

2000 WINDY TERRACE BUILDING 9

CEDAR PARK, TX 78613

A CUSHMAN & WAKEFIELD **PRIVATE CAPITAL GROUP** INVESTMENT OPPORTUNITY



USER OPPORTUNITY FOR 6,000 SF INDUSTRIAL BUILDING | CEDAR PARK, TX (NORTHWEST AUSTIN)

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2000 WINDY TERRACE

BUILDING 9

Executive Summary

Cushman & Wakefield's Central Texas Private Capital Group is pleased to present to the market 2000 Windy Terrace - Building 9, a 6,000 square foot industrial building in Cedar Park, Texas. The property offers a turnkey USDA certified and state licensed food production facility with all furniture, fixtures, and equipment available. The building is suited for other industrial/flex uses as well with an efficient layout featuring three private offices, a reception area, breakroom, three restrooms, and a climate controlled warehouse with three grade level doors. The property benefits from a core location in Cedar Park near the Hwy 183 & 620 interchange offering convenient access and a rare suburban industrial facility with the ability to serve 178,000 residents in a 5-mile radius.



Investment Highlights



Property Size

6,000 SF



Occupancy

Owner Occupied - Vacant Upon Sale



Year Built

2013



Parking

18 Surface Spaces
3.0:1,000 Parking Ratio



Dock Doors

Three Grade Level Doors



Clear Height

Office: 9'
Food Production: 10'
Warehouse: 18'-21'



Layout

- (3) Private Offices
- (3) ADA Compliant Unisex Restrooms
- (1) Conference Room
- (1) Break Room
- Climate Controlled Warehouse

PROPERTY OVERVIEW

2000 Windy Terrace Building 9, Cedar Park, TX 78613

PROPERTY OWNERS ASSOCIATION (POA): 2000 Windy Terrace Industrial Condominium

UNITS: Full Building 9 – Units 9-A, 9-B, 9-C, 9-D

COUNTY: Williamson

ZONING: L1 – Limited Industrial

OCCUPANCY: Owner Occupied – Vacant Upon Sale

NET RENTABLE AREA: 6,000 SF

YEAR BUILT: 2013

NUMBER OF BUILDINGS: One

CEILING HEIGHT: Office: 9'
Food Production: 10'
Warehouse: 18'-21'

PARKING: 18 Parking Spaces (3.0:1,000)

LOADING DOORS: Three grade level doors

CONSTRUCTION TYPE: Limestone brick facade

LAYOUT: Three private offices, three ADA compliant unisex restrooms, conference room, reception area, breakroom, and climate-controlled warehouse

AIR CONDITIONED PREMISES: 6,000 SF / 100% NRA

ROOF: Original metal roof

FIRE PROTECTION SYSTEM: Fire Suppression System

SUPPLIED VOLTAGE: 220V / 3 phase power, 600 amp panels

SECURITY: Security system in place with remote access to garage doors

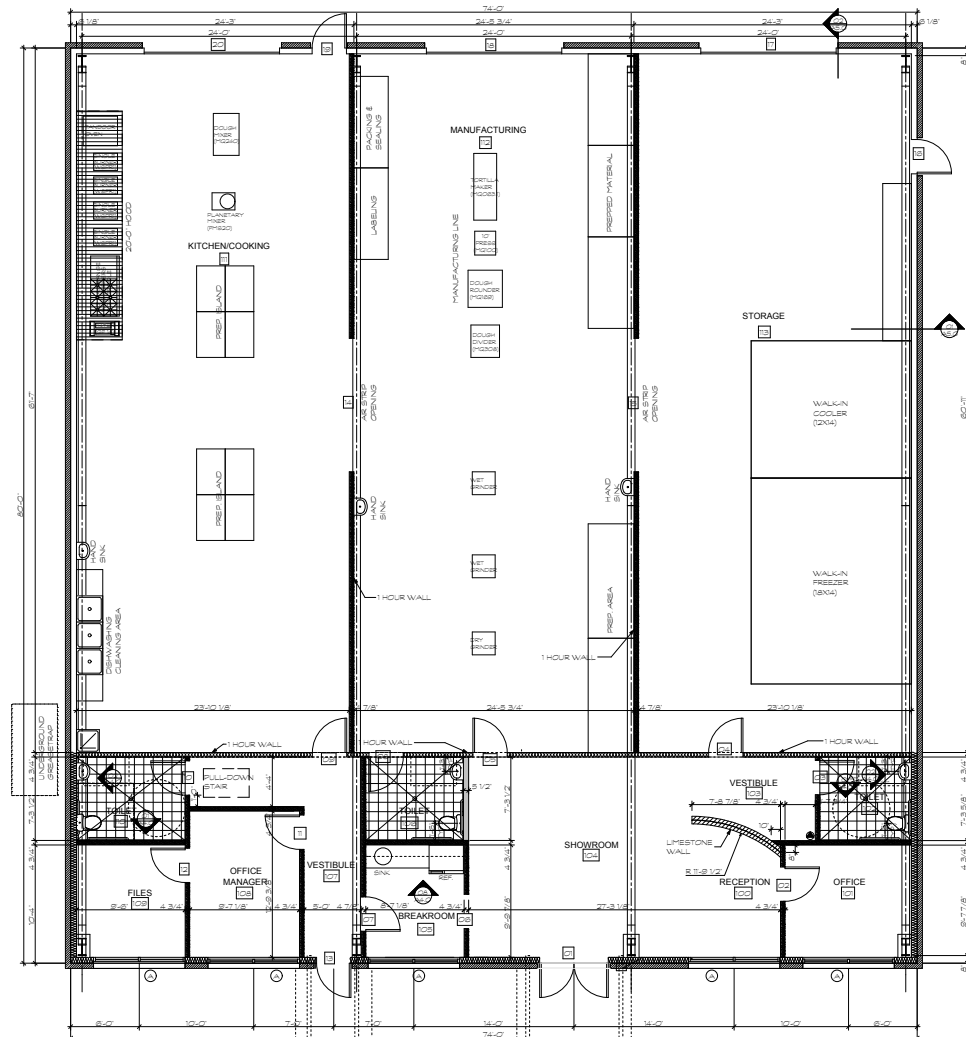
UTILITIES: Electric: Pedernales Electric Company
Water/Sewer: City of Cedar Park – Covered by POA
Gas: Dedicated 1,000 gallon propane tank
Telecom/Internet: AT&T Fiber & Spectrum

