



FOR LEASE - Shops at Presidio

12160 W Parmer Ln, Cedar Park, TX 78613



Anchoring the signalized corner of W Parmer Lane and Ranch Trails, Shops at Presidio puts tenants directly in the path of more than 37,000 cars a day. Delivered in 2018, the center spans roughly 24,031 square feet across two buildings on a 4.2-acre site, with an outdoor common area featuring mature oaks, two dining decks, a turf courtyard, and a play area for families.

The property is woven into a larger 25-acre mixed-use development that pairs it with office space and the 337-unit Latitude at Presidio apartments next door – giving retailers a steady mix of residents, office workers, and drive-by traffic all within steps of their storefront.

DEMOGRAPHICS	2 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS
2025 POPULATION	33,025	227,130	725,171
2025 HOUSEHOLDS	10,891	83,871	282,816
MEDIAN HH INCOME	\$175,908	\$127,106	\$111,960

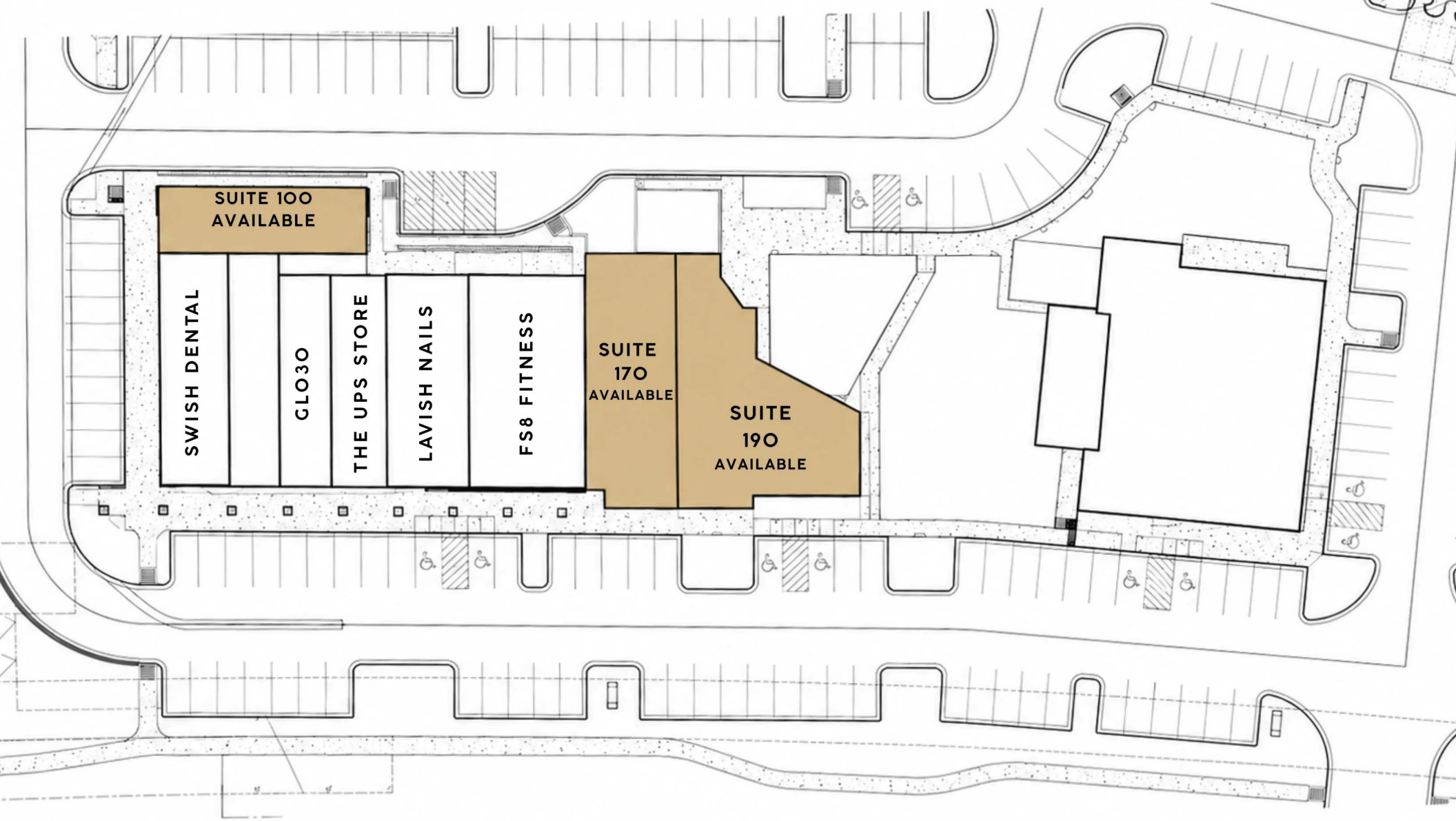
AVAILABLE SUITES:

