

Centro Plaza
FOR SALE & LEASE

14300 RONALD REAGAN BLVD, BUILDING 6 & 8
CEDAR PARK, TX 78641



Medical/Professional Office - Shell Space

partners
medicalcre.com

Our Team



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Investment Summary

Two newly constructed medical-office shell buildings located along the rapidly expanding Ronald W. Reagan Boulevard corridor are now available for sale and Lease. Positioned within one of Williamson County's fastest-growing healthcare and residential submarkets, these properties offer an exceptional opportunity for owner-users, medical practices, or investors seeking medical-ready space with customizable interior layouts.

Price Range Bldg 6	\$354,280 - \$2,584,340
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Price Range Bldg 8	\$354,280 - \$2,224,280
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Price Per SF	\$340.00
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Lease Rate	\$32/SF + NNN
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Estimated NNN Expenses	\$13 PSF
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Association Dues	Included in NNN's
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Unit Size Range Bldg 6	1,042 - 7,601 SF
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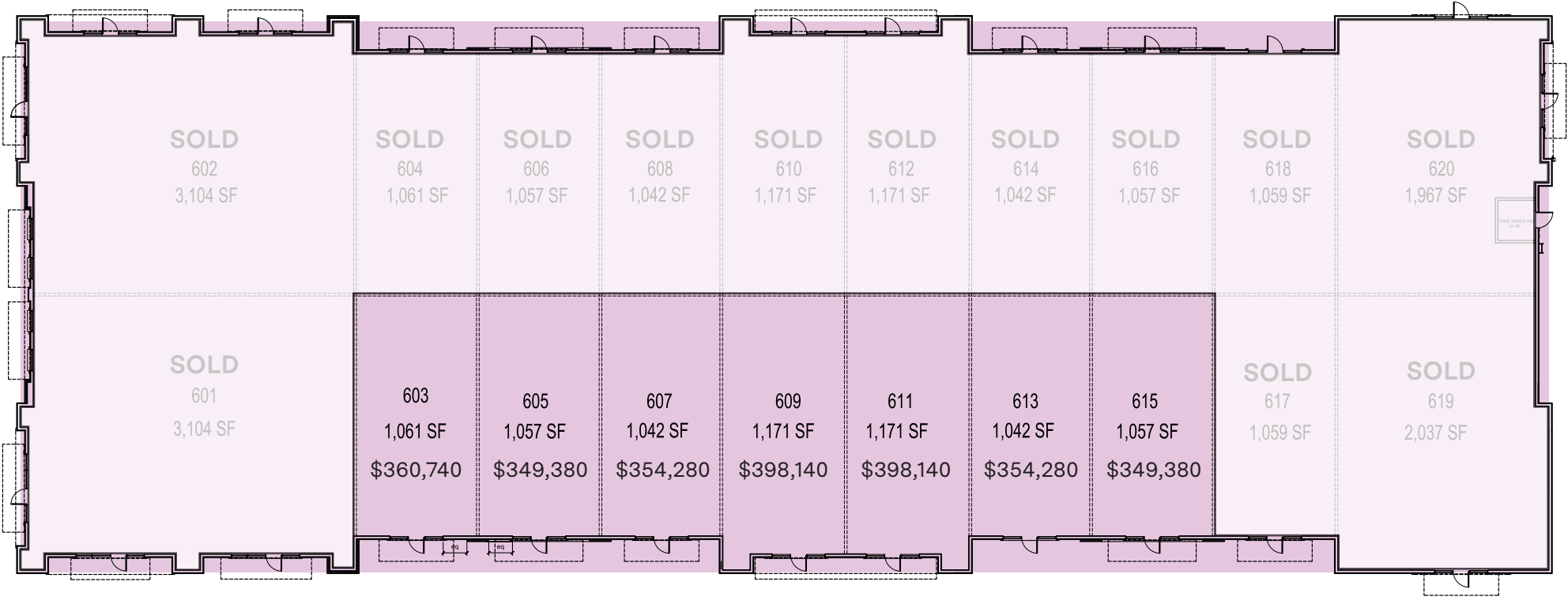
Unit Size Range Bldg 8	1,042 - 6,542 SF
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Parking Ratio	3.3/1000 SF
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Year Built	2025
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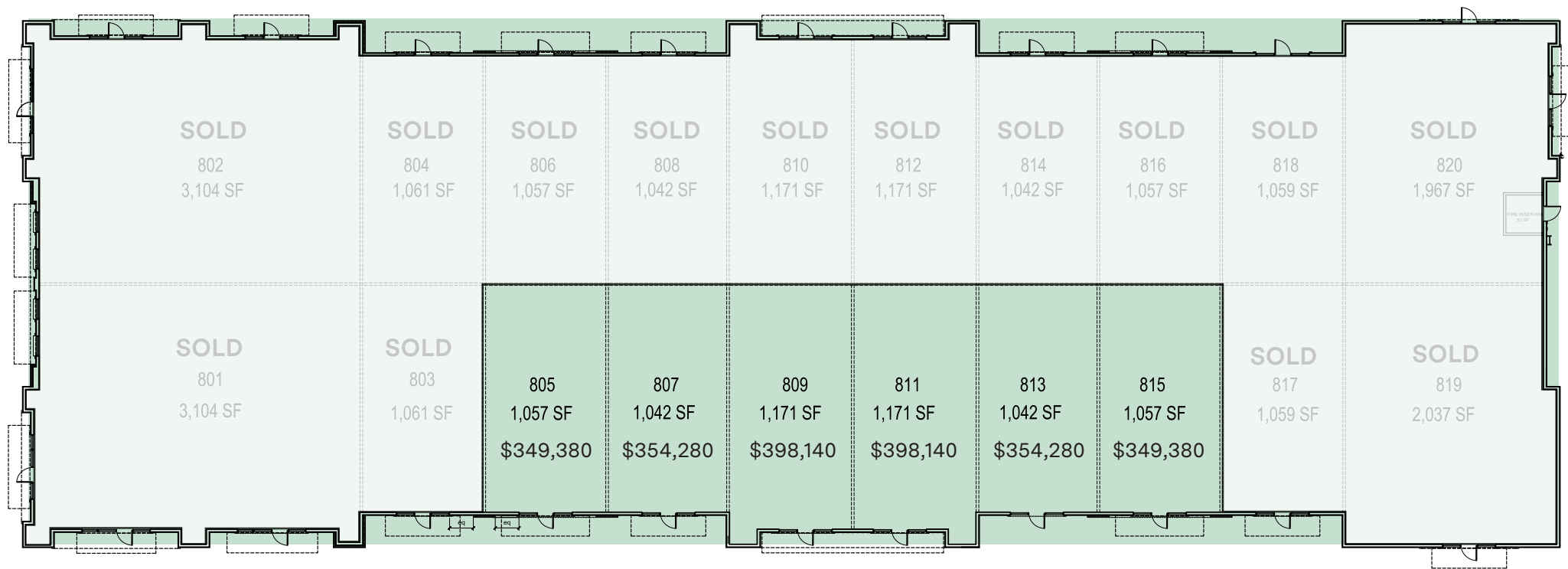


Floor Plan - Building 6



CAN BE COMBINED

Floor Plan - Building 8



CAN BE COMBINED

Property Highlights



DIRECT-FROM-DEVELOPER OPPORTUNITY

Potential for significant cost and time savings by purchasing directly from the project's developer, ensuring seamless coordination and build-out support.

STRATEGIC MEDICAL LOCATION

Located minutes from Baylor Scott & White, St. David's, medical clinics, and major retail amenities, the site is ideally positioned for healthcare or professional office users.

HIGH-DEMAND GROWTH CORRIDOR

The Ronald W. Reagan Boulevard corridor represents one of the fastest-growing pockets of the Austin MSA, driven by strong residential expansion and healthcare demand.

PROMINENT FRONTAGE & VISIBILITY

Exceptional frontage along Ronald W. Reagan Boulevard—one of Williamson County's most active arterial corridors—offering excellent visibility and long-term appreciation potential as the area evolves into a major medical and service destination.

CEDAR PARK MARKET GROWTH

Located in one of the fastest-growing suburbs of Austin, Cedar Park continues to experience rapid residential expansion, strong household incomes, and increasing healthcare demand—making it an ideal setting for new medical office development.

FAVORABLE STATE TAX LAWS

Texas is one of seven states that does not impose a state income or investment tax, offering a business-friendly environment and enhancing investor returns.

About the Developer



Experienced Professionals Crafting Iconic Properties

Prime Developer, a rapidly expanding real estate developer, has been offering services since 2017. Specializing in iconic commercial and residential properties, we own and operate in the vibrant Texas market. Our team comprises dedicated and experienced professionals with a proven track record in large-scale, intricate property development and investment.

