Whitestone Plaza Business Park

1306 W. Whitestone Blvd. | Cedar Park, Tx 78613

COMMERCIAL MARKET EXCHANGE

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EXECUTIVE SUMMARY

1306 W. WHITESTONE BLVD.| CEDAR PARK, TX 78641

OFFERING SUMMARY

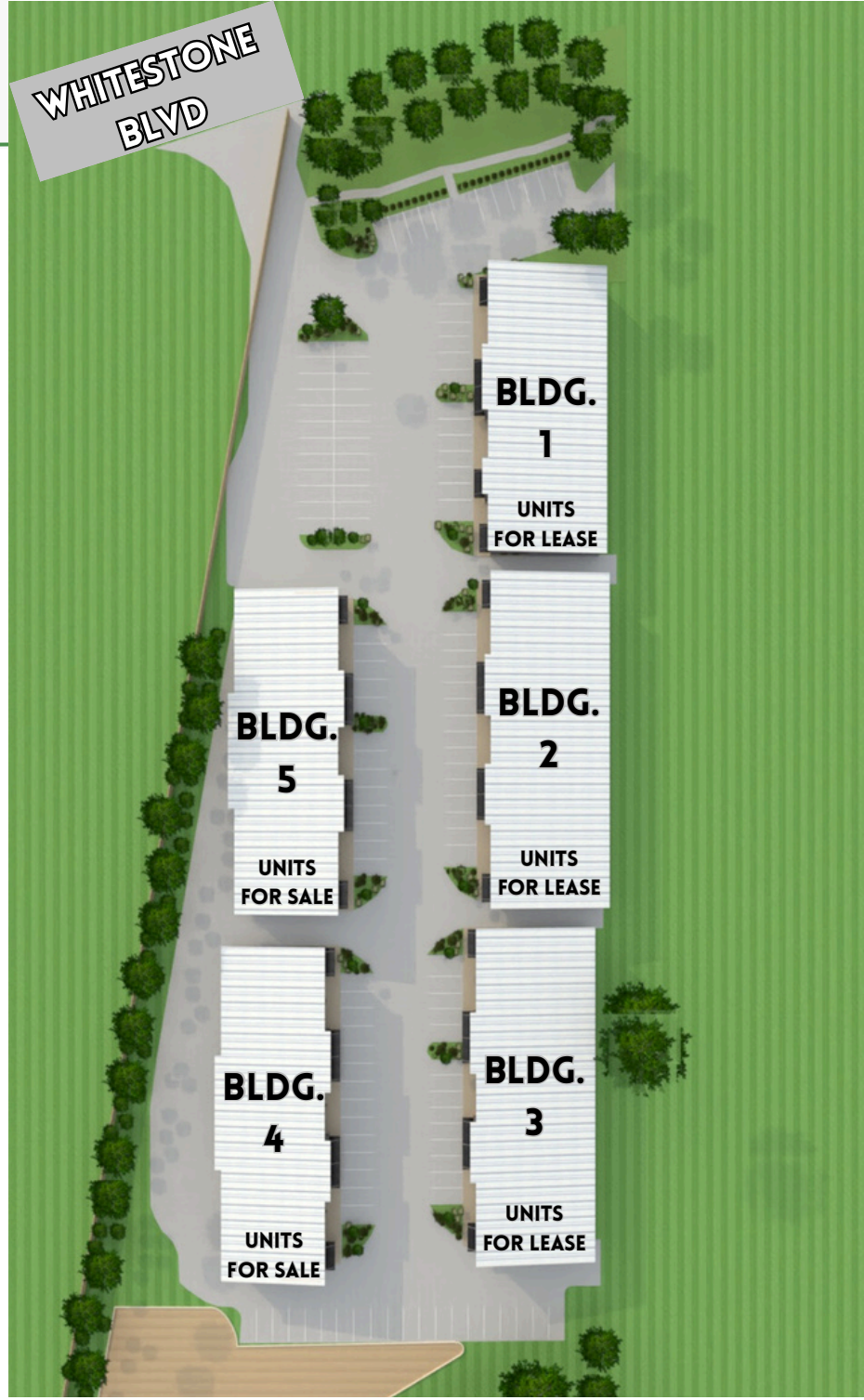
Sale Price:..... Call for Pricing
Lease Rate:..... Call for Pricing
Zoning:..... Light Industrial
Unit Size (SF):..... 1,548 - 13,496
# of Units:..... 29
# of Parking Spots... 132

