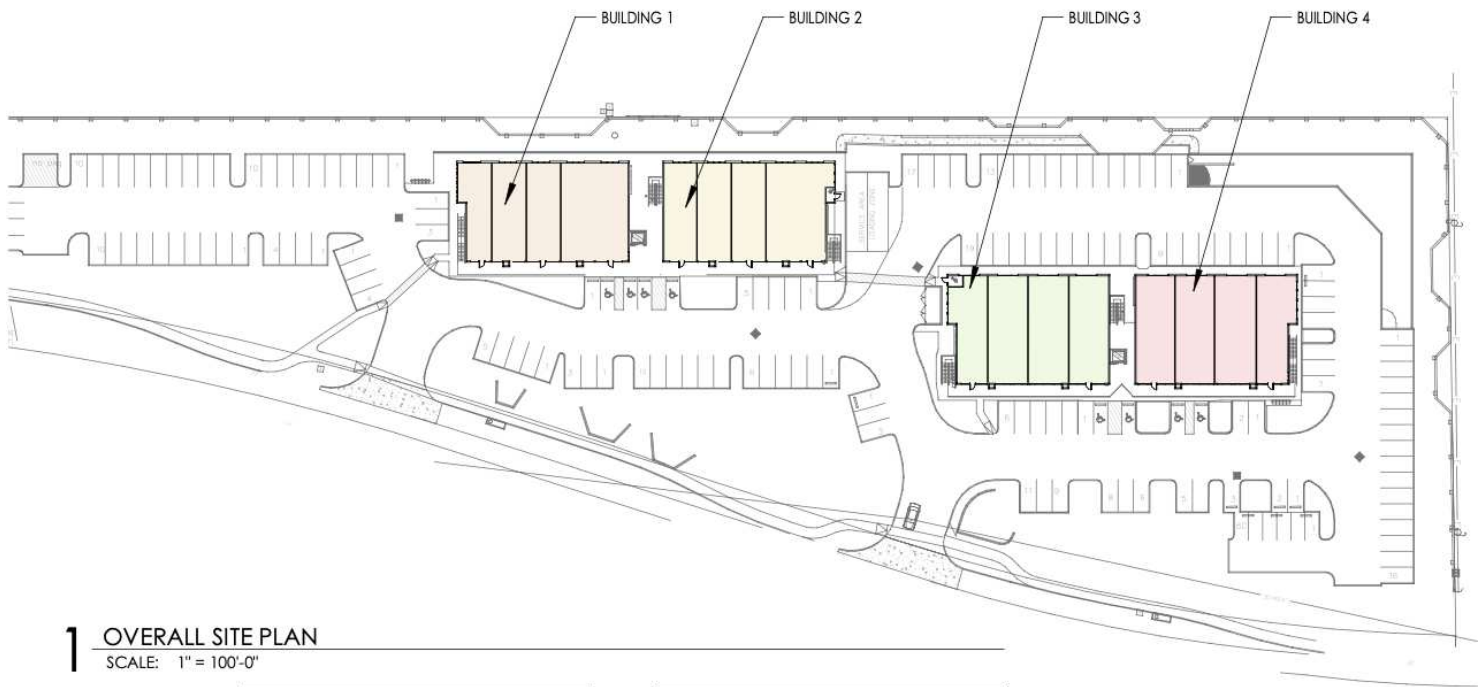
2301 BAGDAD RD, #405, CEDAR PARK, TX 78613 // CMEATX.COM



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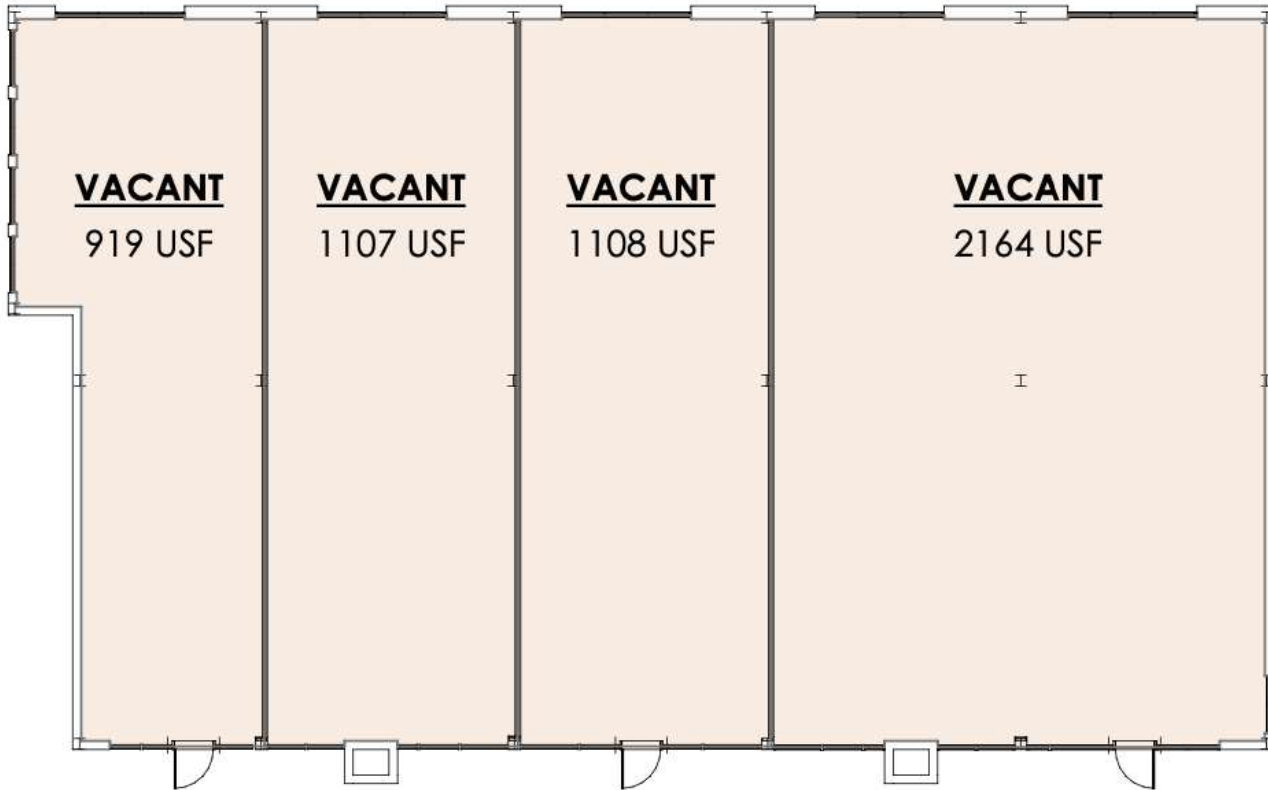
## BUILDING LAYOUT



