

Vista Place

705 N Vista Ridge,
Cedar Park, TX 78613

FOR LEASE



- 6062 sq. ft retail space
- Ideal for restaurant/coffee bar with 850 sq.ft patio (grease trap installed)
- **Base Rent** : \$25.00 - \$30.00 /SF/YR
- **Min. Divisible** : 850 SF

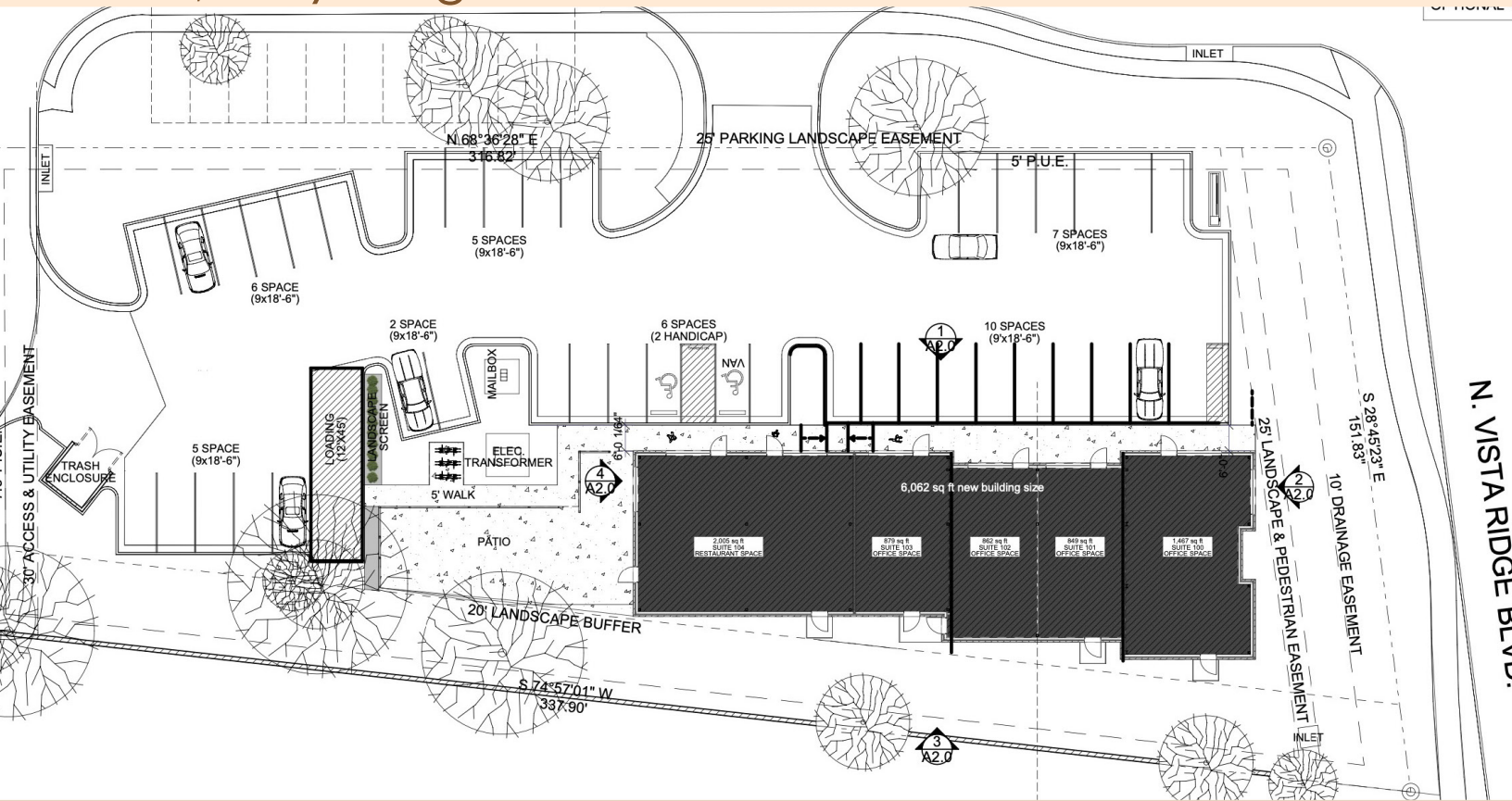
Contact : Bhavani Bheemanadham
201-360-1218
sankarbhavanib@gmail.com



