



OAKMONT OFFICE CONDO: BLDG 11

(UNITS 1101 & 1102 BUILT OUT AS ONE UNIT)

WHITESTONE BLVD & US-18370

1464 E Whitestone Blvd, Cedar Park, TX 78613



FOR SALE

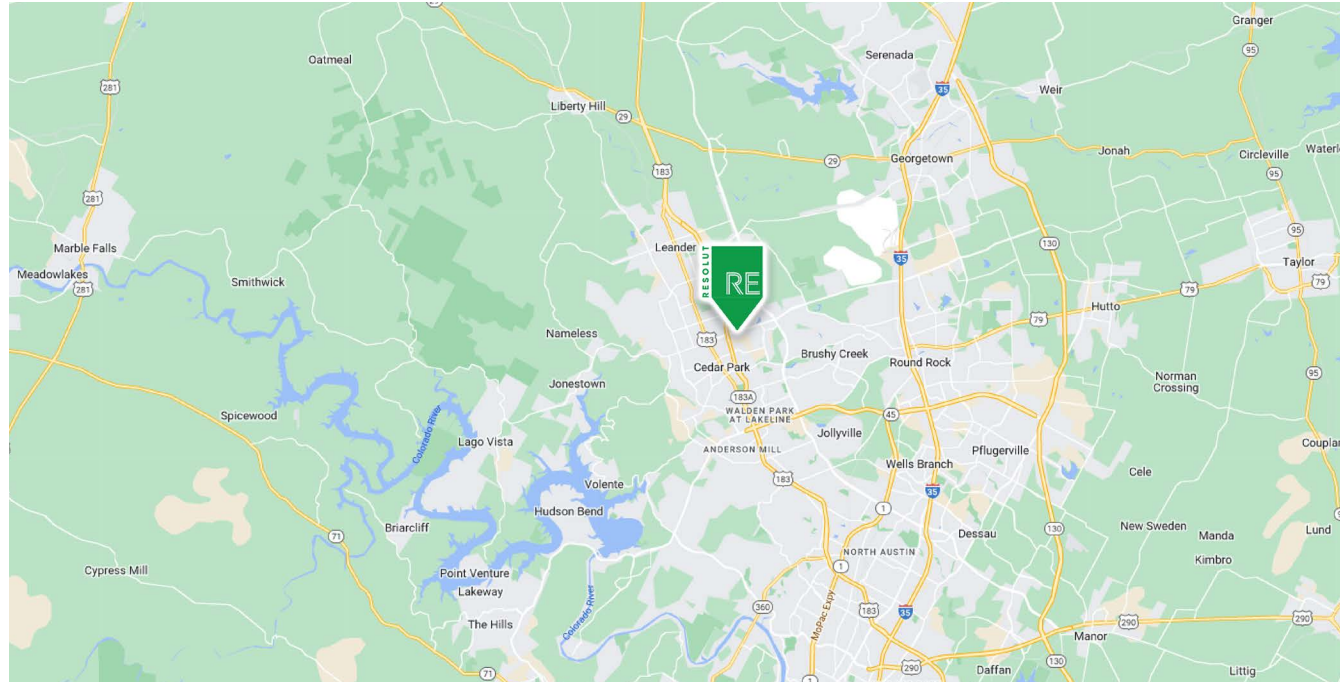
AVAILABLE SPACE
2,000 SF

PRICE
\$750,000

Alan Rust, CCIM
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512.474.5557

PROPERTY HIGHLIGHTS

- Beautifully finished 2,000 SF office condo (Built in 2014) in very well maintained office park
- Direct access to 1431 (Whitestone Blvd)
- Less than ½ mile to Hwy 183A
- About ½ mile to Cedar Park Regional Medical Center
- Surrounded by a wide variety of medical offices and national brand retail and excellent restaurants including: Target, Natural Grocers, Torchy's Tacos, Jack Allen's Kitchen, Academy Sports, Office Depot, Hobby Lobby, Wells Fargo Bank, Costco, Dicks Sporting Goods, At Home, Chuy's and many more.
- ZONING: GO – General Office District
- Condo fees \$400 per month
- Property Taxes (2023): \$15,155
- The current build out includes 7 offices, 2 restrooms, conference room, comfortable lobby/waiting area, copy/technology room and kitchenette/break room
- Great area demographics with more than 239,000 population with average household income of over \$149,000 within five miles.
- 3.1% Projected annual population growth from 2023 – 2028 within 3 miles and 2.8% per year within 5 miles




