

# CHERRY PEAK OFFICE PARK

3503 WILD CHERRY DR, AUSTIN, TX 78738



FOR LEASE

## TREK INVESTMENT GROUP

4407 BEE CAVES ROAD, SUITE 412  
AUSTIN, TX 78746  
512.433.6999  
WWW.TREKIG.COM  
TX #9008265

*For more information:*

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## TREK INVESTMENT GROUP

**CHRIS MATLOCK**  
AUSTIN, TX 78746  
TX #767990  
SENIOR ASSOCIATE



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## CHERRY PEAK OFFICE COMPLEX

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### Confidentiality & Disclaimer

All materials and information received or derived from TREK Investment Group its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither TREK Investment Group its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. TREK Investment Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. TREK Investment Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. TREK Investment Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by TREK Investment Group in compliance with all applicable fair housing and equal opportunity laws.

### Contents



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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

LEASE RATE:	Call for Pricing
TOTAL BUILDING SIZE:	2,729 SF
AVAILABLE SPACE:	1,747 SF
AVAILABLE DATE:	2/1/26
TENANT TYPE:	Medical/Professional Office
YEAR BUILT:	2020

### PROPERTY OVERVIEW

TREK Investment Group is pleased to offer for lease Cherry Peak Office Complex. Cherry Peak offers tenant an exceptional opportunity to lease a 1,747 square foot medical office featuring 5 private rooms, an open area reception, as well as access to a common area including a kitchenette and private restrooms. Chery Peak Office Complex is situated in Bee Cave, a highly sought-after affluent community in the Austin metro area.

### PROPERTY HIGHLIGHTS

- **Spacious 1,747 SF Free-Standing Individual Structure Professional Office Complex available 2/1/26**
- Austin Metro Area | 30 Minutes from Downtown Austin and Austin Bergstrom Airport
- Prestigious Demographic in Bee Cave | Average HH Income \$236,000+ in 5-mile radius
- Prime Location with close proximity to The Hills Country Club, Falconhead Golf Club, Lake Travis High School, and major retailers like Target, Home Depot, H-E-B, and Walgreens and more



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## CHERRY PEAK OFFICE COMPLEX

## SURROUNDING RETAIL



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## SITE PLAN



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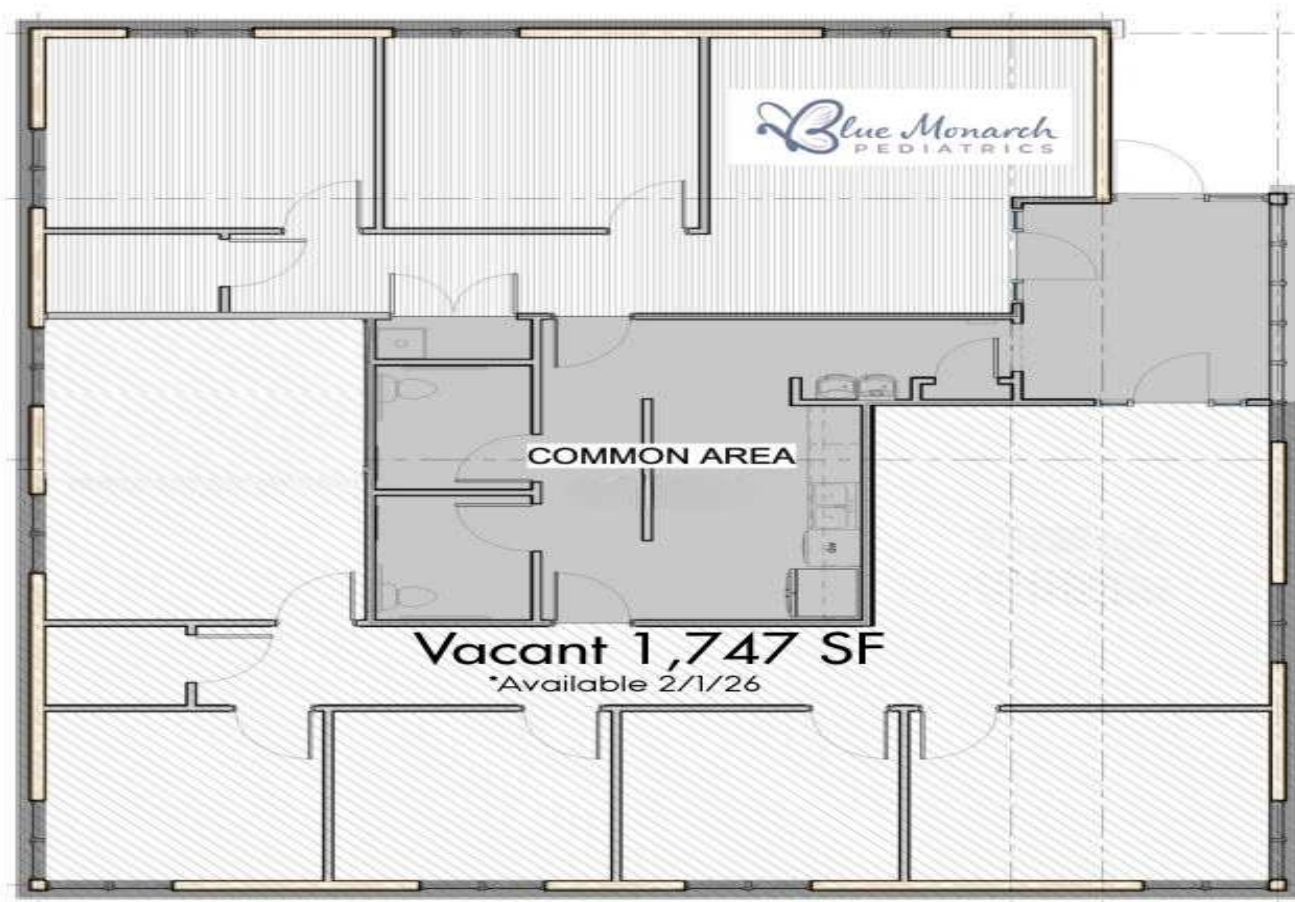
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## FLOOR PLAN



