TITAN
REAL ESTATE

**RETAIL CONDO UNIT**
BUILDING SIZE: 3,500 SF

# 14300 Ronald Reagan Blvd Suite 801

CEDAR PARK, TX 78641

TITAN

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# 14300
RONALD REAGAN BLVD
SUITE 801

## PROPERTY OVERVIEW

| | |
|---|---|
| **ADDRESS** | 14300 Ronald Reagan Suite 801<br>Cedar Park, TX 78641 |
| **BUILDING SIZE** | 3,500 SF |
| **YEAR BUILT** | 2024 |
| **PARKING** | 4/1,000 SF |
| **PRICE** | $32/NNN |

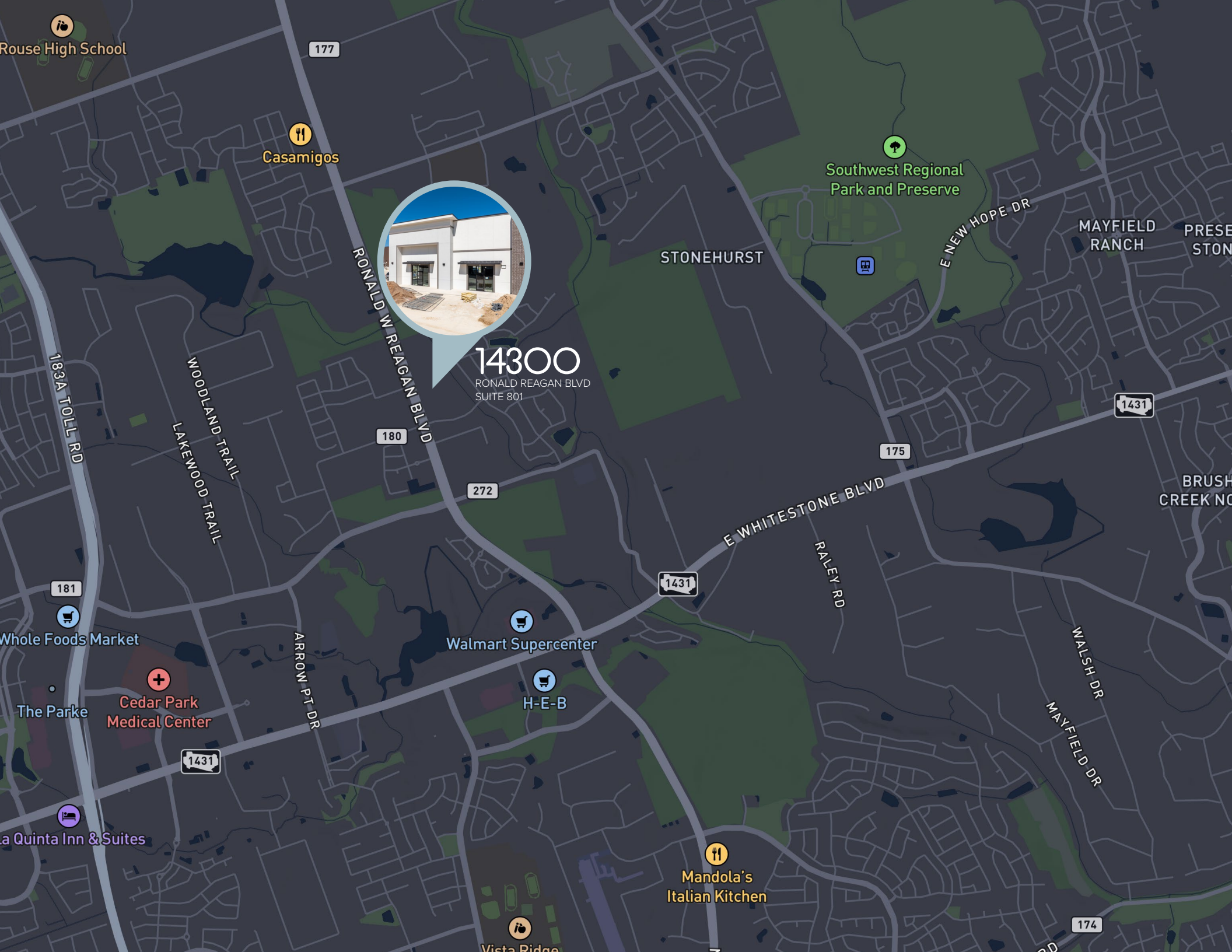
# 14300

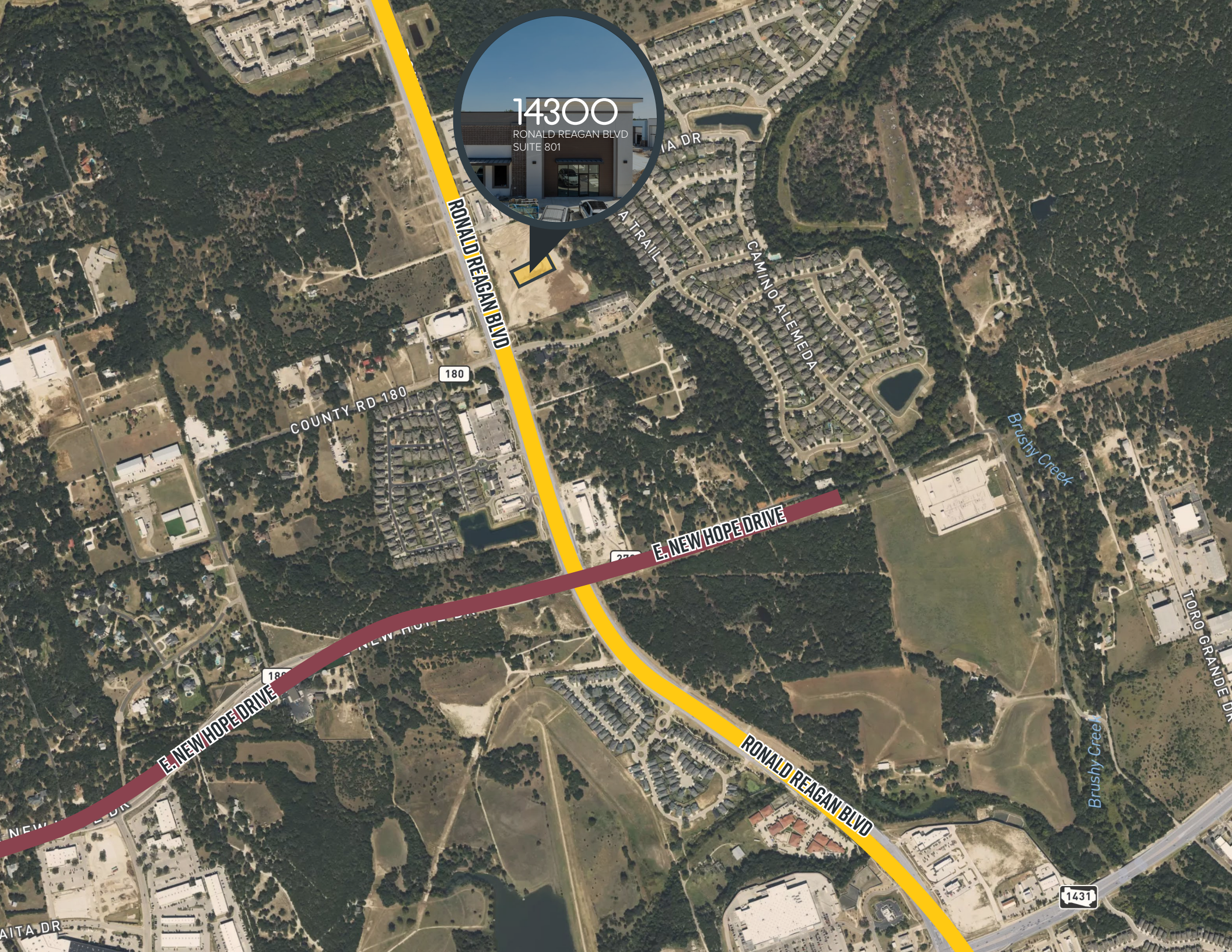
RONALD REAGAN BLVD.
SUITE 801

## INVESTMENT HIGHLIGHTS

- OUTSTANDING LOCATION
- BROAD ZONING
- HIGHLY ACCESSIBLE
- NEWLY BUILT

14300
RONALD REAGAN BLVD


Rouse High School
177
Casamigos
Southwest Regional
Park and Preserve
E NEW HOPE DR
MAYFIELD
RANCH
STONEHURST
RONALD W REAGAN BLVD
14300
RONALD REAGAN BLVD
SUITE 801
183A TOLL RD
WOODLAND TRAIL
LAKEWOOD TRAIL
180
272
1431
175
E WHITESTONE BLVD
RALEY RD
181
Whole Foods Market
Walmart Supercenter
ARROW PT DR
H-E-B
WALSH DR
MAYFIELD DR
The Parke
Cedar Park
Medical Center
1431
La Quinta Inn & Suites
Mandola's
Italian Kitchen
174


14300
RONALD REAGAN BLVD
SUITE 801
RONALD REAGAN BLVD
A TRAIL
CAMINO ALEMEDA
COUNTY RD 180
180
E. NEW HOPE DRIVE
E. NEW HOPE DRIVE
