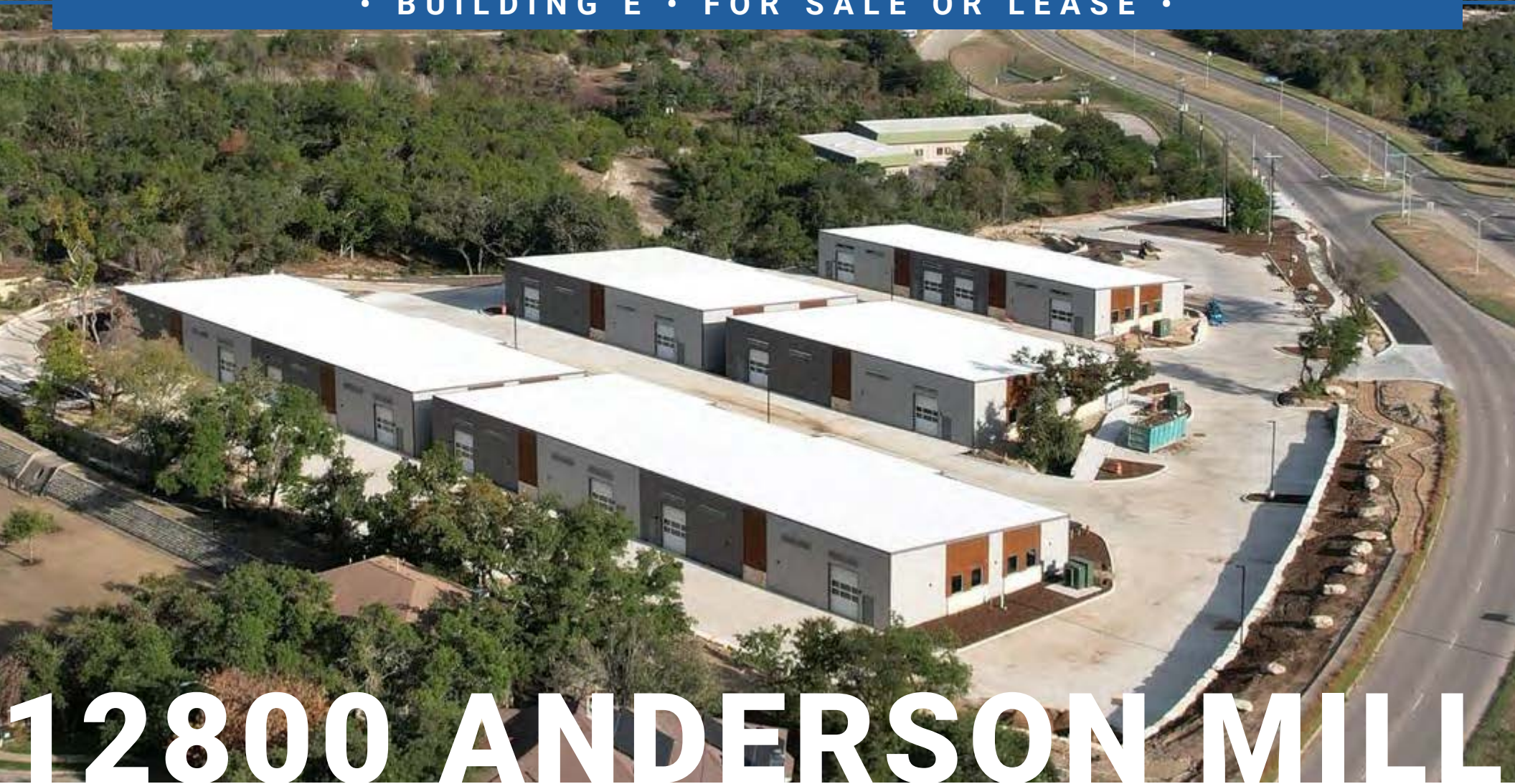




# Qual-Con General Contractor, LLC

• BUILDING E • FOR SALE OR LEASE •



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## PRICE

PURCHASE \$250/SF (\$1.8M)  
LEASE: \$24.00/SF + NNN \$5.50

## LAND AREA

5.9669 ACRES

## TOTAL SF

47,210

## TYPE

OFFICE/FLEX

## SUBMARKET

CEDAR PARK

## ZONING

LI

## PARKING

120 - 160 SPACES  
(DEPENDING ON USE)

## CLEAR HEIGHT

12' - 18'

## ENTRY

TRADITIONAL AND GRADE-LEVEL ROLL-UP

## POWER

480V 3 PHASE 500 AMPS  
ELECTRIC SERVICES INSTALLED  
GUTTERS WIRED AND METER-READY

## DESCRIPTION

**LOCATION, LOCATION!** Property provides excellent opportunity for Owner-Occupant or investment along high-growth corridor. A perfect blend of architecture and functionality makes this property appealing for many use types while combining superb ingress/egress at signalized intersection.