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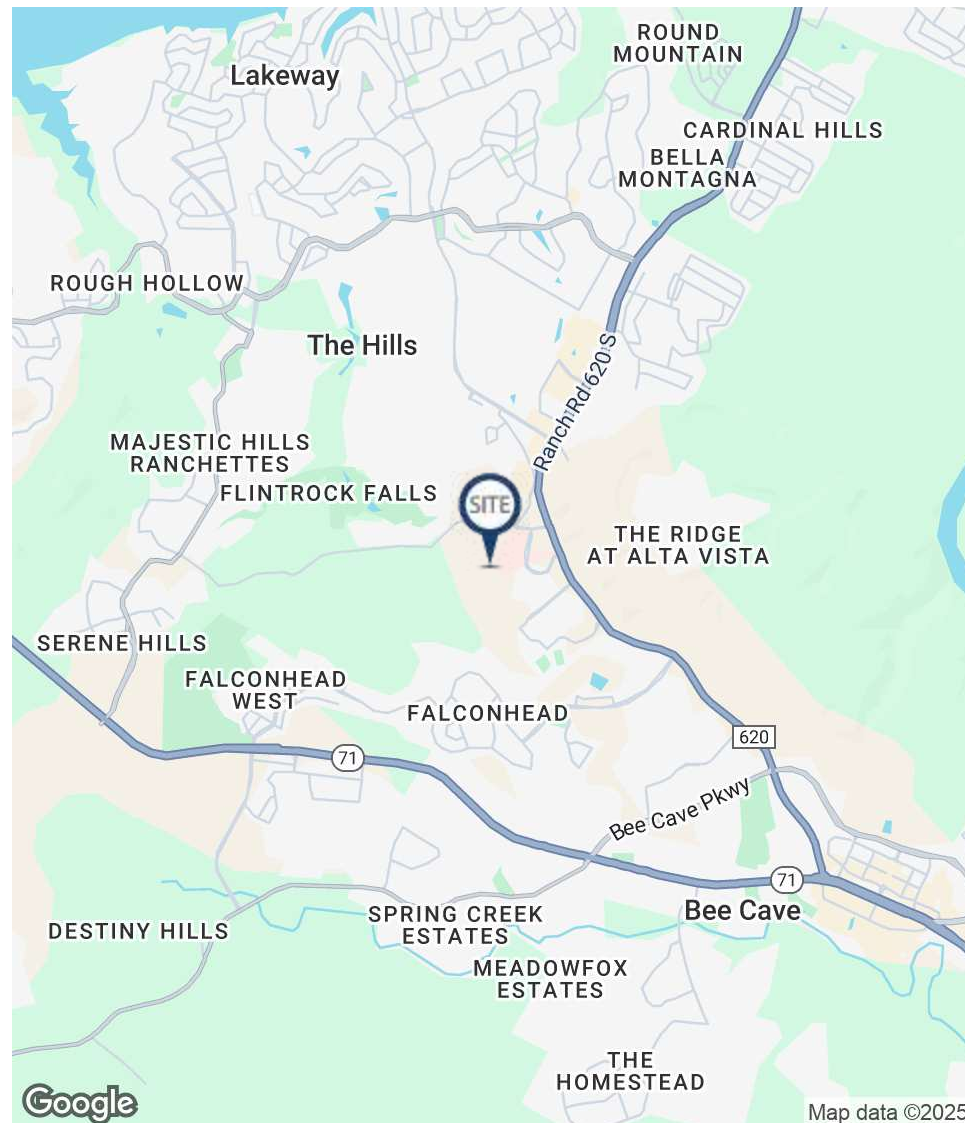
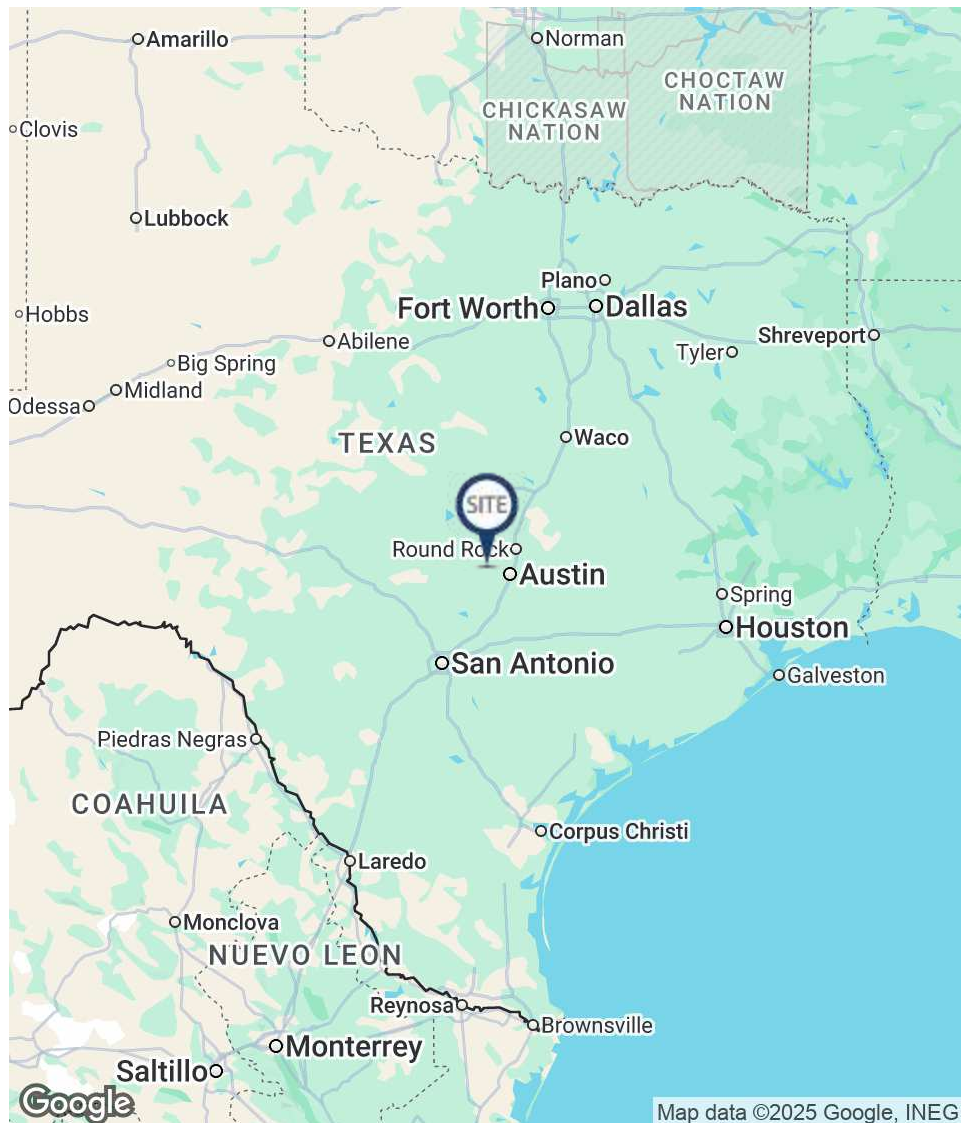