# VILLAGE ON LAKELINE COMMERCIAL CONDOS

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PLANS



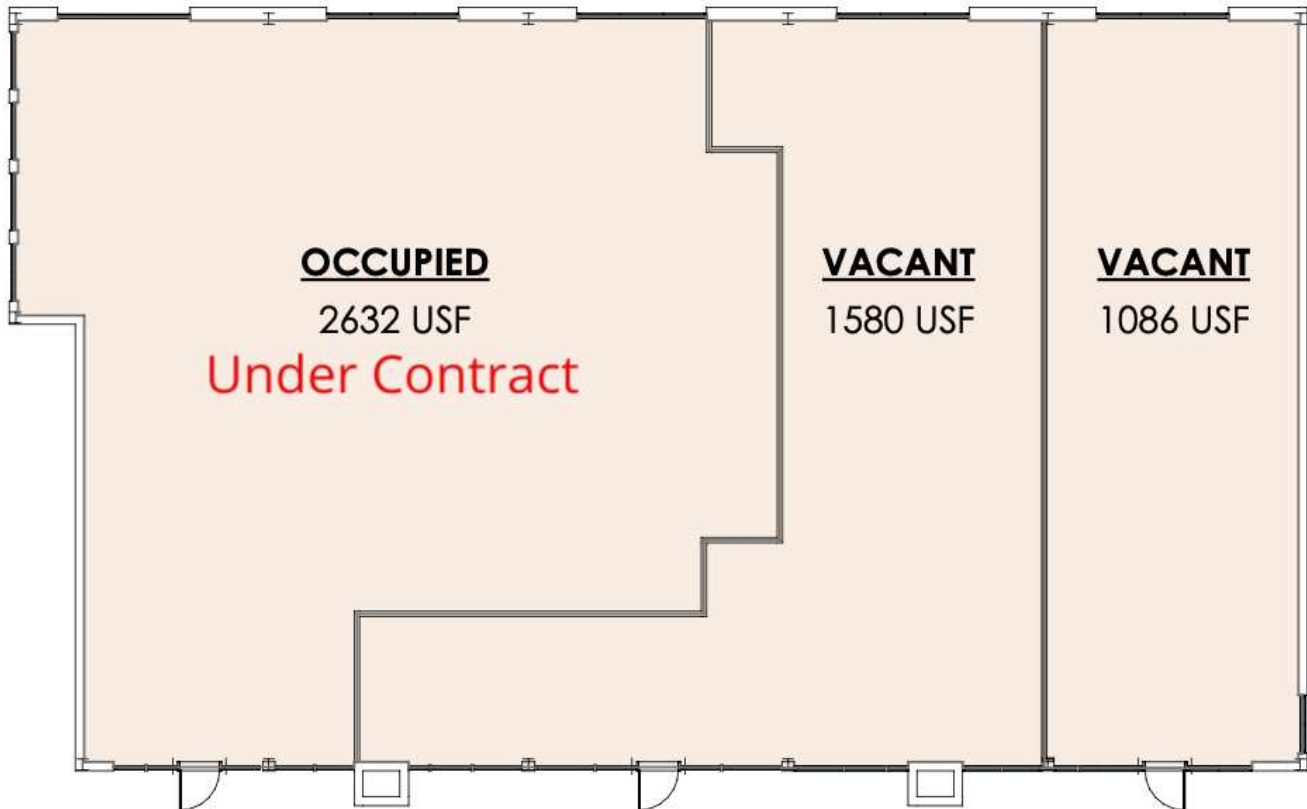
**1** BUILDING 1, LEVEL 01 FLOOR PLAN  
SCALE: 1/16" = 1'-0"



