



**Josh Cook, Broker | Owner**

(512) 656-2964 • [www.CCRETX.com](http://www.CCRETX.com)

## **12051 W Parmer Lane, Cedar Park, TX 78613**

**Parcel Size** – 1.251 Acres

**City** – City of Cedar Park

**Zoning** – PO Zoned Land (Cedar Park): Ideal for professional offices, medical uses, or educational facilities. Includes fully approved plans for a Montessori School or Daycare offering immediate development potential.

**Additional Information** – Outstanding opportunity to fast track a school development project. Full site plans for a Montessori School are available and were previously approved by the City of Cedar Park.

**Utilities** – All Available

**Area** – Prime Parmer Lane location between Brushy Creek and FM 1431 - excellent proximity and access to FM 1431, Brushy Creek Road, 183A and IH-35.

**Offering Price** - \$1,775,000.

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**SURVEY: 1.251 ACRES**

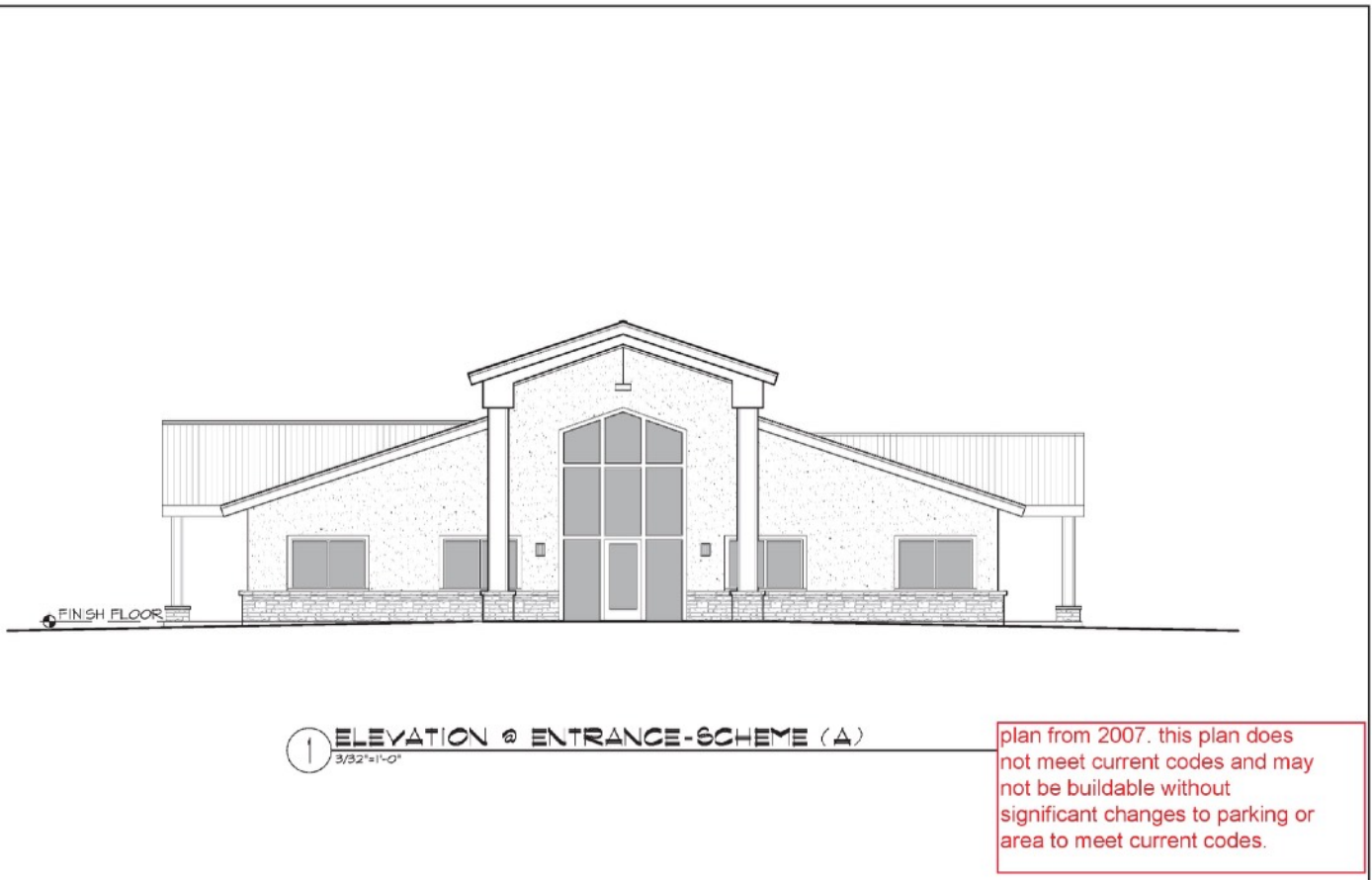


# MAP



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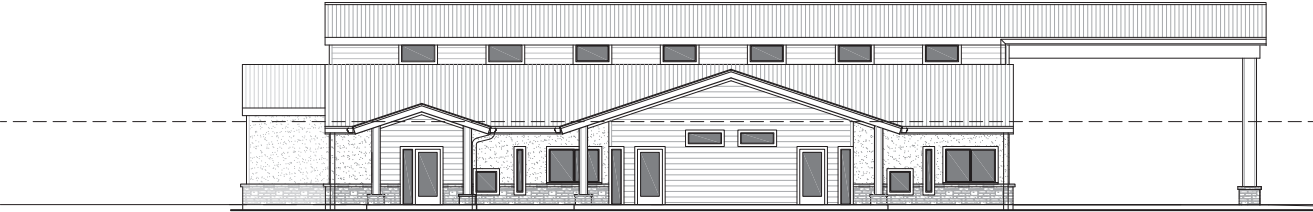
