

FOR SALE

Former Memory Care Facility

3000 Glacier Pass Lane, Cedar Park, Texas 78613



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PRIMARY CONTACT



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PROPERTY AT A GLANCE

ADDRESS

3000 GLACIER PASS LANE

CITY, STATE, ZIPCODE

CEDAR PARK, TEXAS 78613

LAND ACRES

3.29

BUILDING SIZE

28,942

YEAR BUILT

2015

PARCEL NUMBER

R495159

ZONING, COUNTY

COMMERCIAL, WILLIAMSON



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EXECUTIVE SUMMARY

Partners Real Estate is pleased to present 3000 Glacier Pass Lane, a 28,942-square-foot former memory care facility located in the rapidly growing Cedar Park submarket of the Austin MSA. Situated on 3.29 acres and offered at \$5,400,000 (\$186/SF), the property is priced well below replacement cost and assessed value, presenting a compelling repositioning opportunity. Built in 2015, the facility includes 48 beds (32 private, 16 semi-private), a full commercial kitchen, and on-site laundry, making it ideal for a variety of inpatient uses such as memory care, assisted living, skilled nursing, or rehabilitation. The building is currently vacant and benefits from a strategic location just off Parmer Lane, surrounded by dense residential neighborhoods and strong area demographics.

Please contact Ryan McCullough for More information at (512) 580-6224





PROPERTY DETAILS

SALE PRICE
\$5,400,000

PRICE PER SF
\$186.58

OCCUPANCY
Vacant

BUILDING SIZE
3.29 AC

BUILDING SIZE
28,942 SF

NUMBER OF BEDS
48
32 Private
16 Semi Private

INCLUDED IN SALE
FF&E

YEAR BUILT
2015

PARKING SPACES
31

PROPERTY TAXES (EST)
\$138,000

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PROPERTY HIGHLIGHTS

TURN-KEY INPATIENT FACILITY

Ideal for memory care, assisted living, skilled nursing, or rehabilitation use with full commercial kitchen and laundry on site. Furniture and Equipment included in sale.

COMPELLING VALUE

Offered significantly below replacement cost and assessed value, there is strong upside potential for repositioning or lease-up.

STRATEGIC LOCATION

Situated just off Parmer Lane and surrounded by dense residential neighborhoods, providing high visibility and built-in demand.

CEDAR PARK MARKET GROWTH

Located in one of the fastest-growing suburbs of Austin, Cedar Park has experienced rapid residential expansion, strong household incomes, and increased demand for healthcare and senior living services making it an ideal setting for a repositioned inpatient care facility.

FAVORABLE STATE TAX LAWS

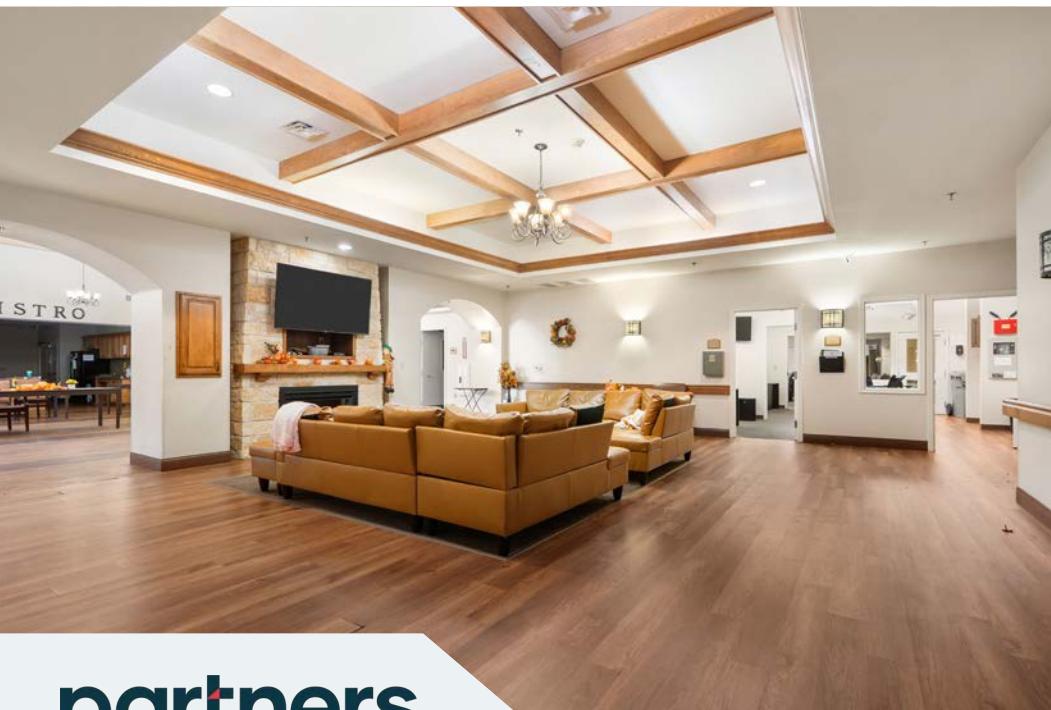
Texas is one of seven states that does not impose a state income or investment tax.



