

FOR SALE

Former Memory Care Facility

3000 Glacier Pass Lane, Cedar Park, Texas 78613




partners

PRIMARY CONTACT




Ryan McCullough  SIR
Partner


 **512.580.6224**

 ryan.mccullough@partnersrealestate.com



Sean Anderson
Senior Associate

 **512.647.1541**

 sean.anderson@partnersrealestate.com

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

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

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

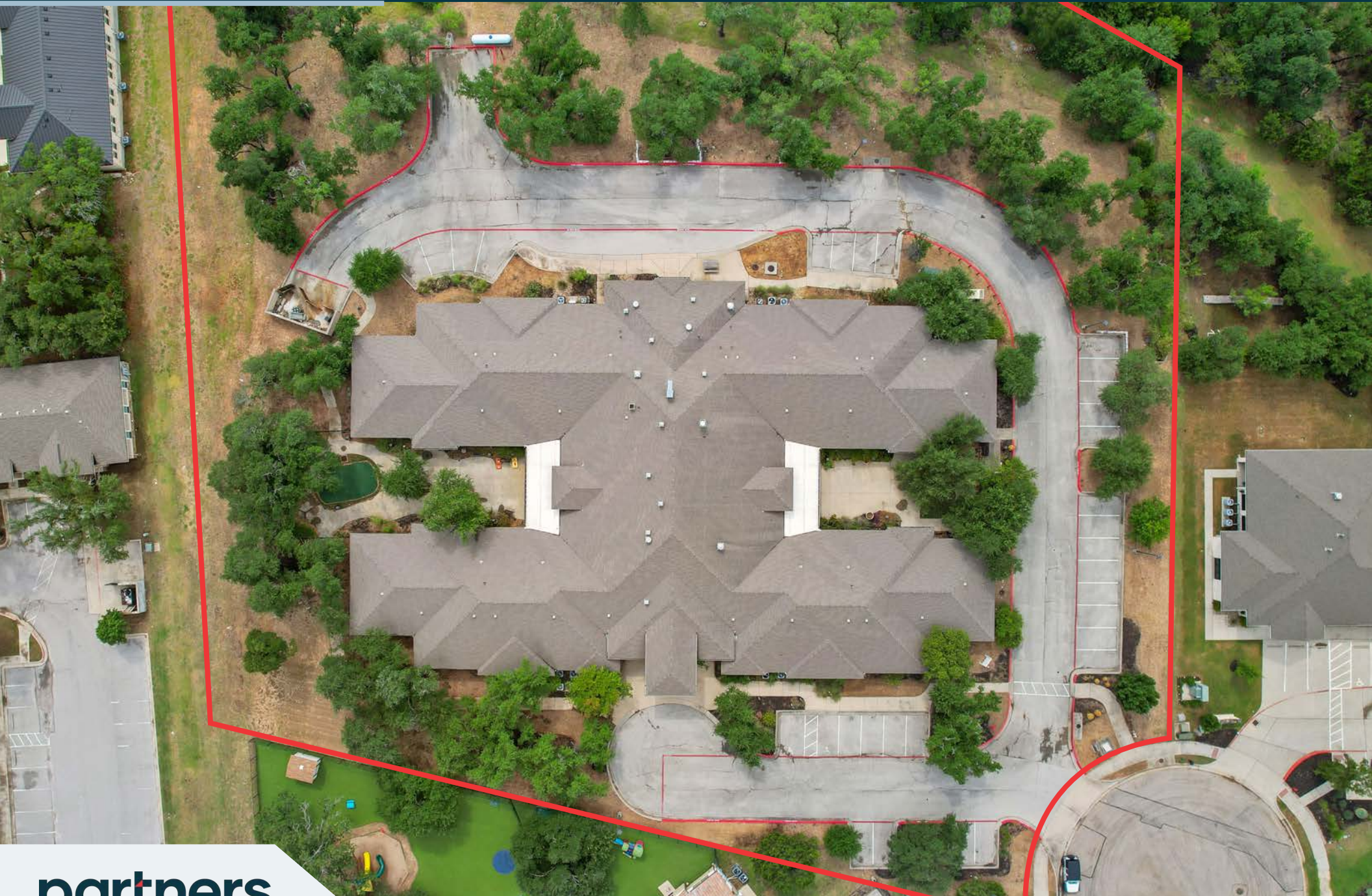


partners

[SCHEDULE TOUR](#)

[SUBMIT LOI](#)