# ENTRY ELEVATION



DATE: 06/12/07	NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION	MONTEBBORI SCHOOL  PARNER LANE AUSTIN, TEXAS	L.M.HOLDER III, F.A.I.A. ARCHITECTS PLANNERS ENERGY CONSULTANTS 4202 SPICEWOOD SPRINGS RD. SUITE 214 AUSTIN, TEXAS 78759 512-345-8817	ALL INFORMATION OF RECORD, INCLUDING ORIGINAL DRAWINGS, AND EXCEPT WHERE SHOWN OTHERWISE, THE CONTENT OF THIS PLAN IS THE PROPERTY OF L.M.HOLDER III, F.A.I.A. AND IS NOT TO BE REPRODUCED, COPIED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF L.M.HOLDER III, F.A.I.A. ANY REPRODUCTION OR USE OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF L.M.HOLDER III, F.A.I.A. IS A VIOLATION OF THE COPYRIGHT LAWS OF THE UNITED STATES OF AMERICA. THIS PLAN IS THE PROPERTY OF L.M.HOLDER III, F.A.I.A. AND IS NOT TO BE REPRODUCED, COPIED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF L.M.HOLDER III, F.A.I.A.	SHEET: <b>SC-a</b>  JOB NO.: 3226
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# SOUTH ELEVATION



plan from 2007. this plan does not meet current codes and may not be buildable without significant changes to parking or area to meet current codes.