Projects:



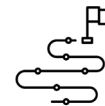
Our Mission

Offering a comprehensive investment opportunity for everyone, providing an ultimate solution encompassing land acquisition, design, and sales, leading to exceptional return on investment.



Our Leadership

Our exceptional leaders are committed to a guaranteed, intuitive, and proven approach to financing, hands-on value creation, and ethical practices that positively impact our society.



Our Vision

Prime Developers is devoted to crafting distinctive, state-of-the-art architecture that transcends conventional human experience, offering flexibility and financial freedom to enhance lifestyles.

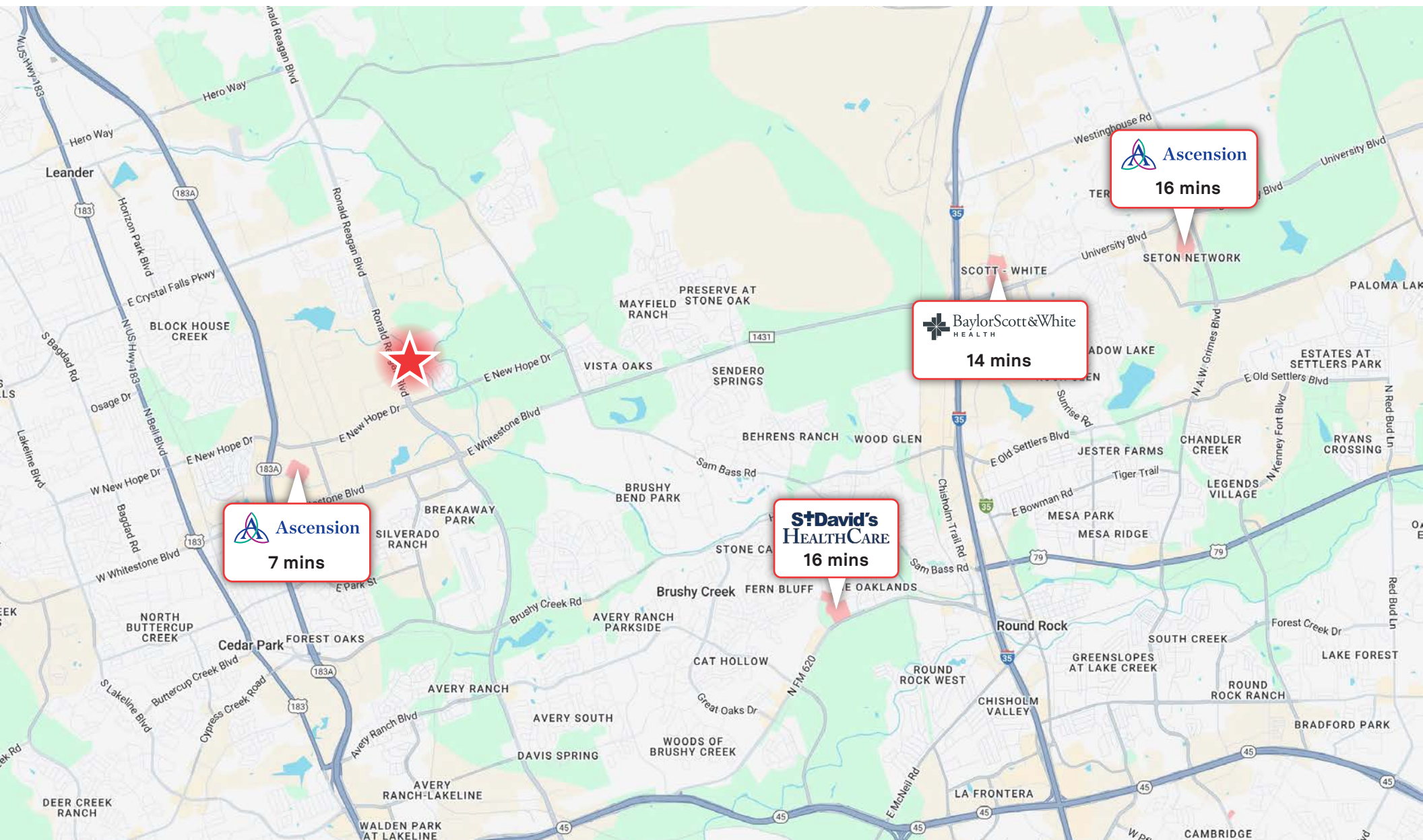
Site Plan



Tenant Mix

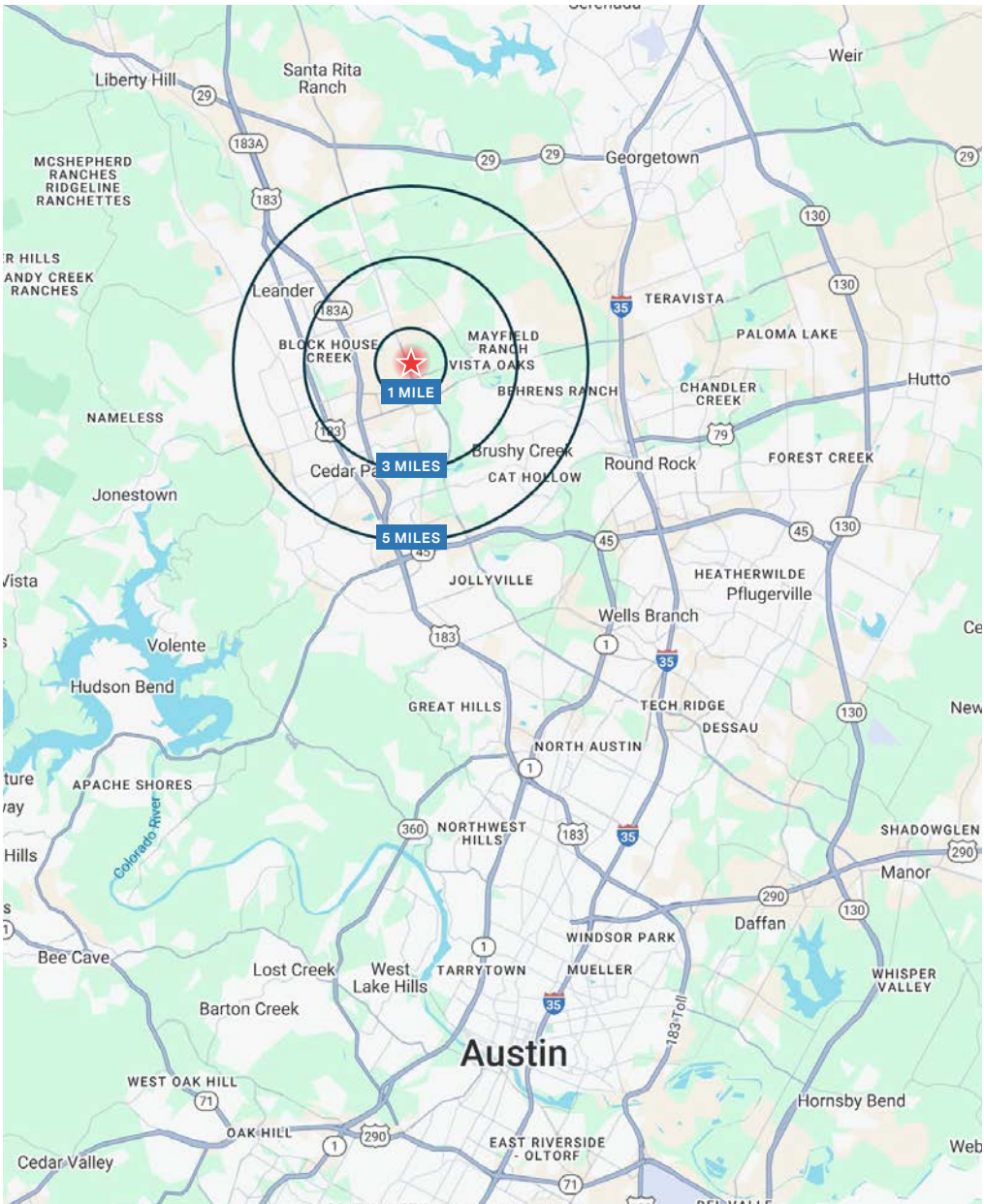


Drive Times to Nearby Hospitals

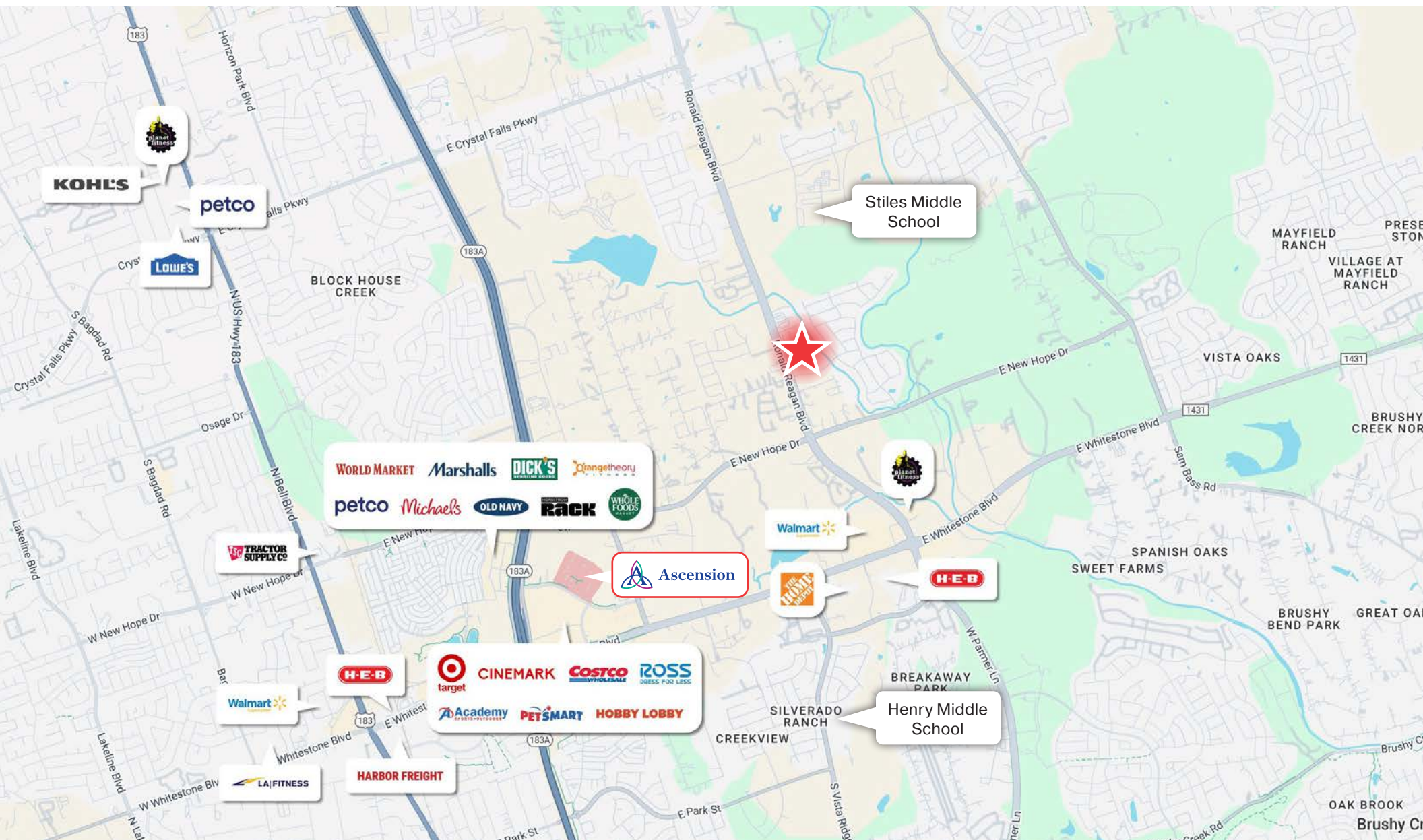


Demographics

POPULATION	1 MILE	3 MILES	5 MILES
2024 Population	3,391	65,986	205,181
2029 Population Projection	4,294	83,414	259,817
Median Age	37.7	37.3	37.6
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Households	1,127	22,559	71,669
2029 Household Projection	1,433	28,651	91,181
Avg Household Income	\$150,726	\$145,126	\$138,176
Median Household Income	\$130,594	\$122,971	\$115,727
EMPLOYMENT	1 MILE	3 MILES	5 MILES
Employees	725	18,435	42,071
Businesses	126	2,673	6,326



Nearby Businesses





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. **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.

PCR Brokerage Austin, LLC dba Partners			
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9003950	licensing@partnersrealestate.com	713-629-0500
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Ryan McCullough	742422	ryan.mccullough@partnersrealestate.com	512-580-6224
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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