



FOR LEASE

Wilson Ranch Office Space

1011 WILSON RANCH PL
CEDAR PARK, TX 78613

Position your business at 1011 Wilson Ranch Place, a modern, open-concept office suite designed for forward-thinking companies in tech, finance, and other professional sectors. Located in the one of Cedar Park's thriving commercial corridor, this versatile space offers the perfect blend of accessibility, image, and functionality.

Spanning a sleek layout, the suite features a spacious open-plan collaborative area complemented by two private offices—ideal for executive use, client meetings, or focused work. High ceilings, abundant natural light, and a clean, modern aesthetic create an atmosphere that enhances productivity and projects professionalism.



Building SqFt	0 SqFt
Year Built	2023
Lot Size (SF)	55,757.00 SqFt
Parcel ID	R-17-W342-301A-0016C
Zoning Type	Commercial
County	Williamson
Coordinates	30.508203,-97.779718

- Open concept layout perfect for creative teams, workstations, or modular builds
- Contemporary finishes with polished flooring and neutral tones
- High-speed connectivity infrastructure ready
- Ideal for tech startups, financial advisors, legal firms, or boutique consultancies
- Kitchenette with refrigerator, sink and counter space
- Shared entry way with private entrance/exit on backside

Christie's International

1105 N Lamar Blvd
Austin, TX 78703

Office: 512-767-4254
<https://www.atproperties.com/agents/22735/bretts>

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BRETT SILVERMAN

Commerical Specialist

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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
#102	Professional office	\$ 28.00 SF/Yr	NNN	2,863 SF	Negotiable

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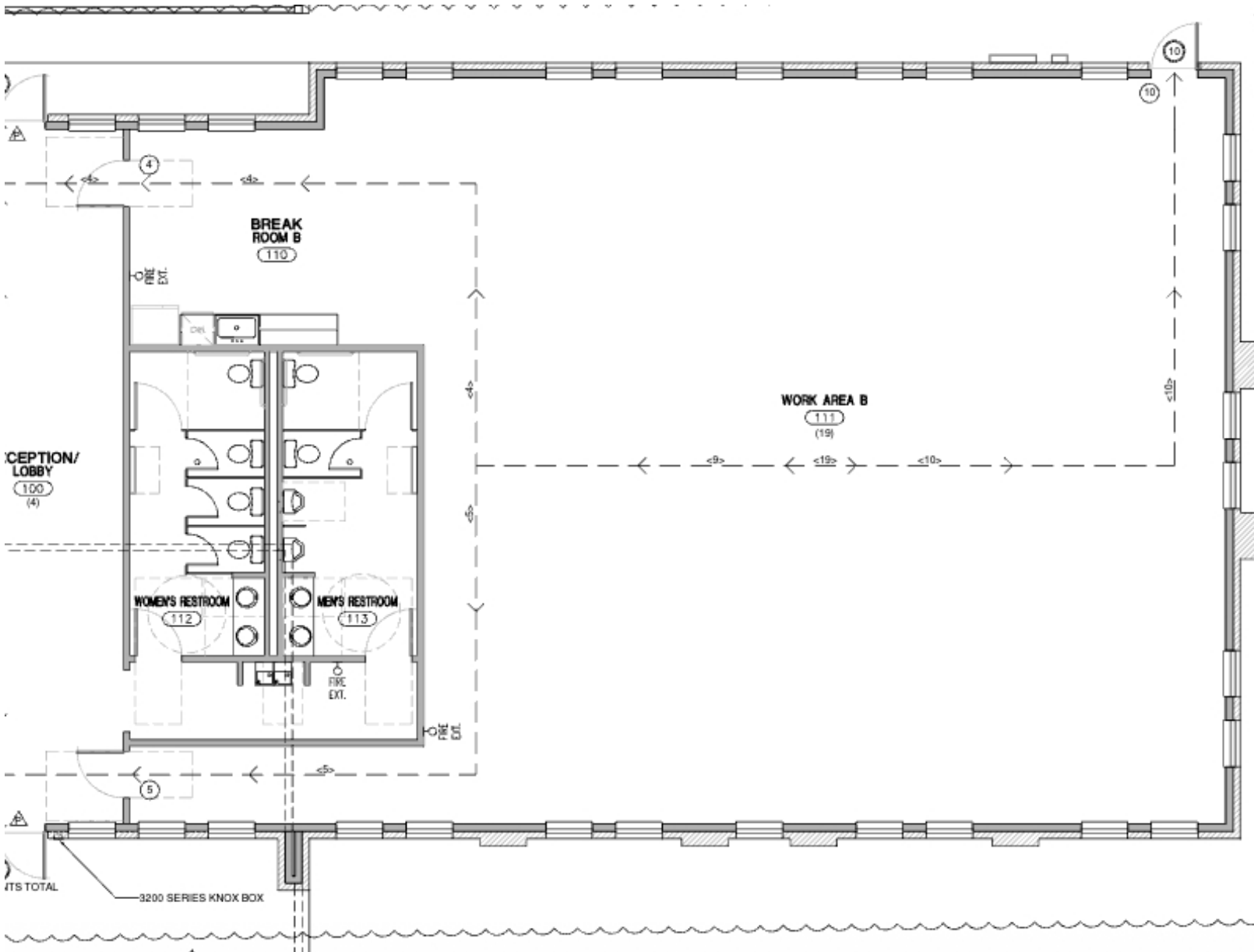
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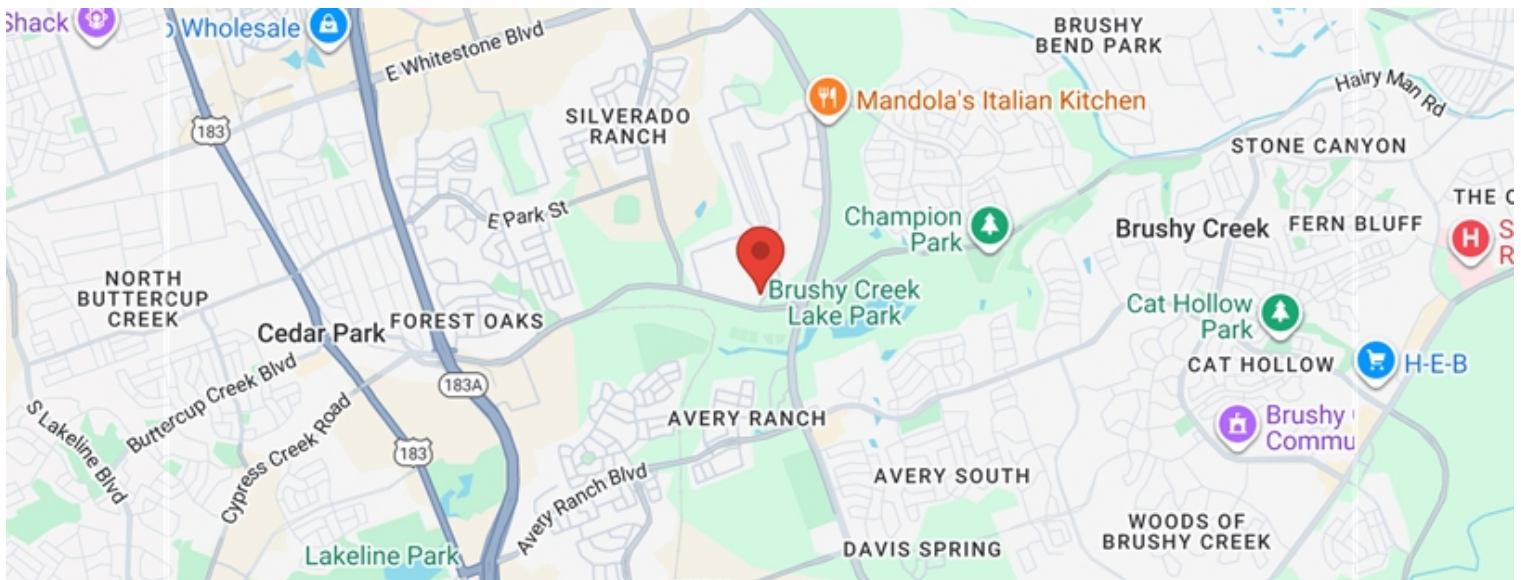
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	475	20,094	108,180
2010 Population	5,816	50,665	176,252
2025 Population	7,983	89,918	246,972
2030 Population	8,889	100,748	275,291
2025-2030 Growth Rate	2.17 %	2.3 %	2.19 %
2025 Daytime Population	8,252	90,395	229,768

