

Commercial Property  
FOR SALE

11651 W PARMER LN  
CEDAR PARK, TX 78613



Dual Tenant Net Leased Investment

**partners**  
medicalcre.com

# Our Team



**Ryan McCullough**

Partner & Managing Director

512 580 6224

[ryan.mccullough@partnersrealestate.com](mailto:ryan.mccullough@partnersrealestate.com)



**Connor Watson**

Vice President

512 643 8079

[connor.watson@partnersrealestate.com](mailto:connor.watson@partnersrealestate.com)

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 their 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.

# Investment Summary

Partners Real Estate is pleased to present a dual-tenant net leased investment in Cedar Park, TX, offering a diverse income stream with speech and auditory therapy for children and event space backed by top-tier credit tenants. Situated on a large 3.113-acre parcel with prime frontage on Parmer Lane, this 100% occupied property features staggered lease terms with annual increases, ensuring long-term income stability. The 20,623 SF rentable area, split between two buildings (11,612 SF & 9,011 SF), benefits from a weighted average lease term of 94 months and a net operating income of \$576,883.10, with an average rental rate of \$27.58/SF. Built in 2007 and renovated in 2022, this well-maintained asset presents an exceptional investment opportunity in a growing market.

Price	\$8,100,000
Price Per SF	\$392.76
Cap Rate	7.12%
NOI (F12 From 1/1/26)	\$576,883.10
Occupancy	100%
WALT	94 Months
Average Rental Rate	\$27.58
Rent Roll	Available Upon Request
Building Size	20,623 SF 11,612 SF   Building 1 9,011 SF   Building 2
Lot Size	3.113 AC
Year Built	2007
Year Renovated	2022



# Property Highlights



## **STRONG DUAL TENANT INVESTMENT**

This property features two high-quality tenants with staggered lease terms and annual rent increases, ensuring long-term income stability and growth.

## **DIVERSE INCOME STREAM**

Anchored by a childcare operator and an event space, the property provides a reliable and diverse income stream backed by top-tier tenants.

## **PRIME LOCATION**

Situated on a large parcel with excellent frontage along Parmer Lane, the property benefits from strong visibility and accessibility in the rapidly growing Cedar Park market.