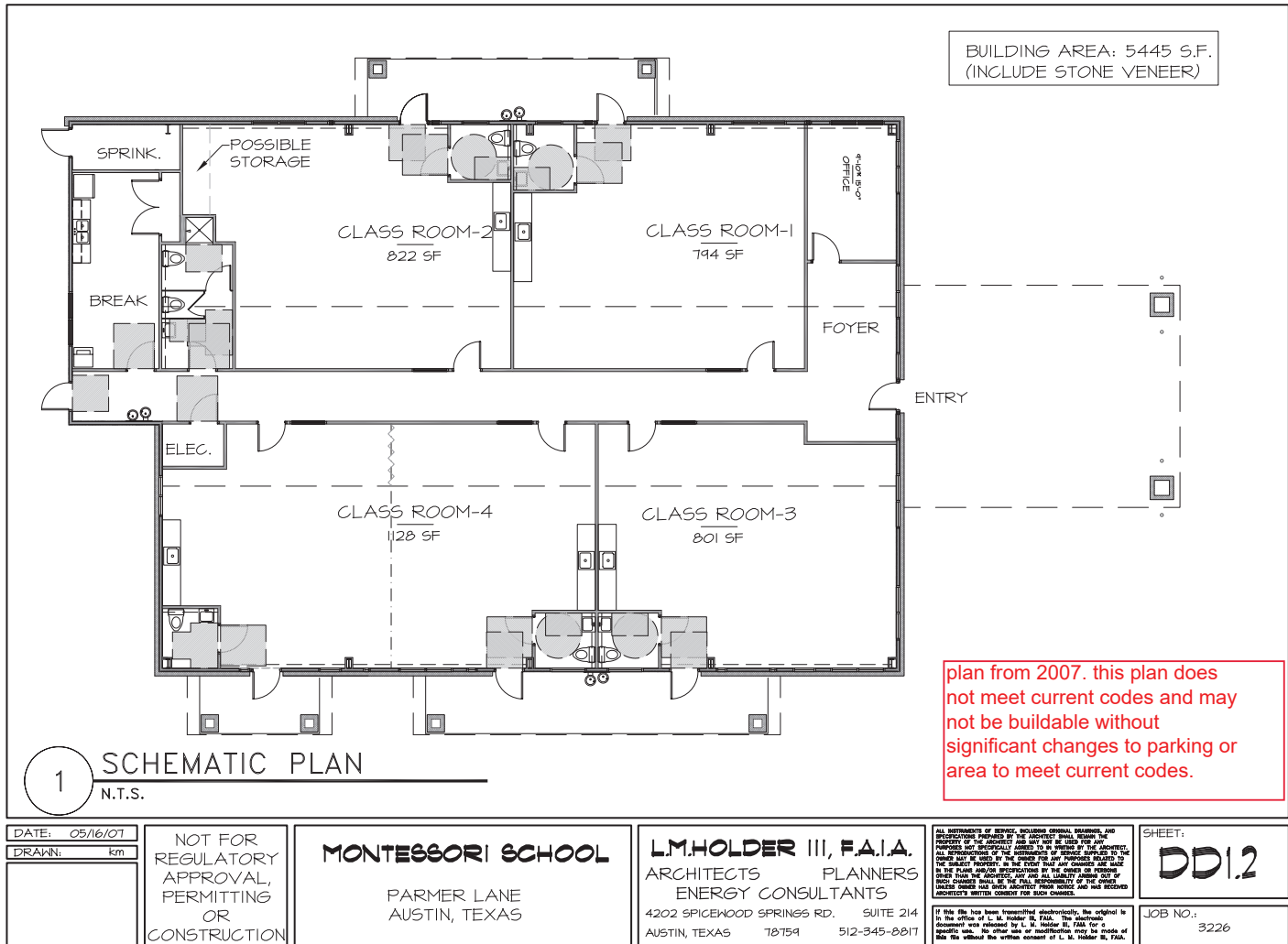
② OUTLINE ELEVATION @ SOUTH  
1/8"=1'-0"

DATE: 04/04/07	NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION	MONTESSORI SCHOOL  PARMER LANE AUSTIN, TEXAS	L.M.HOLDER III, F.A.I.A. ARCHITECTS PLANNERS ENERGY CONSULTANTS 4202 SPICEWOOD SPRINGS RD. SUITE 214 AUSTIN, TEXAS 78759 512-345-8817	<small>ALL INSTRUMENTS OF SERVICE, INCLUDING ORIGINAL DRAWINGS, AND REVISIONS PREPARED BY THE ARCHITECT SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND MAY NOT BE USED FOR ANY PURPOSES NOT SPECIFICALLY PERMITTED BY THE ARCHITECT. ANY REPRODUCTION OF THE INSTRUMENTS OF SERVICE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT SHALL BE AT THE USER'S RISK. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CHANGES MADE TO THE PLAN AND/OR SPECIFICATIONS BY THE OWNER OR PERSONS OTHER THAN THE ARCHITECT, AND ANY LIABILITY ARISING OUT OF SUCH CHANGES SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER. THE ARCHITECT'S WRITTEN CONSENT FOR SUCH CHANGES.</small>	SHEET: DD3.1
DRAWN: km					JOB NO.: 3226