INTERIOR PHOTOS



INTERIOR PHOTOS



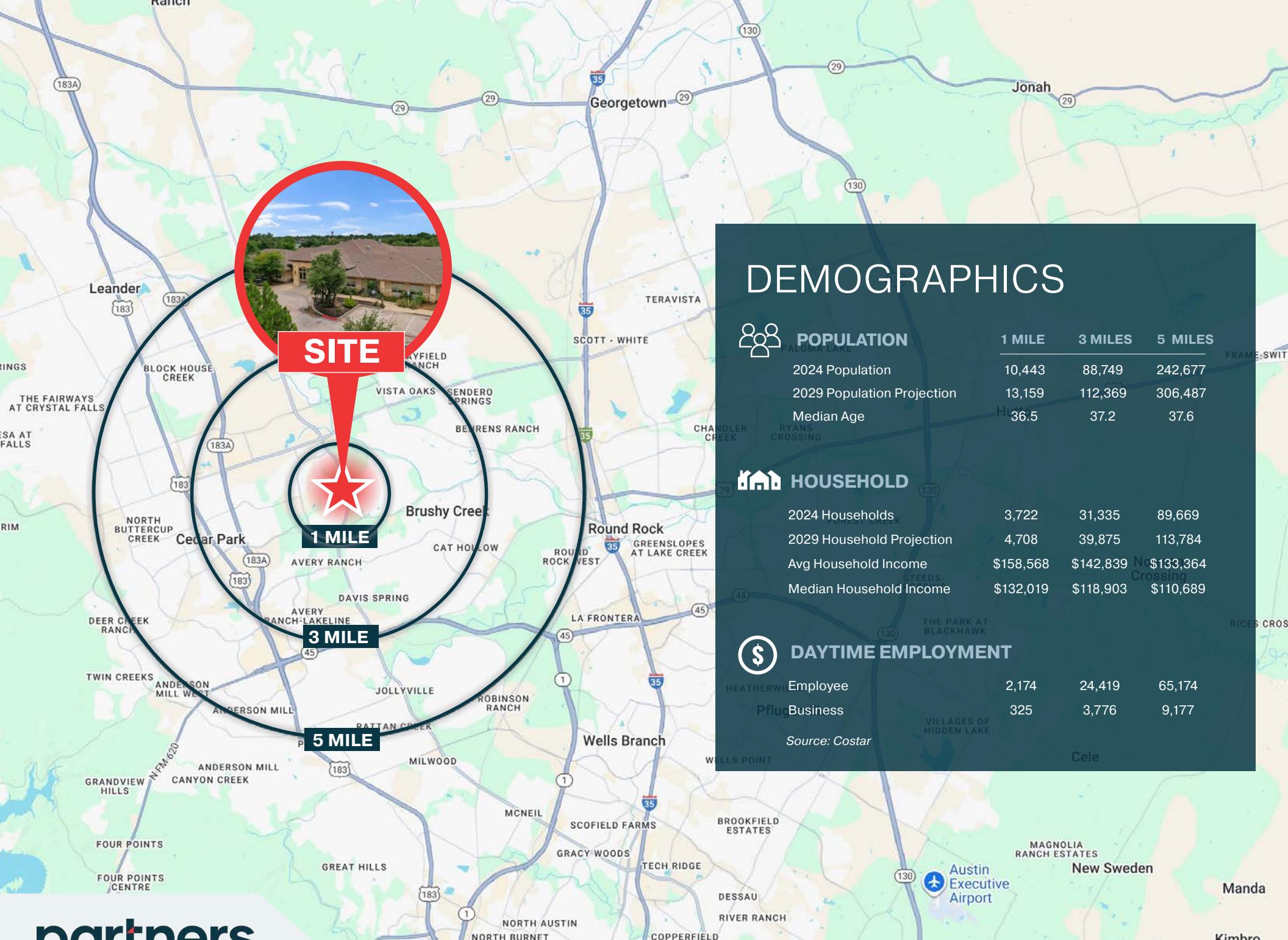
SITE OVERVIEW



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DEMOGRAPHICS



POPULATION

2024 Population
2029 Population Projection
Median Age

	1 MILE	3 MILES	5 MILES
2024 Population	10,443	88,749	242,677
2029 Population Projection	13,159	112,369	306,487
Median Age	36.5	37.2	37.6