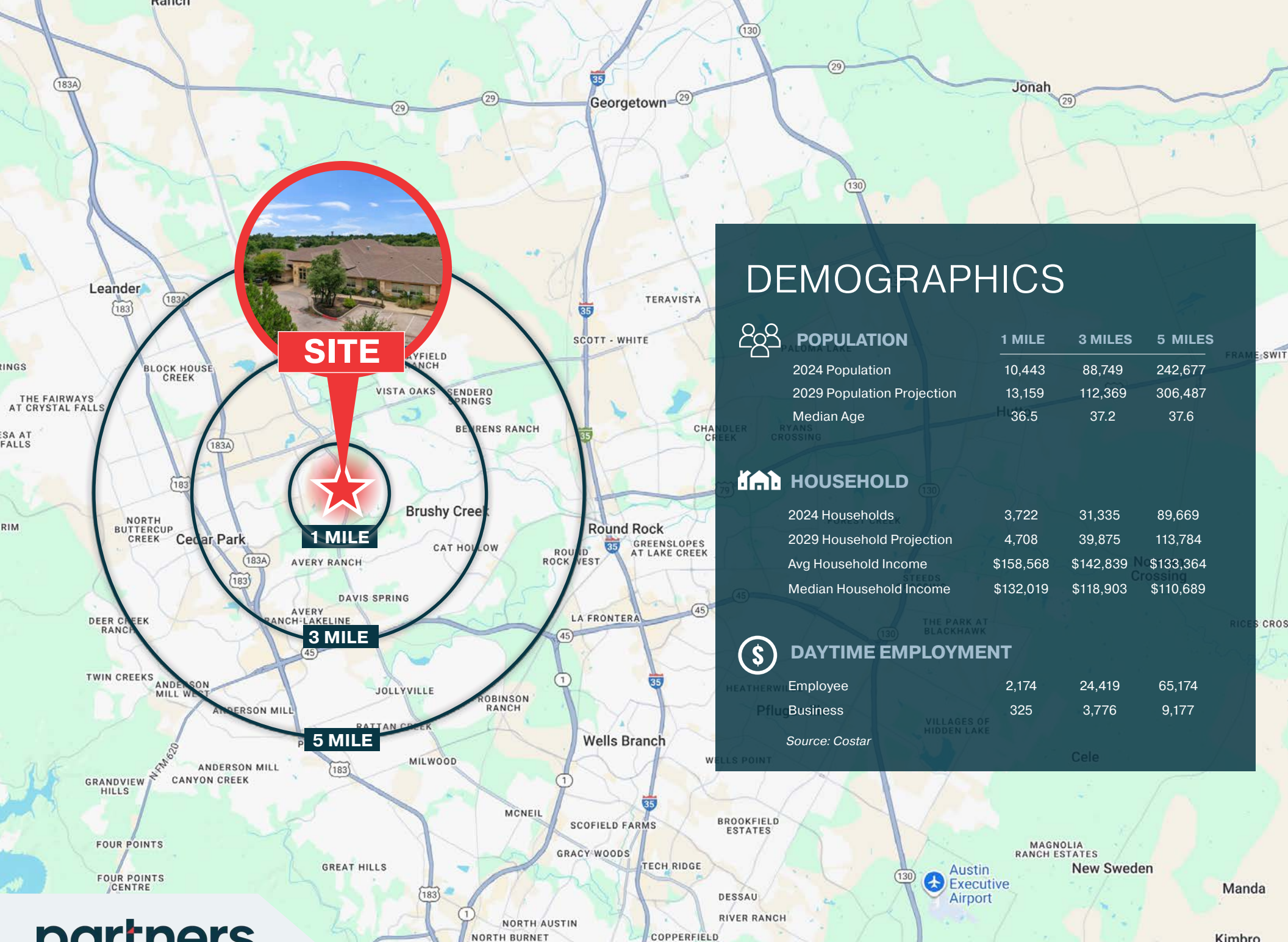
SITE OVERVIEW



partners

[SCHEDULE TOUR](#)

[SUBMIT LOI](#)



DEMOGRAPHICS



POPULATION

	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	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



