

# 901 N Vista Ridge Blvd

Cedar Park, TX 78613

# For Lease

Multi-Tenant Retail



**Darren Siegel**

Principal / Agent

512.964.3656

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|               |              |
|---------------|--------------|
| Available SF  | 1,708 SF     |
| Asking Rent   | \$36/SF/Year |
| Parking Ratio | 5 : 1,000 SF |
| Year Built    | 2022         |

# Executive Summary

Prime retail lease opportunity. Upscale retail property centrally located in Cedar Park. The subject property sits on an expansive 1.24 acre tract, was built in 2022, and consists of approximately 5,539 SF. Tenants include 9 Round Fitness, Kind Folk Apothecary + Wellness & Archer House Salon. Suite 100 (1,708 sq ft) is an end cap unit with good visibility and an open floor plan. Located adjacent to a high traffic area (36,793 Average Daily Traffic Count), surrounded by many national retail brands including The Home Depot, Wal-Mart and HEB. The property is directly across from Top Shot, a indoor pickleball and badminton facility, all providing for extended visibility. Call for a tour and access to detailed property information.

## Property Highlights

- ✓ End Cap Unit
- ✓ Just off of Ronald Reagan/Whitestone Blvd
- ✓ Proximity to major retailers HEB, Walmart, Home
- ✓ Centrally located to 183 corridor, Ronald Reagan and FM 1431
- ✓ Oversized land parcel with excellent parking and greenspace (1.24 acre)
- ✓ Long term tenants - great mix of health/fitness related retail tenants
- ✓ Across the street from TopShot pickleball venue



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# PROPERTY DETAILS

| Category         | Details          |
|------------------|------------------|
| Building SF      | 5,539 SF         |
| Land Acres       | 1.24             |
| Parking Ratio    | 5/1,000 SF       |
| Zoning Type      | General Business |
| Asking Base Rent | \$36/SF/Year     |
| NNN              | \$14.00/SF/Year  |



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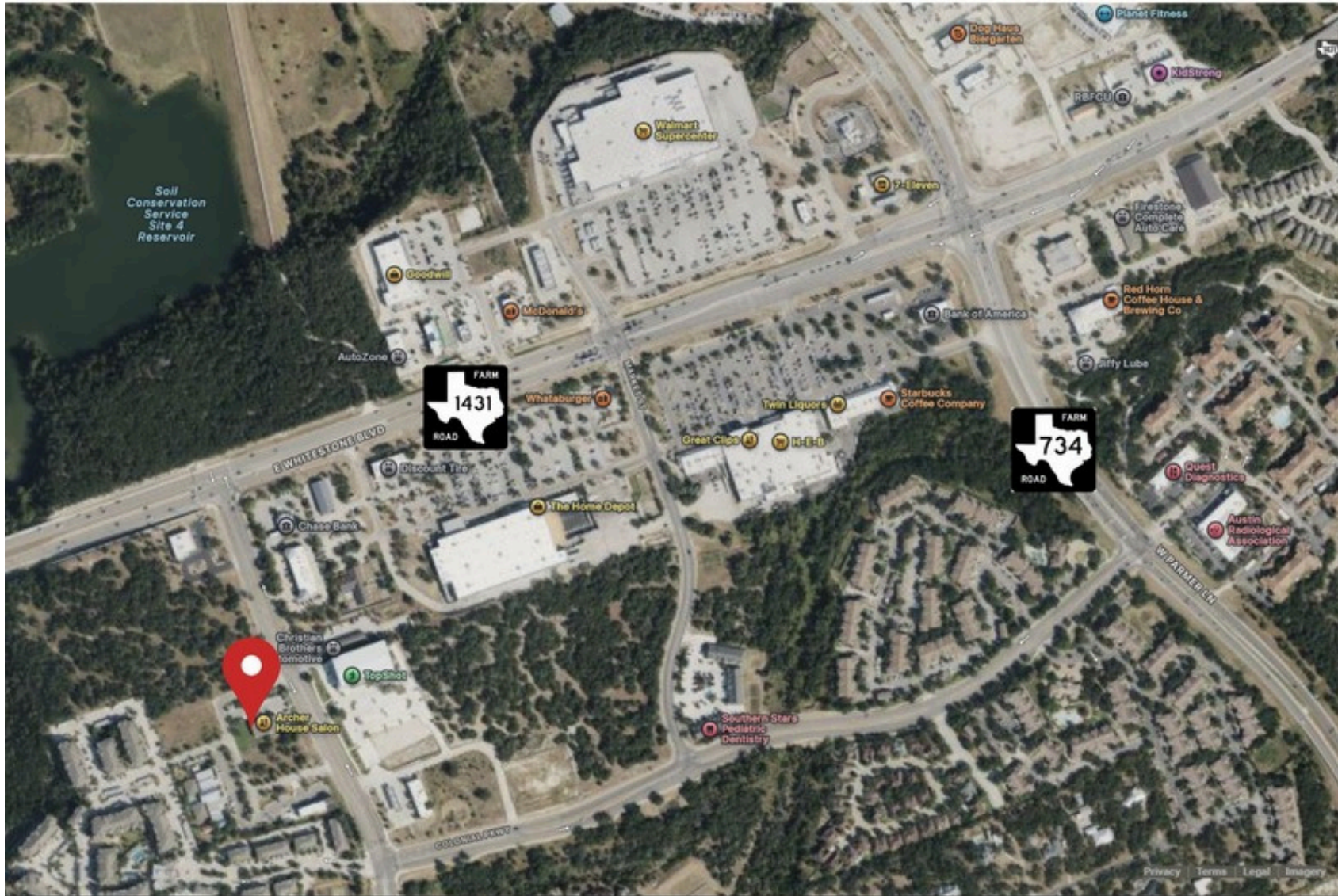
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# Location Map



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## 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 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. An owner's agent fees are not set by law and are fully negotiable.

**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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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 our records.

|                                                                        |                |                               |                      |                                                  |               |                               |                      |
|------------------------------------------------------------------------|----------------|-------------------------------|----------------------|--------------------------------------------------|---------------|-------------------------------|----------------------|
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