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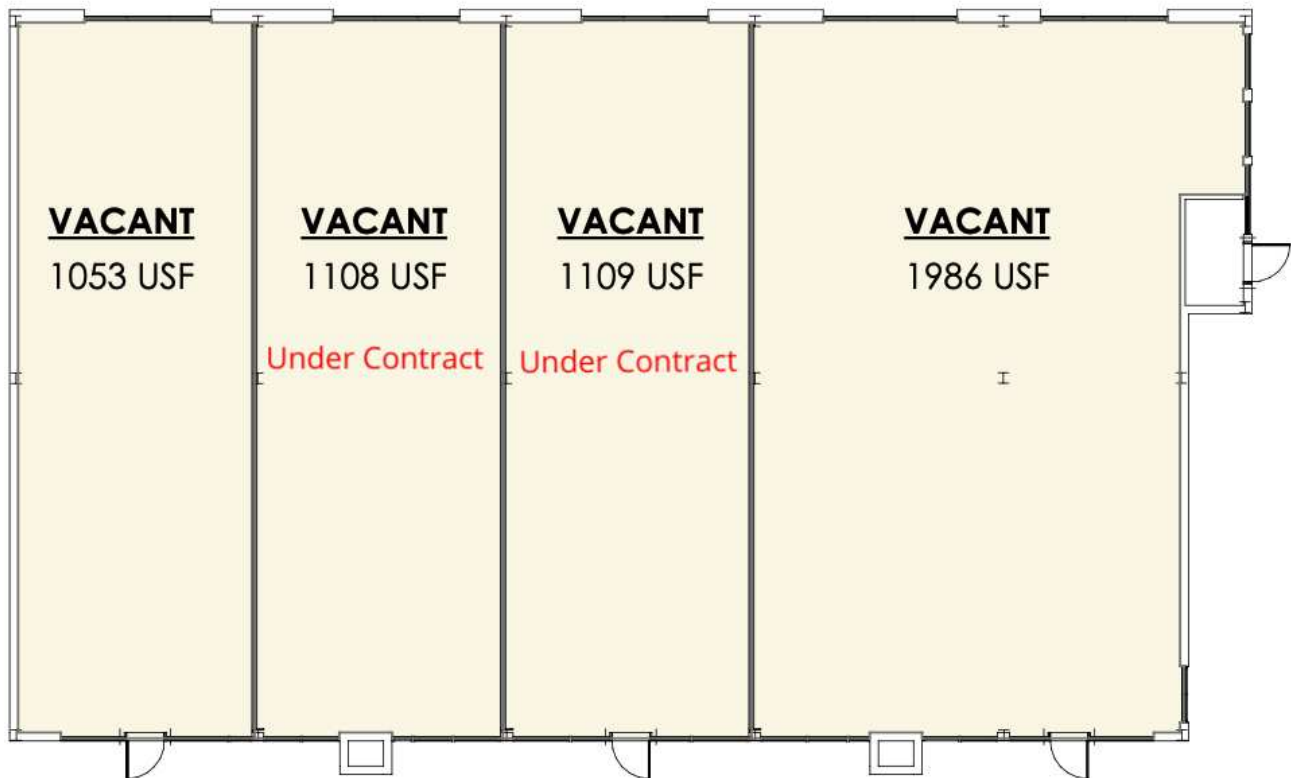


**1** BUILDING 1, LEVEL 02 FLOOR PLAN  
SCALE: 1/16" = 1'-0"

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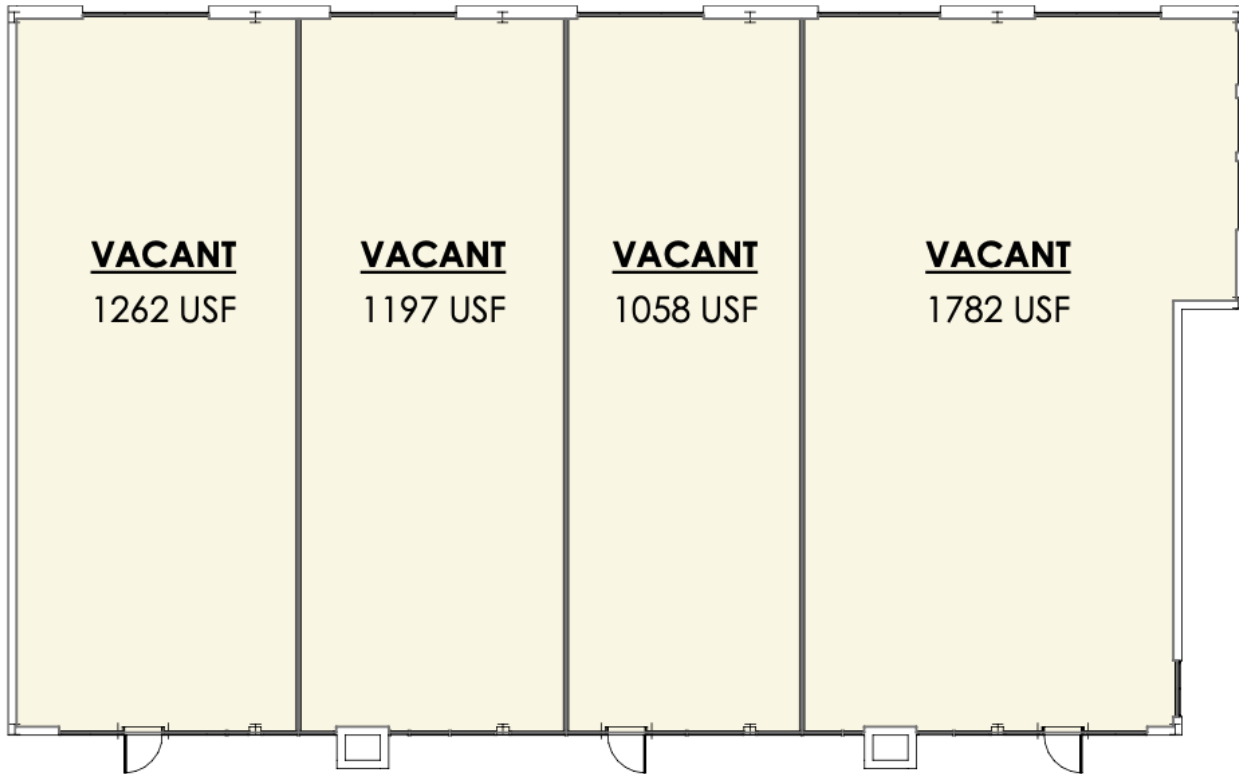
**1** BUILDING 2, LEVEL 01 FLOOR PLAN

