

*PROPERTY*

FOR LEASE

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10513 PARMER LN, AUSTIN,  
TX 78717

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## EXECUTIVE SUMMARY



## OFFERING SUMMARY

|                  |             |
|------------------|-------------|
| Lease Rate:      | Call Broker |
| Building Size:   | 4,060 SF    |
| Available SF:    | 4,060 SF    |
| Lot Size:        | 0.451 Acres |
| Number of Units: | 1           |
| Year Built:      | 2023        |
| Zoning:          | PUD         |

## PROPERTY OVERVIEW

Major intersection location of Avery Ranch and Parmer Ln. Located just behind McDonald's on Parmer. Ample parking and amazing second-floor views.

Beautiful new office building with great views, big windows and an outdoor patio area. Two floors, with stairs and restrooms in the center of the building.

The building is ready for tenant finish-out as desired. This area has been experiencing a great amount of population growth of 19% in the last 5 years. Median Household Income is \$109K with primary positions in management. This location would be great for a daycare, salon, spa, showroom, offices, co-working, medical offices, etc.

Located right between Cedar Park and Round Rock for easy access with Austin address!  
8 minutes to Lakeline Mall and Walden Park  
12 minutes to St. David's Round Rock Medical Center  
19 minutes to Domain  
28 minutes to Downtown Austin

High traffic count: The area has a high traffic count, with over 100,000 vehicles passing by each day. This would give your business a lot of exposure and potential customers.



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## ADDITIONAL PHOTOS





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## LOCATION MAP



Google

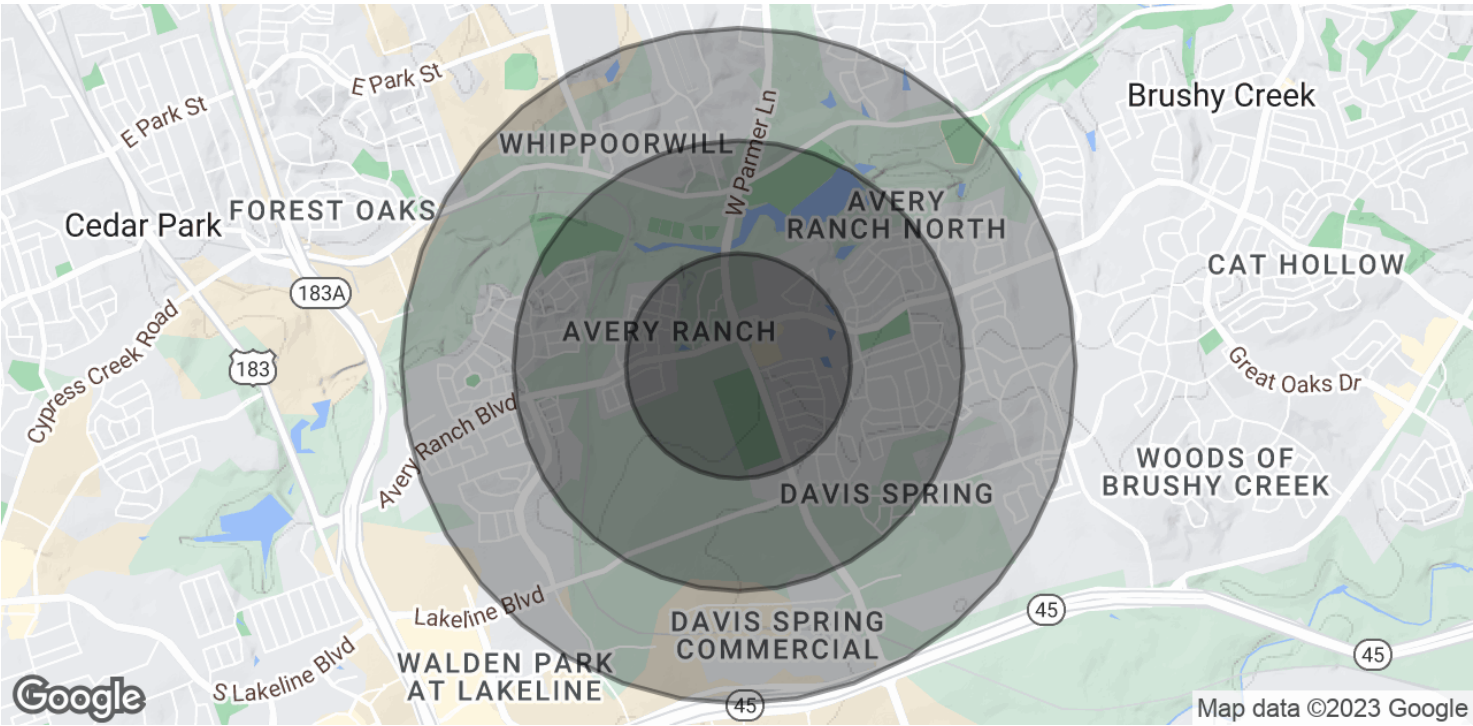
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## DEMOGRAPHICS MAP & REPORT



|                      | 0.5 MILES | 1 MILE    | 1.5 MILES |
|----------------------|-----------|-----------|-----------|
| POPULATION           |           |           |           |
| Total Population     | 2,184     | 8,909     | 19,446    |
| Average Age          | 38.9      | 37.8      | 36.2      |
| Average Age (Male)   | 37.9      | 36.4      | 34.6      |
| Average Age (Female) | 39.5      | 38.1      | 36.5      |
| HOUSEHOLDS & INCOME  |           |           |           |
| Total Households     | 735       | 2,942     | 6,881     |
| # of Persons per HH  | 3.0       | 3.0       | 2.8       |
| Average HH Income    | \$137,023 | \$135,093 | \$123,349 |
| Average House Value  | \$366,239 | \$352,324 | \$347,671 |

\* Demographic data derived from 2020 ACS - US Census