Vista Place

705 N Vista Ridge, Cedar
Park, TX 78613

FOR LEASE



Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	8,723		76,285		235,407	
2023 Estimate	7,630		68,175		212,091	
2010 Census	3,070		42,418		148,169	
Growth 2023 - 2028	14.33%		11.90%		10.99%	
Growth 2010 - 2023	148.53%		60.72%		43.14%	
2023 Households by HH Income	2,768		24,865		77,486	
Income: <\$25,000	103	3.72%	1,407	5.66%	4,279	5.52%
Income: \$25,000 - \$50,000	354	12.79%	2,967	11.93%	9,695	12.51%
Income: \$50,000 - \$75,000	460	16.62%	3,435	13.81%	11,526	14.87%
Income: \$75,000 - \$100,000	287	10.37%	2,614	10.51%	9,123	11.77%
Income: \$100,000 - \$125,000	394	14.23%	4,037	16.24%	11,221	14.48%
Income: \$125,000 - \$150,000	268	9.68%	2,630	10.58%	8,133	10.50%
Income: \$150,000 - \$200,000	480	17.34%	4,177	16.80%	13,262	17.12%
Income: \$200,000+	422	15.25%	3,598	14.47%	10,247	13.22%

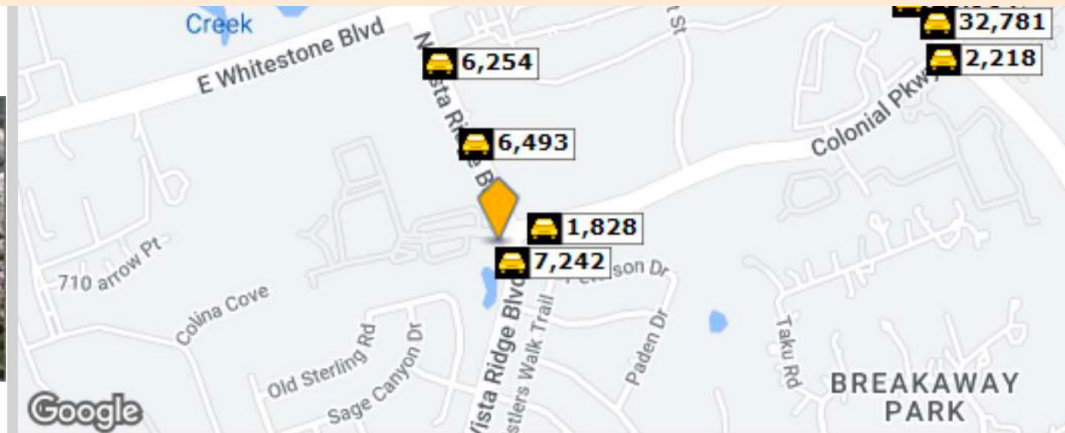
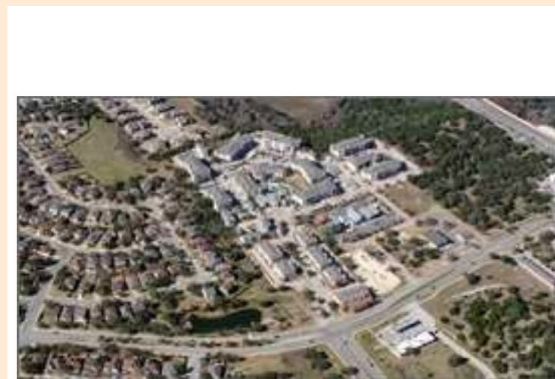
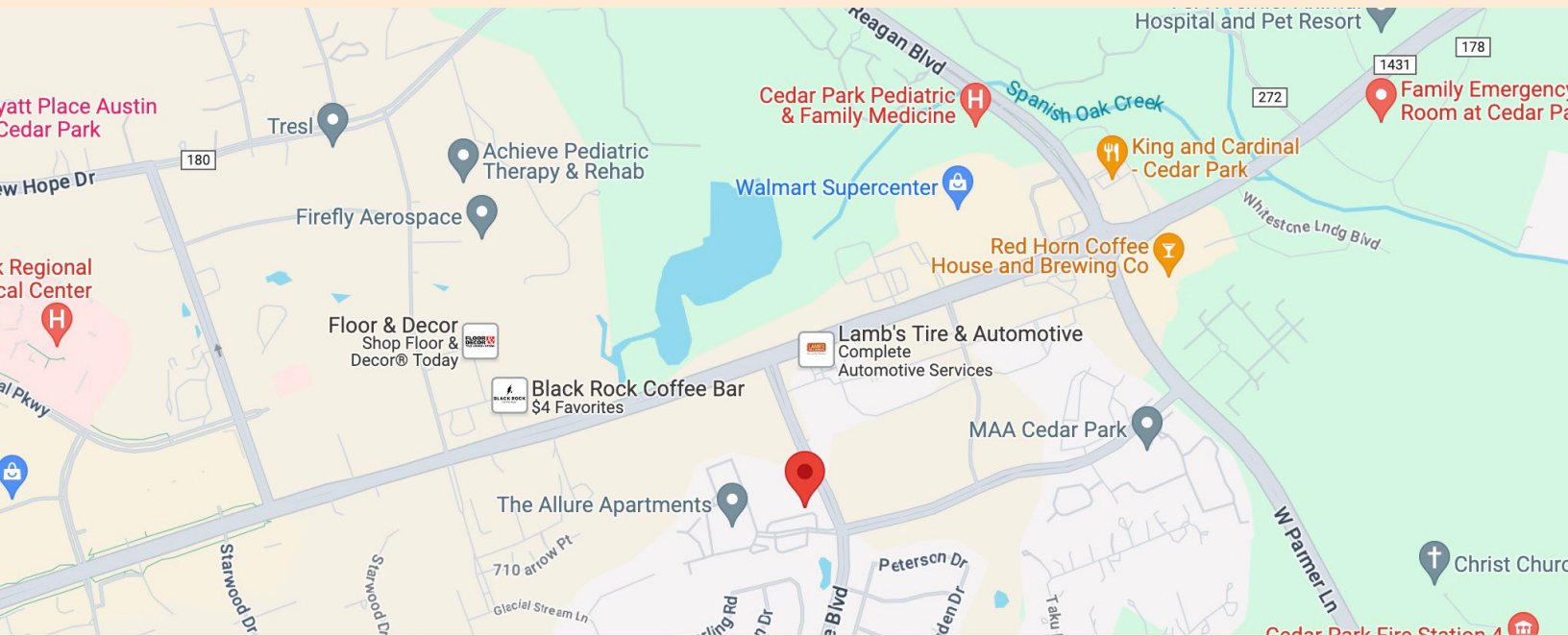
Contact : Bhavani Bheemanadham
201-360-1218
sankarbhavanib@gmail.com



Vista Place

705 N Vista Ridge,
