

# Volente Crossing Office Park

Turn Key Office Condo's For Sale / Lease

12801 Anderson Mill Rd. | Cedar Park, Tx 78613



**COMMERCIAL**  
MARKET EXCHANGE

## OFFICE CONDOS & PAD SITES FOR SALE / LEASE CEDAR PARK, TEXAS



**MATT DELAHOUSAYE**

matt@cmeatx.com // 512.585.53

13



CMEATX.COM

**BAILEY MORSE**

bailey@cmeatx // 512.630.9888

# EXECUTIVE SUMMARY

Volente Crossing - 12801 Anderson Mill Rd. | Cedar Park, Tx 78613

## OFFERING SUMMARY

Sale Price:.....Call for Pricing

Lease Rate:.....\$30PSF NNN

Zoning:.....Neighborhood Business

Unit Size (SF):.....1,189 - 4,796

Lot Size (AC).....5.5

## PROPERTY HIGHLIGHTS

- Turn Key Office Condos For Sale or For Lease
- 1,189 - 4,796 SF Turn-Key Units Available
- Recent Beautiful Modern Finishes and Flexible Layout, with windows in each office
- Pad Sites Also Available For Sale - Site Planned for 4,800sf Office Building. GC Referral Available.
- Entire Site available, providing cash flow while you develop the remaining pads.
- Great Visibility from Anderson Mill Rd with Signage Available
- Great access to Cedar Park and North Austin

## PROPERTY OVERVIEW

Explore the ultimate workspace solution at Volente Crossing Condo Park, ideally situated in Cedar Park, TX. The location of the park offers great accessibility to both Austin and Cedar Park, being just 1 mile off of FM 620, and less than a mile from Cypress Creek Road.

We are offering newly finished out **turn-key office condo units** for sale, or for lease in Buildings 2 & 3. Sizes vary from 1,189 - 4,796 SF. Units can be combined for a maximum of 4,796 SF. These move-in-ready units offer a very flexible layout with multiple private offices, break area, a conference room, and a large open office area. Each unit features modern finishes throughout and windows in every office.

**Pad sites are available to purchase.** The pad sites are zero lot line pads that are site planned for a 4,800 SF office building, and offer cost savings over buying a completed building.

**The entire site is also available For Sale** and presents a unique development opportunity with cash flows in place. The site is approved for ten 4,800sf buildings, with three completed.

From modern design to strategic location, this property caters to the needs of discerning office users who seek a premium work environment. Elevate your business presence and productivity in a turn-key office space designed to inspire success.

**MATT DELAHOSSAYE**

matt@cmeatx.com // 512.585.5313



CMEATX.COM

**BAILEY MORSE**

bailey@cmeatx.com // 512.630.9888



# PAD SITE INFORMATION

Volente Crossing - 12801 Anderson Mill Rd. | Cedar Park, Tx 78613

## CONDO PAD SITE DETAILS

Offered for Sale are seven individual pad sites within Volente Crossing Condo Park. Each zero lot line pad includes the benefit of a city-approved site plan for a 4,800 SF building, providing a streamlined path to development.

This offering presents an efficient entry point for owners seeking to control their build without paying a premium for existing improvements. Ownership within the condominium regime provides shared infrastructure and coordinated site standards while maintaining flexibility in design and use.

A preferred contractor is available to assist with construction, and build-to-suit options are offered for buyers seeking a delivered turn-key solution.

## AVAILABILITY SUMMARY

- Sale Price: Please Contact Broker
- Allowable Building: 4,800 SF
- Size: Available Pads: 1, 5, 6, 7, 8, 9, & 10