PROPERTY OVERVIEW

Whitestone Plaza offers an exceptional opportunity to own or lease a condo suite within a premier business park in the heart of Cedar Park. Located along the high-visibility corridor of W Whitestone Blvd (FM 1431), this upscale office/warehouse development spans five buildings totaling approximately 63,821 square feet. Designed with flexibility and modern functionality in mind, the property caters to a wide range of office, flex, and light industrial users. Suite sizes range from 1,548 SF to 2,325 SF, and can be combined. We are offering both turn key office-warehouse suites and shell office-warehouse suites for lease or for sale. Delivery end of Q2 2026

PROPERTY HIGHLIGHTS

-Condo Units For Sale or For Lease
-Turn Key & Shell Units available
-Light Industrial Zoning
-Highly Visible from W. Whitestone Blvd
-Optional Mezzanine
-Upscale Design and flexible layout
-Delivery Q2 2026



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SITE PLAN

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ARCHITECTURAL RENDERING

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TYPICAL FINISHED OUT UNIT FEATURES

WHITESTONE PLAZA BUSINESS PARK | 1306 W. WHITESTONE BLVD | CEDAR PARK, TX

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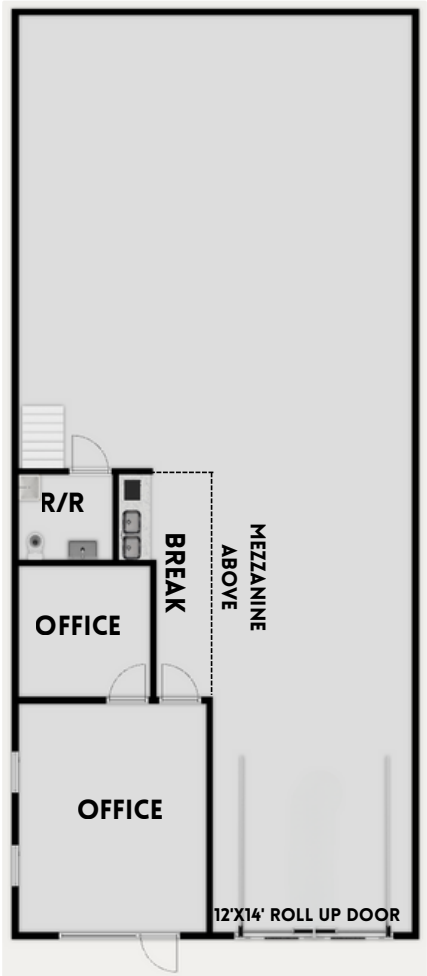
STANDARD UNIT: 1,520 SF to 2,325 SF with approximately 400 SF of office space, 520 SF mezzanine space, with the remainder being open warehouse. The office area is comprised of two private offices, a restroom, and a break area. SF shown below is floor space only.

MEZZANINE: 520 SF concrete storage mezzanine in each unit.

OVERHEAD DOOR: One oversized 12'x14' overhead door in each unit.

MODERN FINISHES: Each unit features storefront entry doors, 12x14' O.H. door with windows, and modern fixtures throughout the office space, adding a nice modern aesthetic to the units.



AVAILABLE UNITS:

FOR LEASE	FOR LEASE	FOR LEASE	FOR SALE	FOR SALE
101.....1,722 SF	201.....1,692 SF	301.....1,692SF	401.....1,548 SF	501.....1,520 SF
103.....1,805 SF	202.....1,748 SF	303.....1,748 SF	402.....1,603 SF	
105.....1,722 SF	203.....1,748 SF	304.....1,748 SF	404.....1,704 SF	
	204.....1,748 SF	306.....1,692 SF	405.....1,603 SF	
	205.....1,748 SF		406.....1,548 SF	
	206.....1,692 SF			

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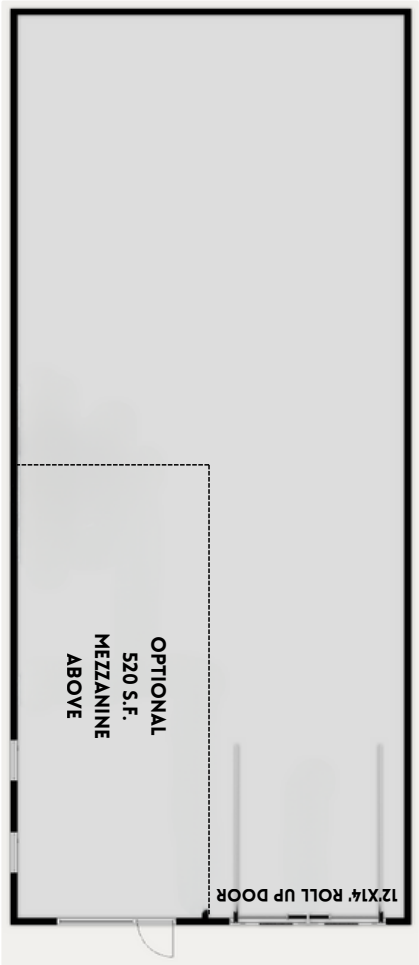
TYPICAL SHELL UNIT FEATURES