FOOD PRODUCTION:: Turnkey USDA certified and state licensed food production facility. All FF&E negotiable: two 6 burner stoves, dry and cold storage with reach in commercial freezer, two walk in coolers, 20 foot vent hood, fire suppression system, and 1,000 gallon grease trap.

SITE AERIAL



FLOOR PLAN



BUILDING 9

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AERIAL MAP



DEMOGRAPHICS

5 Mile Radius



POPULATION
178,061



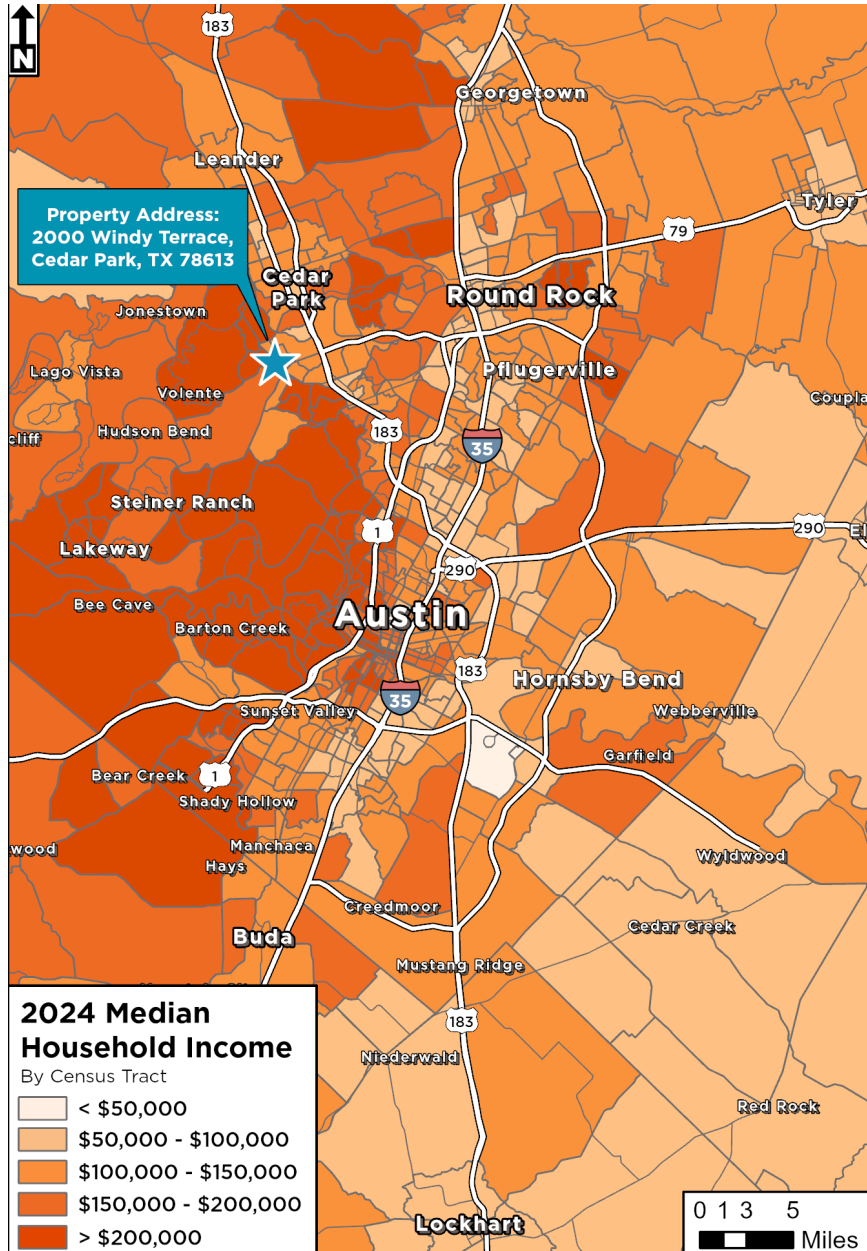
MEDIAN HOUSEHOLD INCOME
\$112,981



MEDIAN HOME VALUE
\$553,906

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DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2010 Total Population	8,883	62,342	138,782
2020 Total Population	9,473	77,092	174,537
2024 Total Population	9,158	78,386	178,061
2010-2020 Growth Rate	0.65%	2.15%	2.32%
2020-2024 Growth Rate	0.65%	2.15%	2.32%
2024-2029 Growth Rate	-0.79%	0.39%	0.47%
2024 Male Population	0.02%	0.89%	0.93%
2024 Female Population	50.0%	50.1%	50.0%
2024 Median Age	40.9	37.7	37.2
RACE AND ETHNICITY			
2024 White Population	68%	60%	57%
2024 Black Population	3%	5%	5%
2024 American Indian Population	1%	1%	1%
2024 Asian Population	10%	16%	18%
2024 Pacific Islander Population	0%	0%	0%
2024 Other Race Population	4%	5%	5%
2024 Population of 2+ Races	15%	14%	13%
2024 Hispanic Population	18%	18%	18%
HOUSEHOLDS			
2024 Total Households	3,321	31,310	71,432
2010 Total Households	3,131	23,440	54,576
2020 Total Households	3,383	30,311	69,327
2029 Total Households	3,359	33,302	75,644
2010-2020 Growth Rate	0.78%	2.60%	2.42%
2020-2024 Growth Rate	-0.43%	0.77%	0.71%
2023-2028 Growth Rate	0.23%	1.24%	1.15%
2024 Average Household Size	2.72	2.49	2.47
HOUSEHOLD INCOME			
2024 Median Household Income	\$128,886	\$118,413	\$112,981
2024 Average Household Income	\$160,654	\$161,091	\$156,673
2024 Per Capita Income	\$59,900	\$63,781	\$62,746
2024-2029 Growth Rate: Per Capita Inc	2.17%	2.26%	2.17%
2024-2029 Growth Rate: Median HH Inc	1.76%	2.02%	1.91%

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PHOTOS



EXTERIOR



RECEPTION



PRIVATE OFFICE



FOOD PRODUCTION ROOM



STOVETOP WITH VENTHOOD



SECOND FOOD PRODUCTION ROOM



LOADING AREA



COLD STORAGE



WAREHOUSE



FRONT EXTERIOR



REAR EXTERIOR



OVERHEAD

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.

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.

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CONFIDENTIALITY AGREEMENT



