

Commercial Property  
**FOR SALE**

11651 W PARMER LN  
CEDAR PARK, TX 78613



Dual Tenant Net Leased Investment

**partners**  
medicalcre.com

# Our Team



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# Investment Summary

Partners Real Estate is pleased to present a dual-tenant net leased investment in Cedar Park, TX, offering a diverse income stream with speech and auditory therapy for children and event space backed by top-tier credit tenants. Situated on a large 3.113-acre parcel with prime frontage on Farmer Lane, this 100% occupied property features staggered lease terms with annual increases, ensuring long-term income stability. The 20,623 SF rentable area, split between two buildings (11,612 SF & 9,011 SF), benefits from a weighted average lease term of 94 months and a net operating income of \$576,833.10, with an average rental rate of \$27.58/SF. Built in 2007 and renovated in 2022, this well-maintained asset presents an exceptional investment opportunity in a growing market.

Price	\$8,225,000
Price Per SF	\$398.83
Cap Rate	7.01%
NOI (F12 From 1/1/26)	\$576,883.10
Occupancy	100%
WALT	94 Months
Average Rental Rate	\$27.58
Rent Roll	Available Upon Request
Building Size	20,623 SF 11,612 SF   Building 1 9,011 SF   Building 2
Lot Size	3.113 AC
Year Built	2007
Year Renovated	2022



# Property Highlights



## STRONG DUAL TENANT INVESTMENT

This property features two high-quality tenants with staggered lease terms and annual rent increases, ensuring long-term income stability and growth.

## DIVERSE INCOME STREAM

Anchored by a childcare operator and an event space, the property provides a reliable and diverse income stream backed by top-tier tenants.

## PRIME LOCATION

Situated on a large parcel with excellent frontage along Parmer Lane, the property benefits from strong visibility and accessibility in the rapidly growing Cedar Park market.

