

Whitestone Plaza Business Park



COMMERCIAL
MARKET EXCHANGE

1306 W. Whitestone Blvd. | Cedar Park | Tx | 78613

FLEX CONDOS FOR SALE / LEASE CEDAR PARK, TEXAS



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EXECUTIVE SUMMARY

1306 W. WHITESTONE BLVD. | CEDAR PARK, TX 78641

OFFERING SUMMARY

Sale Price:..... Call for Pricing

Lease Rate:..... Call for Pricing

Zoning:..... Light Industrial

Unit Size (SF):..... 1,595 - 10,704

of Units:..... 29

of Parking Spots...132

Bldg. Clear Height... +/-15' at low point

PROPERTY OVERVIEW

Whitestone Plaza offers an exceptional opportunity to own or lease a condo suite within a premier business park in the heart of Cedar Park. Located along the high-visibility corridor of W Whitestone Blvd (FM 1431), this upscale office/warehouse development spans five buildings totaling approximately 50,304SF of floor space. Designed with flexibility and modern functionality in mind, the property caters to a wide range of office, flex, and light industrial users. Suite sizes range from 1,595 SF to 1,846 SF plus mezzanine space, and can be combined. We are offering both turn key 100% HVAC office-warehouse suites and shell office-warehouse suites for lease or for sale. Delivery end of Q3 2026

PROPERTY HIGHLIGHTS

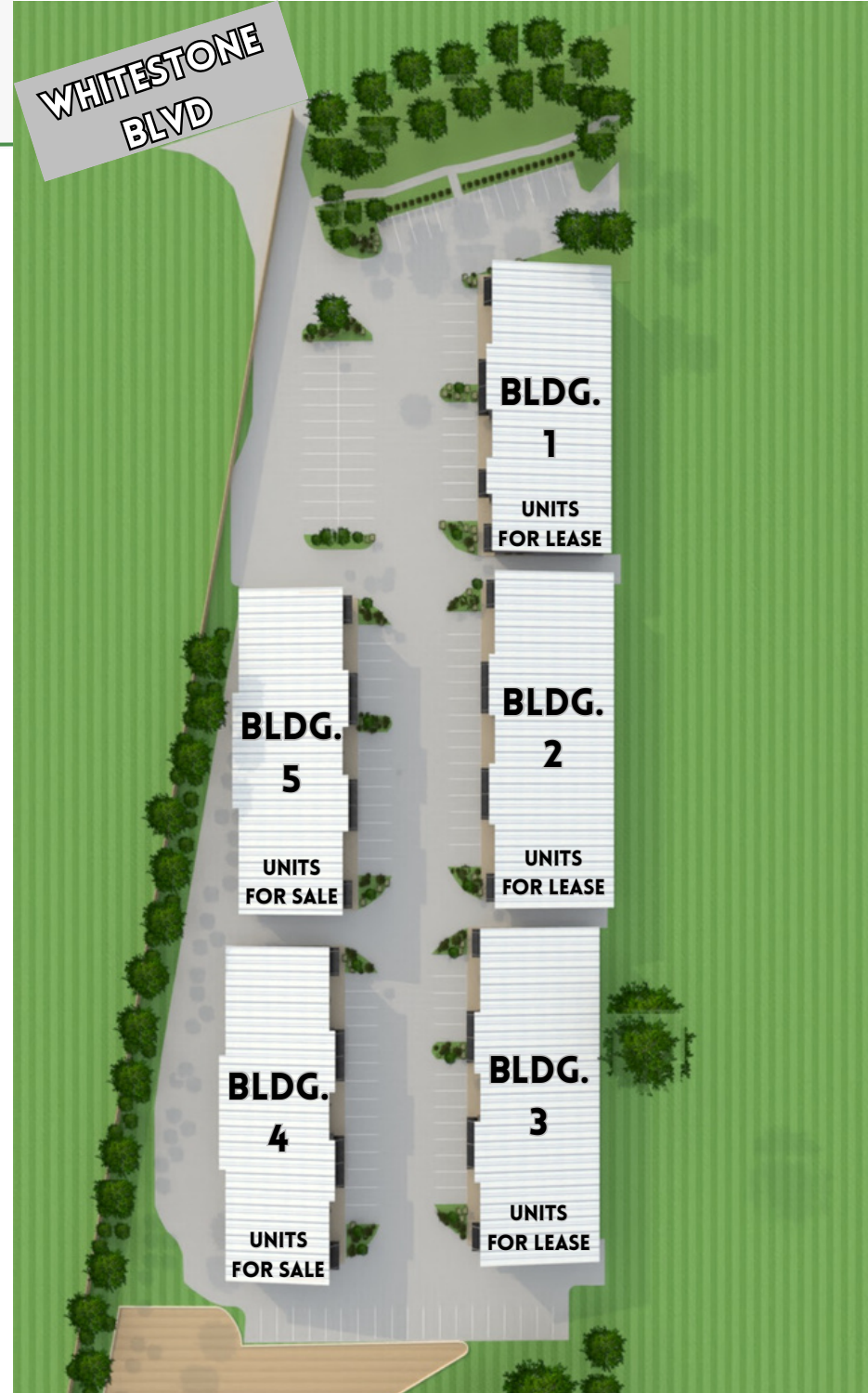
- Condo Units For Sale or For Lease
- 100% HVAC
- Turn Key & Shell Units available
- Light Industrial Zoning
- Highly Visible from W. Whitestone Blvd
- Optional Mezzanine
- Upscale Design and flexible layout
- Delivery end of Q3 2026