Cushman & Wakefield has been engaged as exclusive advisors to the Seller (the “Seller”), in connection with Seller’s solicitation of offers for the purchase of the fee simple interest in 2000 Windy Terrace, Building 9, located in Cedar Park, Texas. (“The Property”). The Property is being offered on an “AS IS” basis. This Offering Memorandum is furnished to prospective purchasers on a confidential basis solely for the purpose of prospective purchasers determining whether or not to submit an offer to purchase the Property. The information contained herein, or any other related information provided by Seller may not be reproduced, redistributed, or used in whole or in part for any other purpose. No person has been authorized to give any information or to make any representation or warranty, either express or implied, other than that contained in an executed purchase agreement subject to any disclaimer or limitations set forth therein. Information or representations given or made in any other form, should not be relied upon.

While Seller has no reason to believe that the information provided herein, or in the due diligence materials, contains any material inaccuracies, neither Seller nor any of its respective officers, directors, shareholders, owners, employees, agents, members, managers, etc., make any representations or warranties, express or implied, as to the validity, accuracy or completeness of the information provided or to be provided except as may be set forth in an executed purchase agreement, subject to any disclaimers or limitations set forth therein. Without limiting the generality of the foregoing sentence,

nothing herein shall be deemed to constitute a representation, warranty or promise by Seller or any of its respective officers, directors, shareholders, owners, employees, agents, members, managers, etc., as to the future performance of the Property or any other matters set forth herein.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in the Due Diligence Materials, shall be limited to those expressly provided in an executed purchase agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or any of its officers, directors, shareholders, owner’s employees, agents, members, managers, etc., for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

Prospective purchasers are not to construe the contents of this Offering Memorandum, any Due Diligence Materials or any prior or subsequent communications from Seller or any of its respective officers, directors, shareholders, owners, employees, agents, members, managers, etc. as legal, tax or other advice. Prior to submitting an offer, prospective purchasers should consult with their own legal counsel and personal and tax advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.



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