

2005 N LAKELINE BLVD - CEDAR PARK, TX

OFFERING MEMORANDUM



IMPACT
COMMERCIAL GROUP
COMPASS

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EXECUTIVE SUMMARY



\$3.15M

NNN
LEASE STRUCTURE

\$196,237
NOI*

6.62%
AVE CAP RATE**

5.65 YEARS
WALT

AGGRESSIVE
RENT ESCALATIONS

*MAY 1 2026 - APRIL 30 2027

**MAY 1 2026 - APRIL 30 2031

100% OCCUPIED CLASS A MEDICAL BUILDING

- STABILIZED NNN INVESTMENT
- MULTI-TENANT (RHEUMATOLOGY/ORTHODONTICS)
- LONG-TERM LEASES WITH RENEWAL OPTIONS
- STRONG GUARANTORS
- STRATEGIC LOCATION NEAR PATIENT BASES
- EXCELLENT VISIBILITY (SIGNALIZED HARD CORNER)
- MINIMAL LANDLORD RESPONSIBILITIES

INVESTMENT HIGHLIGHTS



PROPERTY OVERVIEW

2018

YEAR BUILT

6,573

SQUARE FEET

MULTI

TENANCY

1.05 AC

LAND

33

PARKING

5.00/1000

RATIO:

**HARD
SIGNALIZED**

CORNER

18,000+

VEHICLES
PER DAY



PROPERTY PERIMETER

**2005 N LAKELINE BLVD
CEDAR PARK, TX 78613**
MULTI-TENANT MEDICAL
6,573 SF | 1.05 AC

 12,412
per day

 6,028
per day

New Hope Blvd

North Lakeline Blvd

Size and Dimensions are approximate. Actual may vary.





SUITE A - 3,768 SF
LEASE TERM: 60 MONTHS
COMMENCEMENT: UPON
CLOSING OF SALE

RENT SCHEDULE

FREEDOM ★ ORTHODONTIUS ★

MONTHS	ANNUAL BASE RENT	MONTHLY BASE RENT	ANNUAL RATE/SF	ESCALATION
1-12	\$119,332	\$9,944	\$31.67	3.00%
13-24	\$122,912	\$10,242	\$32.62	3.00%
25-36	\$126,604	\$10,550	\$33.60	3.00%
37-48	\$130,410	\$10,867	\$34.61	3.00%
49-60	\$134,329	\$11,194	\$35.65	-
5-YEAR OPTION TO RENEW AT MARKET RATE				

LEASE WILL COMMENCE UPON CLOSING
 MODEL ASSUMES LEASE COMMENCEMENT OF MAY 1 2026

TENANT PROFILE

FREEDOM ★ ORTHODONTICS ★

High quality, personalized care in a friendly environment. Patients praise the exceptional patient experience. The practice specializes in braces, Invisalign®, children's & adult orthodontics, surgical orthodontics, retainers, and digital impressions.

Primrose School
161 students

The PREP School
120 students

Young Minds Montessori
70 students

**Knowles Elementary School**
650 students

2005 N Lakeline



**Leander High School**
2,218 students

**Running Brushy Middle School**
1,095 students

**Mason Elementary School**
657 students

Nautres Microschool

Radha School of Music
120 students

PATIENT BASE & POTENTIAL REFERRAL PARTNERS NEARBY

47,004 residents under 19 within 5 mi



- Potential Referral Partners



RENT SCHEDULE



MONTHS	ANNUAL BASE	MONTHLY BASE	ANNUALIZED BASE/SF	ESCALATION*
1-12	\$67,320	\$5,610	\$24.00	4.10%
13-24	\$70,080	\$5,840	\$24.98	3.30%
25-36	\$72,392	\$6,032	\$25.81	3.03%
37-48	\$74,781	\$6,231	\$26.59	3.03% **
49-60	\$77,249	\$6,437	\$27.40	3.03% **
61-72	\$79,798	\$6,649	\$28.23	3.03% **
73-84	\$82,432	\$6,869	\$29.08	3.03% **
85-96	\$85,152	\$7,096	\$29.96	3.03% **
97-108	\$87,962	\$7,330	\$30.87	3.03% **
109-120	\$90,865	\$7,572	\$31.81	-

*CHANGE IN CPI-U (MINUS ENERGY AND FOOD) WITH 5% MAXIMUM
 **POST YEAR 3 RATE (3.03%) IS ASSUMED FOR MODELING PURPOSES



SUITE B - 2,805 SF
 REMAINING TERM: **68 MONTHS**
 COMMENCEMENT: **4/22/2022**



**CENTRAL TEXAS
RHEUMATOLOGY
ASSOCIATES**

An award-winning, community-focused Rheumatology practice with two Austin-area offices.