RONALD REAGAN BLVD
Brushy Creek
Brushy Creek
TORO GRANDE DR
1431

# MARKET OVERVIEW
## CEDAR PARK, TEXAS

Cedar Park, Texas, is a rapidly growing suburb located just 20 miles northwest of downtown Austin. Known for its strong community focus, excellent schools, and thriving local economy, Cedar Park has become one of the most desirable areas for families and businesses alike. The city's proximity to Austin allows for easy access to the larger metro area's tech and innovation hubs while offering a more suburban and relaxed lifestyle.

With a population exceeding 80,000, Cedar Park has seen consistent growth due to its affordable housing options, strong infrastructure, and business-friendly policies. The median household income in Cedar Park is approximately $101,086, reflecting the area's economic vitality. Cedar Park also boasts a diverse demographic mix and an increasingly sophisticated consumer base, making it an ideal location for retail developments.

**TOTAL POPULATION**
**82,220**

**MEDIAN AGE**
**34.7**

**HOUSEHOLDS**
**27,453**

**MEDIAN HOUSEHOLD INCOME**
**$101,086**

**HAVE A BACHELORS DEGREE OR HIGHER**
**49%**

**POPULATION AGE 16+ IN THE LABOR FORCE**
**43,458**

Source: ESRI; U.S. Census Bureau; City of Cedar Park - Development Services