Legend  
 Available Pad Site

**MATT DELAHOSSAYE**  
 matt@cmeatx.com // 512.585.5313



**BAILEY MORSE**  
 bailey@cmeatx.com // 512.630.9888

# SITE PLAN

Volente Crossing - 12801 Anderson Mill Rd. | Cedar Park, Tx 78613

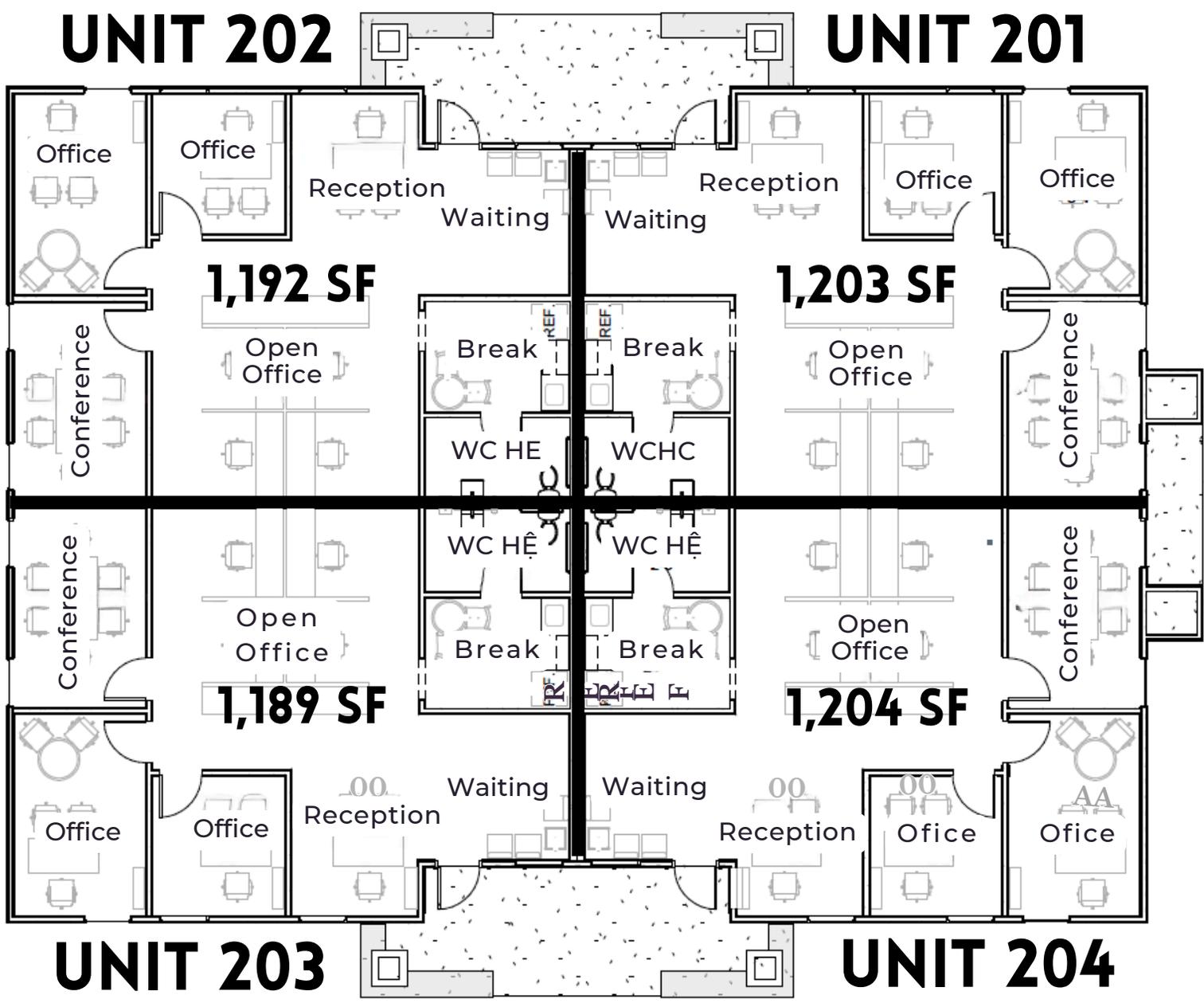


## Legend

-  Available Pad Site
-  Available Office Condo - 1,189 - 4,796 SF
-  For Sale - Fully Occupied - [Link to Listing](#)

