



FOR SALE OR LEASE MEDICAL/PROFESSIONAL OFFICE BUILDING

900 Quest Pkwy, Cedar Park, TX 78613

\$4,880,000 | \$32/SF

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JUSTIN WILLIAMS

Associate

512.971.3695

j.williams@trinityreis.com

INVESTMENT SUMMARY

HIGHLIGHTS

- + Medical/Professional Office Building on a Spacious Lot in Cedar Park, TX, One of the Fastest-Growing Cities in the Nation
- + Accessible via W Whitestone Blvd and Discovery Blvd From Highway 183
- + Located 1 Mile From Costco and HEB and 2 Miles from the Soon to Come Nebraska Warehouse, Which is Part of a \$400 Million Mixed-Use Development Project
- + Densely Populated 5-Mile Area With 211,722+ Residents
- + Affluent 5-Mile Community Having an Average Household Income of Over \$168K
- + Across the Street From the Recently Constructed Cedar Park Public Library and Police Department Buildings
- + GB Zoning

EXCLUSIVELY MARKETED BY



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SALE PRICE

\$4,880,000



LEASE RATE

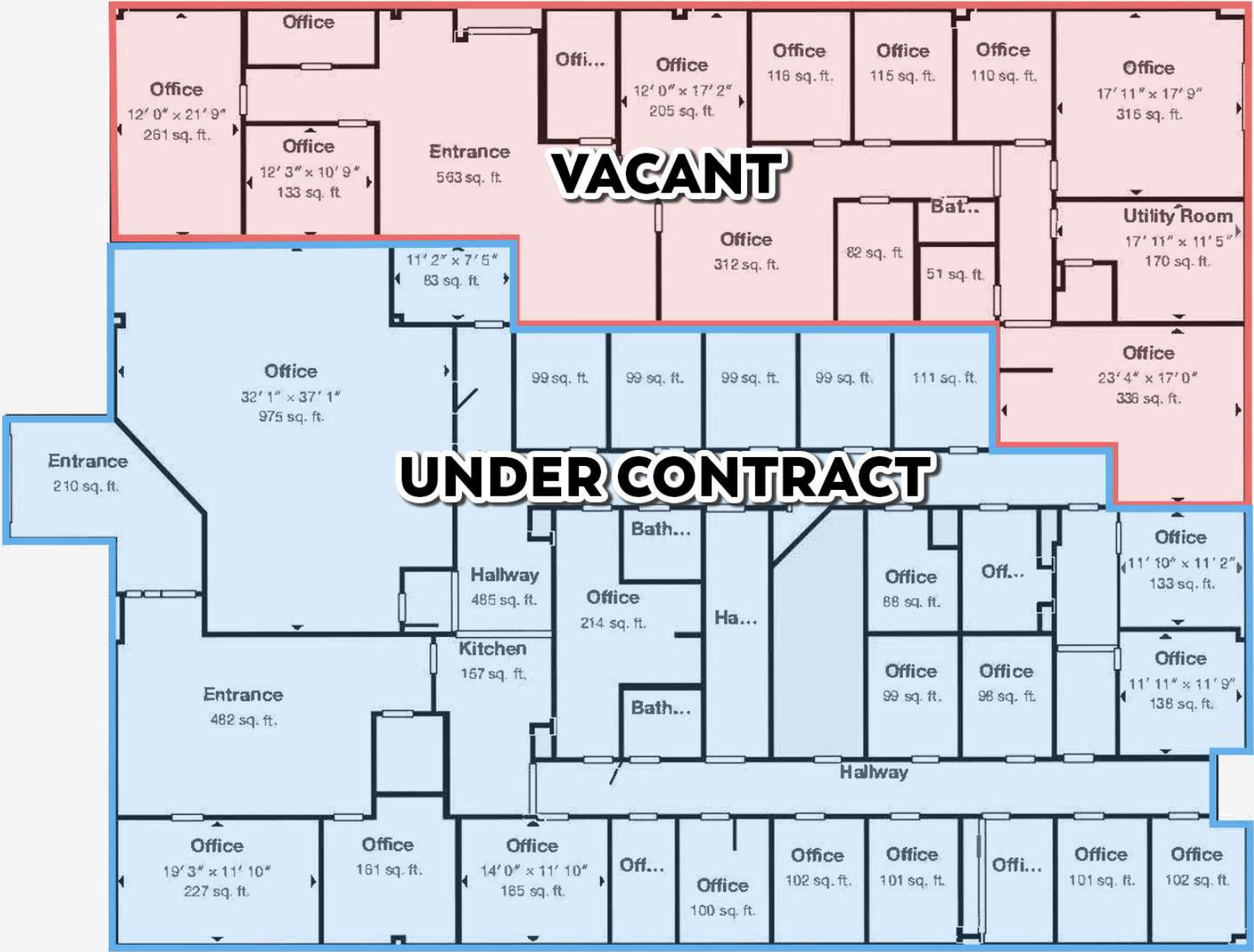
\$32/SF

PROPERTY DETAILS

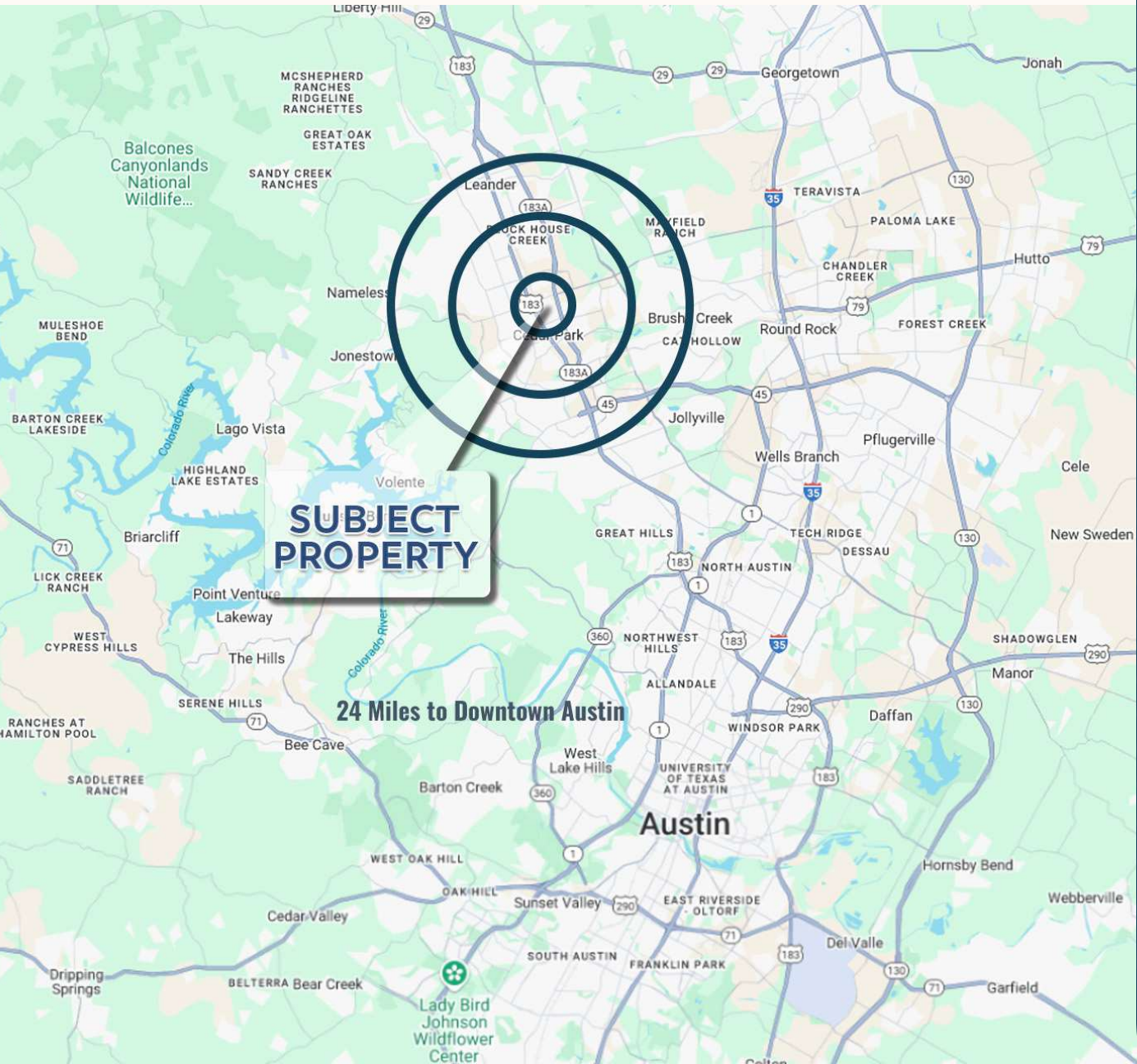
| | |
|---------------|------------------------------------|
| Address | 900 Quest Pkwy |
| City, ST | Cedar Park, TX |
| Sale Price | \$4,880,000 |
| Lease Rate | \$32/SF |
| Suite A | 7,000 SF (<i>Under Contract</i>) |
| Suite B | 3,110 SF (Vacant) |
| Land Area | 1.76 AC |
| Building Area | 10,110 SF |
| County | Williamson |
| MSA | Austin-Round Rock-San Marcos |