## BUILDING SQUARE FOOTAGE & PMV

BUILDING E 7,200 RSF

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## PERMITTED USES

### PERMITTED BY RIGHT

- 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
- Lumber yard, wholesale
- Manufacturing and fabrication, light
- Nursery/greenhouse, retail
- Nursery/greenhouse, wholesale
- Office, general
- Office/showroom/warehouse
- Place of public assembly
- Public school (grades K-12)
- Research, testing lab, or product development
- Utility services, general
- Warehouse and distribution

### PERMITTED WITH CONDITIONS

- Alcoholic beverage establishment
- Animal veterinary service, large animal
- Caretaker or guard residence
- Construction sales and services
- Craft brewing/ distillery/winery production with on-premise
- Day-care center, incidental
- Food processing
- Paintball course
- Utility services, major
- Vending kiosk
- Wireless telecommunications facilities, building-mounted

### PERMITTED WITH SPECIAL USE PERMIT

- 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
- Wireless telecommunications facility

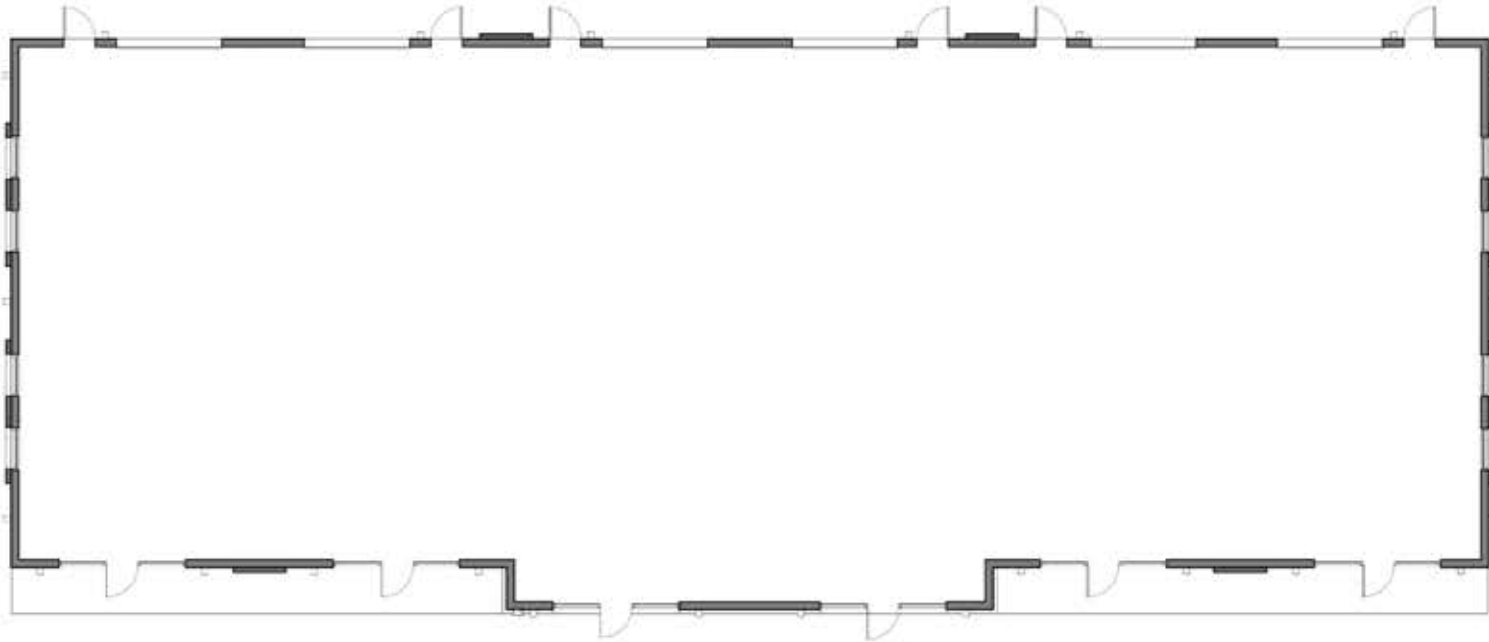
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## BUILDING E | FLOOR PLAN | 7,220 SF