AREA TRAFFIC GENERATORS




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DEMOGRAPHIC SNAPSHOT 2023

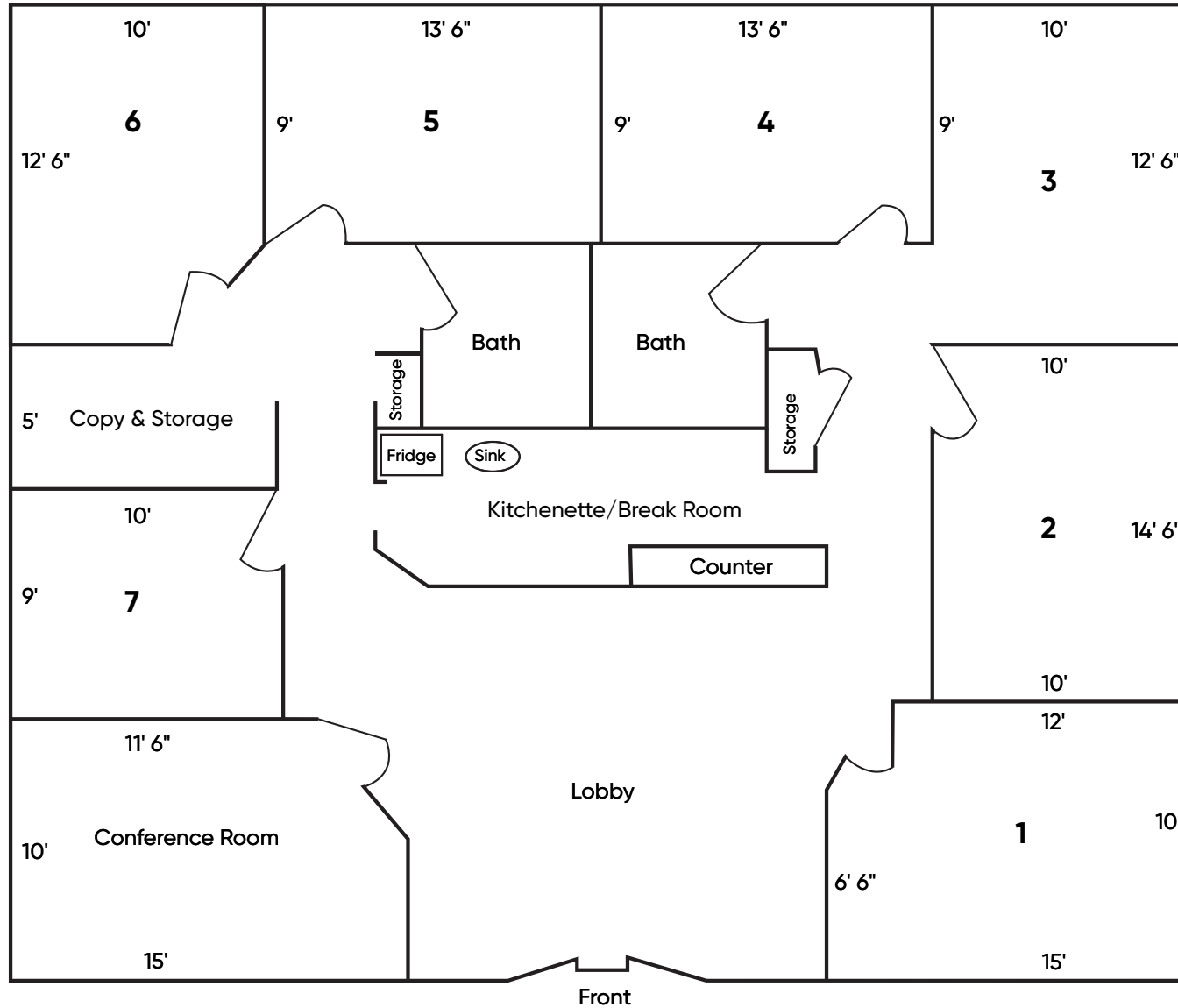
 **85,387**
POPULATION
3-MILE RADIUS

 **\$137,139.00**
AVG HH INCOME
3-MILE RADIUS

 **39,924**
DAYTIME POPULATION
3-MILE RADIUS

 **TRAFFIC COUNTS**
E Whitestone Blvd:
21,924 VPD
US-183A: 35,674 VPD
(Costar 2022)

FLOOR PLAN



Measurements are Approximate

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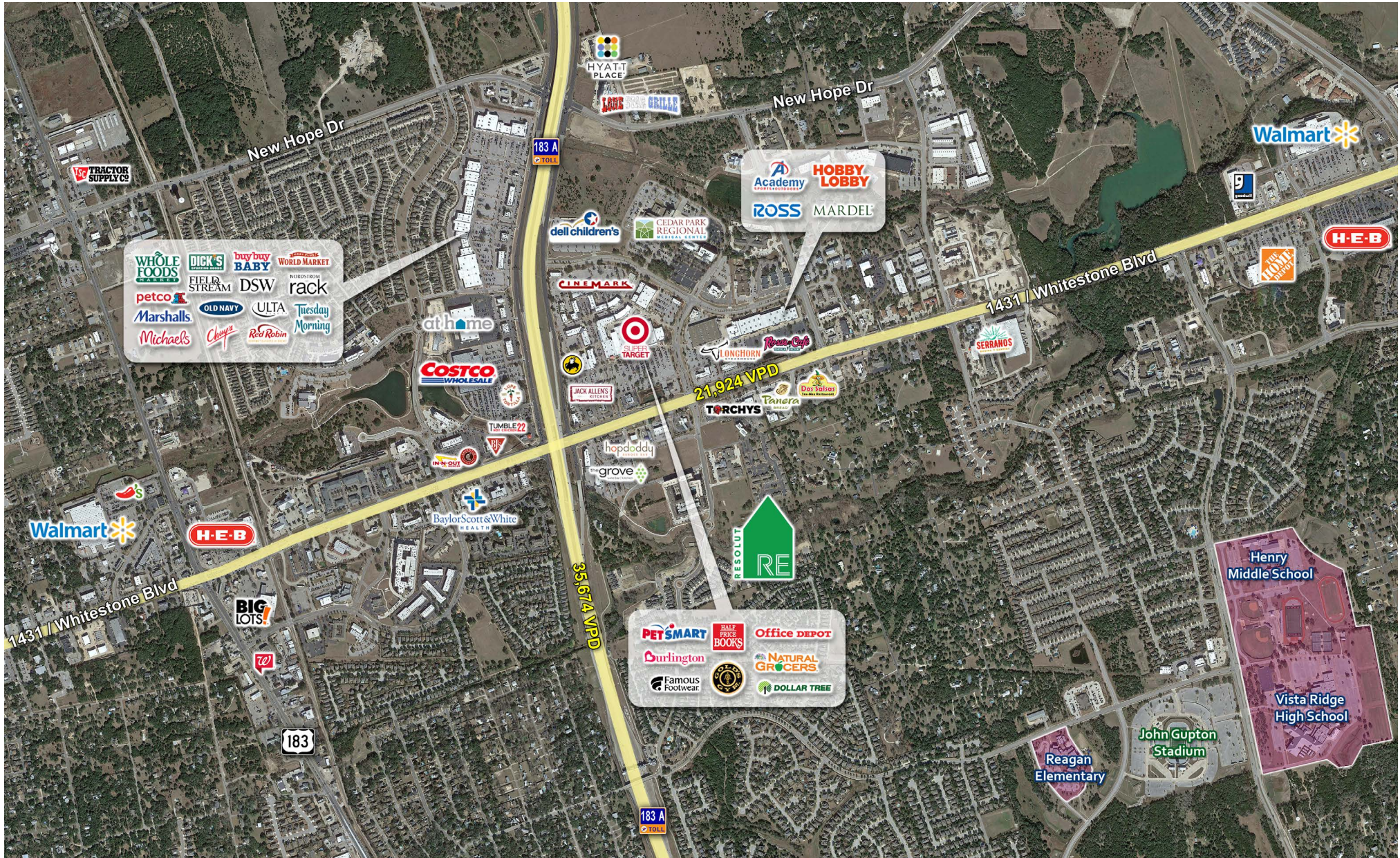
Rooms Approximate Dimensions

Office 1	10' x 15'
Office 2	10' x 14.5'
Office 3	10' x 12.5'
Office 4	13.5' x 9'
Office 5	13.5' x 9'
Office 6	10' x 12.5'
Office 7	10' x 9'
Conference Room	15' x 10'
Restrooms 2	7' x 6.5'
Copy & Store	5' x 10'
Lobby/Waiting	12' x 16'
Kitchenette/Break Room	