# BUILDING 2 FLOOR PLAN

Volente Crossing - 12801 Anderson Mill Rd. | Cedar Park, Tx 78613



**MATT DELAHOSSAYE**  
matt@cmeatx.com // 512.585.5313



**BAILEY MORSE**  
bailey@cmeatx.com // 512.630.9888

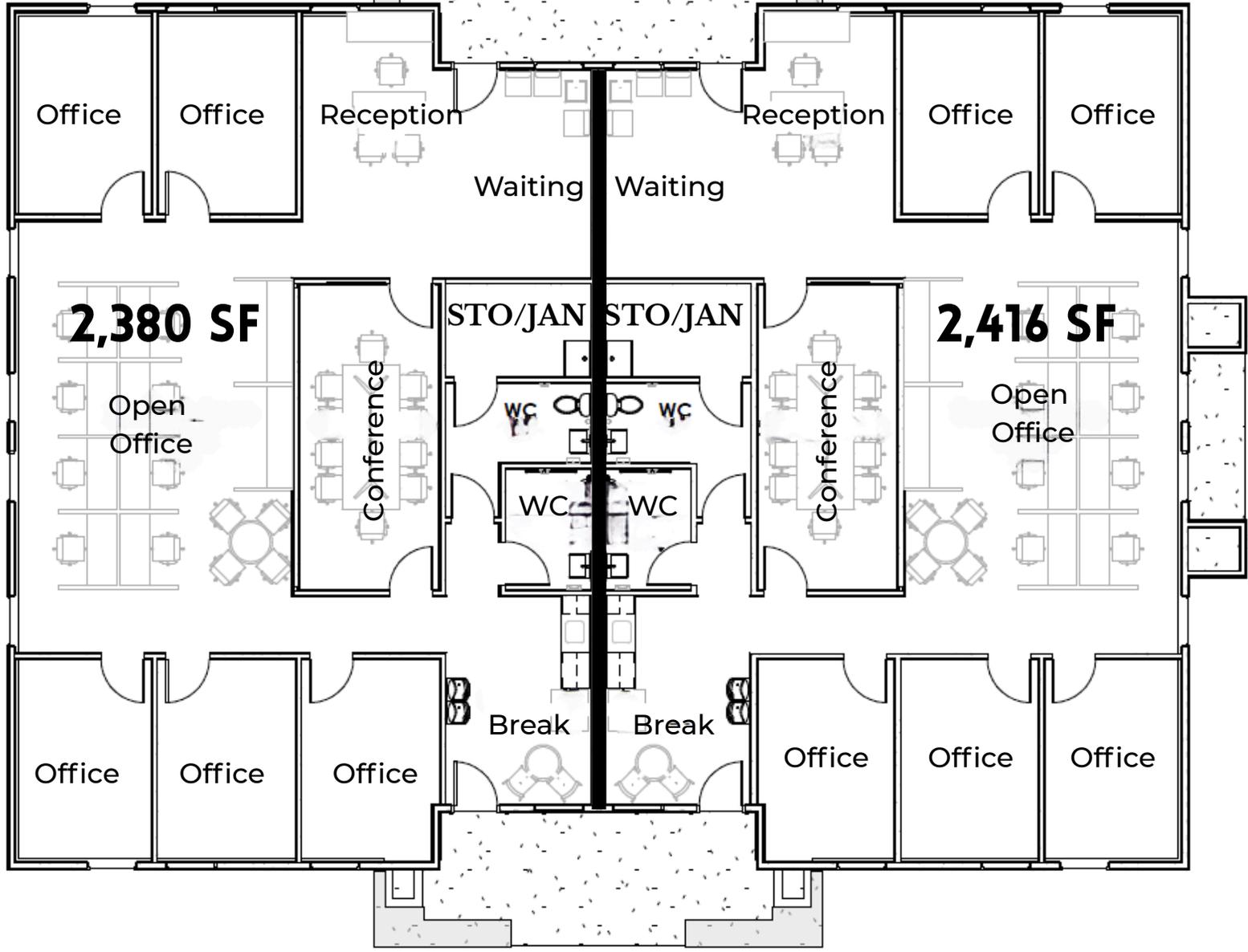
# BUILDING 3 FLOOR PLAN

Volente Crossing - 12801 Anderson Mill Rd. | Cedar Park, Tx 78613



## UNIT 302

## UNIT 301



**MATT DELA**  
matt@cmeatx.com // 512.585.5313



bailey@cmeatx.com // 512.630.9888

# EXTERIOR PHOTOS

Volente Crossing - 12801 Anderson Mill Rd. | Cedar Park, Tx 78613



**MATT DELAHOSSAYE**  
matt@cmeatx.com // 512.585.5313



**BAILEY MORSE**  
bailey@cmeatx.com // 512.630.9888

# BUILDING 2 INTERIOR PHOTOS

Volente Crossing - 12801 Anderson Mill Rd. | Cedar Park, Tx 78613



**MATT DELAHOUSAYE**  
matt@cmeatx.com // 512.585.5313



**BAILEY MORSE**  
bailey@cmeatx.com // 512.630.9888

# BUILDING 3 INTERIOR PHOTOS

Volente Crossing - 12801 Anderson Mill Rd. | Cedar Park, Tx 78613



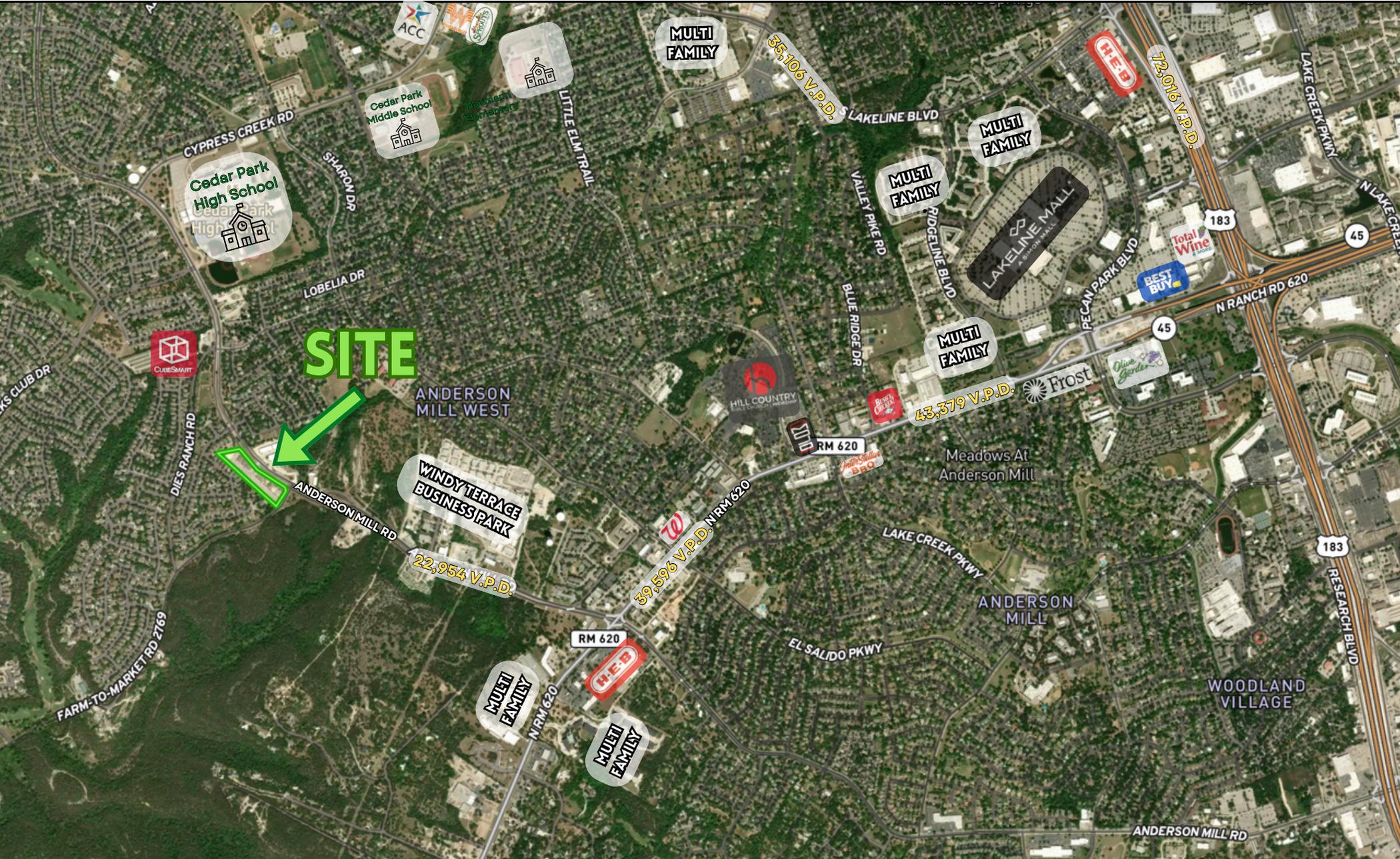
**MATT DELAHOUSAYE**  
matt@cmeatx.com // 512.585.5313