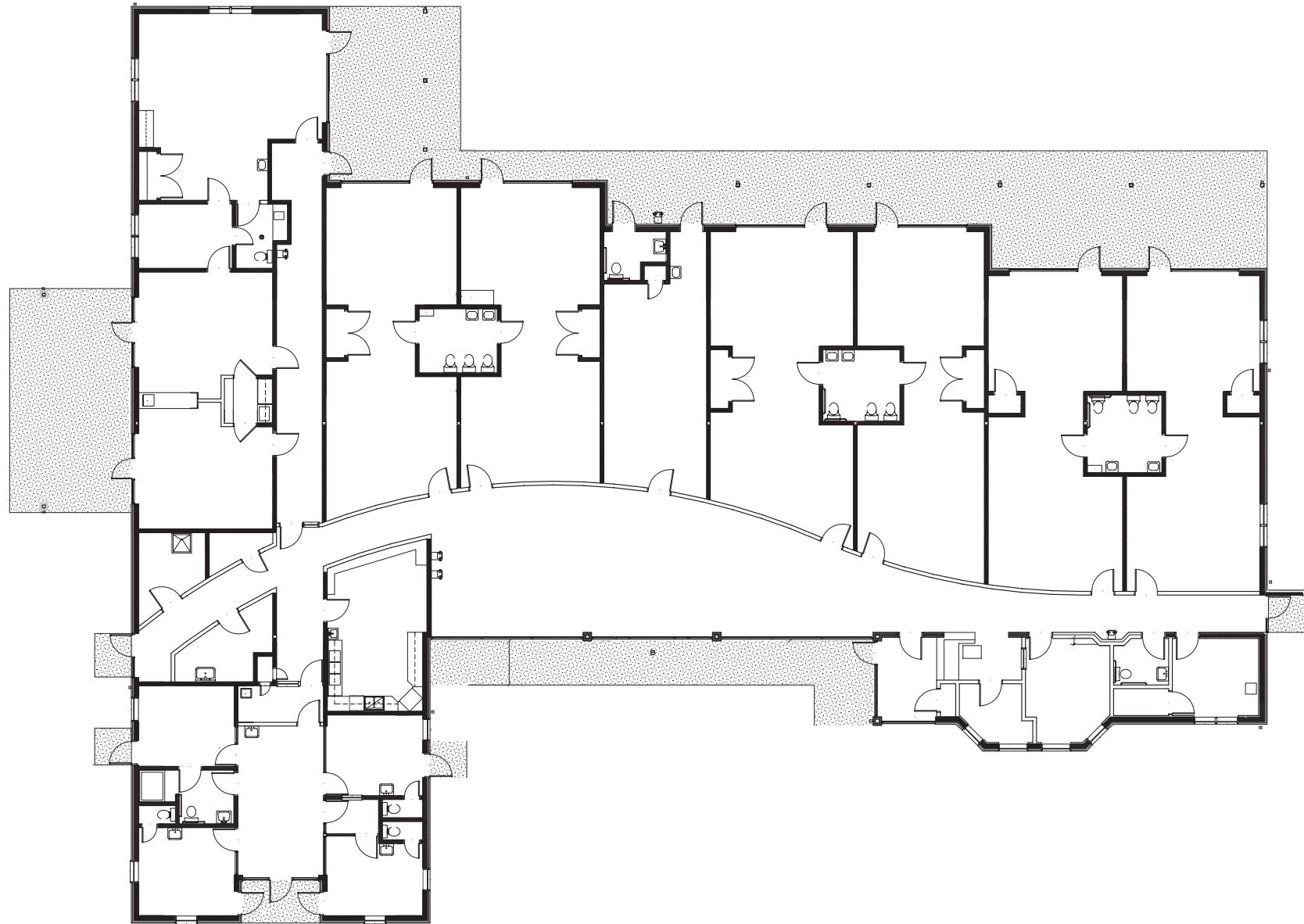
## UNPARALLELED MARKET GROWTH

In Cedar Park, Texas, dual-tenant net-leased investments present a strong opportunity for investors seeking stable, long-term income. With Cedar Park's rapid population growth and expanding commercial sector, these properties benefit from high visibility, strong tenant demand, and proximity to major highways. Whether housing medical offices, retail, or professional services, dual-tenant assets offer diversification and reduced vacancy risk. This positive trajectory highlights Cedar Park's appeal as a thriving market for net-leased investments, providing both stability and growth potential for investors.

## FAVORABLE STATE TAX LAWS

Texas is one of seven states that does not impose a state income or investment tax.

