

FOR LEASE

Christie's International Real Estate | The Morshed Group



Wilson Ranch Office Space

1011 Wilson Ranch Place · Cedar Park, TX 78613

2,863
SF

SIZE

\$25/SF/
Yr

LEASE RATE

NNN

LEASE TYPE

2023

YEAR BUILT

INVESTMENT HIGHLIGHTS

- 2023 construction modern build with no deferred maintenance
- Open-concept layout with two private offices ideal for executive use or focused work
- High ceilings and abundant natural light throughout
- Contemporary finishes: polished flooring, neutral tones, clean aesthetic
- High-speed connectivity infrastructure in place
- Kitchenette with refrigerator, sink, and counter space
- Shared entryway with private rear entrance/exit
- Ideal for tech startups, financial advisors, legal firms, or boutique consultancies
- Strong daytime population: 90,395 within 3-mile radius

PROPERTY DETAILS

Address	1011 Wilson Ranch Pl, Cedar Park, TX 78613
Space	Suite #102 – Professional Office
Size	2,863 SF
Asking Lease Rate	\$25.00 /SF/Yr
Annual Base Rent	\$71,575
Monthly Base Rent	\$5,965
Lease Type	NNN
Term	Negotiable
Year Built	2023
Zoning	Commercial
County	Williamson
Lot Size	55,757 SF (1.28 Acres)
Parcel ID	R-17-W342-301A-0016C

Asking Lease Rate

\$25.00

Per SF / Year | NNN

Annual Base Rent

\$71,575

2,863 SF × \$25.00

Monthly Base Rent

\$5,965

Estimated base only

Rentable SF

2,863 SF

Suite #102

ESTIMATED OCCUPANCY COST

	Rate	Annual	Monthly
Base Rent (NNN)	\$25.00 /SF/Yr	\$71,575 /Yr	\$5,965 /Mo
Est. CAM / Operating Exp.	\$4.00 - \$6.00 /SF/Yr	\$11,452-\$17,178 /Yr	\$954-\$1,432 /Mo
Est. Property Taxes	\$3.00 - \$5.00 /SF/Yr	\$8,589-\$14,315 /Yr	~716-\$1,193 /Mo
Est. Insurance	~\$1.00-\$2.00 /SF/Yr	\$2,863-\$5,726 /Yr	\$239-\$477 /Mo
TOTAL ESTIMATED COST	\$33-\$38 /SF/Yr	\$94,479-\$108,794 /Yr	\$7,873-\$9,066 /Mo

LEASE TERMS

Space: Suite #102 Professional Office

Lease Type: NNN (Triple Net)

Term: Negotiable contact broker

Availability: Immediate

Improvements: Delivered in shell condition

Parking: On-site, surface lot

Signage: Building signage available

*NNN estimates are illustrative. Tenant to verify all actual operating expenses with landlord.

Cedar Park is one of the fastest-growing submarkets in the Austin MSA, with a 2025 daytime population of 90,395 within 3 miles and a median household income exceeding \$133,000.

POPULATION	1 Mile	3 Mile	5 Mile
2000 Population	475	20,094	108,180
2010 Population	5,816	50,665	176,252
2025 Population	7,983	89,918	246,972
2030 Population (Proj.)	8,889	100,748	275,291
2025–2030 Growth Rate	2.17%	2.30%	2.19%
2025 Daytime Population	8,252	90,395	229,768

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2025 Total Households	2,790	34,152	94,163
2030 Total Households	3,136	38,705	106,134
2025 Avg HH Size	2.86	2.61	2.61
2025 Owner Occupied	1,567	17,410	55,544
2025 Renter Occupied	1,223	16,742	38,619

2025 HH INCOME	1 Mile	3 Mile	5 Mile
Median HH Income	\$153,921	\$133,867	\$128,812
Average HH Income	\$183,362	\$167,286	\$159,783
\$100K–\$149K Households	526	6,462	18,792
\$150K–\$199K Households	417	4,584	13,431
\$200K+ Households	1,022	10,585	26,287

ABOUT CEDAR PARK

Cedar Park is a suburb of Austin, TX, approximately 16 miles northwest of downtown. A high-growth community in Williamson County, Cedar Park offers an affluent, educated workforce with median household incomes well above state and national averages.

With strong projected population growth through 2030, expanding commercial corridors, and proximity to major tech employers in the Austin MSA, the submarket continues to attract professional services tenants across technology, finance, healthcare, and legal sectors.



Aerial Exterior



Main Work Area



Reception / Lobby



Outdoor Area

WHY WILSON RANCH

New Construction, No Surprises

Built in 2023, this space delivers modern infrastructure with zero deferred maintenance — plug in and operate from day one.

Affluent, Educated Workforce Nearby

Within 3 miles: 89,918 residents, \$133,867 median HH income, 34,152 households — and growing at 2.3% annually through 2030.

Right-Sized for Professional Teams

At 2,863 SF, the suite accommodates 20+ workstations with room for private offices, a break area, and dedicated restrooms.

Competitive NNN Rate

Offered at \$25.00/SF/Yr NNN — below comparable Class A suburban Austin office product — with a negotiable term to fit your business horizon.

Cedar Park's Expanding Commercial Corridor

Located in one of the Austin MSA's fastest-growing suburbs, Wilson Ranch Place offers high visibility and strong co-tenancy in an affluent trade area.

CONTACT & DISCLOSURE

1011 Wilson Ranch Pl | Cedar Park, TX 78613 | For Lease

LISTING BROKER

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DISCLAIMER

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All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond the control of The Morshed Group. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation.

This Offering Memorandum does not constitute an offer to accept any investment process. By accepting this Offering Memorandum, you agree that this memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this memorandum or any of its contents to any other entity without the prior written authorization of The Morshed Group.

All measurements and square footages are approximate. Prospective tenants are advised to conduct their own due diligence, including independent verification of all lease terms, operating expenses, and space measurements prior to execution of any lease agreement.