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405 BRUSHY CREEK RD,
CEDAR PARK, TX 78613

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Contact Broker
Lease Rate:	Contact Broker
Building Size:	5,172 SF
Lot Size:	39,030 SF
Zoning:	Local Business

PROPERTY OVERVIEW

5,172 SF Stand Alone building available. The Local Business zoning, versatile layout, and stand-alone nature of the property lends itself to a variety of uses such as office, day-care, school, religious and retail.

PROPERTY HIGHLIGHTS

- Rare Stand-Alone Building Available
- 5,172 SF with fenced in outdoor area
- Local Business Zoning
- Recently Remodeled

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,018	39,784	93,433
Total Population	13,481	103,238	252,668
Average HH Income	\$135,661	\$144,810	\$159,058

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AERIAL



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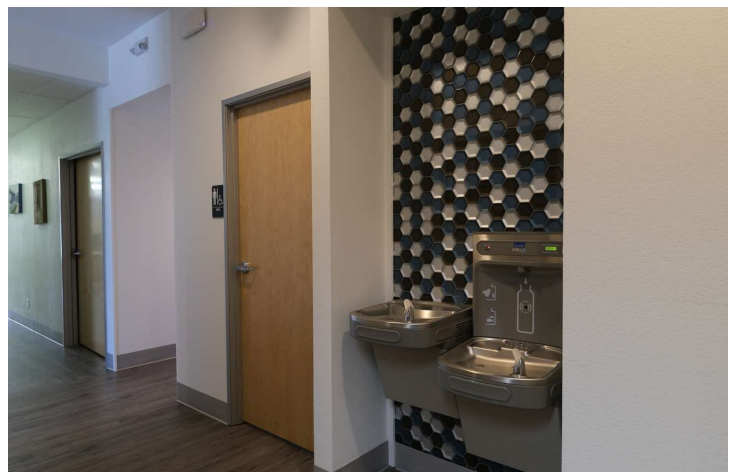
FLOOR PLAN



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ADDITIONAL PHOTOS



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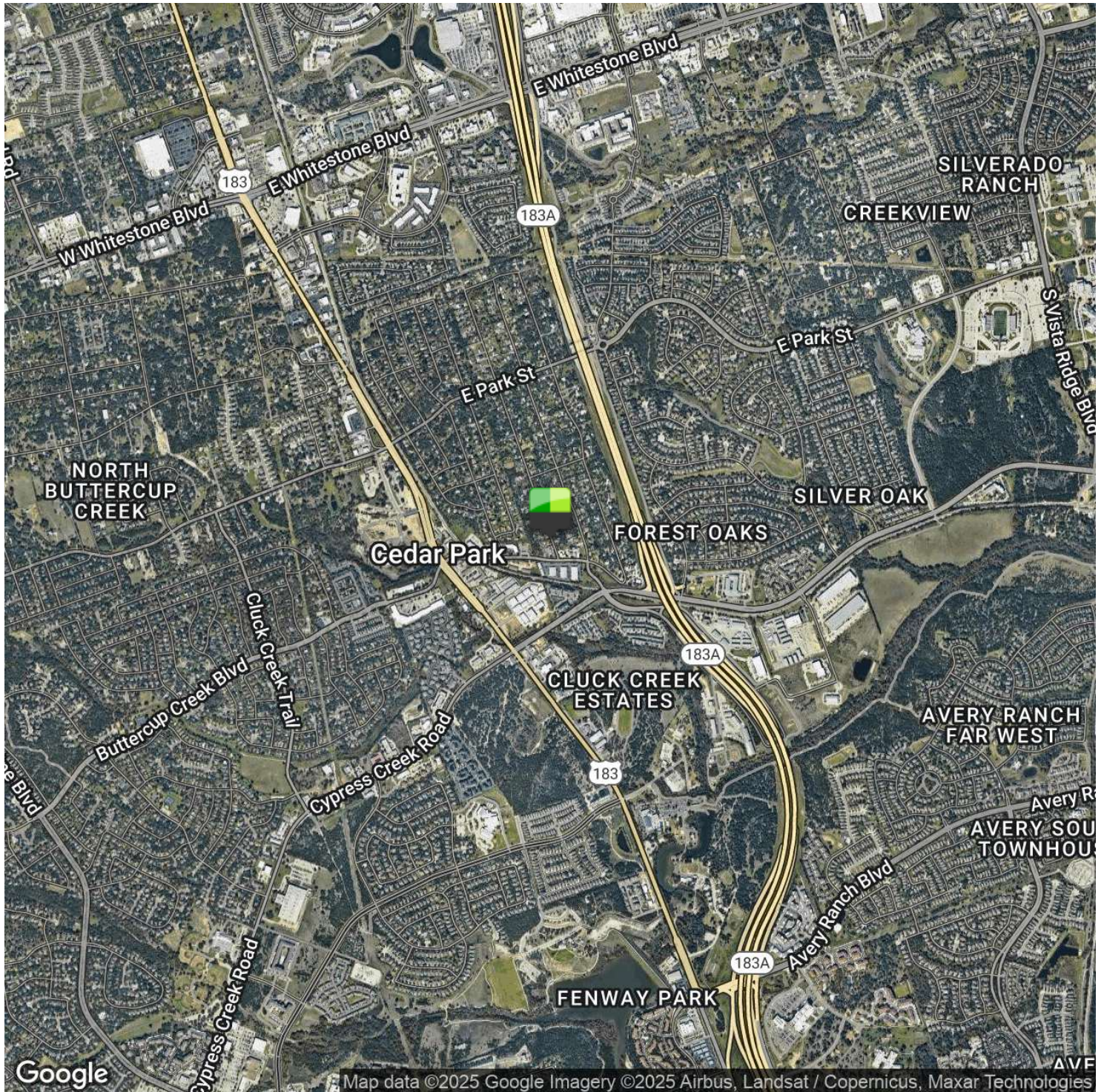
ADDITIONAL PHOTOS



