

# 1130 COTTONWOOD CREEK TRAIL - SUITE C-2

## CEDAR PARK, TEXAS



### PROPERTY HIGHLIGHTS

- Small office/retail suite located in Cedar Park right off of Highway 183
- Adjacent to Cedar Park Regional Medical Center and 1890 Ranch
- Previously occupied by Redlight Therapy Clinic
- Perfect for any medical, professional office, or service-provider
- Vacant August 1, 2025

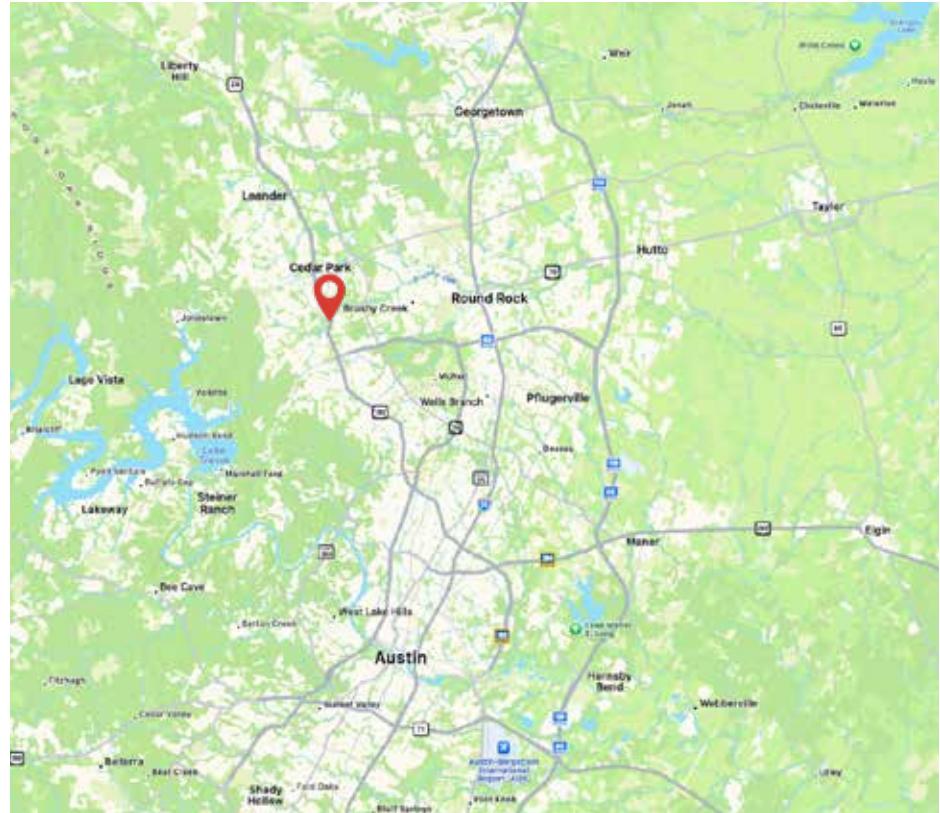
### RATE

\$35.00 PSF NNN

NNNs\* \$11.50

682 Sq. Ft.

\* Estimate provided by Landlord and subject to change.



**KW**  
CITY VIEW  
REALTY GROUP

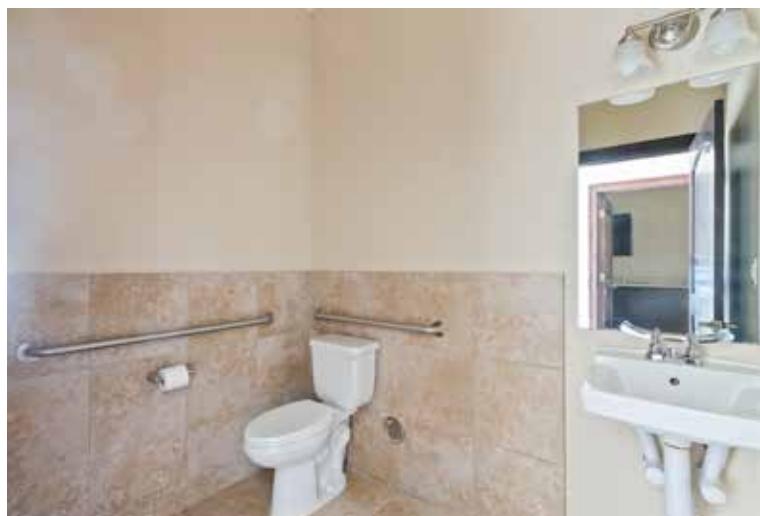
**Max Garner**  
512.565-2286 cell  
maxgarner@kw.com

