

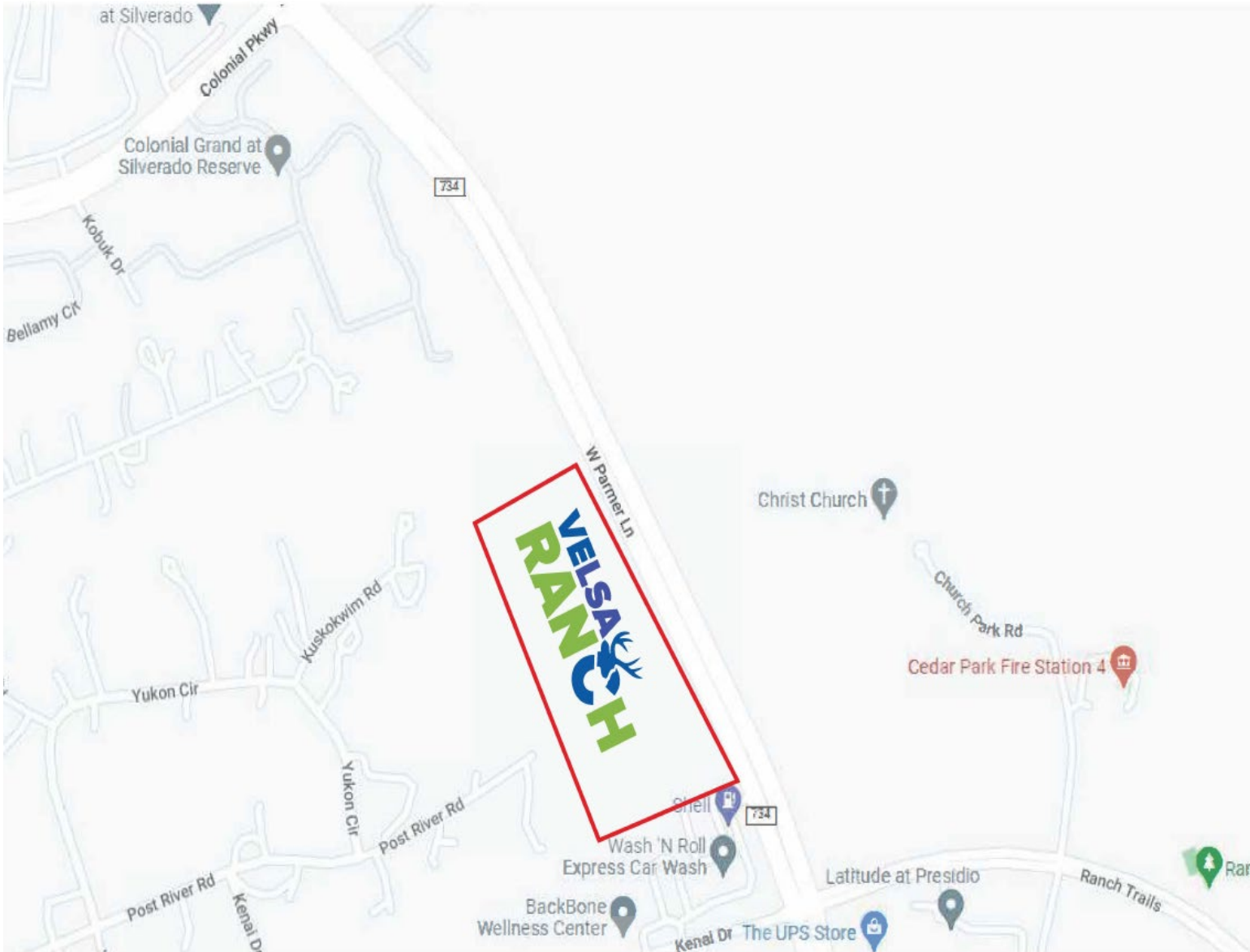


OFFICE/RETAIL/PAD SITES FOR SALE OR LEASE

12301 W Parmer Ln, Cedar Park, TX78613

72,000 SQFT RETAIL / OFFICE / PAD SITES AVAILABLE FOR SALE / LEASE

Velsa Ranch is a 72,000 Sqft Office/ Retail/ Pad Sites with Multiple access point to Parmer In and Kenai Dr. First Generation spaces with ample parking count of 380 spaces and flexible units that can be combined to suit your needs. Cedar Parking Zoning PO and LR allows many businesses to operate including but not limited to Retail, Medical, Office and Restaurants. Velsa Ranch will be built in 17.2 Acres of land with three phases. Phase 1 will be 72000 Sqft Office retail.



VELAR DEVELOPMENT
DEVELOPMENT & CONSTRUCTION SERVICES
SUSTAINABLE FUTURE... WE DELIVER
www.velardevelopment.com

VENKAT GUDAPURI
512-590-4165
Vgudapuri@gmail.com

ALL CITY
REAL ESTATE



OFFICE/RETAIL/PAD SITES FOR SALE OR LEASE

12301 W Parmer Ln, Cedar Park, TX78613

72,000 SQFT RETAIL / OFFICE / PAD SITES AVAILABLE FOR SALE / LEASE

Velsa Ranch is a 72,000 Sqft Office/ Retail/ Pad Sites with Multiple access point to Parmer In and Kenai Dr. First Generation spaces with ample parking count of 380 spaces and flexible units that can be combined to suit your needs. Cedar Parking Zoning PO and LR allows many businesses to operate including but not limited to Retail, Medical, Office and Restaurants. Velsa Ranch will be built in 17.2 Acres of land with three phases. Phase 1 will be 72000 Sqft Office retail.