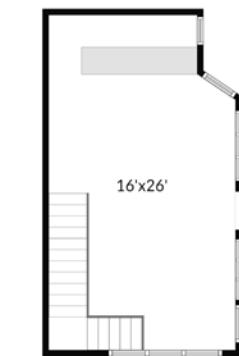
# Floor Plan | Building 1



# Interior Photos



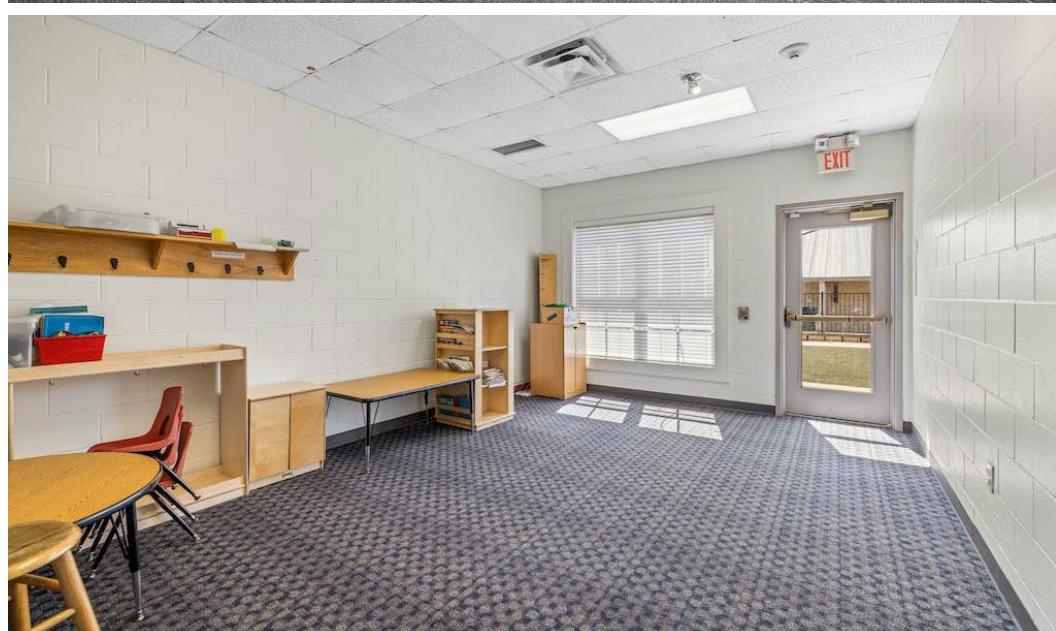
# Floor Plan | Building 2



**SECOND FLOOR**

**FIRST FLOOR**

# Interior Photos



# Demographics

## POPULATION

2024 Population 8,888 92,093 244,035

2029 Population Projection 11,227 116,631 308,120

Median Age 36.6 37.1 37.7

## HOUSEHOLDS

2024 Households 2,955 32,641 90,575

2029 Household Projection 3,744 41,552 114,903

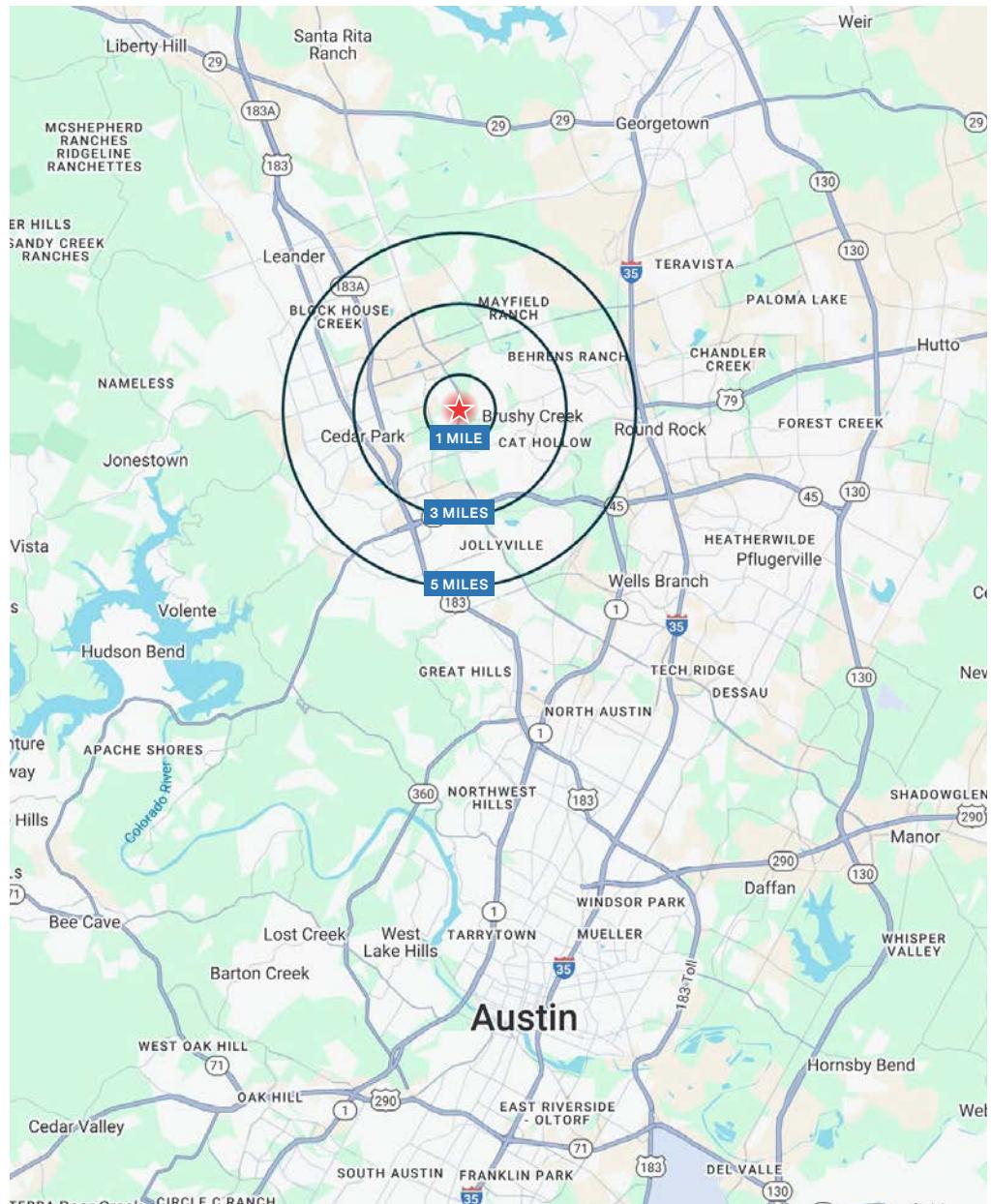
Avg Household Income \$173,349 \$142,389 \$132,637