**BAILEY MORSE**  
bailey@cmeatx.com // 512.630.9888

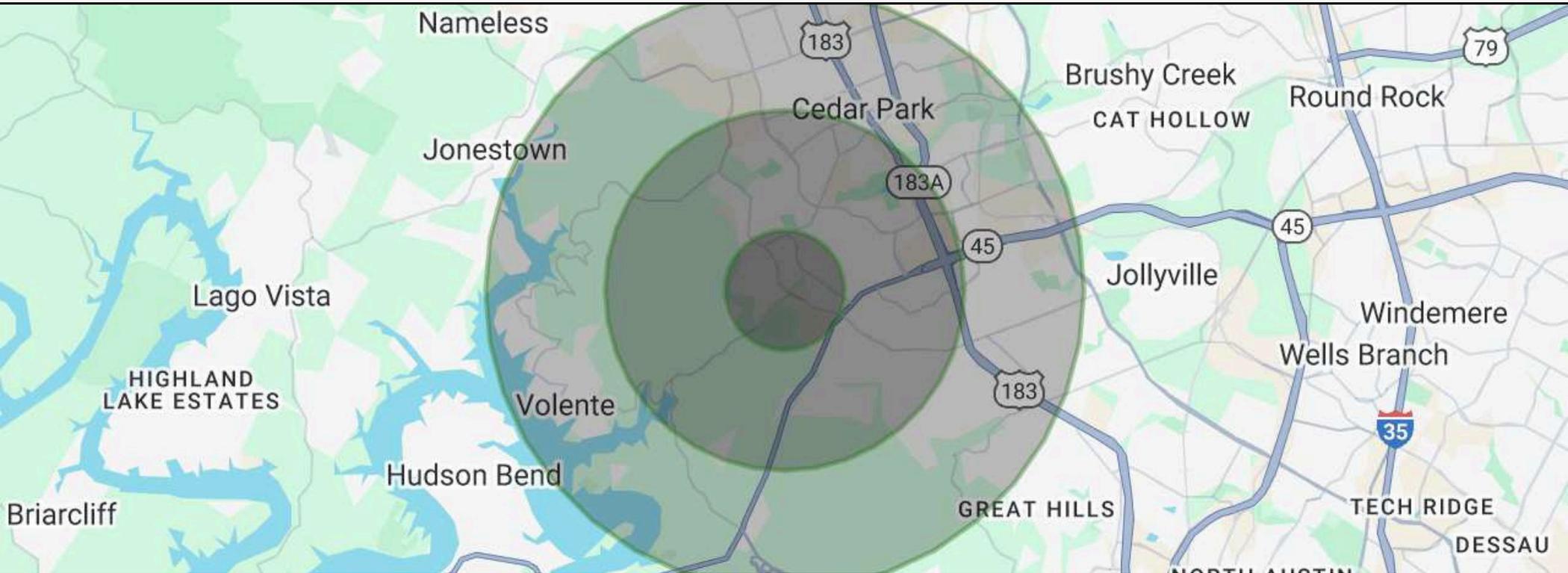
# AERIAL RETAIL MAP

Volente Crossing - 12801 Anderson Mill Rd. | Cedar Park, Tx 78613



# AREA DEMOGRAPHICS

Volente Crossing - 12801 Anderson Mill Rd. | Cedar Park, Tx 78613



## POPULATION

Total Population

Average Age

Average Age (Male)

Average Age (Female)

## 1 MILE

110,477

39

38

40

## 3 MILES

72,170

38

37

39

## 5 MILES

178,570

38

37

39

## HOUSEHOLDS & INCOME

Total Households

# of Persons per HH

Average HH Income

Average House Value

## 1 MILE

3,507

3

\$206,455

\$596,601

## 3 MILES

28,016

2.6

\$163,874

\$562,859

## 5 MILES

71,084

2.5

\$155,365

\$578,310

Demographics data derived from AlphaMap

**MATT DELAHOSSAYE**

matt@cmeatx.com // 512.585.5313



CMEATX.COM

**BAILEY MORSE**

bailey@cmeatx.com // 512.630.9888



## Information About Brokerage Services

Texas law requires all real estate licensees 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.

<b>Commercial Market Exchange LLC</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>9003840</b> License No.	<b>infocmeatx.com</b> Email	<b>(512)774-9520</b> Phone
<b>Matt Delahoussaye</b> Designated Broker of Firm	<b>535200</b> License No.	<b>matt@cmeatx.com</b> Email	<b>(512)535-5313</b> Phone
<b>Jennifer Bernstein</b> Licensed Supervisor of Sales Agent/ Associate	<b>603557</b> License No.	<b>jennifer@cmeatx.com</b> Email	<b>(512)774-9520</b> Phone
<b>Bailey Morse</b> Sales Agent/Associate's Name	<b>776559</b> License No.	<b>Bailey@cmeatx.com</b> Email	<b>(512)630-9888</b> 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)

IABS 1-0 Date