VELAR DEVELOPMENT
DEVELOPMENT & CONSTRUCTION SERVICES
SUSTAINABLE FUTURE... WE DELIVER
www.velardevelopment.com

VENKAT GUDAPURI
512-590-4165
Vgudapuri@gmail.com

ALL CITY
REAL ESTATE

The information contained herein cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.



**LOT 1
8.11 ACRES
POND**

Building 1 - 10,015 SF
Unit 100 1,220 SF LEASED
Unit 102 6,031 SF LEASED

Building 2 - 12,067 SF
UNIT 200 2,390 SF
UNIT 201 1,394 SF
UNIT 202 1,764 SF
UNIT 203 1,523 SF
UNIT 204 1,513 SF
UNIT 205 1,263 SF
UNIT 206 2,151 SF LEASED

Building 3 - 9,986 SF
Unit 300 1,700 SF
Unit 301 1,830 SF
Unit 302 1,400 SF
Unit 303 1,877 SF
Unit 304 2,120 SF
Unit 305 1,700 SF
Unit 306 1,700 SF

Building 4 - 7,280 SF
Unit 400 1,700 SF
Unit 401 1,700 SF
Unit 402 1,700 SF
Unit 403 1,700 SF
Unit 404 1,700 SF
Unit 405 1,700 SF
Unit 406 1,700 SF

Building 5 - 9,158 SF
Unit 500 2,300 SF
Unit 501 1,700 SF
Unit 502 1,700 SF
Unit 503 1,700 SF
Unit 504 1,700 SF
Unit 505 1,700 SF
Unit 506 1,700 SF

Building 6 - 5,740 SF
Unit 600 1,217 SF
Unit 601 915 SF
Unit 602 1,179 SF
Unit 603 1,216 SF
Unit 604 1,211 SF

Building 7 - 6,909 SF
Unit 700 1,700 SF
Unit 701 1,700 SF
Unit 702 1,700 SF
Unit 703 1,700 SF

Building 8 - 9,467 SF
Unit 800 1,700 SF
Unit 801 1,700 SF
Unit 802 1,700 SF
Unit 803 1,700 SF
Unit 804 1,700 SF

WEST PARMAR LANE



The information contained herein cannot be guaranteed as to its accuracy. Any information of special Interest should be obtained through independent verification.