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SITE PLAN

WHITESTONE PLAZA BUSINESS PARK | 1306 W. WHITESTONE BLVD | CEDAR PARK, TX



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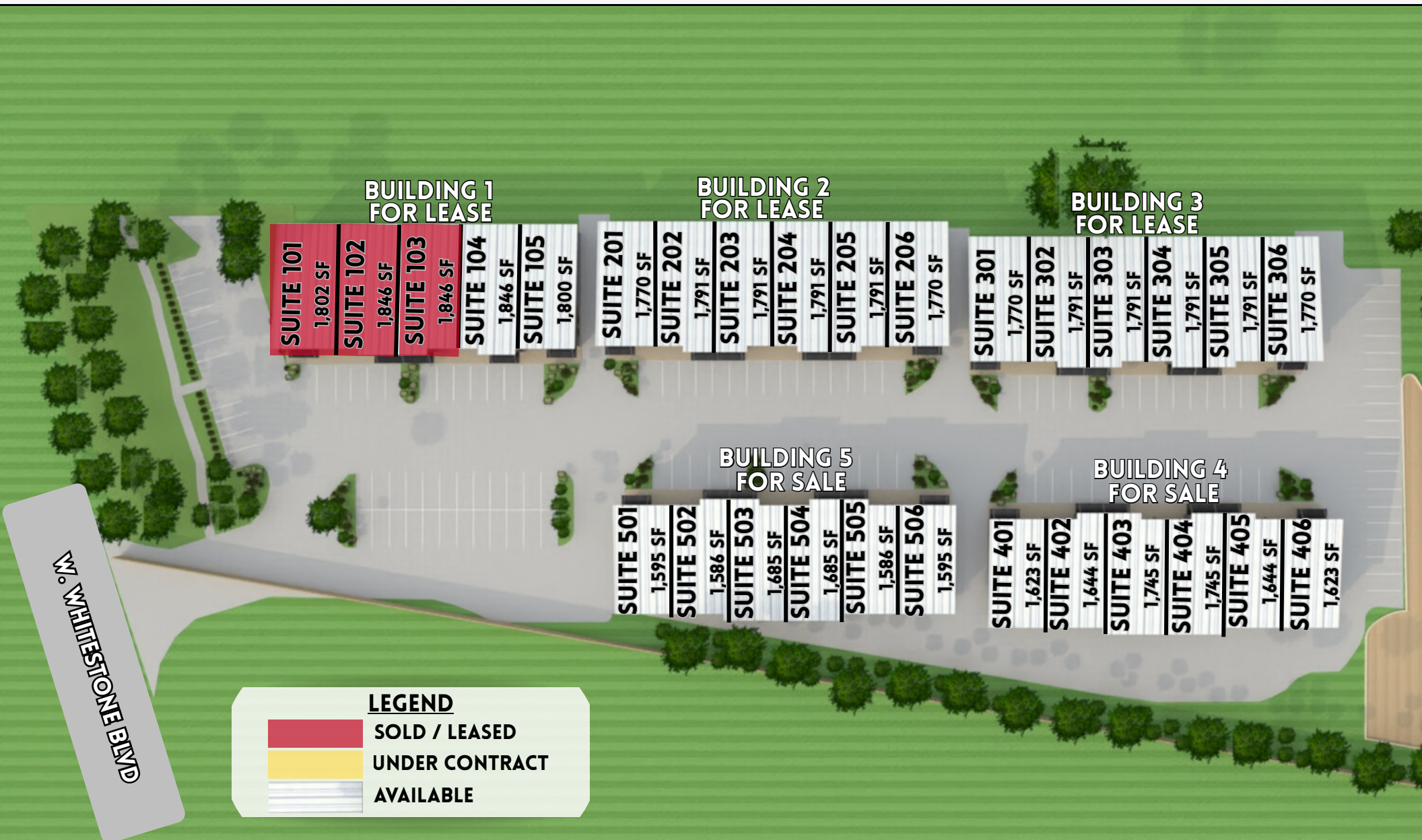
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AVAILABLE UNITS