SCALE: 1/16" = 1'-0"

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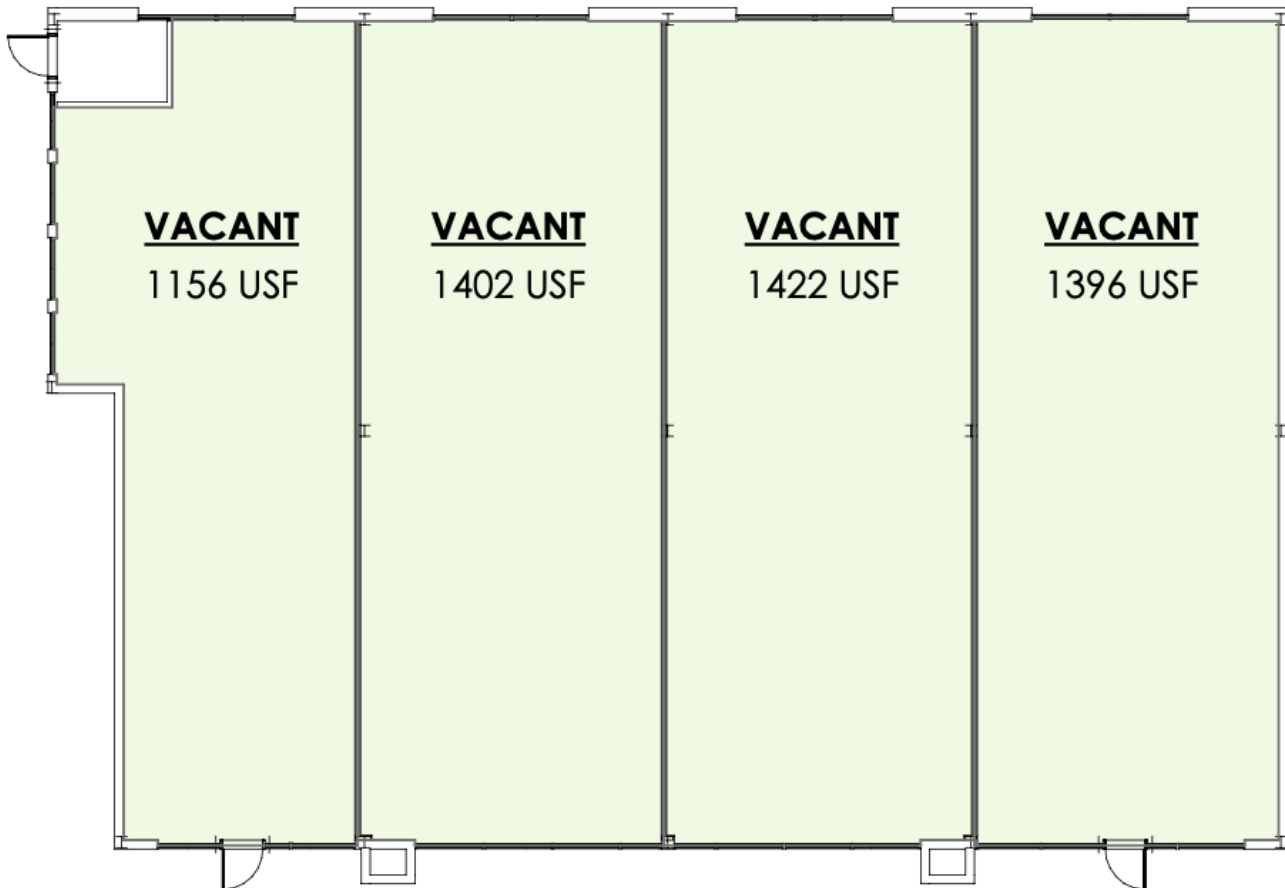
**1** BUILDING 2, LEVEL 02 FLOOR PLAN  
SCALE: 1/16" = 1'-0"