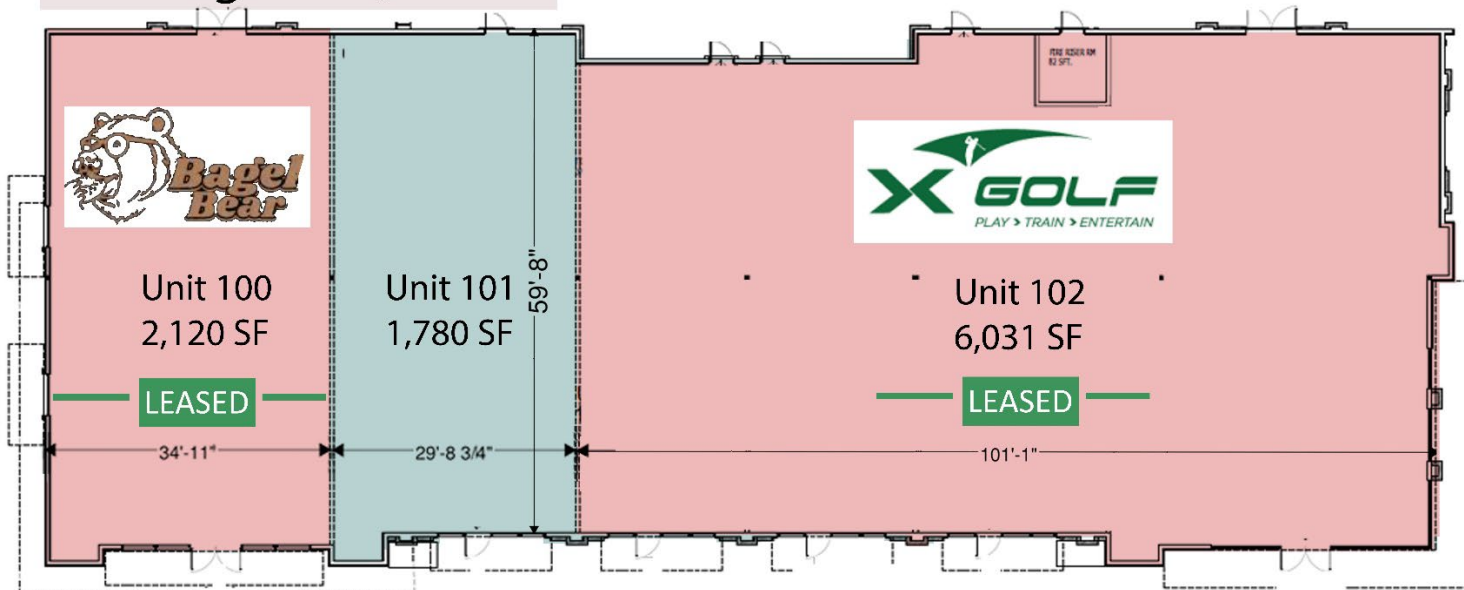


OFFICE/RETAIL/PAD SITES FOR SALE OR LEASE

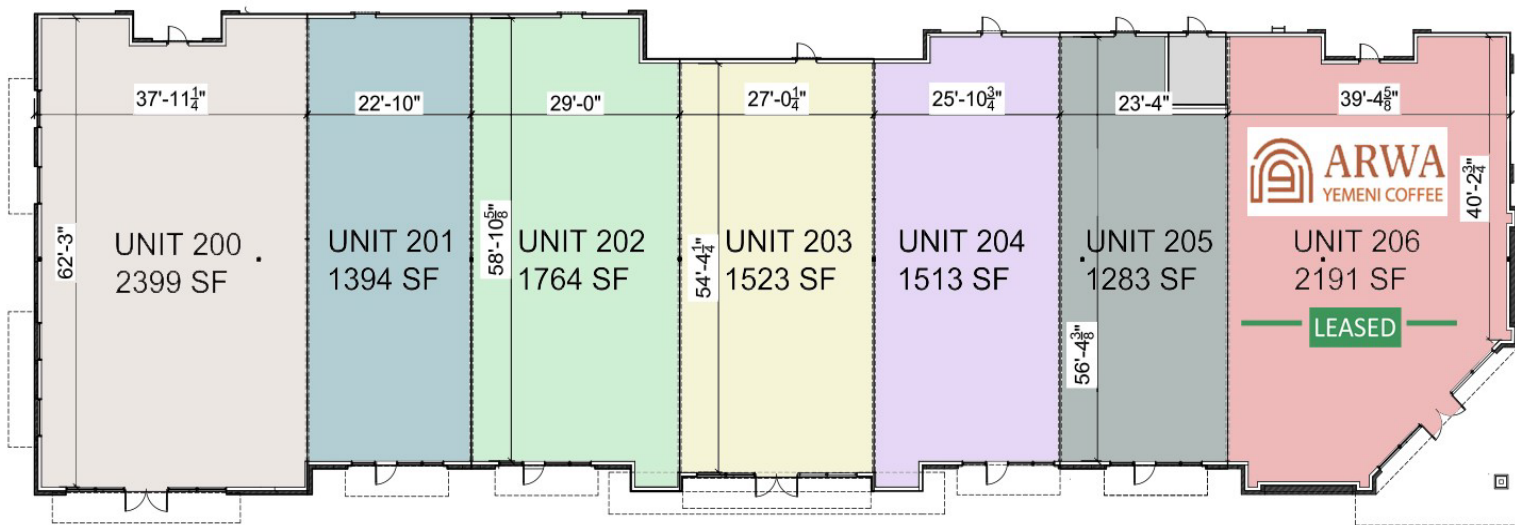
12301 W Parmer Ln, Cedar Park, TX78613

72,000 SQFT RETAIL / OFFICE / PAD SITES AVAILABLE FOR SALE / LEASE

Building 1 - 10,015 SF



Building 2 - 12,067 SF



VELAR DEVELOPMENT
DEVELOPMENT & CONSTRUCTION SERVICES
SUSTAINABLE FUTURE... WE DELIVER
www.velardevelopment.com