Led by a team of highly recognized specialists, the office provides comprehensive care for complex rheumatic and autoimmune conditions.

PATIENT BASE & POTENTIAL REFERRAL PARTNERS NEARBY
39,807 55+ residents within 5 miles

TENANT PROFILE

The Legacy at Crystall Falls Senior Living

Precious Group Home Care LLC Senior Care

New Hope Manor Senior Living



Highland Estates Sky Active Living



The Pointe at Cedar Park Senior Community

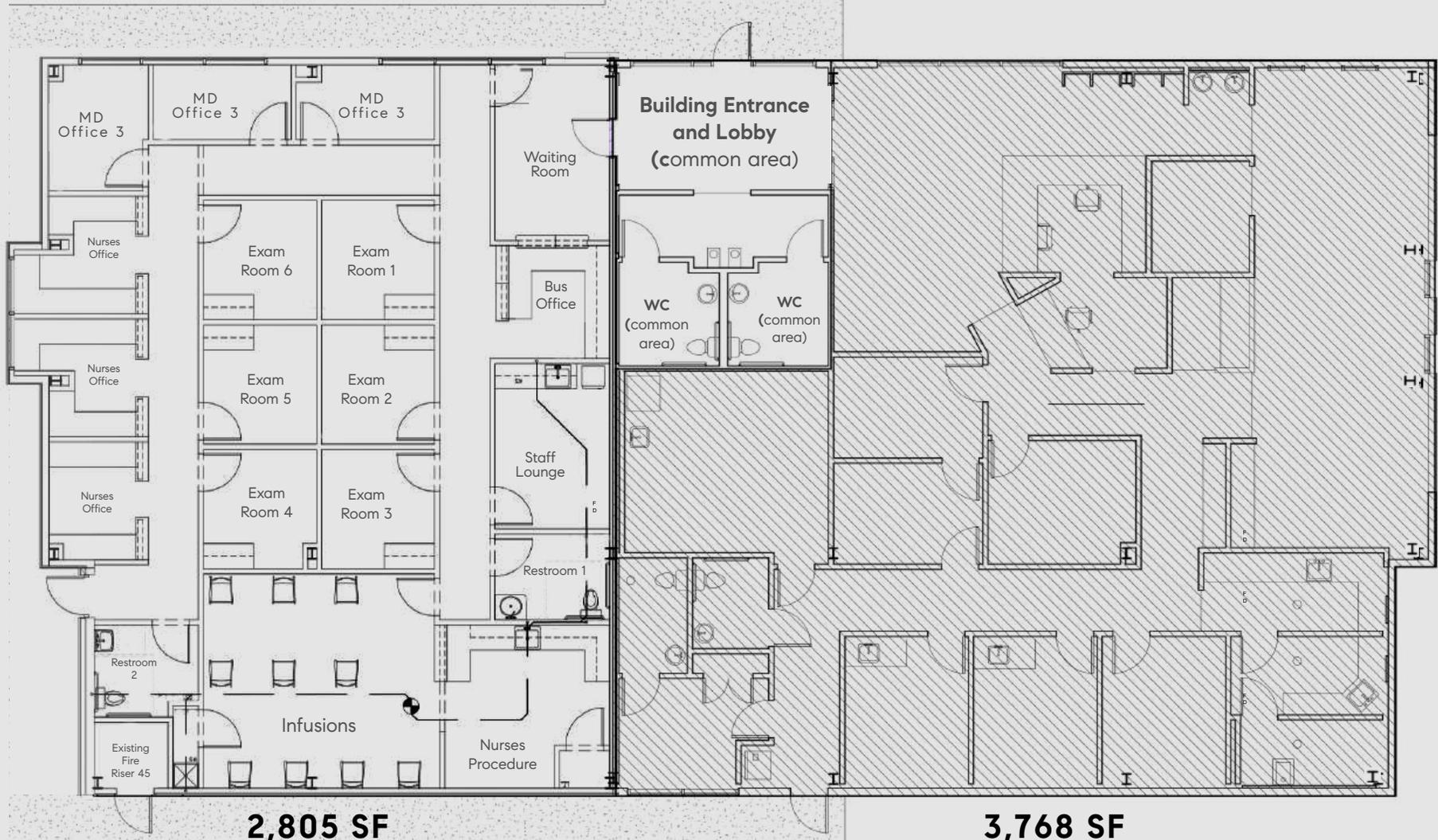


Maple Ridge Gracious Retirement Living



FLOOR PLATE

2005 NORTH LAKELINE BOULEVARD



2,805 SF

3,768 SF

CENTRAL TEXAS
RHEUMATOLOGY

**6,573 SF
TOTAL**

FREEDOM
★ ORTHODONTISTS ★

Size and Dimensions are approximate. Actual may vary.