WHITESTONE PLAZA BUSINESS PARK | 1306 W. WHITESTONE BLVD | CEDAR PARK, TX

COMMERCIAL MARKET EXCHANGE

STANDARD UNIT:	1,520 SF to 1,720 SF, units can be combined for up to 9,710 SF of floor space. Units will be delivered in shell condition. Optional 520 SF concrete mezzanine for expanded storage or office space. One 12'x14' overhead door.
MEZZANINE:	Optional 520 SF concrete storage mezzanine in each unit
OVERHEAD DOOR:	One oversized 12'x14' overhead door in each unit.
DELIVERY CONDITION:	Delivered in Shell condition. Each unit features storefront entry doors and a 12x14' O.H. door with windows. End Cap Units benefit from additional windows in the office area.



	FOR LEASE	FOR LEASE	FOR SALE	FOR SALE
AVAILABLE UNITS:	102.....1,722 SF 104.....1,805 SF	302.....1,748 SF 305.....1,748 SF	403.....1,704 SF	502.....1,546 SF 503.....1,644 SF 504.....1,644 SF 505.....1,546 SF 506.....1,520 SF

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AVAILABLE UNITS

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AERIAL RETAIL MAP

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AREA DEMOGRAPHICS

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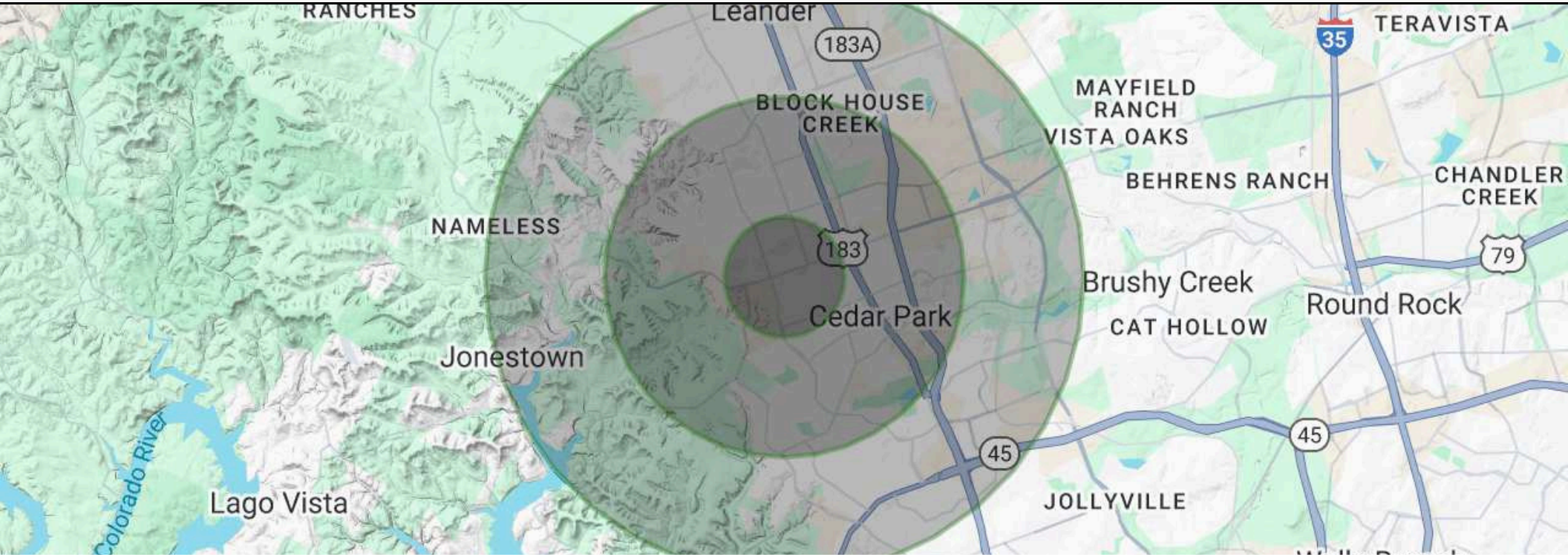

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,589	87,757	199,386
Average Age	40	38	37
Average Age (Male)	38	37	36
Average Age (Female)	41	39	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,952	31,195	73,743
# of Persons per HH	2.7	2.8	2.7
Average HH Income	$129,134	$150,960	$151,437
Average House Value	$476,655	$513,545	$539,036

Demographics data derived from AlphaMap

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