#100 - 1,454 sq ft
 #170 - 2,088 sq ft
 #190 - 4,042 sq ft

Please Call for Rates

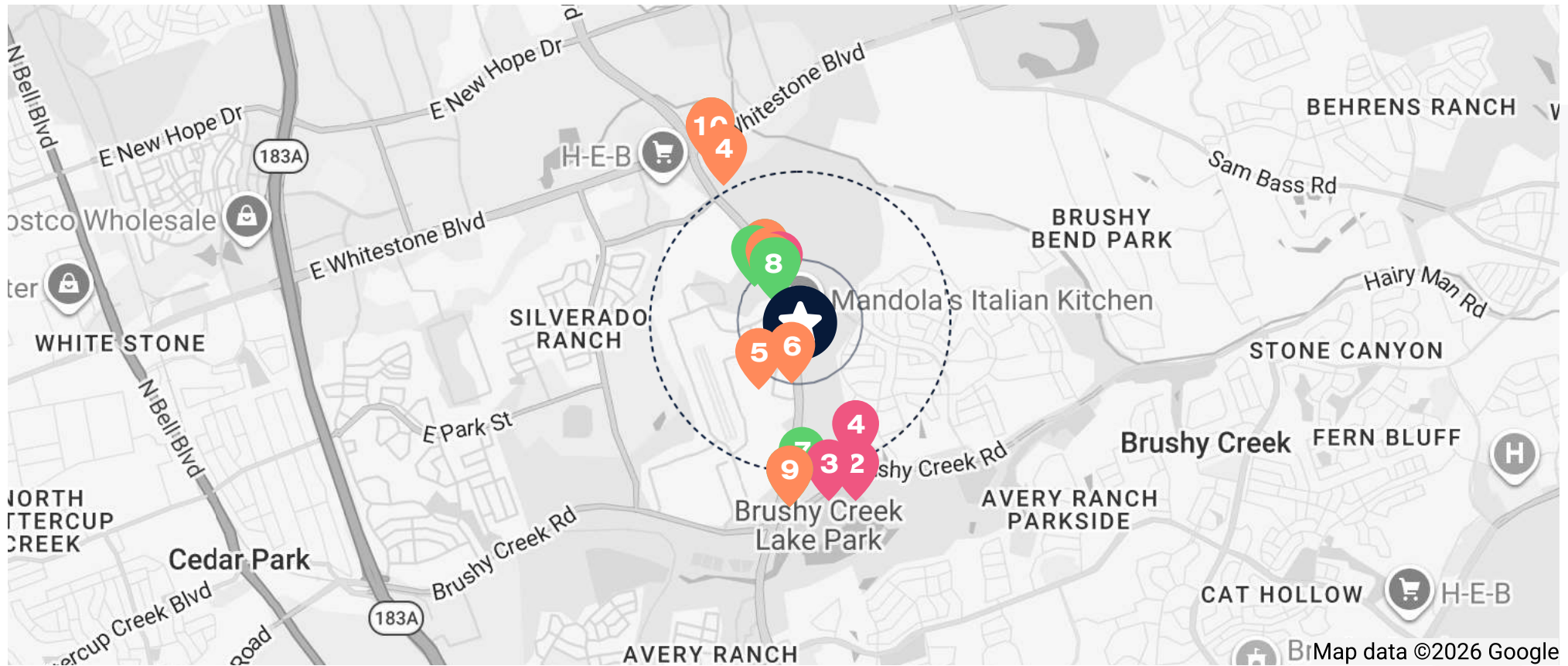
SHOPS AT PRESIDIO

12160 PARMER LANE CEDAR PARK, TX 78613



POINTS OF INTEREST

— 5min walk --- 10min walk



TRIP & ACCESS

- 1 Shell Gas Pumps
- 2 Parking lot
- 3 Brushy Creek Lake Park ...
- 4 Car Parking

FOOD & DRINK TRAFFIC

- 1 Red Horn Coffee House ...
- 2 ARWA YEMENI COFFEE
- 3 Desi District - Cedar Park
- 4 La Texanita

- 5 Wok Togo
- 6 Laredo Taco Company
- 7 Carajos Peruvian Food
- 8 Shah Ghouse Biryani | A...

COMPETING RETAIL

- 1 Red Horn Coffee House ...
- 2 ARWA YEMENI COFFEE
- 3 The Peddler Bicycle Sho...
- 4 Quality Halal Market
- 5 Sai Flowers Cedar park

- 6 Intrinsic Trading
- 7 Maya Creamery Cedar P...
- 8 Bagel Bear
- 9 7-Eleven
- 10 ALFASON AFRICAN MA...

— PROPERTY PHOTO



— PROPERTY PHOTO



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CONTACT US



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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.

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone
	Buyer/Tenant/Seller/Landlord Initials		Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov