

# 1301 N Lakeline Blvd

1301 N Lakeline Blvd, Cedar Park, TX 78613



Presented by  
Team West Real Estate, LLC.



Price: \$5,750,000

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Property will be delivered vacant. For sale \$5,750,000 or for lease \$26.50 plus NNN (roughly \$8).

We're pleased to present a rare and exceptional opportunity to acquire a school in Cedar Park, Texas, perfectly suited for a day care, Montessori, or preschool. This turnkey facility boasts 10 fully equipped classrooms perfect for up to 200 students, a business office, and extensive outdoor play areas, providing an ideal setting for an owner-operator or a savvy investor seeking a lucrative and growing market. **\*\*Strategic Location\*\*** Cedar Park is a rapidly expanding community, with a thriving economy and a growing population. This prime location offers unparalleled accessibility, proximity to major highways, and a high demand for quality educational services. The property's location perfect location for enrollment, making it an attractive investment opportunity for entrepreneurs and investors alike. **\*\*Facility Highlights\*\*** The property features:

- \* 9 Montessori turnkey classrooms, fully equipped with modern amenities and infrastructure
- \* A spacious business office, ideal for administrative tasks and meetings
- \* Covered play areas and play equipment, providing a safe and engaging environment for children
- \* Fully gated play yards, ensuring the safety and security of the children



**Jared West**

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**Team West Real Estate, LLC.**

13812 N Highway 183, Suite B1  
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Ample parking and loading/unloading areas, catering to the needs of parents and staff **\*\*Investment Potential\*\*** This property presents a unique opportunity for an owner-operator to establish a successful and profitable educational institution, or for an investor to generate passive income through rental agreements. With Cedar Park's rapid growth and development, this property is poised to appreciate in value, providing a lucrative long-term investment. **\*\*Don't Miss This Rare Opportunity,\*\*** With its strategic location, turnkey facility, and growing demand for educational services, this property is a rare find in the market. Contact us today to schedule a viewing and take the first step towards securing this lucrative investment opportunity. Property will be delivered vacant, perfect for a new owner.