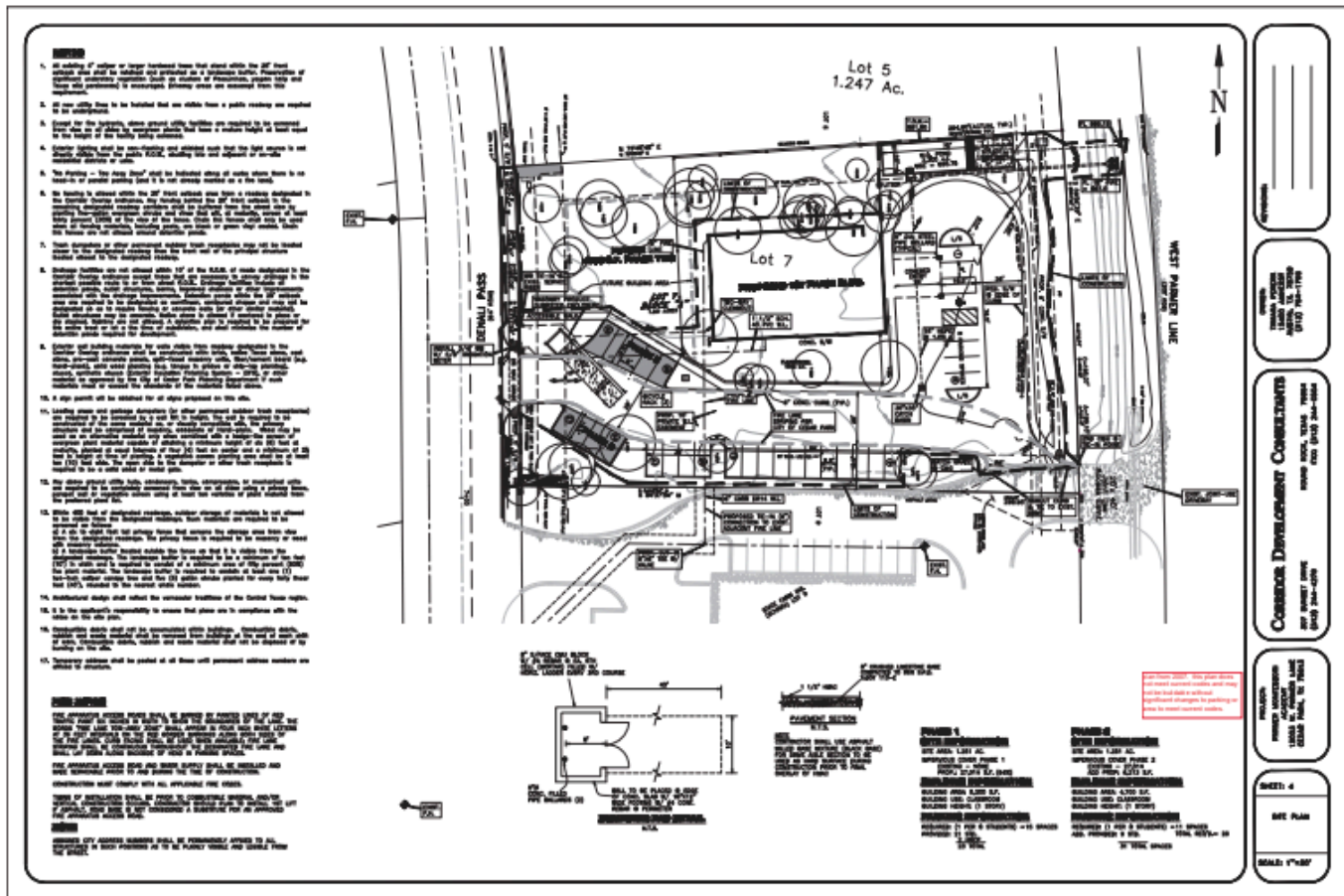




# FLOOR PLAN



# SITE PLAN





11/2/2015

## 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 coincidental 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>Cook Commercial Real Estate, LLC</u>	<u>9004236</u>	<u>josh@ccretx.com</u>	<u>(512)656-2964</u>
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Josh Cook</u>			
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](http://www.trec.texas.gov)

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IABS 1-0 Date  
Colonial Parkway





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