This our happy place

EXIT

VERBO

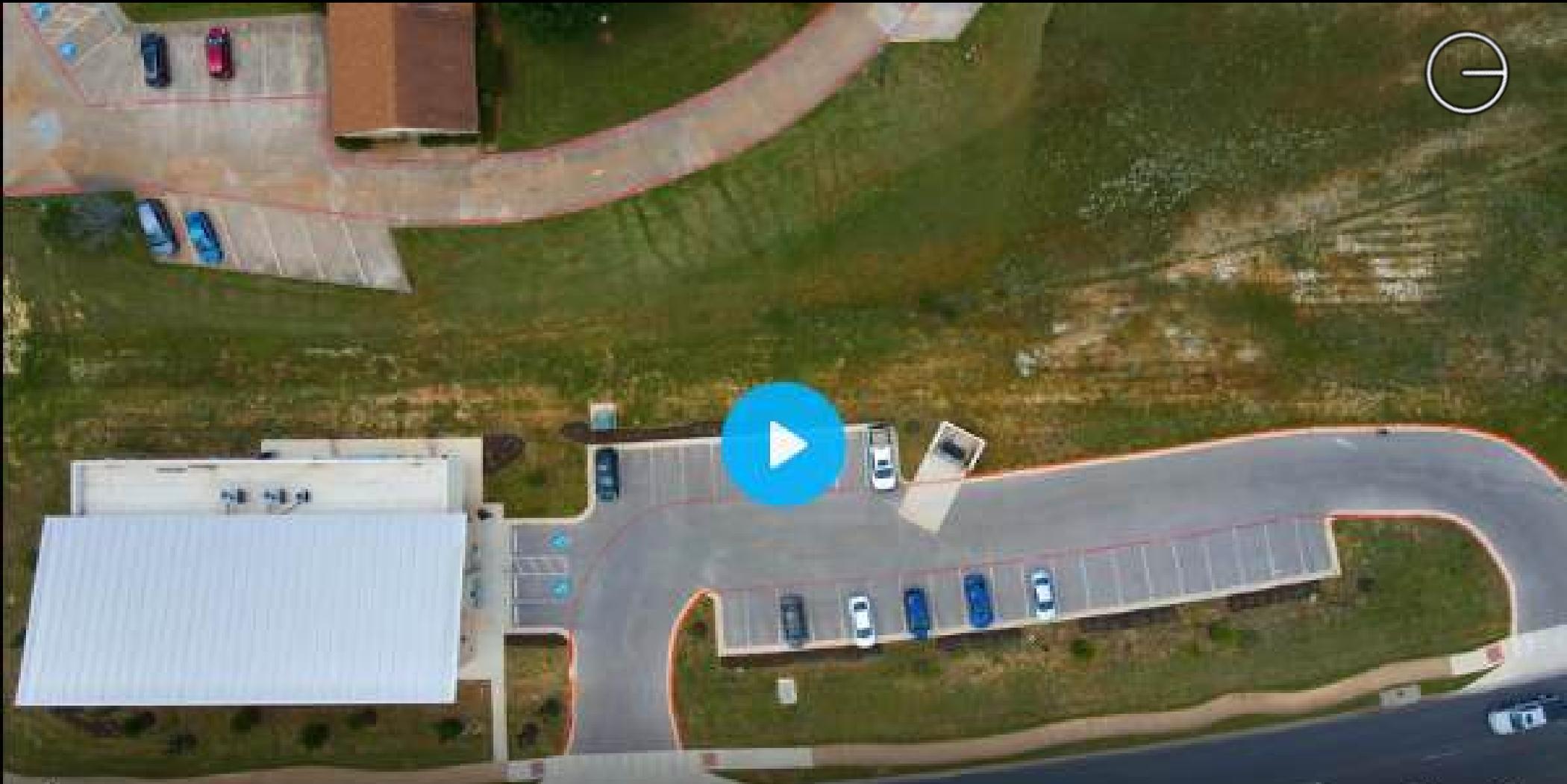




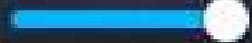




VIDEO



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CEDAR PARK & LEANDER

Cedar Park and Leander are ranked among the top fastest-growing cities in the U.S.. Despite rapid expansion, investment in thoughtful planning, infrastructure, and amenities created both opportunity and stability. In 2025, U.S. News & World Report ranked Leander among the top three best small cities to live in the U.S., citing safety, schools, affordability, and overall livability as key strengths. Williamson County experienced a 3.55% population growth in the last year.

Texas' business-friendly environment, lack of state corporate or income taxes, higher quality of life, and deep talent pool appeals to businesses considering moving to the Austin Metro. Job growth and company relocations continue to drive population growth ahead of any other major market in the country. The education and health services sector is expected to continue to see strong job growth and will be vital to serving one of the fastest-growing metros in the nation.



5 MILE DEMOGRAPHICS

\$2.49B

TOTAL SPECIFIED
CONSUMER SPENDING

80,027

HOUSEHOLDS
PROJECTED IN 2029

2.7

AVERAGE
HOUSEHOLD SIZE

16.65%

POPULATION
GROWTH 2020-2024

\$66.7M

MEDICAL SPENDING

63,702

2024 HOUSEHOLDS

\$409,783

MEDIAN HOME VALUE

38.1

MEDIAN AGE



Top 10 Best Places to Live (U.S. News 2025–2026): Ranked #8 in the U.S. and #3 in Texas
- Culturemap

(2025) ranks Leander ISD highly statewide #3 Best Places to Teach.
- Community Impact

Best Small Cities (U.S. News '25/'26): Listed among best small cities nationally;
CultureMap Austin

Cedar Park & Leander

Top 25 US cities thanks to parks and public vision.
- NBC

Fast-growth credentials: Frequently cited as one of America's fastest-growing cities
- Aquila Commercial

#1 Market to invest in commercial real estate
- Crowdstreet

Ranked #3/#8 Best Small Cities by NerdWallet (2017)



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With decades of combined experience in commercial real estate brokerage and appraisal across Central Texas, our team is dedicated to maximizing value and uncovering opportunities others miss.

Whether you're acquiring, selling, leasing, or repositioning a property, we bring deep market knowledge and a strategic, client-first approach to every transaction.

Our process is deeply rooted in collaboration. Every client benefits from the full attention, expertise, and resources of both principles.

We take the time to listen and understand your goals and your concerns- then craft innovative strategies that deliver real results.

What sets us apart? A powerful mix of skills in sales, marketing negotiations, project management, finance, communication, and data analysis - all backed by cutting-edge technology and a commitment to delivering clear, data-driven advice. Our pricing guidance and offer recommendations are based on thorough analysis, giving you the clarity needed to make confident, well-informed decisions.

We approach every deal, big or small, with the same level of effort, attention to detail, and integrity. Our reputation as trusted advisors is built on transparency, honesty, and an unwavering fiduciary commitment to our clients' best interests.

We're proud to make a positive impact in our client's businesses and in our community.



CONFIDENTIALITY AND DISCLAIMER

The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Impact Commercial Group and it should not be made available to any other person or entity without the written consent of Impact Commercial Group. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Impact Commercial Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Impact Commercial Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Impact Commercial Group has not verified, and will not verify, any of the information contained herein, nor has Impact Commercial Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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Information About Brokerage Services

2-10-2025

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. **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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Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov

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