

# AVAILABLE FOR SALE

1220 Toro Grande Dr  
Cedar Park, Texas 78613



## PROPERTY DETAILS

- Long-term tenant providing stable occupancy
- Updated professional office interiors with functional layout
- Built-in annual rent escalations for predictable growth
- Well-maintained building with strong lease fundamentals
- Ideal for office or administrative operations

## OPPORTUNITY

A Rare Portfolio Opportunity in the Heart of Cedar Park. Cedar Park stands at the center of the Austin metro's growth story—one of Texas's most desirable and fastest-growing suburban markets. Demand for quality commercial assets continues to rise, fueled by rapid population growth, strong household incomes, and steady corporate migration. Now available as a portfolio acquisition, 1120 & 1220 Toro Grande Blvd (MLS #4160517) present a rare opportunity for investors or owner-users to secure a prime foothold in a corridor that consistently outperforms the regional market. Together, these adjacent properties form a strategic cluster offering scale, stability, and long-term upside in one of Central Texas's most dynamic submarkets. Located just 16 miles northwest of downtown Austin, Cedar Park combines accessibility, affluence, and quality of life. With a thriving commercial base, expanding infrastructure, and sustained tenant demand, this offering represents more than real estate—it's a chance to invest in the continued success of one of Central Texas's strongest growth markets.



**Mike Harper**

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## Population

	2 miles	5 miles	10 miles
2020 Population	22,738	174,991	589,853
2024 Population	24,845	194,786	668,279
2029 Population Projection	31,332	246,173	821,108
Annual Growth 2020-2024	2.3%	2.8%	3.3%
Annual Growth 2024-2029	5.2%	5.3%	4.6%
Median Age	37.7	37.6	37.4
Bachelor's Degree or Higher	64%	52%	48%
U.S. Armed Forces	35	324	930

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1120 Toro Grande Dr  
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## Households

	2 miles	5 miles	10 miles
2020 Households	7,517	61,555	223,862
2024 Households	8,245	68,980	253,807
2029 Household Projection	10,445	87,591	312,486
Annual Growth 2020-2024	1.8%	2.7%	3.6%
Annual Growth 2024-2029	5.3%	5.4%	4.6%
Owner Occupied Households	7,388	56,882	179,892
Renter Occupied Households	3,057	30,709	132,594
Avg Household Size	3	2.8	2.6
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$367.6M	\$2.7B	\$9.3B



## Income

	2 miles	5 miles	10 miles
Avg Household Income	\$162,431	\$138,714	\$123,139
Median Household Income	\$141,254	\$115,217	\$99,347
< \$25,000	308	4,478	19,814
\$25,000 - 50,000	661	7,414	36,423
\$50,000 - 75,000	699	9,768	40,080
\$75,000 - 100,000	910	7,536	31,406
\$100,000 - 125,000	901	8,697	30,518
\$125,000 - 150,000	992	7,100	24,304
\$150,000 - 200,000	1,626	10,591	33,373
\$200,000+	2,151	13,396	37,890

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## Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Mea...	Distance
Co Rd 272	Cam Alemeda NW	131	2025	0.23 mi
County Road 272	-	39	2024	0.29 mi
CR 272	E Whitestone Blvd SE	48	2025	0.29 mi
E Whitestone Blvd	Ronald W Reagan Bl...	37,398	2025	0.52 mi
Raley Road	-	258	2023	0.54 mi
Raley Rd	E Whitestone Blvd N...	255	2025	0.56 mi
Ronald W Reagan Bl...	E Whitestone Blvd SE	13,482	2025	0.61 mi
W Parmer Ln	Colonial Pkwy SE	30,199	2025	0.64 mi
Co Rd 272	Cam Alemeda E	172	2025	0.75 mi
West Parmer Lane	Colonial Pkwy SE	33,791	2025	0.75 mi

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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.*

11-2-2015



## 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.

**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.

**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:

- o that the owner will accept a price less than the written asking price;
- o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- o 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date