

2000 Windy Ter
Cedar Park, TX



SALE PRICE
\$2,499,990



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2000 WINDY TERRACE CEDAR PARK, TEXAS 78613

- 7,500 SF modern warehouse (built 2015) with 6,000 SF warehouse + 1,500 SF office/admin/conference and 3.5 baths
- Two connected suites for flexibility/income: 11A (4,000 SF) + 11B (2,000 SF)—use together or separately
- Three (3) garage bays plus 18' eaves / 21' clear center height for racking, equipment, and vehicles
- Sale includes Drexel SLT30 narrow-aisle forklift (~\$20K value) + strong lease/investment potential in high-growth Cedar Park

Square Footage Breakdown

Total: 7,500 SF
Warehouse: 6,000 SF
across two connected suites
Suite 11A: 4,000 SF
Suite 11B: 2,000 SF
Office/Admin/Conference: 1,500 SF

Matthew Layman

Austin's Rockin' Realtor

 512-771-0754

 matthew.layman@elliman.com

 [Matthew Layman Website](#)





Welcome to **2000 Windy Terrace, Cedar Park, Texas**—a modern, income-flexible warehouse property built in **2015**, designed to scale alongside your business. This **7,500 sq ft facility** offers exceptional **versatility and flexibility**, featuring **two connected warehouse units** that can operate together or independently. Complementing the warehouse space is **1,500 sq ft of well-appointed office, administrative, and conference areas, 3.5 baths** & lots of space for creating a seamless environment for operations, leadership, and client-facing needs under one roof.

Together, the property includes **three (3) dedicated garage bays**, making it ideal for logistics, light manufacturing, tech operations, distribution, or specialized trades. With **18-foot eave heights** and an impressive **21-foot clear center height**, the space easily accommodates racking, equipment, vehicles, and advanced operational needs—providing the width and vertical clearance to support nearly any business model.

A major advantage of this property is **immediate income potential**—occupy one side while leasing the other, or rent both units for diversified revenue streams. Current annual property taxes are **\$35,702**.

Adding even more value, the sale includes a **Drexel SLT30 narrow-aisle forklift (36V)** with swing-arm functionality—**valued at approximately \$20,000 USD**—a rare and practical asset for efficient warehouse operations.

Located in **Cedar Park**, one of Central Texas' fastest-growing and most business-forward cities, this property benefits from a thriving **tech and aerospace ecosystem**, highlighted by **Firefly Aerospace's lunar missions**. Continued infrastructure investment—including a new library and hotel/convention center—underscores Cedar Park's long-term vision for growth, safety, and economic development.

This is more than a warehouse—it's a **scalable headquarters, an income-producing asset, and a strategic foothold in one of Texas' most dynamic markets**. Opportunities with this level of flexibility, ceiling height, and location rarely come available

Property Photos