FLOOR PLAN



DEMOGRAPHICS



CEDAR PARK

Cedar Park, a Texas suburb just northwest of Austin, is the home to the Texas Stars of the American Hockey League and the Austin Spurs of the NBA G League.

TOTAL POPULATION

| | 1 Mile | 3 Mile | 5 Mile |
|----------------|--------|--------|---------|
| 2010 CENSUS | 5,984 | 66,390 | 132,759 |
| 2024 ESTIMATED | 8,765 | 90,795 | 211,722 |
| 2029 PROJECTED | 9,599 | 97,483 | 230,585 |

POPULATION GROWTH

| | 1 Mile | 3 Mile | 5 Mile |
|-------------|--------|--------|--------|
| 2010 - 2024 | 46.47% | 36.76% | 59.48% |
| 2024 - 2029 | 9.52% | 7.37% | 8.91% |

HOUSEHOLD INCOME

| | 1 Mile | 3 Mile | 5 Mile |
|---------|-----------|-----------|-----------|
| Median | \$97,724 | \$112,956 | \$122,164 |
| Average | \$118,046 | \$146,222 | \$160,522 |

AREA OVERVIEW



CEDAR PARK, TX

Cedar Park, a Texas suburb, lies about 16 miles northwest of downtown Austin. It is a city located in Travis County and Williamson County Texas. Cedar Park provides the perfect suburban setting while remaining close to the cultural and entertainment hub of the state.

ECONOMY

Cedar Park, part of the Austin metro, thrives with excellent schools and a pro-business vibe. Its Economic Development and Tourism Department actively promote it as a destination for business and residents.

CULTURE

Cedar Park is a vibrant city with a rich culture that beckons visitors to explore its diverse offerings. From art galleries and live music venues to historical landmarks and local festivals, Cedar Park is a treasure trove of cultural hotspots waiting to be discovered.

ATTRACTIONS

Cedar Park boasts sports excitement with the Texas Stars (American Hockey League) and the Austin Spurs (NBA G League) playing home games at the H-E-B Center. Additionally, the city offers events put on by the city, a REC Center, Community Pool and Community Sports Fields.



EMPLOYEMENT RATE INCREASE

3.37%



TOTAL POPULATION

77,345



AVERAGE HOUSEHOLD INCOME

\$138,577



AUSTIN METRO AREA

The Austin–Round Rock–San Marcos MSA is one of the fastest-growing regions in the U.S., with a population of approximately 2.47 million across five counties. Known for its thriving tech and innovation scene, the area boasts a metro GDP of \$248 billion and a median household income of \$84,453. Major employers include Tesla, Dell Technologies, Samsung, IBM, and the University of Texas at Austin. A strong talent pipeline, pro-business climate, and rapid job growth continue to position Austin as a national leader in economic performance and quality of life.

TOURISM

The Austin metro attracts record-setting tourism, with approximately \$9 billion in travel spending in 2024, generating over 8,000 hospitality jobs. Home to globally recognized destinations like SXSW, Barton Springs Pool, Volcano shows at the Congress Avenue bats, and Lady Bird Lake, Austin ranked fifth nationally in summer 2025 destination rankings.

ECONOMY

Austin’s economy is high-growth and high-tech: top industries include professional/business services, information tech, financial activities, and education/healthcare. Major employers span both public and private sectors, from Dell Technologies, IBM, NXP Semiconductors, Samsung, Tesla, to educational and government institutions like the University of Texas at Austin and state agencies. In 2024 alone, the region added 29,000 new jobs amid ongoing investment like Tesla’s Gigafactory and a \$17 billion Samsung facility in nearby Taylor.