**RANGE**  
REALTY GROUP

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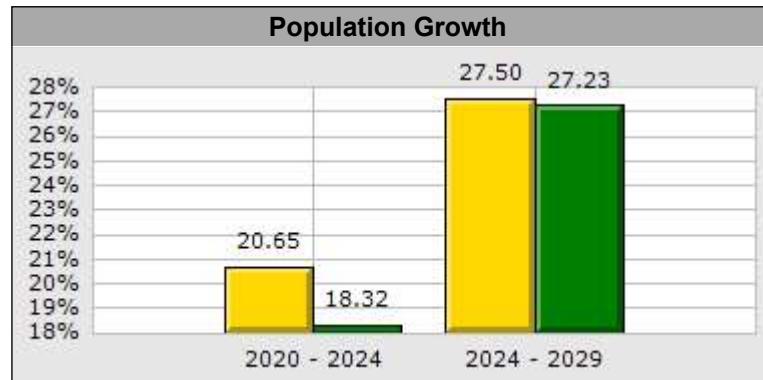
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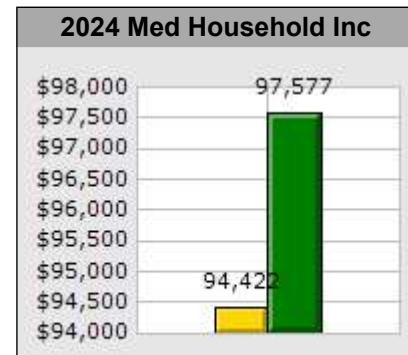
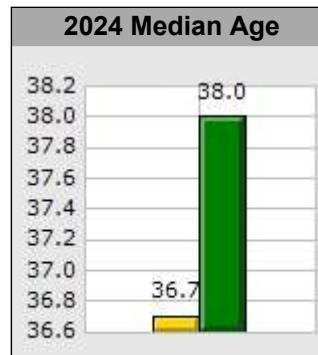
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## DEMOCRAPHICS

1 Mile  
County



	1 Mile	County
<b>Population Growth</b>		
Growth 2020 - 2024	20.65%	18.32%
Growth 2024 - 2029	27.50%	27.23%
Empl	3,628	97.63%
Unempl	88	2.37%
		389,411 96.60%
		13,686 3.40%



2024 Households by Household	2,310	266,670		
Income <\$25K	216	9.35%	21,381	8.02%
Income \$25K - \$50K	431	18.66%	36,704	13.76%
Income \$50K - \$75K	306	13.25%	42,206	15.83%
Income \$75K - \$100K	260	11.26%	36,589	13.72%
Income \$100K - \$125K	360	15.58%	34,356	12.88%
Income \$125K - \$150K	123	5.32%	25,713	9.64%
Income \$150K - \$200K	353	15.28%	34,139	12.80%
Income \$200K+	261	11.30%	35,582	13.34%
2024 Med Household Inc	\$94,422		\$97,577	
2024 Median Age	36.70		38.00	

**KW** CITY VIEW  
KELLER WILLIAMS

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## TRAFFIC COUNTS

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Medical Pkwy	Cottonwood Creek Trl	0.04 E	2024	717	MPSI	.09
2	Medical Pkwy	Cottonwood Creek Trl	0.04 E	2025	787	MPSI	.09
3	Cottonwood Creek Trl	Medical Pkwy	0.06 N	2024	5,932	MPSI	.13
4	Cottonwood Creek Trl	Medical Pkwy	0.06 N	2025	5,960	MPSI	.13
5	Cottonwood Creek Trail		0.00	2023	8,726	MPSI	.16
6	E Whitestone Blvd	Cottonwood Creek Trl	0.08 W	2025	33,458	MPSI	.23
7	E Whitestone Blvd	Cottonwood Creek Trl	0.08 W	2024	33,669	MPSI	.24
8	East Whitestone Boulevard		0.00	2023	33,593	MPSI	.25
9	Cottonwood Creek Trl	Co Rd 180	0.05 NW	2025	5,776	MPSI	.33
10	Cottonwood Creek Trl	Co Rd 180	0.05 NW	2024	5,735	MPSI	.33



## 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.

### 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.

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<b>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>
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<b>Buyer/Tenant/Seller/Landlord Initials</b>		<b>Date</b>	