



PARK AT LAKELINE

2218 S Lakeline Boulevard
Cedar Park, TX 78613



Property Features

Use: Medical, Office, Retail, Life Science

Available Space:

Building 1: 15,475 GSF (Shell Complete -
Surgery Center Capability)

Building 2: +/- 6,680 SF (divisible)

Building 3: +/- 10,975 SF (divisible)

Parking: 5/1,000 SF

Rate: Please Contact Broker

OPEX: \$11.00 PSF/YR (2023 Estimate)

Building Signage: Available

Description

Located in Cedar Park, at a lighted intersection, Park at Lakeline is positioned in a densely populated residential area located less than 2 miles from the new Dell Children's Hospital. This site provides easy access to and from both Highway 183 & Interstate 45. This site yields high traffic counts and strong demographics most suitable for medical, office, and retail.

The information contained herein was obtained from sources deemed reliable. Centric Commercial, however, makes no guarantees, warranties, or representations as to the accuracy or completeness thereof. This property information flyer is submitted subject to error, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

FOR MORE INFORMATION OR TO SCHEDULE A TOUR, PLEASE CONTACT:

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• email: mccoym@centric-re.com



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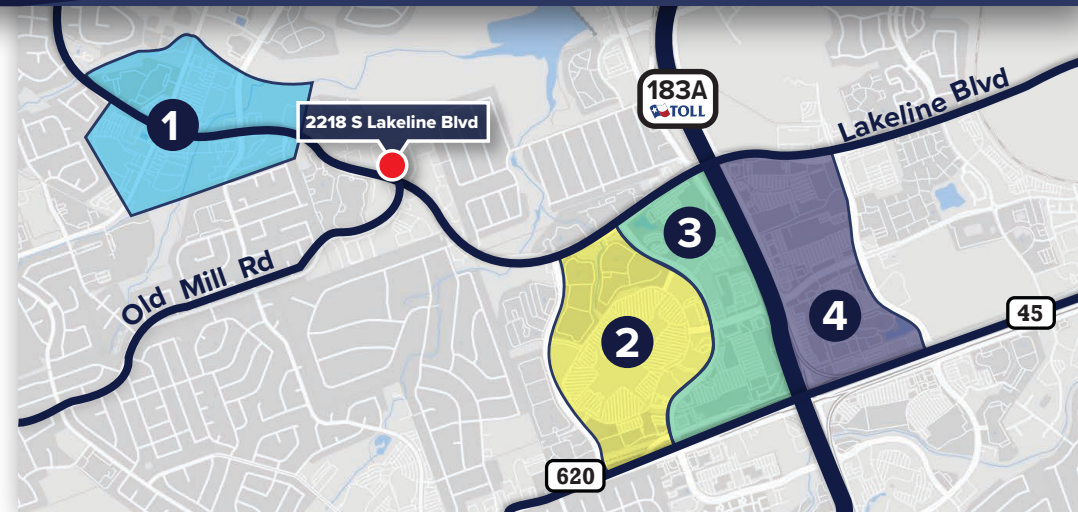
Park at Lakeline

2218 S Lakeline Blvd.

Regional Map & Amenities



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ZONE 1

7-Eleven
Assured Sharpening
Austin Community College
Austin Telco FCU
Black Sugar Cafe
Chase Bank
Dunkin'
Family Emergency Room
Firehouse Subs
Gino's Italian Cafe
Gold's Gym
Kwik Kar Lakeline
Levant Cafe & Grill
Maggiore's
Mountain's Bistro
Paco's Tacos
Pizza Hut
Popeyes
Posh Salon
Randall's
Resort Lifestyle Communities
Rock & Rolls Sushi
Smokey Mo's BBQ
Sonic Drive-in
Sprout's Farmers Market
Starbucks
Tropical Smoothie Cafe
Sprout's Farmers Market
UPS Access Point
Wallgreens
Whataburger
Vitality Bowls
Zao's Chinese Kitchen

ZONE 2

Agaci
Aerie
Al's Forma Wear
AMC Lakeline 9
Brighton
Build-A-Bear Workshop
Chico's
Crescent House Furniture
Dillard's
Earthbound Trading Co.
Elite Hand Car Wash
Express
Francesca's
Fuddrucker's
Fuego
Great American Cookies
Havertys Furniture
Helzberg Diamonds
Hot Topic
Inflatable Wonderland
Jared Jewelers
Jumpstreet
Kay Jewelers
Lammes Candies
Macy's
Men's Warehouse
Savers
Starbucks
Texas Farmer's Market
The Children's Place
Things Remembered
Wall Beds
Zales Jewelry

ZONE 3

Alamo Drafthouse
Applebee's
Austin Nails & Spa
Barnes & Noble
Bed Bath & Beyond
Best Buy
Carter's
Cedro Scratch
Italian & Wine Bar
Chili's
Creative Cuts
Elements Massage
Fire Bowl Cafe
FiveBelow
GameStop
Glass Half Full Tap-room
HEB Plus!
Jared Jewelers
Justice
Kid to Kid
La Madeline
Lane Bryant
MAD Greens
Marble Slab Creamery
Michael's
Music & Arts
OfficeMax
Old Navy
Orange Theory
PartyCity
PetSmart
Pier 1
Plucker's Wing Bar