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	91	1,214	3,523
\$15000-24999	24	933	2,528
\$25000-34999	51	1,030	2,703
\$35000-49999	184	2,060	5,706
\$50000-74999	229	3,971	12,032
\$75000-99999	247	3,314	9,161
\$100000-149999	526	6,462	18,792
\$150000-199999	417	4,584	13,431
\$200000 or greater	1,022	10,585	26,287
Median HH Income	\$ 153,921	\$ 133,867	\$ 128,812
Average HH Income	\$ 183,362	\$ 167,286	\$ 159,783

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	169	6,820	37,862
2010 Total Households	2,071	18,858	65,260
2025 Total Households	2,790	34,152	94,163
2030 Total Households	3,136	38,705	106,134
2025 Average Household Size	2.86	2.61	2.61
2025 Owner Occupied Housing	1,567	17,410	55,544
2030 Owner Occupied Housing	1,822	19,598	63,047
2025 Renter Occupied Housing	1,223	16,742	38,619
2030 Renter Occupied Housing	1,314	19,107	43,087
2025 Vacant Housing	90	2,159	4,751
2025 Total Housing	2,880	36,311	98,914



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ABOUT CEDAR PARK

Cedar Park is a city and a suburb of Austin in the U.S. state of Texas, approximately 16 miles (26 km) northwest of the center of Austin. According to the 2020 U.S. census, the city's population was 77,595, and in 2022 was estimated to be 77,642.



CITY OF CEDAR PARK

INCORPORATED 2/23/1973

AREA

CITY	25.7 SQ MI
LAND	25.5 SQ MI
WATER	0.2 SQ MI
ELEVATION	935 FT

POPULATION

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