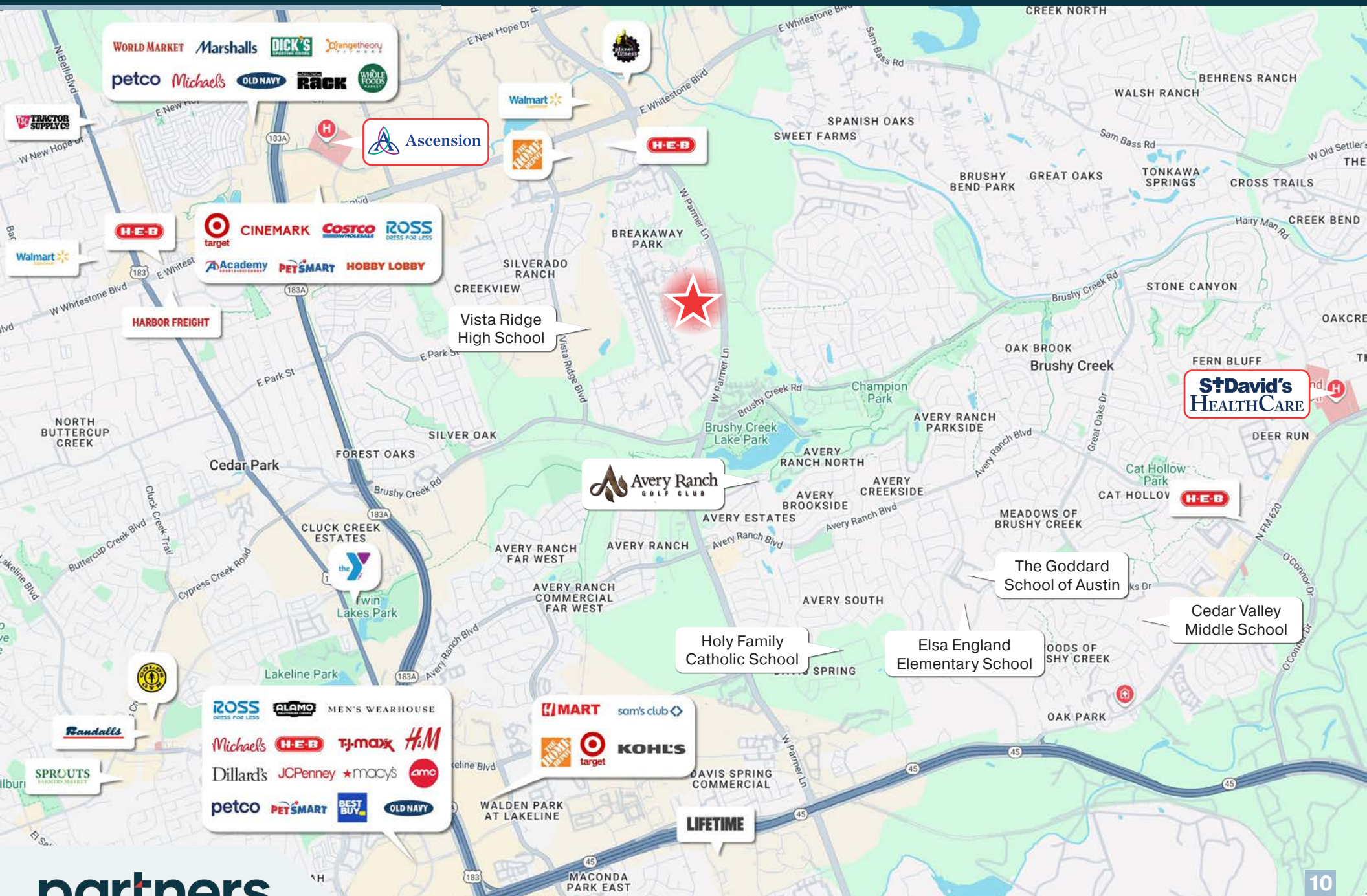
DAYTIME EMPLOYMENT

Employee	2,174	24,419	65,174
Business	325	3,776	9,177

Source: Costar

Cele

AERIAL OVERVIEW



partners

SCHEDULE TOUR

SUBMIT LOI



DISCLAIMER

This offering memorandum is for general information only. No information, forward looking statements, or estimations presented herein represent any final determination on investment performance. While the information presented in this offering memorandum has been researched and is thought to be reasonable and accurate, any real estate investment is speculative in nature. Partners and/or its agents cannot and do not guarantee any rate of return or investment timeline based on the information presented herein.

By reading and reviewing the information contained in this offering memorandum, the user acknowledges and agrees that Partners and/or its agents do not assume and hereby disclaim any liability to any party for any loss or damage caused by the use of the information contained herein, or errors or omissions in the information contained in this offering memorandum, to make any investment decision, whether such errors or omissions result from negligence, accident or any other cause.

Investors are required to conduct their own investigations, analysis, due diligence, draw their own conclusions, and make their own decisions. Any areas concerning taxes or specific legal or technical questions should be referred to lawyers, accountants, consultants, brokers, or other professionals licensed, qualified or authorized to render such advice.


In no event shall Partners and/or its agents be liable to any party for any direct, indirect, special, incidental, or consequential damages of any kind whatsoever arising out of the use of this offering memorandum or any information contained herein. Partners and/or its agents specifically disclaim any guarantees, including, but not limited to, stated or implied potential profits, rates of return, or investment timelines discussed or referred to herein.

FOR SALE

Former Memory Care Facility

3000 Glacier Pass Lane, Cedar Park, Texas 78613



Ryan McCullough  **SIR**
Partner

512.580.6224

ryan.mccullough@partnersrealestate.com



Sean Anderson
Senior Associate

512.647.1541

sean.anderson@partnersrealestate.com