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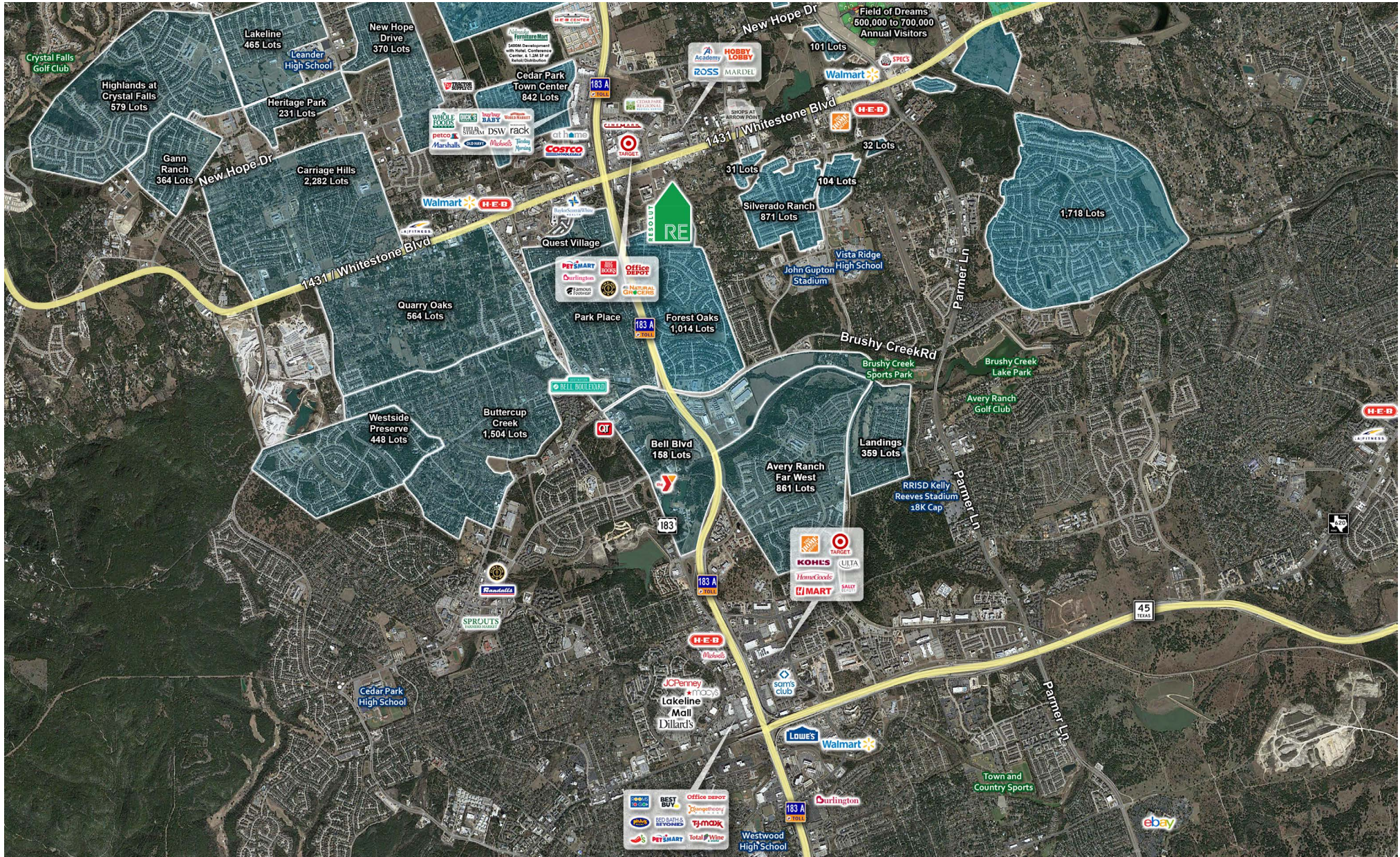
WHOLE FOODS MARKET, DICK'S, buybuy BABY, WORLD MARKET, FIELD STREAM, DSW, rack, petco, OLD NAVY, ULTA, Tuesday Morning, Marshalls, Michaels, Cheps, Red Robin

PET SMART, HALF PRICE BOOKS, Office DEPOT, Burlington, Famous Footwear, NATURAL GROCERS, DOLLAR TREE

21,924 VPD

35,674 VPD

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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.

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.

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Buyer/Tenant/Seller/Landlord Initials _____ Date _____