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## CHERRY PEAK OFFICE COMPLEX

## REGIONAL MAPS



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AUSTIN, TEXAS



-- Located in the hills of central Texas, Austin is the state's capital and the seat of Travis County. For the eighth consecutive year, Austin MSA of over 2 million population, was ranked as the fastest-growing area in the country among metros with at least 1 million people. Austin is the 11th most populous city in the U.S., the 4th most populous city in Texas and 2nd most populous state capital in the U.S. after Phoenix, Arizona.

-- The diversified economy is based on state government, education, technology, manufacturing, research and development, software, and an ever growing health care system.

-- High-tech companies constitute 13.6% of all jobs, compared to 6.7% nationally, as technical services and computer manufacturing show to be a stable employer. As home to these development centers for technology corporations the city has been tagged with the unofficial nickname of "Silicon Hills".

-- Austin is home to many Fortune 500 companies' headquarters and offices including Apple, Google, IBM, Intel, Texas Instruments, Whole Foods, Dell, Dropbox, Ebay/PayPal, Samsung, Sony, Facebook, Amazon.com, Cisco and many others.

-- The University of Texas, along with seven other universities in the area, graduate more than 15,000 students per year making Austin one of the most educated U.S. cities. The University of Texas was ranked in the top 20 public universities nationally in both The Business Journal and the U.S. News & World Report, as well as in the top 20 for best value in both Kiplinger and Forbes in 2016.

-- Known as "The Live Music Capital of the World", Austin is home to more music venues per capita than any other U.S. city, as well as many musicians and the popular PBS concert series Austin City Limits, and South by Southwest.

### AUSTIN Rankings

- #1 America's Best Job Market - Wall Street Journal, 2020
- #1 Best Place to Start a Business - Inc., 2020
- #3 Best place to live in the U.S. - U.S. News & World Report 2020
- #12 Biotech and Life Science Center in the U.S. - Milken Institute Ranking
- 35th Largest Metropolitan Economy in the U.S.



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**CHRIS MATLOCK**



### CHRIS MATLOCK

Senior Associate

chris@trekig.com

Direct: 512.433.6999 | Cell: 512.400.0459

TX #767990

### PROFESSIONAL BACKGROUND

As a Senior Associate at TREK Investment Group, Chris specializes in Net Leased Investment sales and acquisitions of single tenant retail properties, as well as shopping centers, office, and industrial properties. Chris is a dynamic, hands-on Operations Executive with a wealth of knowledge and experience expanding territories, driving unprecedented revenue growth, championing daily operations, and building talented teams of professionals. With extensive success as an operations leader, Chris offers a vision-driven approach to decision making, strategic planning, and tactical implementation.

Prior to joining TREK, Chris's career history demonstrates his outstanding communication and leadership skills as well as his reputation for being organized and dependable with a track record of leadership that has resulted in measurable benefit to several organizations. Chris has over 25 years of experience planning and overseeing regional sales efforts, day-to-day operations, and real estate transactions for multi-million-dollar companies.

### RECENT TRANSACTIONS



Amazing Explorers Academy  
Katy, TX



Multi-Tenant Retail Center  
Abilene, TX



Johnson Controls  
Lubbock, TX



Burger King  
Lubbock, TX



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**PARKER CARROLL, CCIM**



### **PARKER CARROLL, CCIM**

**Broker, CEO**

parker@trekig.com

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TX #574702

### **PROFESSIONAL BACKGROUND**

Parker Carroll is the CEO and Principal Broker for TREK Investment Group where he leads the execution of the company's proven and effective strategy while maintaining one of the highest levels of production in the industry. Through his tenure in commercial real estate, Parker has led TREK Investment Group to complete over \$1 Billion in transactions on behalf of his clients. Prior to launching TREK Investment Group, Parker pioneered the creation of the Net Leased Investment Group for Coldwell Banker Commercial, and launched their first office in Austin, Texas – all before the age of 27. His extensive commercial real estate knowledge, standout marketing presence, and steadfast work ethic make Parker one of the most sought-after real estate professionals in the industry. Parker's mission is to provide the highest level of integrity, exemplary client service, innovative strategies, and servant leadership.

#### Accolades/Awards:

- Launched TREK Investment Group in 2016
- TREK Investment Group completes \$1B in Transactions
- Real Estate Forum's Emerging Leader in Retail Award

Real Estate Forum's Tomorrow's Retail Leaders Award

Number 1 Retail Broker of all Coldwell Banker Commercial Affiliates globally

Top 2% of all Coldwell Banker Commercial Affiliates globally every year for nearly a decade

Parker and his wife, Ashlee, have been married since 2011 and have two sons, Rhyder and Owen. The Carroll's are an active foster family and serve as the Foster Care Coordinators at Austin Ridge Bible Church. Parker is also an avid outdoorsman. On free weekends, you can find Parker and his family enjoying the outdoors at their ranch with family and friends.

### **EDUCATION**

BBA degree in Marketing-Rawls College of Business, Texas Tech University-2007

Certified Commercial Investment Member (CCIM)



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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.*

2-10-2025



### 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.

<b>TREK IG, LLC</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>9008265</b> License No.	<b>info@trekig.com</b> Email	<b>512.433.6999</b> Phone
<b>Parker Carroll</b> Designated Broker of Firm	<b>574702</b> License No.	<b>Parker@trekig.com</b> Email	<b>512.433.6999</b> Phone
<b>Barry Forrest</b> Licensed Supervisor of Sales Agent/ Associate	<b>421539</b> License No.	<b>Barry@trekig.com</b> Email	<b>512.433.6999</b> Phone
<b>Chris Matlock</b> Sales Agent/Associate's Name	<b>767990</b> License No.	<b>Chris@trekig.com</b> Email	<b>512.433.6999</b> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date