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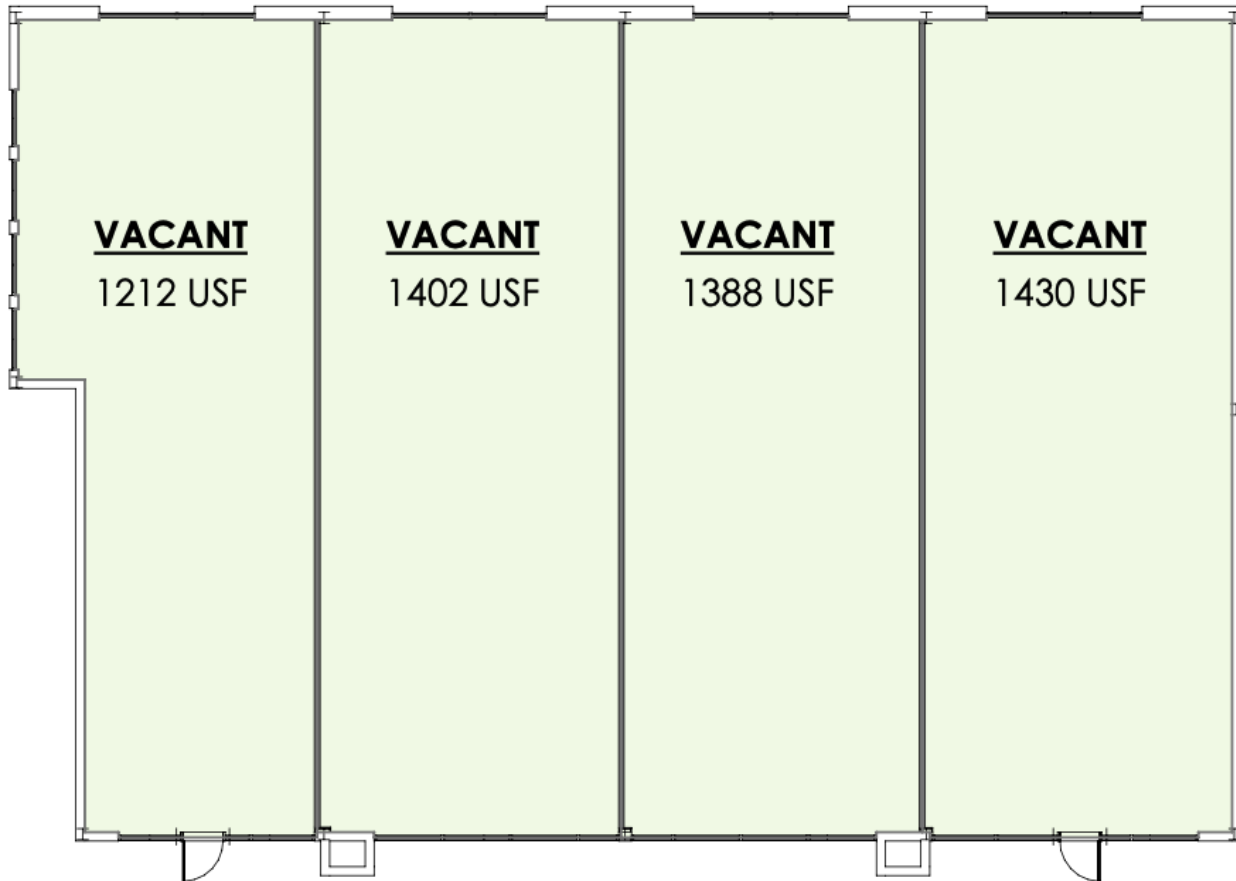


**1** BUILDING 3, LEVEL 01 FLOOR PLAN  
SCALE: 1/16" = 1'-0"

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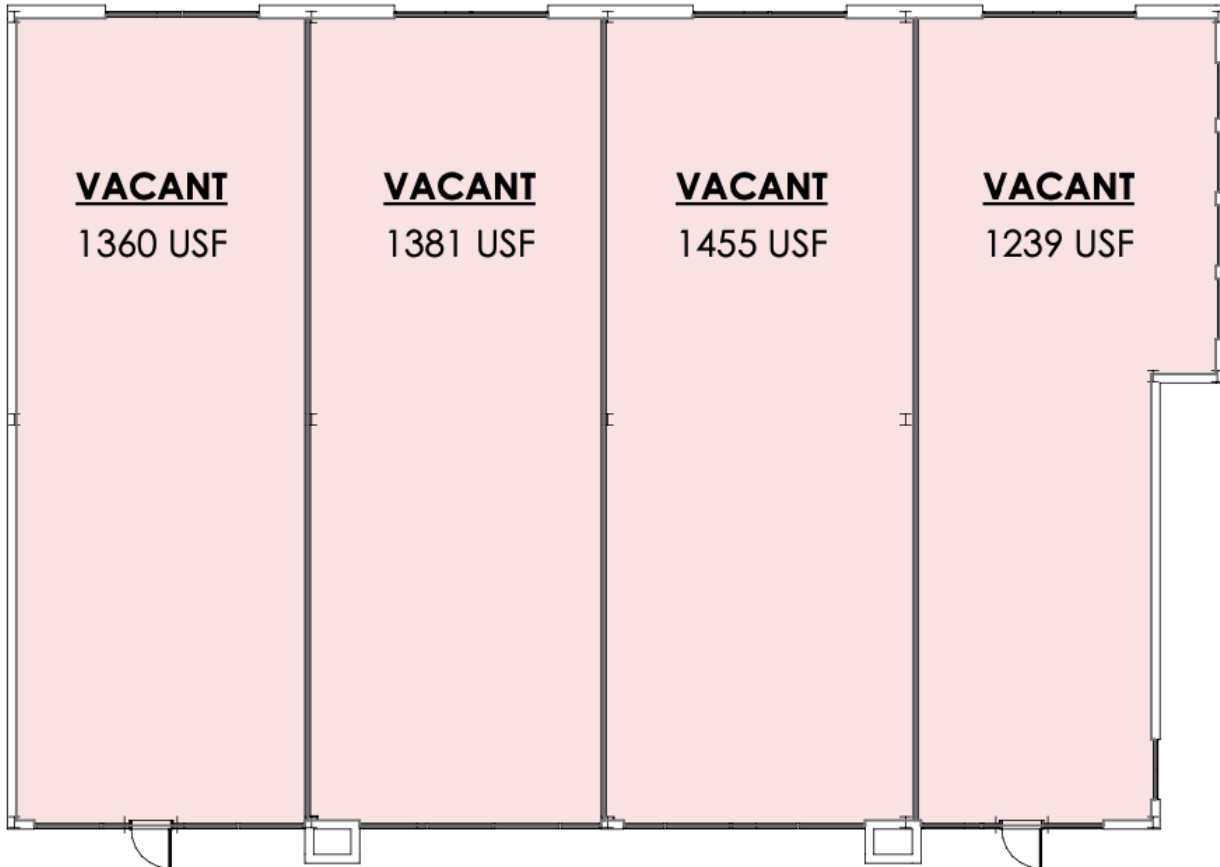