HOUSEHOLD

2024 Households
2029 Household Projection
Avg Household Income
Median Household Income

	1 MILE	3 MILES	5 MILES
2024 Households	3,722	31,335	89,669
2029 Household Projection	4,708	39,875	113,784
Avg Household Income	\$158,568	\$142,839	\$133,364
Median Household Income	\$132,019	\$118,903	\$110,689



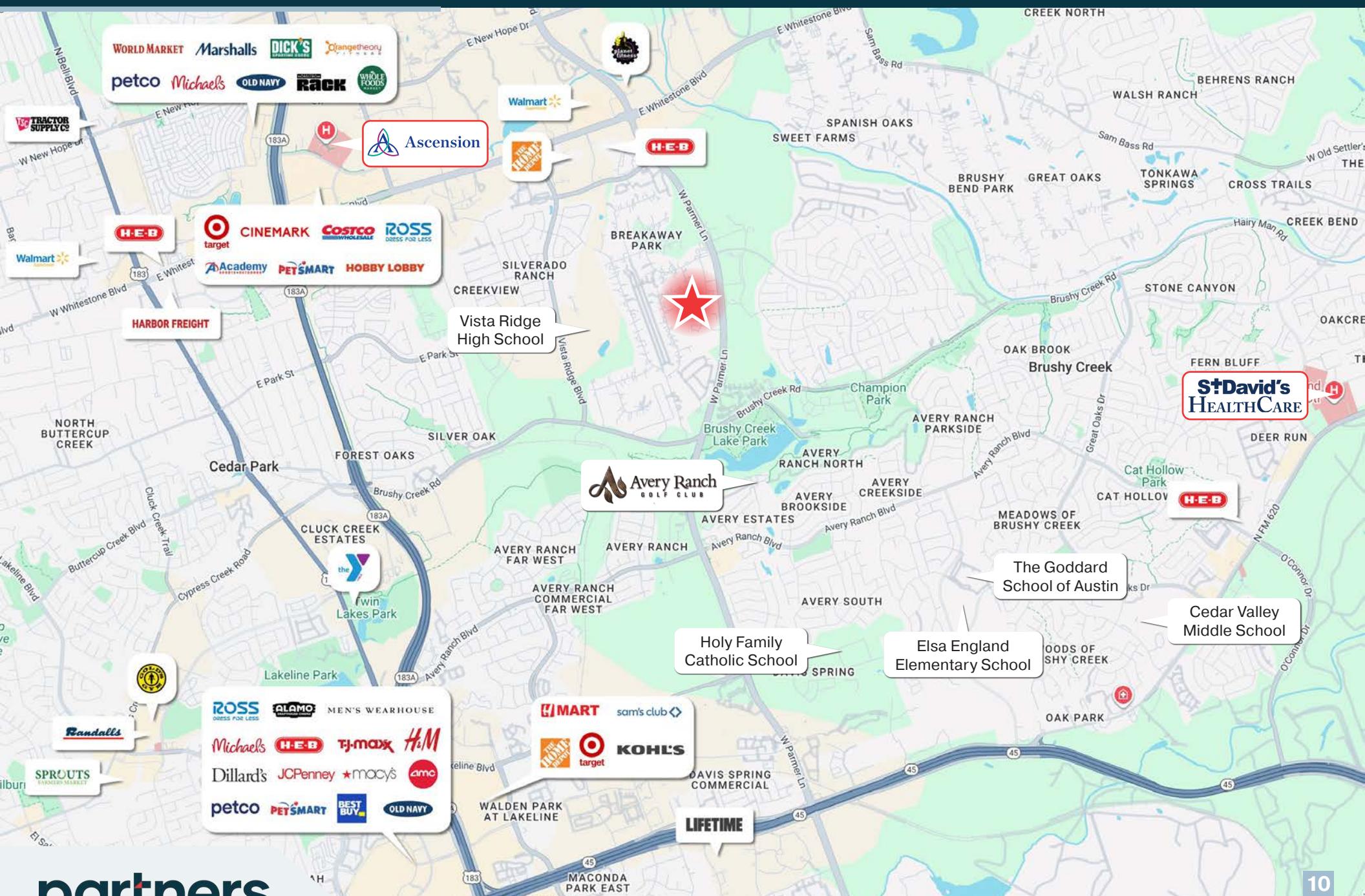
DAYTIME EMPLOYMENT

Employee
Business

	1 MILE	3 MILES	5 MILES
Employee	2,174	24,419	65,174
Business	325	3,776	9,177

Source: Costar

AERIAL OVERVIEW



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DISCLAIMER

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