POPULATION GROWTH (2024)

2.30%

TOTAL POPULATION (2024)

2,472,275

MEDIAN HOUSEHOLD INCOME

\$98,508

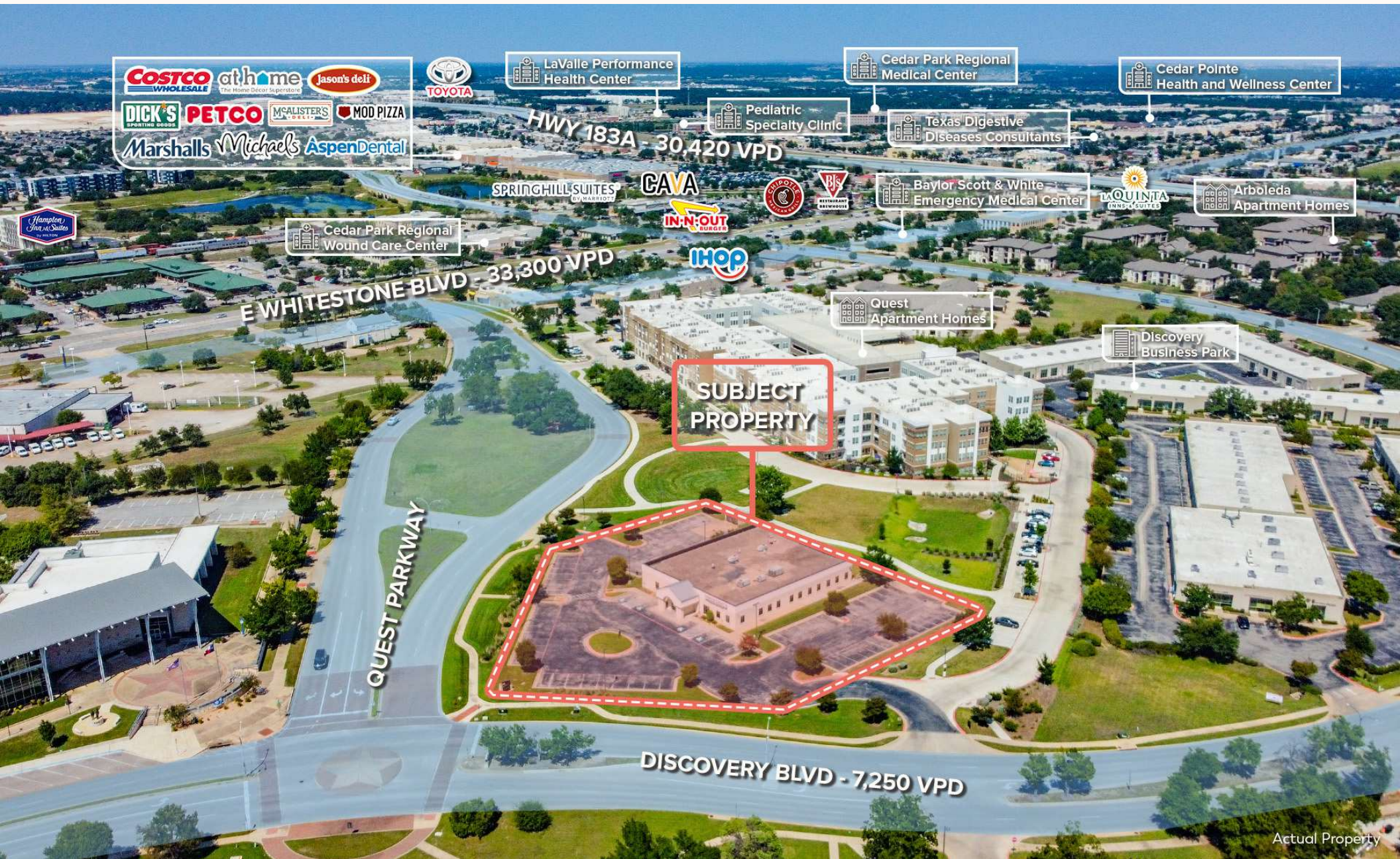
AERIAL MAP



RETAIL MAP



RETAIL MAP



RETAIL MAP



RETAIL MAP



PROPERTY PHOTO



Actual Property

PROPERTY PHOTOS SUITE A



PROPERTY PHOTOS SUITE B



DISCLAIMER

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trinity Real Estate Investment Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trinity Real Estate Investment Services does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

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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 all 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.

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.

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

FOR MORE INFORMATION

POINT OF CONTACT



JUSTIN WILLIAMS

Associate

512.971.3695

j.williams@trinityreis.com