WHITESTONE PLAZA BUSINESS PARK | 1306 W. WHITESTONE BLVD | CEDAR PARK, TX



TYPICAL FINISHED OUT UNIT FEATURES

WHITESTONE PLAZA BUSINESS PARK | 1306 W. WHITESTONE BLVD | CEDAR PARK, TX



STANDARD UNIT:

1,595 SF to 1,800 SF plus mezzanine with approximately 400 SF of office space, 520 SF mezzanine space, with the remainder being HVAC warehouse. The office area is comprised of two private offices, a restroom, and a break area. SF shown below is floor space only.

MEZZANINE:

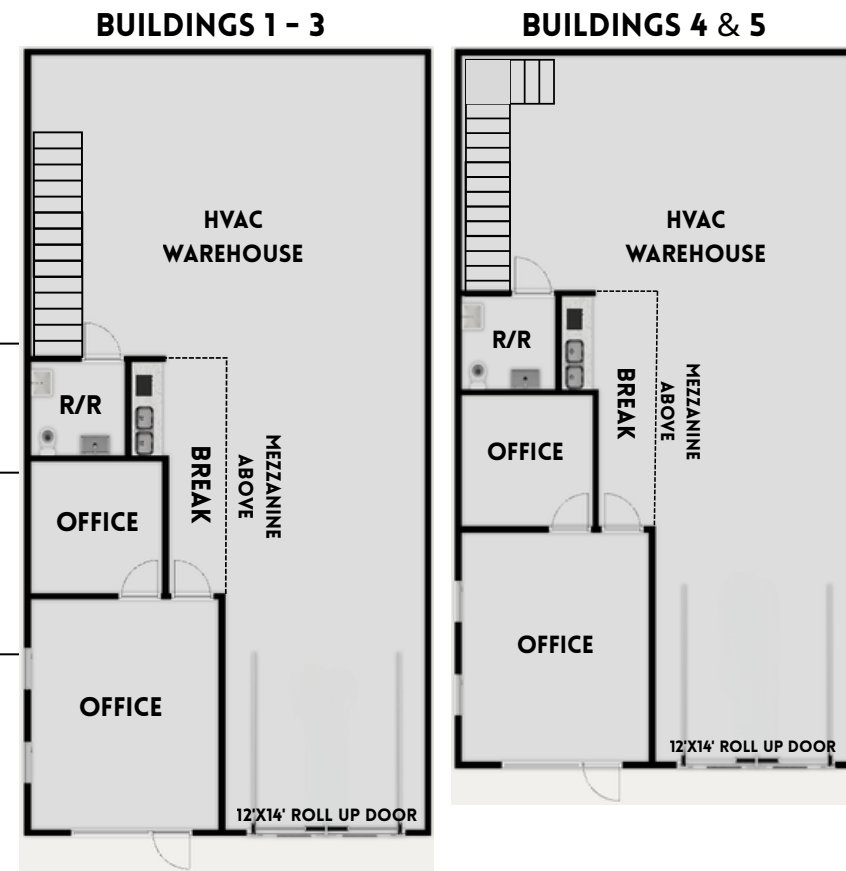
520 SF storage mezzanine in each unit.

