

FOR LEASE

**1011 Wilson Ranch Place
Suite 102**

Cedar Park, Texas 78613

List Price:

\$34 Base Per Sq Ft

Est. NNN \$9.08 Per Sq Ft



realty texas[®]
THE REAL DEAL

Ben Patterson— 512-373-5786

Ben-Patterson@RealtyTexas.com

For Lease

1011 Wilson Ranch Place, Suite 102
Cedar Park, Texas 78613

Brushy Creek Lake Park



Parmer Lane

Brushy Creek Road



This is a brand-new property right off Brushy Creek Road and Parmer Lane in a highly desired area of Cedar Park. The total building is 7,626 sq. ft. Suite 102 is 2,863 sq. ft. This is an ideal location for a business to grow with easy access to Highway 183 Toll, Parmer Lane and FM 1431. Property is zoned LB.

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PROPERTY DETAILS

- Prime Location!!
- Brand new building completed 2024
- 1.28 acres - (55,756 sq ft)
- Zoned Local Business (LB) , Cedar Park City Limits
- Total structure is 7,626 sq. ft. with Suite 102 containing 2,863 sq. ft. of space for lease.

PROXIMITY to PROPERTY

- Seconds away from mixed use space in Avery Ranch which includes restaurants, bars and other retail businesses.
- Property is close to HEB shopping center at 1431 and Parmer Lane.
- Across the street from Brushy Creek Sports Park, hiking trails, Avery Ranch Golf Club and Brushy Creek Lake Park.
- Vista Ridge High School is right down the street.

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LOCAL AREA ATTRACTIONS

NEARBY PLACES TO EAT CEDAR PARK AREA

Amy's China Cuisine, Baskin-Robbins, Buffalo Wild Wings, Chick-Fil-A, Chuy's, Costco, Dutch Bros Coffee, Einstein Bros. Bagels, First Watch, Freebirds Burrito, Jack Allen's Kitchen, Jason's Deli, Jimmy John's, Lupe Tortilla, McAlister's Deli, Mighty Fine Burgers, MOD Pizza, Potbelly, Round Rock Donuts, Salata, Snap Kitchen, Starbucks, Tiff's Treats, Torchy's Tacos, Tumble 22, Via 313 Pizza, Whole Foods Market

NEARBY PLACES TO SHOP CEDAR PARK

DSW, At Home, CVS, DICK's Sporting Goods, Half Price Books, Hobby Lobby, Marshalls, Nordstrom Rack, Office Max, Target, Tuesday Morning, Ulta Beauty, World Market

NEARBY PLACES TO EAT AVERY RANCH

Baskin-Robbins, Dana Bazaar, Hunan Ranch, JW Bakery, Mama Betty's Tex-Mex, Mandola's Kitchen, Marco's Pizza, McDonald's, Moonshine, Shipley's Donuts, Slapbox Pizza, Smokey Mo's BBQ, Subway, Summer Moon Coffee, Taco B

GYMS - AVERY RANCH AREA

Orangetheory, 9Round Kickboxing, SaraStyle Fitness

SHOPPING - AVERY RANCH AREA

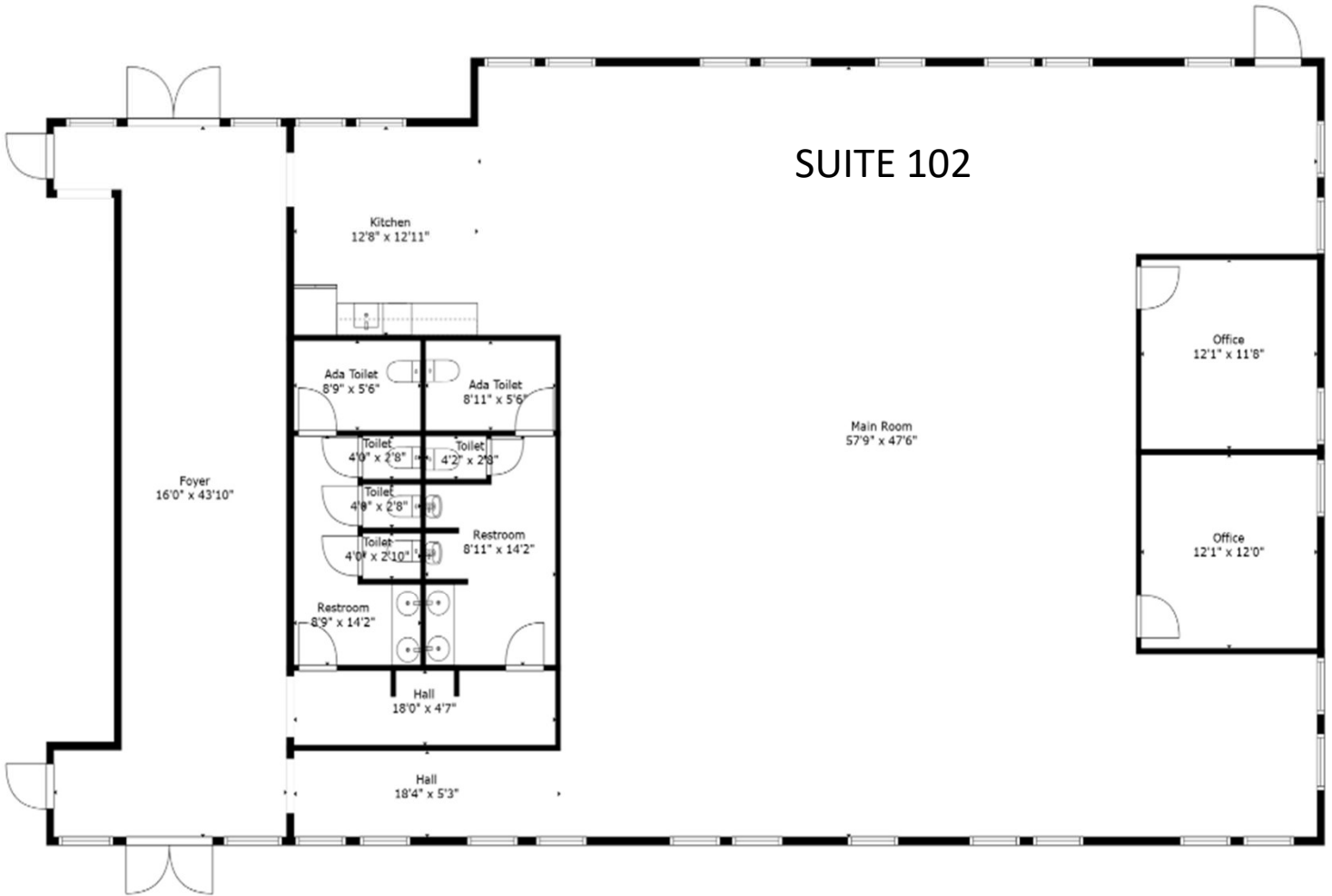
CVS, Walgreens

ENTERTAINMENT - AVERY RANCH AREA

Avery Ranch Golf Club

For Lease

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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 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.

<u>Realty Texas LLC</u>	<u>9005703</u>	<u>jack@realtytexas.com</u>	<u>800-660-1022</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Jack Stapleton</u>	<u>576129</u>	<u>jack@realtytexas.com</u>	<u>512-264-5115</u>
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<u>Leisa Ormsbee</u>	<u>580626</u>	<u>leisa@realtytexas.com</u>	<u>512-590-1833</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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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