VENKAT GUDAPURI
512-590-4165
Vgudapuri@gmail.com

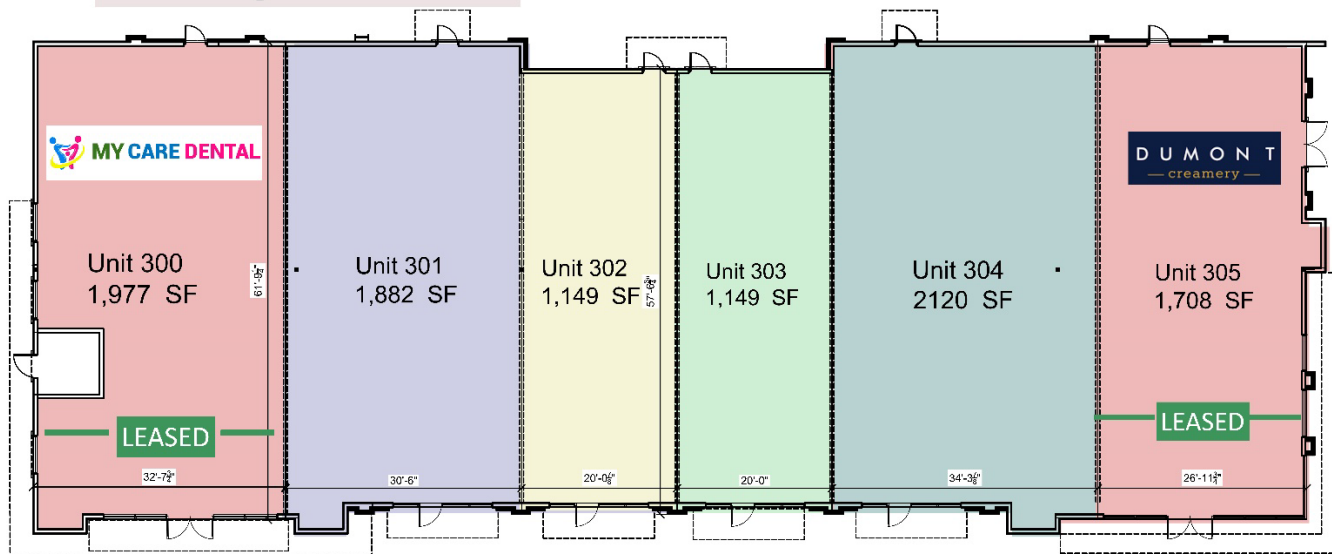
ALL CITY
REAL ESTATE



OFFICE/RETAIL/PAD SITES FOR SALE OR LEASE
12301 W Parmer Ln, Cedar Park, TX78613

72,000 SQFT RETAIL / OFFICE / PAD SITES AVAILABLE FOR SALE / LEASE

Building 3 - 9.986SF



Building 4 - 7,280 SF



VELAR DEVELOPMENT
DEVELOPMENT & CONSTRUCTION SERVICES
SUSTAINABLE FUTURE... WE DELIVER
www.velardevelopment.com

VENKAT GUDAPURI
512-590-4165
Vgudapuri@gmail.com

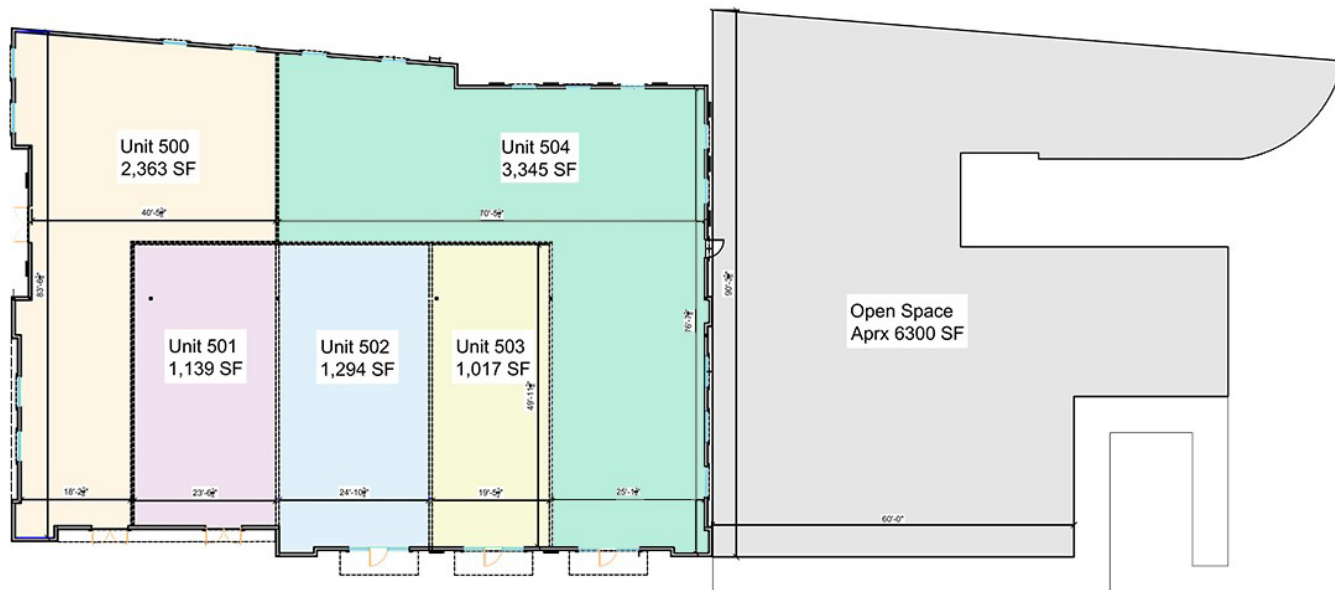
ALL CITY
REAL ESTATE



OFFICE/RETAIL/PAD SITES FOR SALE OR LEASE
12301 W Parmer Ln, Cedar Park, TX78613

72,000 SQFT RETAIL / OFFICE / PAD SITES AVAILABLE FOR SALE / LEASE

Building 5 - 9,158 SF



Building 6 - 5,740 SF



VELAR DEVELOPMENT
DEVELOPMENT & CONSTRUCTION SERVICES
SUSTAINABLE FUTURE... WE DELIVER
www.velardevelopment.com