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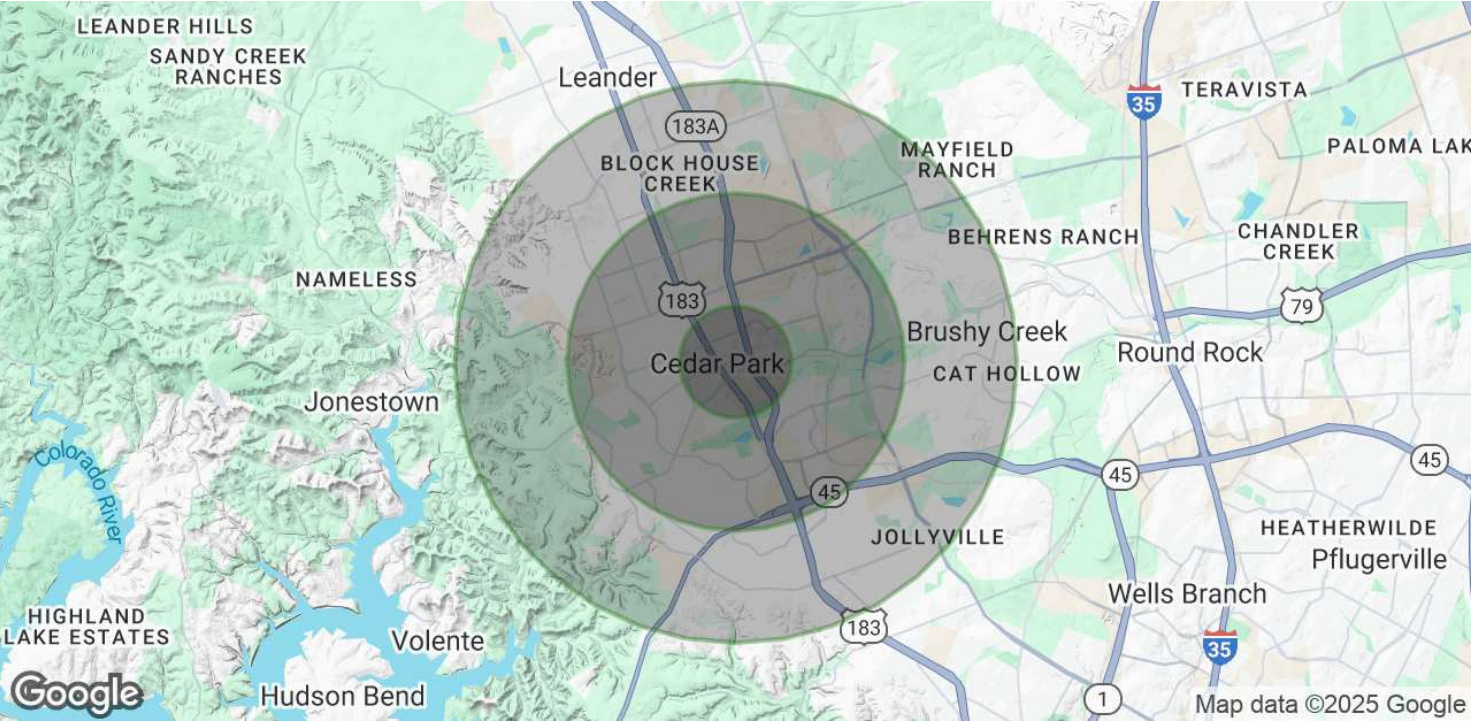
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,481	103,238	252,668
Average Age	37	37	37
Average Age (Male)	36	36	36
Average Age (Female)	38	38	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,018	39,784	93,433
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$135,661	\$144,810	\$159,058
Average House Value	\$487,038	\$530,417	\$557,501

Demographics data derived from AlphaMap