

# McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

**2301 West Bagdad Road Units #303, 304, 305, Cedar Park, Texas**  
**3 Medical Office Units for Sale**



## ABOUT THE PROPERTY



### Properties

Approximately 2478 SF



### Price

\$900,000

NOI \$52,583

3% Annual Rent rate increases



### Vehicles Per Day

13227 VPD on West  
Bagdad Road



### Property ID

R543190, R543191, R543192  
(Williamson County)



### Building Details

Built in 2015, Individual  
units are 826 SF



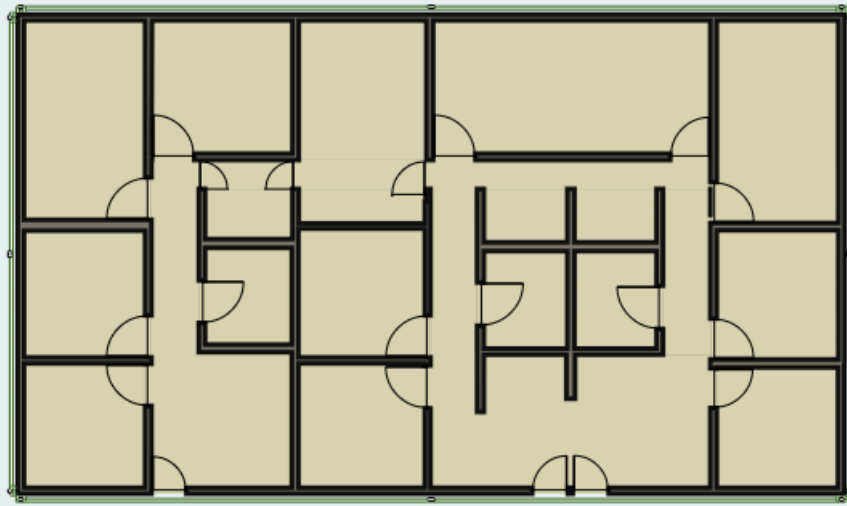
### Zoning

LB (Local Business)



This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable, is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied, or in any way duplicated without the express written consent of McAllister & Associates.





Floor plan created from images; dimensions are approximate and may not reflect actual size.\*

## Property Highlights

### Creditworthy Tenant

- Multi-location operator with sites in Texas and Colorado; experienced, established operations.

### Long Term Strategic Location

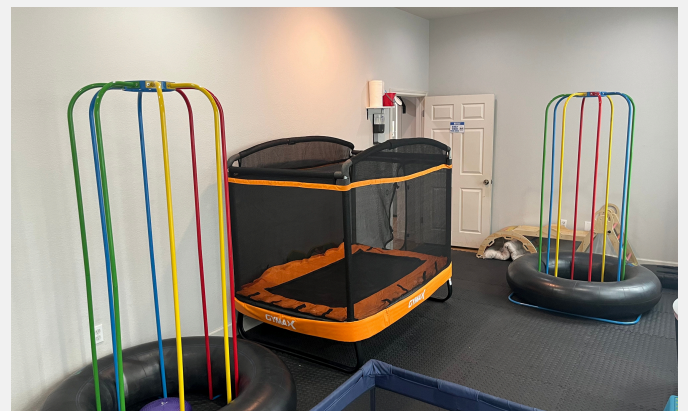
- In the heart of Cedar Park; within ~3 miles of 6+ schools; positioned along the region's growth path in Williamson County.

### Strong Investment Property

- ~5.9% initial cap with 3% annual rent escalations; simple, steady growth profile suited for long-term hold. Specific leasing information available upon request

### Demand Drivers

- Minutes to major retail (H-E-B /Costco), healthcare, schools, parks, and event venues, supporting consistent daily trips and visibility.



**Contact Us**



**Grayson Silverman**  
512-589-8968



grayson@matexas.com