Rooms To Go
Ross
Riser & Co. Salon
Serranos Cocina
Sharky's Cuts for Kids
Smile Direct Club
Snow Pea Bistro
Soto Japanese
Starbucks
Stein Mart
Sylvan Learning Center
Tarka Indian Kitchen
Texadelphia
Texican Cafe
The Little Gym
T.J. Maxx
Total Wine & More
Twin Liquors
Ulti Mattress
Wiches, Waffles & Wings

ZONE 4

ABC Bank
AT&T Store
Biryani-N-Grill
Blaze Pizza
Castle Dental
China Cafe
Chipotle
CVS Pharmacy
Fast Eddie's Billiards
Firestone Auto Care
First Watch
Foxhole Culinary Tavern
H Mart
Kirkland's
MOOYAH Burgers
Muangthai Thai
Once Upon a Child
Panera Bread
Potbelly Sandwich
Roba Katsu & Teriyaki
Sally Beauty
Sam's Club
Sport Clips
Starbucks
Straight Music Co.
Subway
Super Target
Sushi Bang Bang
Target
Teapioa Lounge
The Home Depot
Ulta Beauty
Verizon

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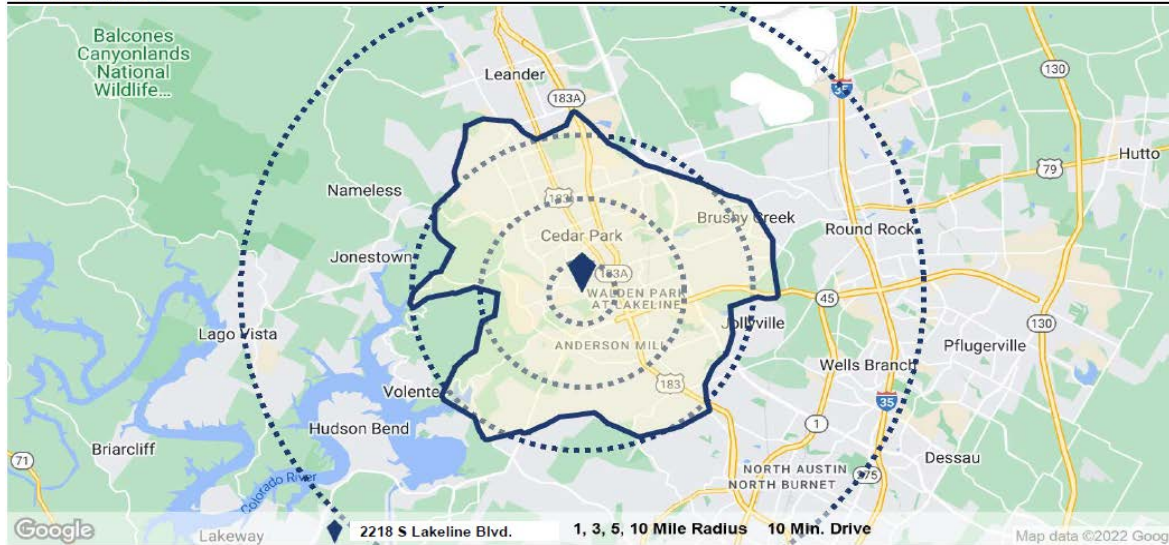


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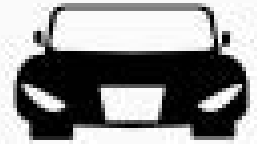
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DEMOGRAPHICS



Traffic Counts



183 Toll
131,704 VPD
Lakeline Blvd
47,554 VPD
Source: TxDot

Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	15,677	86,006	197,807	609,868	205,745
5 Yr Growth	29.0%	24.1%	23.5%	20.9%	12.8%
Median Age	37	38	38	37	37
5 Yr Forecast	39	39	39	39	38
White / Black / Hispanic	77% / 5% / 18%	78% / 5% / 18%	75% / 5% / 18%	78% / 6% / 22%	77% / 5% / 18%
5 Yr Forecast	73% / 5% / 18%	74% / 5% / 18%	72% / 6% / 18%	75% / 7% / 22%	74% / 5% / 19%
Employment	4,831	37,547	67,802	280,605	111,765
Buying Power	\$552.9M	\$3.4B	\$7.8B	\$22.6B	\$8.1B
5 Yr Growth	30.0%	25.0%	24.3%	21.9%	15.5%
College Graduates	45.2%	47.7%	49.3%	48.0%	63.1%
Household					
Households	6,149	32,541	74,229	241,138	76,522
5 Yr Growth	27.9%	23.0%	22.2%	19.4%	11.9%
Median Household Income	\$89,916	\$104,504	\$105,722	\$93,814	\$105,718
5 Yr Forecast	\$91,444	\$106,221	\$107,521	\$95,799	\$109,084
Average Household Income	\$107,656	\$122,581	\$126,279	\$118,180	\$126,510
5 Yr Forecast	\$109,061	\$123,897	\$127,638	\$119,727	\$129,538
% High Income (>\$75K)	58%	64%	65%	60%	65%
Housing					
Median Home Value	\$298,548	\$331,174	\$342,544	\$350,352	\$337,105
Median Year Built	2008	2001	2001	1999	2001
Owner / Renter Occupied	59% / 41%	64% / 36%	63% / 37%	57% / 43%	65% / 35%

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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.

11-2-2015



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.

Centric Commercial LLC	9004397	info@centric-re.com	512-320-9190
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Craig Couch	479537	couch@centric-re.com	512-320-9190
Designated Broker of Firm	License No.	Email	Phone
Kent McCoy	622411	mccoy@centric-re.com	512-320-9190
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date