Cedar Park, TX 78613

FOR LEASE



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume
1 N Vista Ridge Blvd	Colonial Pkwy	0.04 N	2022	7,242
2 Colonial Pkwy	N Vista Ridge Blvd	0.04 W	2022	1,828
3 North Vista Ridge Boulevard		0.00	2022	6,493
4 N Vista Ridge Blvd	E Whitestone Blvd	0.08 N	2022	6,254
5 East Whitestone Boulevard	Market St	0.03 W	2022	36,793
6 E Whitestone Blvd	Market St	0.08 W	2022	29,943
7 E Whitestone Blvd	Market St	0.08 W	2020	35,119
8 W Parmer Ln	Colonial Pkwy	0.08 SE	2022	23,964
9 Colonial Pkwy	W Parmer Ln	0.02 NE	2022	2,218
10 West Parmer Lane	Colonial Pkwy	0.04 SE	2022	32,781

Contact : Bhavani Bheemanadham
201-360-1218
sankarbhavanib@gmail.com





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.

ReKonnection LLC	9010467	admin@reconnection.com	(972)333-7559
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Praveen Billa	0611849	pk@urbancountryrealty.com	(972)914-0989
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bhavani Bheemanadham	0733897	sankarbhavanib@gmail.com	(201)360-1218
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