**1** BUILDING 3, LEVEL 02 FLOOR PLAN  
SCALE: 1/16" = 1'-0"

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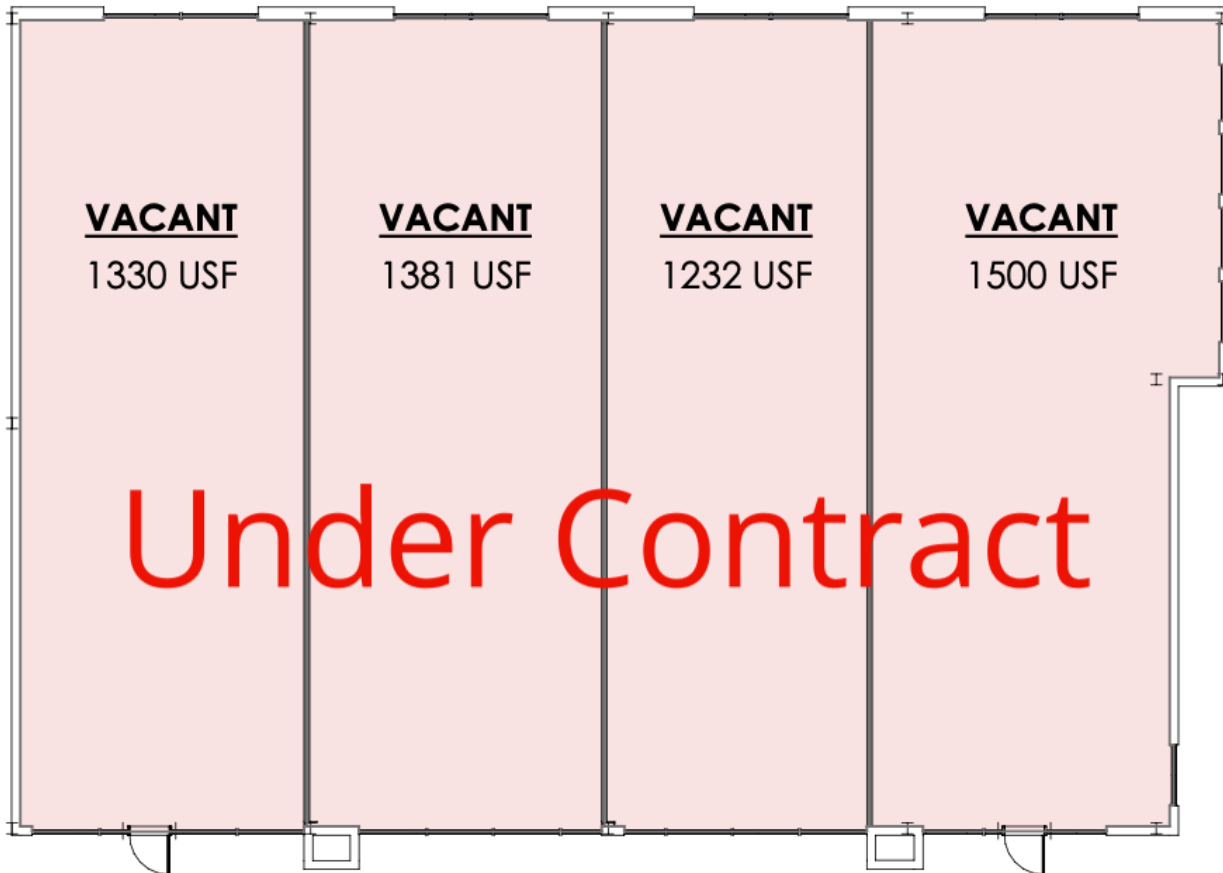
**1** BUILDING 4, LEVEL 01 FLOOR PLAN  
SCALE: 1/16" = 1'-0"



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PLANS



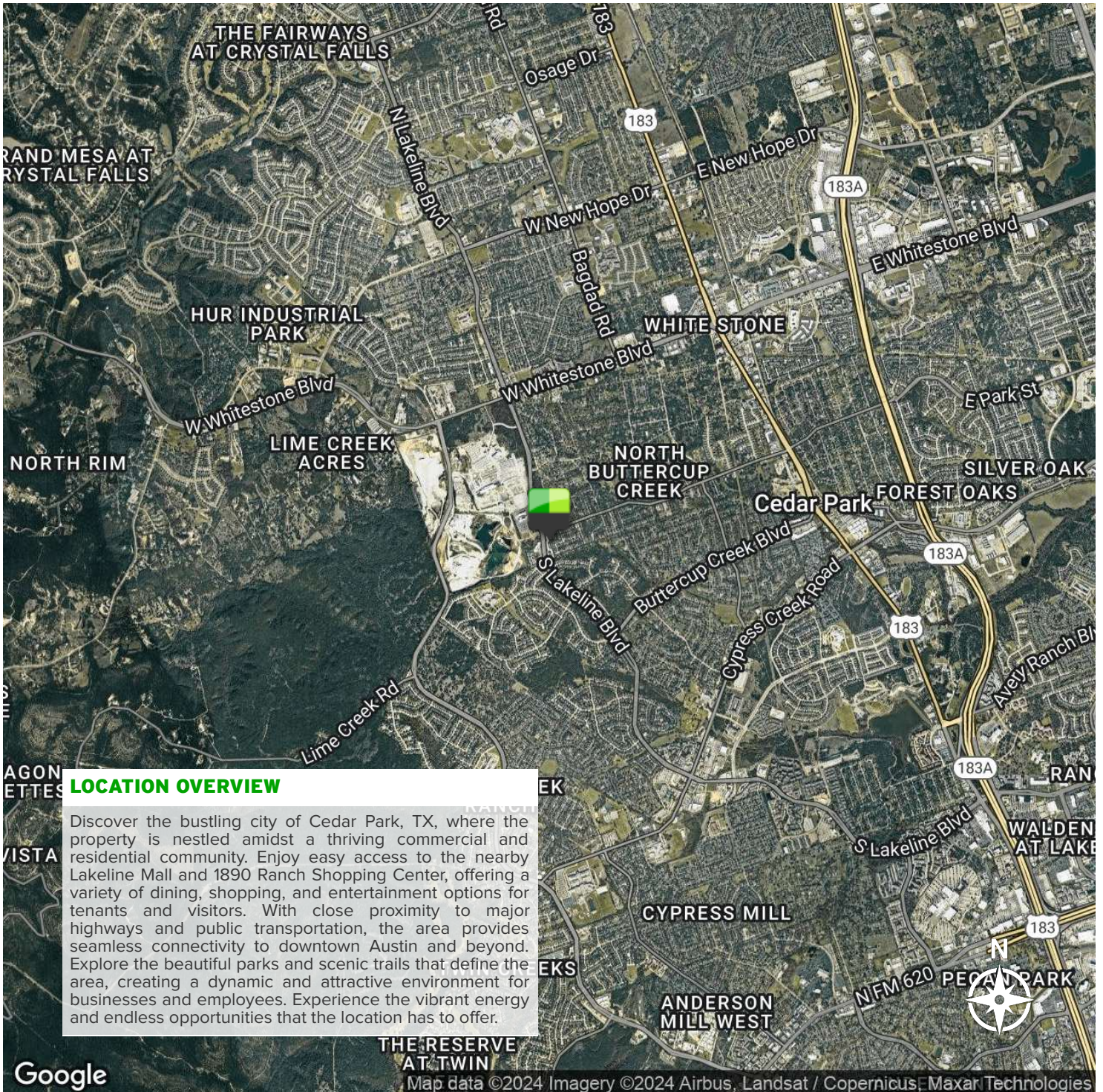
**1** BUILDING 4, LEVEL 02 FLOOR PLAN  
SCALE: 1/16" = 1'-0"



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## LOCATION MAP

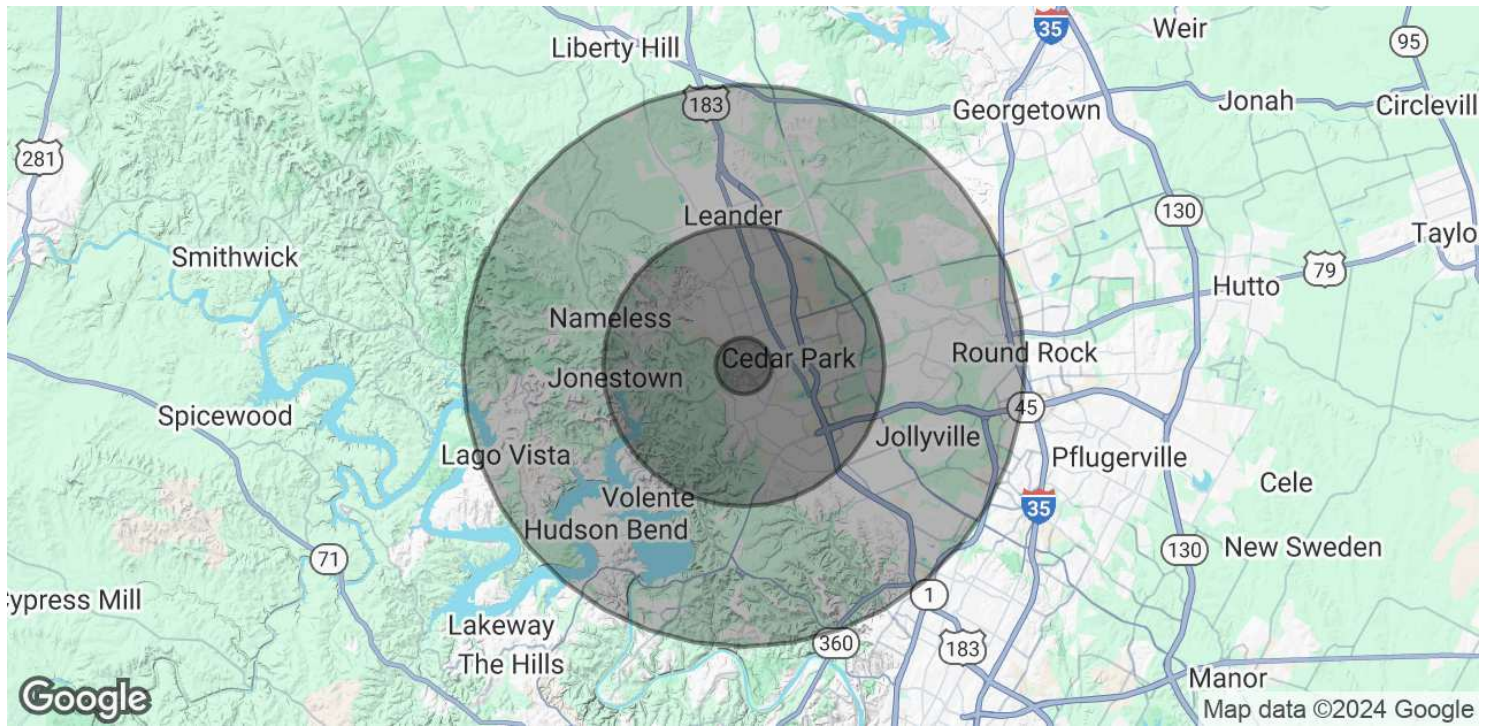




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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	9,042	199,932	500,533
Average Age	39	37	38
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

### HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,114	74,280	192,094
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$164,685	\$154,323	\$160,198
Average House Value	\$564,964	\$551,181	\$587,777

Demographics data derived from AlphaMap



## **120 S Lakeline Approved Uses**

### **Zoning: Neighborhood Business**

#### **City of Cedar Park – Code of Ordinances – Zoning – Zoning Districts and Land Uses – Nonresidential uses by zoning district**

<https://ecode360.com/38612539 - 38612539>

#### **City of Cedar Park – Code of Ordinances – Zoning - Definitions**

<https://ecode360.com/38613778 - 38613779>

#### **Adult day care. Conditional**

A facility that provides services under an adult day care program on a daily or regular basis, but not overnight, to four (4) or more elderly or handicapped persons who are not related by blood, marriage or adoption to the owner of the facility. Adult day care centers must be licensed by the Texas Department of Human Services.

#### **Animal grooming. Conditional**

An establishment where domestic animals are bathed, clipped, or combed for the purpose of enhancing their appearance or health, and for which a fee is charged, but not including overnight boarding of animals.

#### **Art studio, gallery. Permitted**

The use of a site for the display, production and/or sale of artwork.

#### **Civic club. Permitted**

A building, or a portion of a building, together with the grounds and related facilities, primarily used by an association of persons for periodic meetings to promote special purpose activities such as education, literature, science, government, social services, or civic improvements, and includes lodges, fraternal organizations and social clubs.

#### **Day-care center. Special Use**

A child-care facility that provides care at a location other than the residence of the director, owner, or operator of the child-care facility for seven (7) or more children under 14 years of age for less than 24 hours a day, but at least two (2) hours a day, three (3) or more days a week.

#### **Drug store. Conditional**

A store where the primary business is the filling and sale of prescription drugs, medical devices and supplies, and non-prescription medicines.

Government office. Permitted

Government owned and operated institutions or facilities including but not limited to a library, museum, park, playground, recreational center, jail or correctional facility, police, fire or utility facilities.

Grocery. Conditional

Any building where most of the gross floor area is devoted to the sale of food products for home preparation and consumption, but may also offer prepared food for on- or off-site consumption, retail personal and household items, and a pharmacy. As an accessory use, the grocery may also have gasoline pumps.

Gym. Permitted

A facility where members or non-members use equipment or space for the purpose of physical exercise.

Medical office. Permitted

The use of the site for the consultation, diagnosis, therapeutic, preventative, or corrective personal treatment by doctors, dentists, or similar practitioners of medical and healing arts for humans, medical or dental laboratories. These facilities can be differentiated from a medical clinic in that such facilities primarily operate on an appointment basis, are generally not open to the general walk-in public, and offer specialized services or attention.

Office, general. Permitted

A site used for the provision of executive, management, administrative, professional, or consulting services.

**A.** Typical executive, management, or administrative services include real estate, insurance, property management, investment, personnel, travel, secretarial services, organizations, and associations.

**B.** Typical professional or consulting services include the field of law, architecture, design, engineering.

Personal services. Permitted

The use of a site for the provision of periodically needed services of a personal nature. This use includes beauty and/or barber shops, hairdressers, manicurists, seamstress or tailor services, shoe repair shops, dry cleaning and/or laundering drop-off/pick-up station services, handicraft or hobby instruction, weight loss centers, photography studios, driving schools, spas, full-service beauty salons with permanent makeup, licensed massage therapy and ear piercing.

Place of religious assembly. Permitted

A building, facility, room or portion thereof used for regular organized religious assembly and worship. Parsonages, rectories, and buildings providing classroom space for religious education shall be considered part of the permitted principal use. The term place of worship also includes the following accessory uses, which occur on the grounds of the place of worship: principal or secondary educational facilities, offices, community recreational facilities, and day care facilities.

[Print shop.](#) Conditional

An establishment which reproduces, in printed form, individual orders from a business, profession, service, industry or government organization.

[Private school \(grades K-12\).](#) Special Use

A privately owned accredited institution that provides full-time instruction for students from kindergarten to 12th grade.

[Public school \(grades K-12\).](#) Permitted

An public institution that provides full-time instruction for students from kindergarten to 12th grade.

[Restaurant, dine-in only.](#) Conditional

The use of a site for the preparation and retail sale of food and beverages for on-premises consumption, including the on-premises sale of alcoholic beverages as an accessory use (must be less than 60 percent of gross sales). The use does not include drive-in or drive-through facilities.

[Retail sales.](#) Conditional

The sale of merchandise in small quantities directly to the ultimate consumer.

[Utility services, general.](#) Permitted

The use of a site for the provision of public and/or private utility services that are necessary to support the development in the area and involve only minor structures and small buildings including, but not limited to lift stations, telephone switching centers, service extensions or similar facilities.

[Utility services, major.](#) Conditional

The use of a site for the provision of generating plants, electrical switching facilities or primary substations, or similar facilities.

[Vending kiosk.](#) Conditional

Any unattended self-service devices that, upon the insertion of coins, tokens, or consumer credit cards will dispense merchandise, banking services or other things of value. A vending kiosk may be portable or permanently installed.





# Information About Brokerage Services

11-2-2015

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.

<u>Commercial Market Exchange</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>9003840</u> License No.	<u>info@cmeatx.com</u> Email	<u>(512)912-1070</u> Phone
<u>Matt Delahoussaye</u> Designated Broker of Firm	<u>535200</u> License No.	<u>matt@cmeatx.com</u> Email	<u>(512)535-5313</u> Phone
<u>Jennifer Bernstein</u> Licensed Supervisor of Sales Agent/ Associate	<u>605537</u> License No.	<u>jennifer@cmeatx.com</u> Email	<u>(512)774-9520</u> Phone
<u>Anthony Gonzales</u> Sales Agent/Associate's Name	<u>738482</u> License No.	<u>anthony@cmeatx.com</u> Email	<u>(512)786-1482</u> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)