OVERHEAD DOOR:

One oversized 12'x14' overhead door in each unit.

MODERN FINISHES:

Each unit features 100% HVAC, storefront entry doors, 12x14' O.H. door with windows, and modern fixtures throughout the office space, adding a nice modern aesthetic to the units. The break room will feature quartz countertops with shaker cabinets. Sealed concrete floors in office area, along with ACT ceilings and White Oak doors.



*NOT TO SCALE FOR VISUAL REPRESENTATION ONLY

AVAILABLE UNITS:

FOR LEASE	FOR LEASE	FOR LEASE	FOR SALE	FOR SALE
105.....1,800 SF	201.....1,770 SF	301.....1,770 SF	402.....1,644 SF	501.....1,595 SF
	202.....1,791 SF	303.....1,791 SF	404.....1,745 SF	
	203.....1,791 SF	304.....1,791 SF	405.....1,644 SF	
	204.....1,791 SF	306.....1,770 SF		
	205.....1,791 SF			
	206.....1,770 SF			

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TYPICAL SHELL UNIT FEATURES

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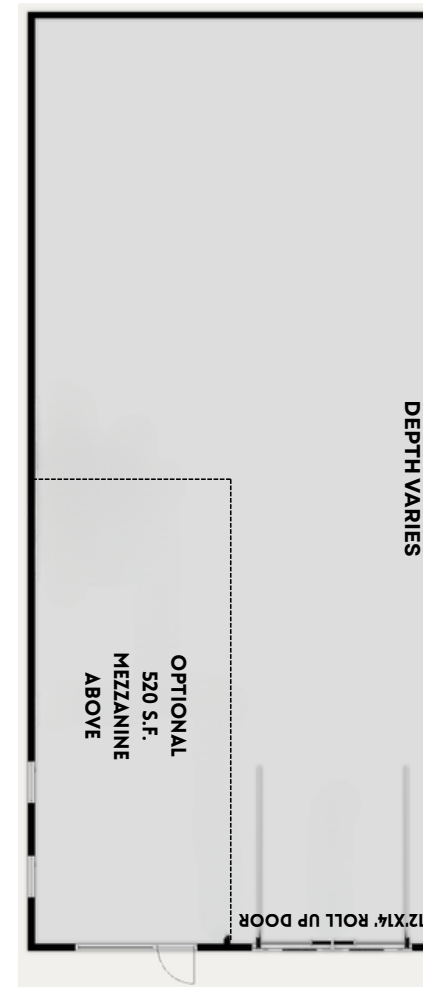


STANDARD UNIT: 1,586 SF to 1,846 SF, units can be combined for up to 9,710 SF of floor space. Units will be delivered in shell condition. Optional 520 SF concrete mezzanine for expanded storage or office space. One 12'x14' overhead door.

MEZZANINE: Optional 520 SF storage mezzanine in each unit

OVERHEAD DOOR: One oversized 12'x14' overhead door in each unit.

DELIVERY CONDITION: Delivered in Shell condition. Each unit features storefront entry doors and a 12x14' O.H. door with windows. End Cap Units benefit from additional windows in the office area.