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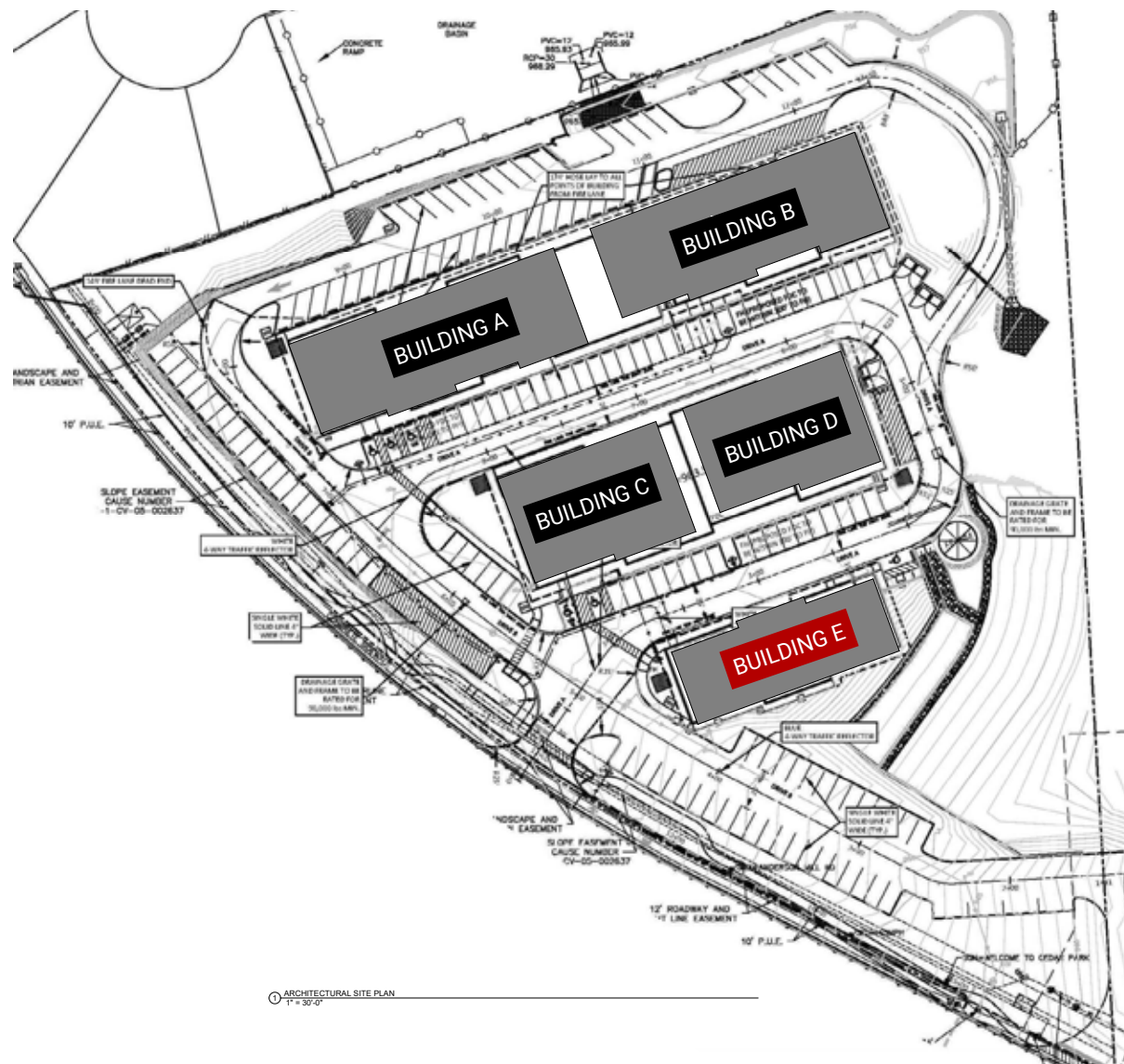
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SITE PLAN



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PROPERTY DEMOGRAPHICS & ADDITIONAL PHOTOS

	2 Mile	5 Miles	10 Miles
Total Population (2022)	32,180	148,271	536,430
Projected Population (2027)	34,174	158,822	573,394
Total Households (2022)	11,890	57,381	213,835
Average Household Size	2.7	2.5	2.5
Median Home Value	\$344,600	\$352,414	\$369,538
Median Household Income	\$112,879	\$105,164	\$98,755
Total Specified Consumer Spending	\$480.3M	\$2.2B	\$7.9B



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LEANDER, TX

HEB Plus  
Raising Cane's Chicken Fingers  
Alamo Drafthouse Lakeline  
Macy's  
Plucker's Wing Bar  
Chili's Grill & Bar  
Office Depot  
T. J. Maxx  
Total Wine & More  
Dillard's  
Barnes & Noble  
Saver's  
Best Buy  
JC Penney  
Haverty Furniture  
Texas Farmer's Market

LAKELINE MALL

Sam's Club  
Bank of America ATM  
Verizon  
Strait Music Company  
Firestone Complete Auto Care  
Foxhole Culinary Tavern  
La Quinta Inn  
First Watch Breakfast  
Blaze Pizza  
Panera Bread  
Home Goods  
Home Depot  
H-Mart

WALDEN PARK AT LAKELINE

Pita Fusion  
Taco Bell  
P. Terry's Burger Stand  
Olive Garden  
McDonald's  
Extended Stay North America  
Holiday Inn Express & Suites  
Freda's Seafood Grille  
Hampton Inn & Suites  
Homewood Suites  
Frost Bank  
People's RX  
Chevron  
Austin Habitat for Humanity  
ReStore  
Westwood Baseball Field

Wal-Mart Supercenter  
Lowe's Home Improvement  
Urban Air Trampoline and Adventure Park  
Pinballz Lake Creek  
Southwest Theaters  
Bombay Street Food  
Burlington Coat Factory  
Comfort Suites  
Chase Bank

LAKE CREEK SHOPPING CENTER

PECAN PARK

CEDAR PARK HIGH SCHOOL

CONCORDIA UNIVERSITY

12800 ANDERSON MILL

12800 ANDERSON MILL | CEDAR PARK, TX 78726

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