School, Daycare, Montessori, Preschool

Prime Cedar Park Location

Perfect for an owner user or investment

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## Major Tenant Information

Tenant	SF Occupied	Lease Expired
Kiddie Academy	-	

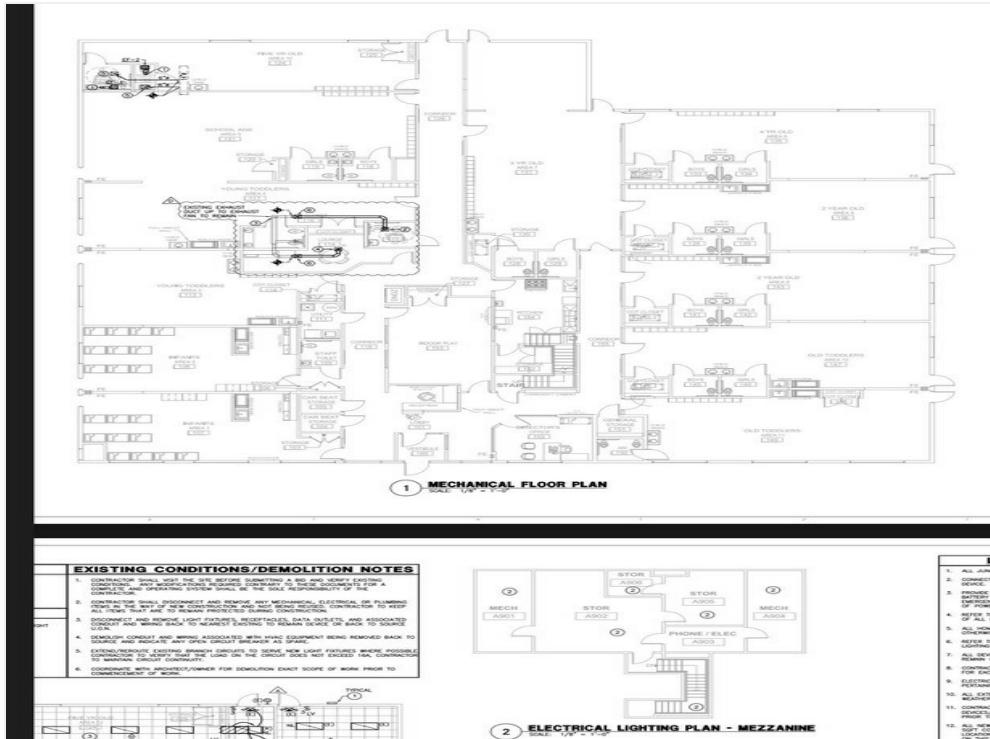


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## Property Photos



Floor plan school



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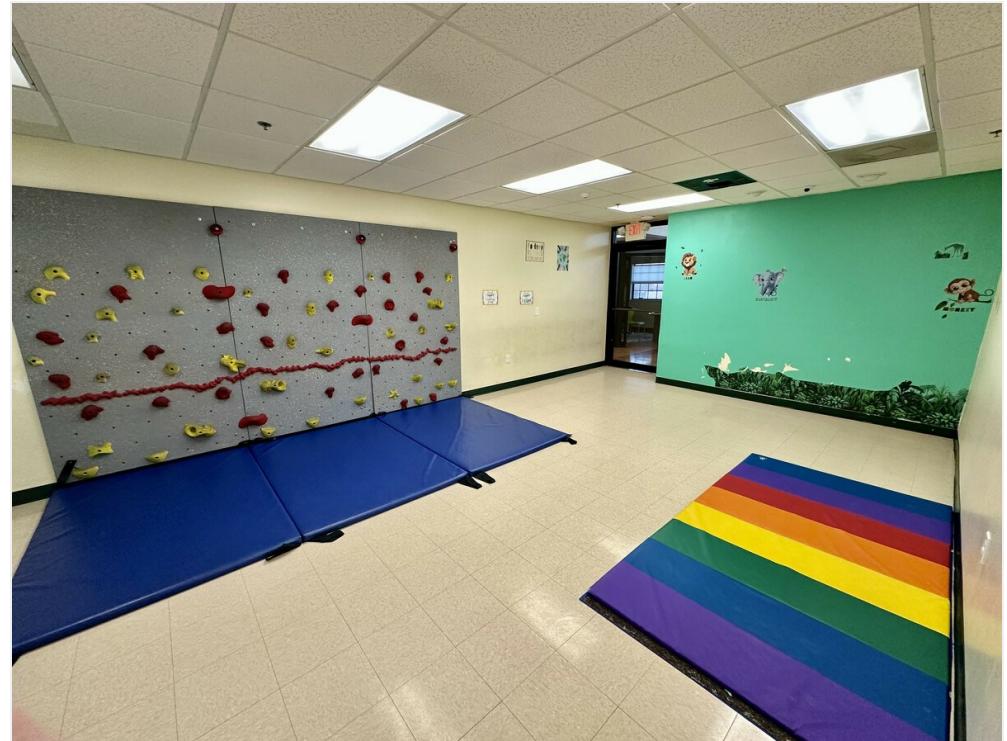
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## Property Photos



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## Property Photos



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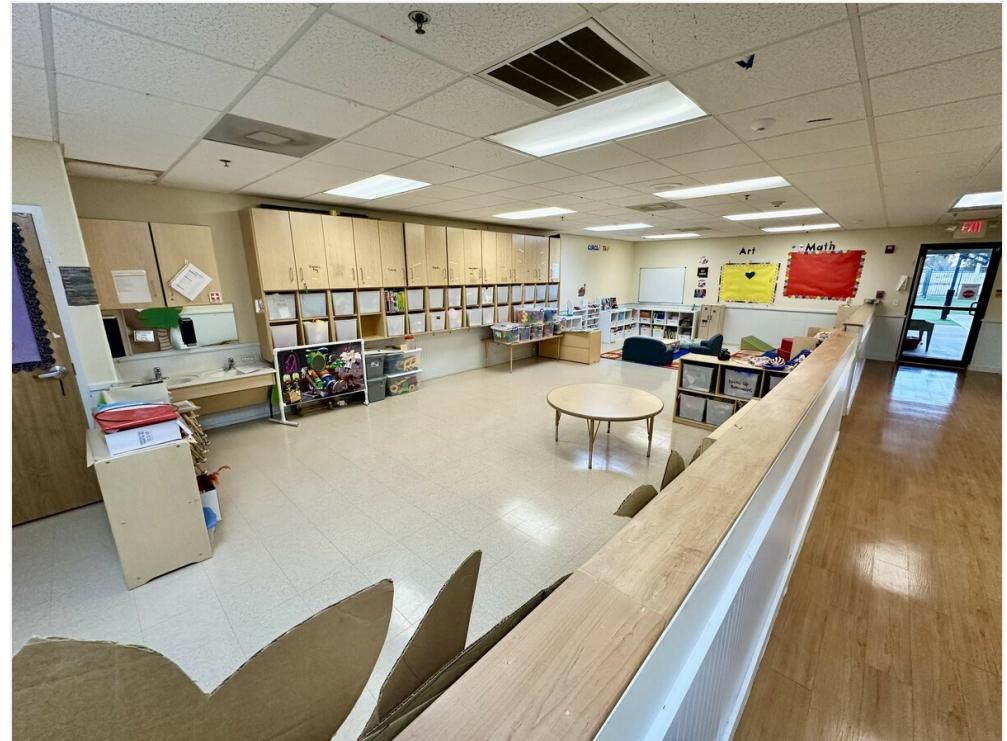
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## Property Photos