VENKAT GUDAPURI
512-590-4165
Vgudapuri@gmail.com

ALL CITY
REAL ESTATE

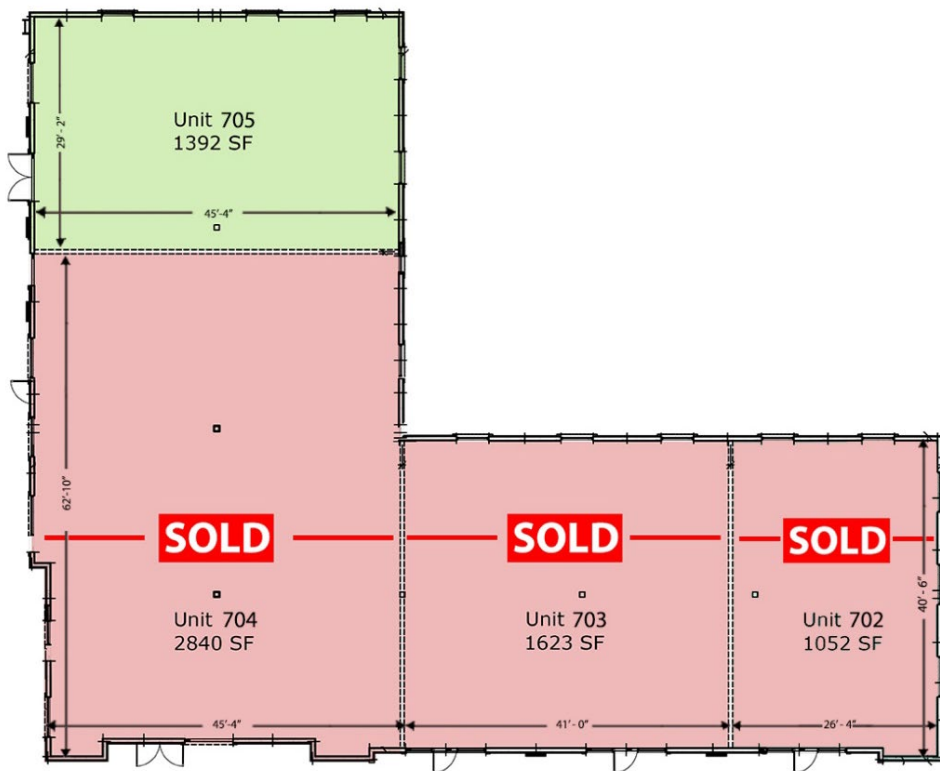


OFFICE/RETAIL/PAD SITES FOR SALE OR LEASE

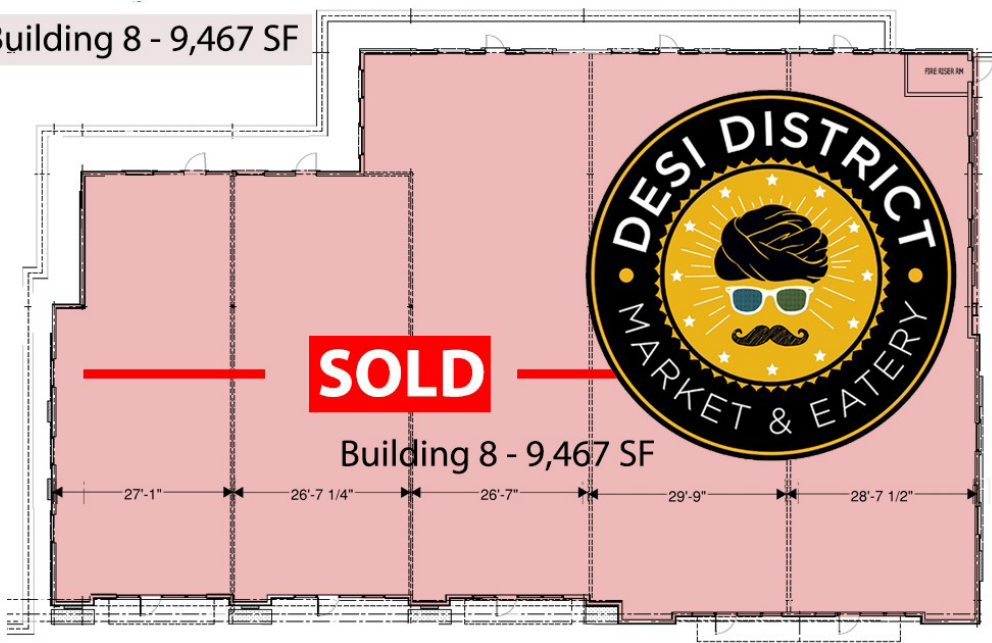
12301 W Parmer Ln, Cedar Park, TX78613

72,000 SQFT RETAIL / OFFICE / PAD SITES AVAILABLE FOR SALE / LEASE

Building 7 - 6,909 SF



Building 8 - 9,467 SF



VELAR DEVELOPMENT
DEVELOPMENT & CONSTRUCTION SERVICES
SUSTAINABLE FUTURE... WE DELIVER
www.velardevelopment.com

VENKAT GUDAPURI
512-590-4165
Vgudapuri@gmail.com

ALL CITY
REAL ESTATE



OFFICE/RETAIL/PAD SITES FOR SALE OR LEASE

12301 W Parmer Ln, Cedar Park, TX78613

72,000 SQFT RETAIL / OFFICE / PAD SITES AVAILABLE FOR SALE / LEASE



VELAR DEVELOPMENT
DEVELOPMENT & CONSTRUCTION SERVICES
SUSTAINABLE FUTURE... WE DELIVER
www.velardevelopment.com

VENKAT GUDAPURI
512-590-4165
Vgudapuri@gmail.com

ALL CITY
REAL ESTATE

The information contained herein cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.



OFFICE/RETAIL/PAD SITES FOR SALE OR LEASE

12301 W Parmer Ln, Cedar Park, TX78613

72,000 SQFT RETAIL / OFFICE / PAD SITES AVAILABLE FOR SALE / LEASE



VELAR DEVELOPMENT
DEVELOPMENT & CONSTRUCTION SERVICES
SUSTAINABLE FUTURE... WE DELIVER
www.velardevelopment.com

VENKAT GUDAPURI
512-590-4165
Vgudapuri@gmail.com

ALL CITY
REAL ESTATE

The information contained herein cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.



OFFICE/RETAIL/PAD SITES FOR SALE OR LEASE

12301 W Parmer Ln, Cedar Park, TX78613

72,000 SQFT RETAIL / OFFICE / PAD SITES AVAILABLE FOR SALE / LEASE



VELAR DEVELOPMENT
DEVELOPMENT & CONSTRUCTION SERVICES
SUSTAINABLE FUTURE... WE DELIVER
www.velardevelopment.com

VENKAT GUDAPURI
512-590-4165
Vgudapuri@gmail.com

ALL CITY
REAL ESTATE

The information contained herein cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.