Median Household Income \$144,347 \$118,108 \$109,976

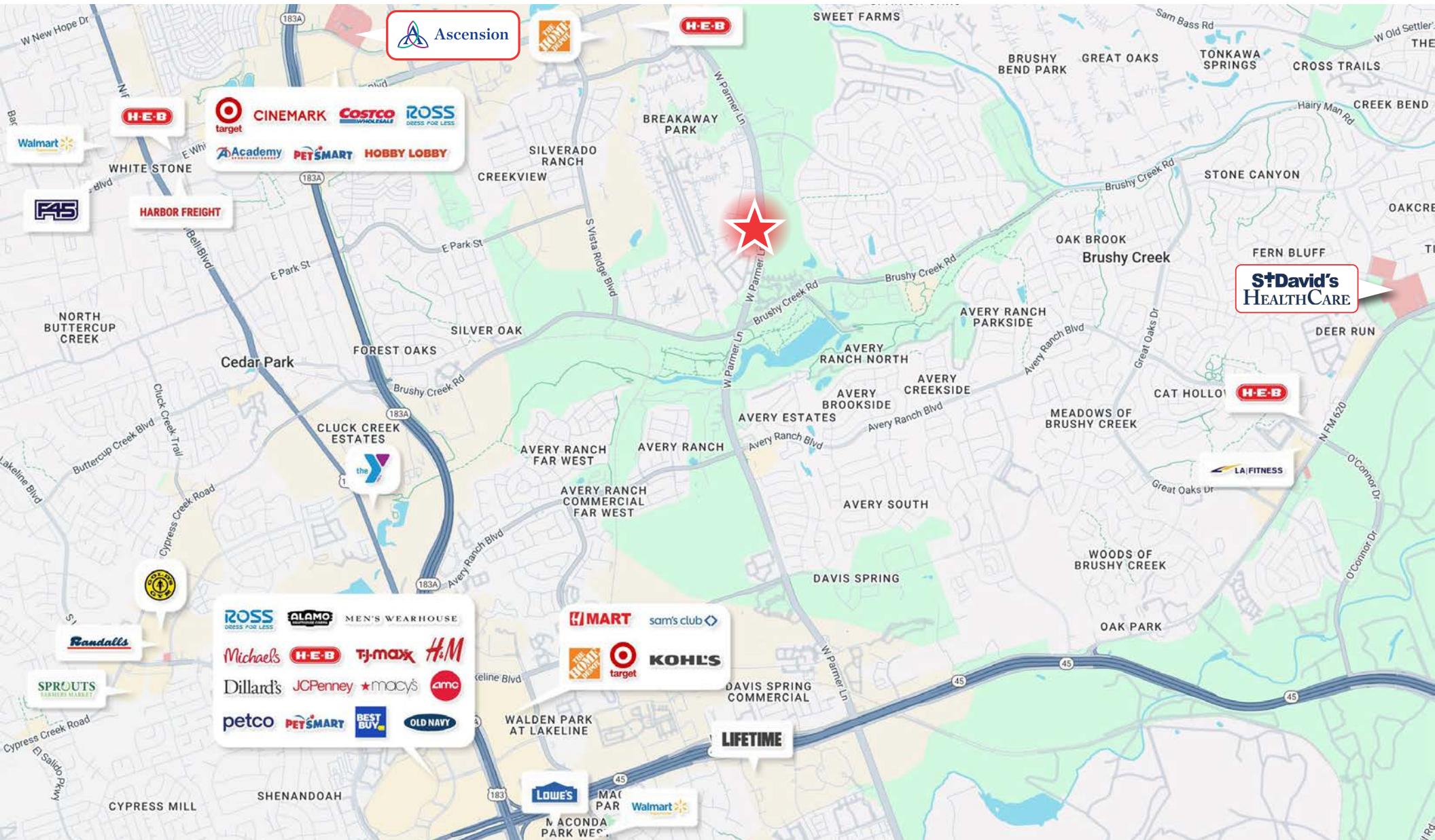
## EMPLOYMENT

Employees 2,120 23,654 68,465

Businesses 299 3,638 9,600



## Nearby Businesses



# Aerial Overview



## Site Overview



## 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.



2-10-2025

### 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.

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