	FOR LEASE	FOR LEASE	FOR SALE	FOR SALE
AVAILABLE UNITS:	103.....1,846 SF	302.....1,791 SF	403.....1,745 SF	502.....1,586 SF
	104.....1,846 SF	305.....1,791 SF		503.....1,685 SF
				504.....1,685 SF
				505.....1,586 SF
				506.....1,595 SF

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EXTERIOR PHOTOS - 7.27.26

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AERIAL RETAIL MAP

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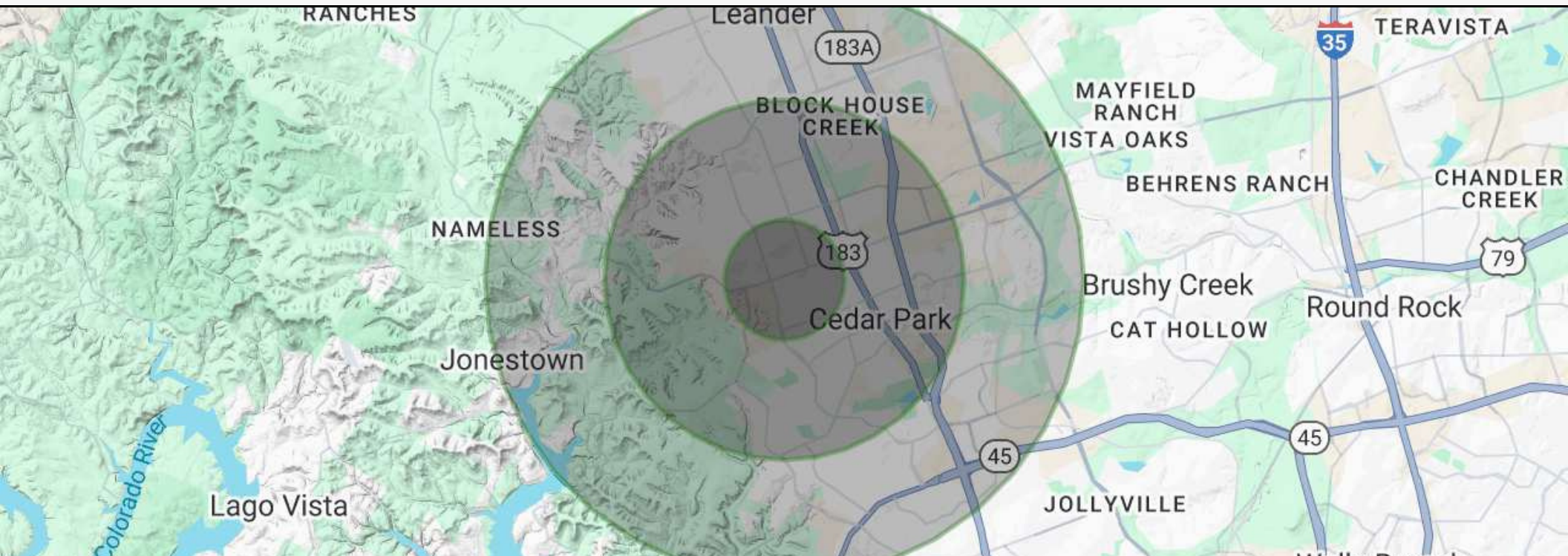
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AREA DEMOGRAPHICS

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POPULATION

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Total Population	10,589	87,757	199,386
Average Age	40	38	37
Average Age (Male)	38	37	36
Average Age (Female)	41	39	38

HOUSEHOLDS & INCOME

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Total Households	3,952	31,195	73,743
# of Persons per HH	2.7	2.8	2.7
Average HH Income	\$129,134	\$150,960	\$151,437
Average House Value	\$476,655	\$513,545	\$539,036

Demographics data derived from AlphaMap

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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.

Commercial Market Exchange LLC

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Designated Broker of Firm

Jennifer Bernstein

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Associate

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date