DEMOGRAPHICS

Population

	1 mile	3 miles	5 miles
Population	7,813	71,558	200,544
Population Density (people per sq mi)	2,508	2,575	2,586

Source: U.S. Census Bureau, 2022 American Community Survey, Tables B01003

Income

	1 mile		3 miles		5 miles	
Median Household Income (in 2022 inflation adjusted dollars)	\$140,189		\$142,377		\$117,783	
Average Household Income (in 2022 inflation adjusted dollars)	\$168,134		\$162,147		\$141,226	
Families in Poverty	23	1%	521	3%	2,392	4%
Households	2,977		24,840		74,304	
Less than \$25,000	87	3%	1,447	6%	4,989	7%
\$25,000 to \$49,999	266	9%	2,036	8%	7,606	10%
\$50,000 to \$74,999	309	10%	2,482	10%	10,540	14%
\$75,000 to \$99,999	305	10%	2,177	9%	8,165	11%
\$100,000 to \$199,999	1,119	38%	9,302	37%	26,710	36%
Over \$200,000	891	30%	7,395	30%	16,294	22%

Source: U.S. Census Bureau, 2022 American Community Survey, Tables B19001, B19013, B19025, B17010

Age

	1 mile		3 miles		5 miles	
Median Age	37		37		37	
Population	7,813		71,558		200,544	
Ages 9 & under	1,044	13%	10,315	14%	25,830	13%
Ages 10 to 19	1,287	16%	12,461	17%	30,340	15%
Ages 20 to 29	956	12%	6,236	9%	23,517	12%
Ages 30 to 39	1,106	14%	10,667	15%	32,112	16%
Ages 40 to 49	1,703	22%	14,912	21%	36,398	18%
Ages 50 to 59	679	9%	7,581	11%	23,695	12%
Ages 60 to 69	550	7%	5,097	7%	15,510	8%
Ages 70 & over	487	6%	4,290	6%	13,142	7%

Source: U.S. Census Bureau, 2022 American Community Survey, Tables B01001

Race & Ethnicity

	1 mile		3 miles		5 miles	
Population	7,813		71,558		200,544	
White	3,751	48%	37,904	53%	110,713	55%
Black	175	2%	2,006	3%	8,896	4%
American Indian	12	0%	97	0%	277	0%
Asian	2,137	27%	17,016	24%	32,516	16%
Pacific Islander	0	0%	15	0%	287	0%
Other race	71	1%	356	0%	944	0%
Two or more races	340	4%	2,462	3%	7,793	4%
Hispanic or Latino	1,327	17%	11,701	16%	39,118	20%

Source: U.S. Census Bureau, 2022 American Community Survey, Tables B03002

Educational Attainment

	1 mile		3 miles		5 miles	
Population Aged 25 & Over	5,174		45,677		133,512	
No high school diploma	113	2%	1,339	3%	5,140	4%
High school graduate or equal	560	11%	4,413	10%	17,350	13%
Some college	738	14%	6,970	15%	24,887	19%
Associate's degree	251	5%	3,536	8%	11,330	8%
Bachelor's degree	1,880	36%	16,986	37%	47,023	35%
Advanced degree	1,632	32%	12,432	27%	27,781	21%

Source: U.S. Census Bureau, 2022 American Community Survey, Tables B15002

Employment Status

	1 mile		3 miles		5 miles	
Population Aged 16 & Over	5,866		52,934		154,888	
In labor force	4,237	72%	38,177	72%	113,881	74%
Civilian labor force	4,235	72%	38,142	72%	113,677	73%
Employed	4,084	70%	36,791	70%	108,879	70%
Unemployed	151	3%	1,351	3%	4,797	3%
In armed forces	1	0%	35	0%	204	0%
Not in labor force	1,629	28%	14,757	28%	41,007	26%

Source: U.S. Census Bureau, 2022 American Community Survey, Tables B23025



11/2/2015

Information About Brokerage Services

Texas law requires all real estate licensees 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.

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:
 - 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 coincidental 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.

All City Real Estate, Ltd. Co.	9003633	admin@allcityaustin.com	(866)277-6005
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Kevin P. Scanlan	477367	kevin@allcityagents.com	(866)277-6005
Designated Broker of Firm	License No.	Email	Phone
Kevin P. Scanlan	477367	kevin@allcityagents.com	(866)277-6005
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Venkat Gudapuri	708865	vgudapuri@gmail.com	512-590-4165
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date