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## Property Photos



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## Property Photos



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s3

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## Property Photos



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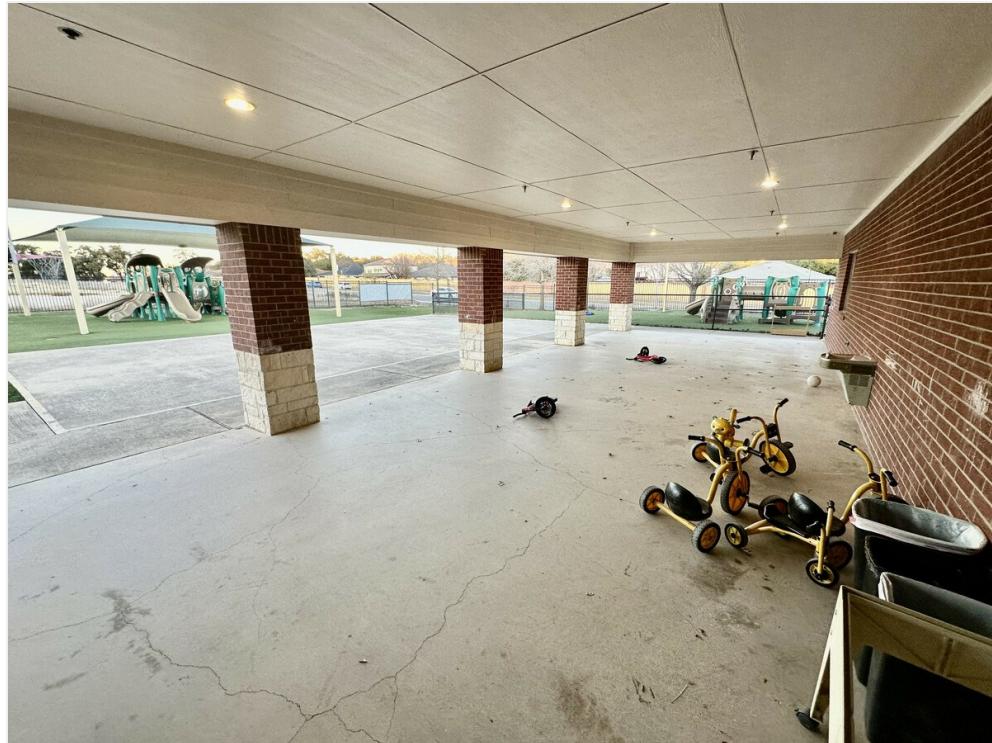


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## Property Photos



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Other

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## Property Photos



Other

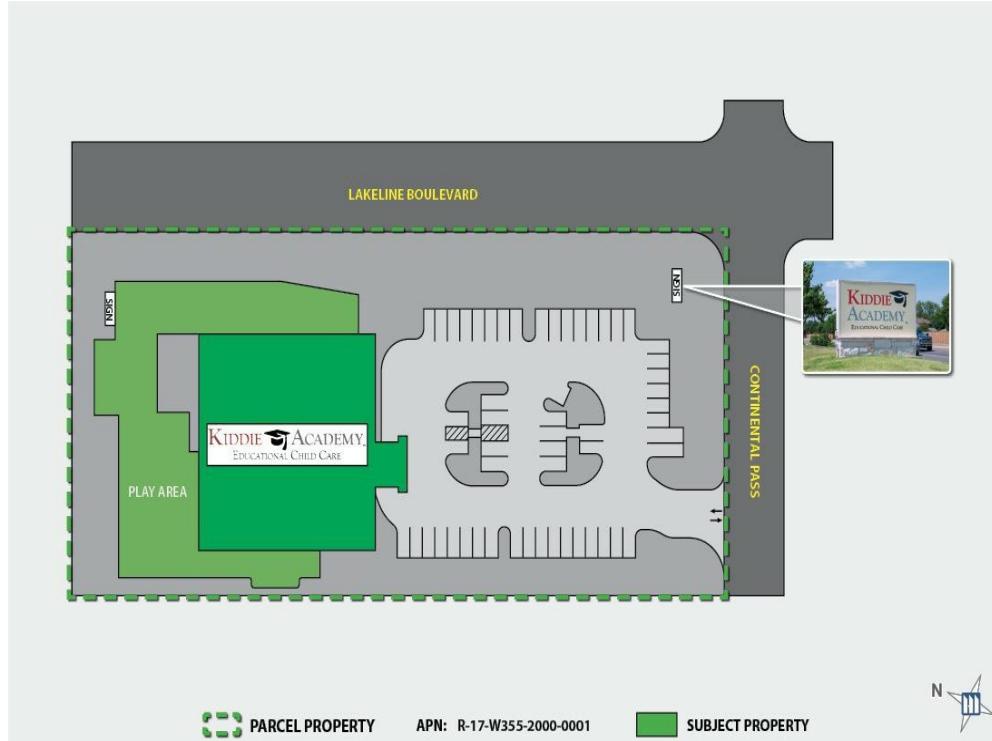


Building Photo

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## Property Photos



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## Location