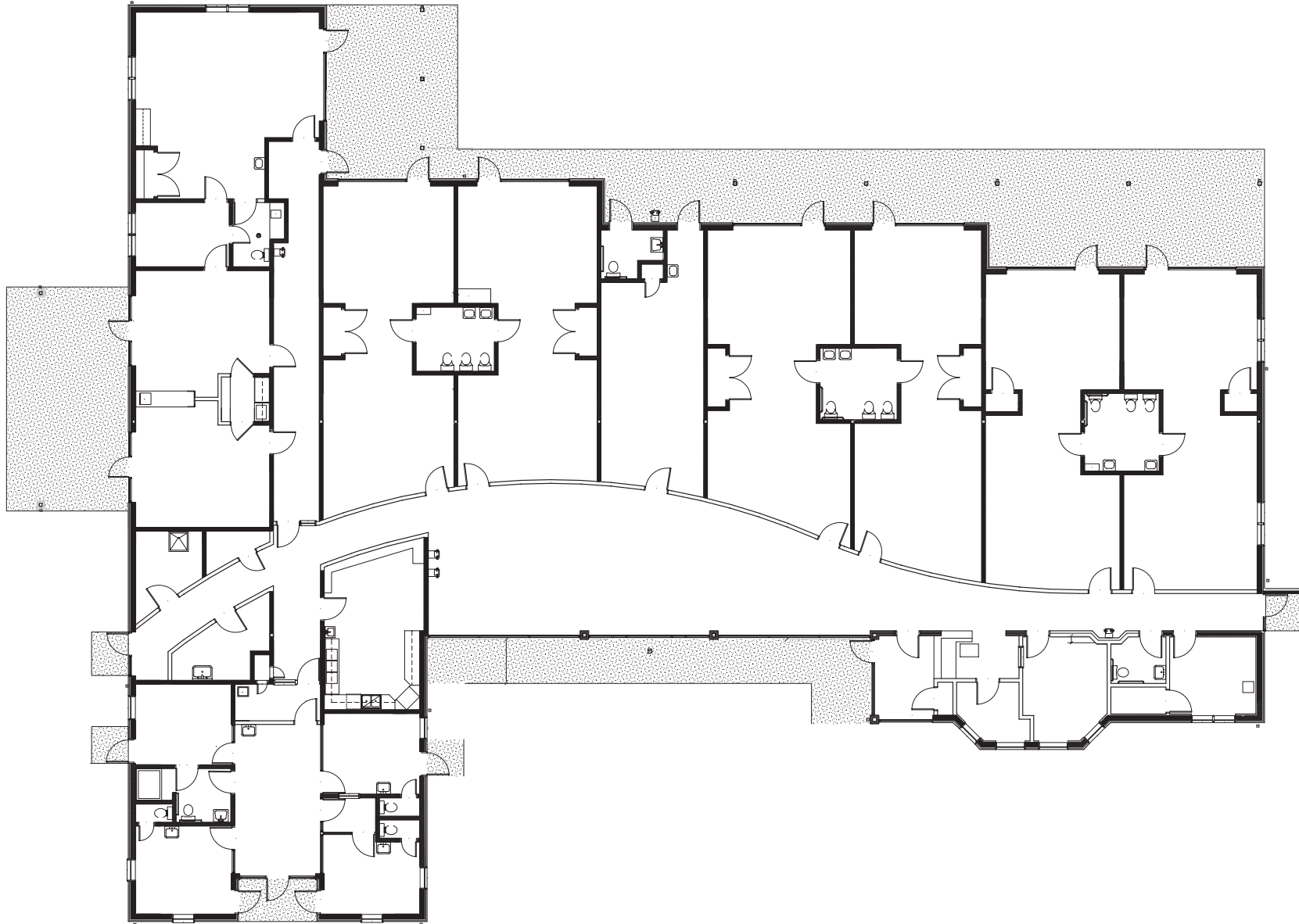
## **UNPARALLELED MARKET GROWTH**

In Cedar Park, Texas, dual-tenant net-leased investments present a strong opportunity for investors seeking stable, long-term income. With Cedar Park's rapid population growth and expanding commercial sector, these properties benefit from high visibility, strong tenant demand, and proximity to major highways. Whether housing medical offices, retail, or professional services, dual-tenant assets offer diversification and reduced vacancy risk. This positive trajectory highlights Cedar Park's appeal as a thriving market for net-leased investments, providing both stability and growth potential for investors.

## **FAVORABLE STATE TAX LAWS**

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

# Floor Plan | Building 1



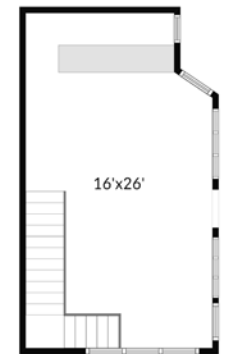
# Interior Photos



# Floor Plan | Building 2

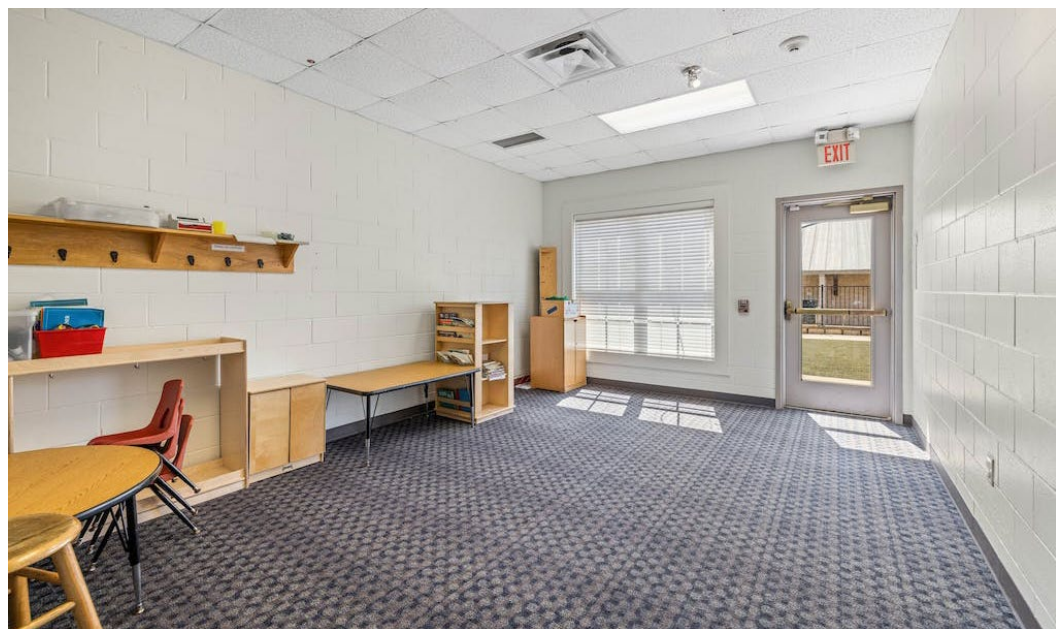
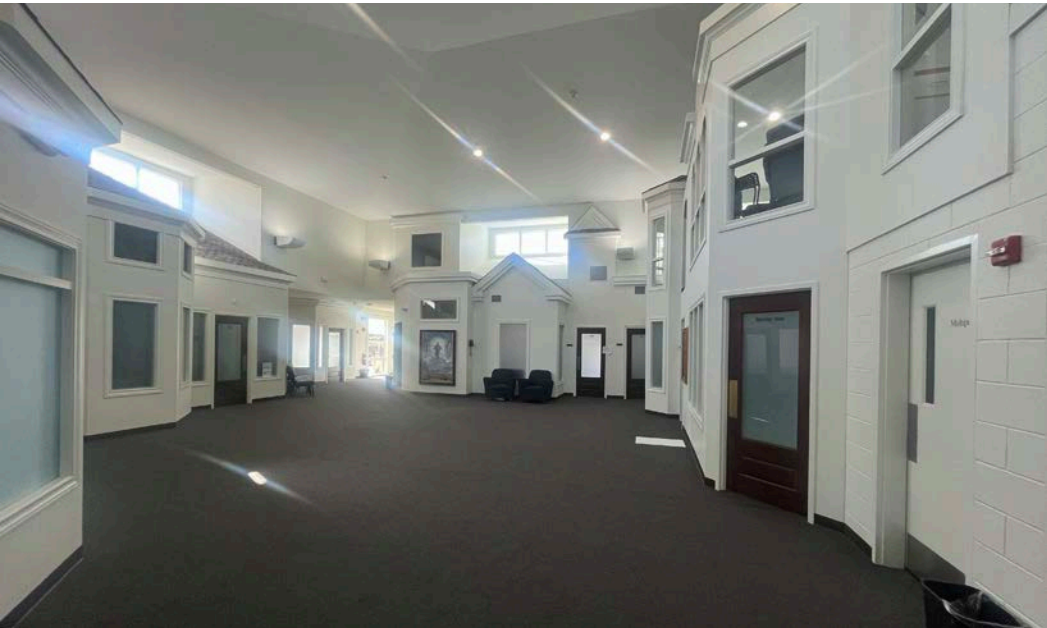


FIRST FLOOR



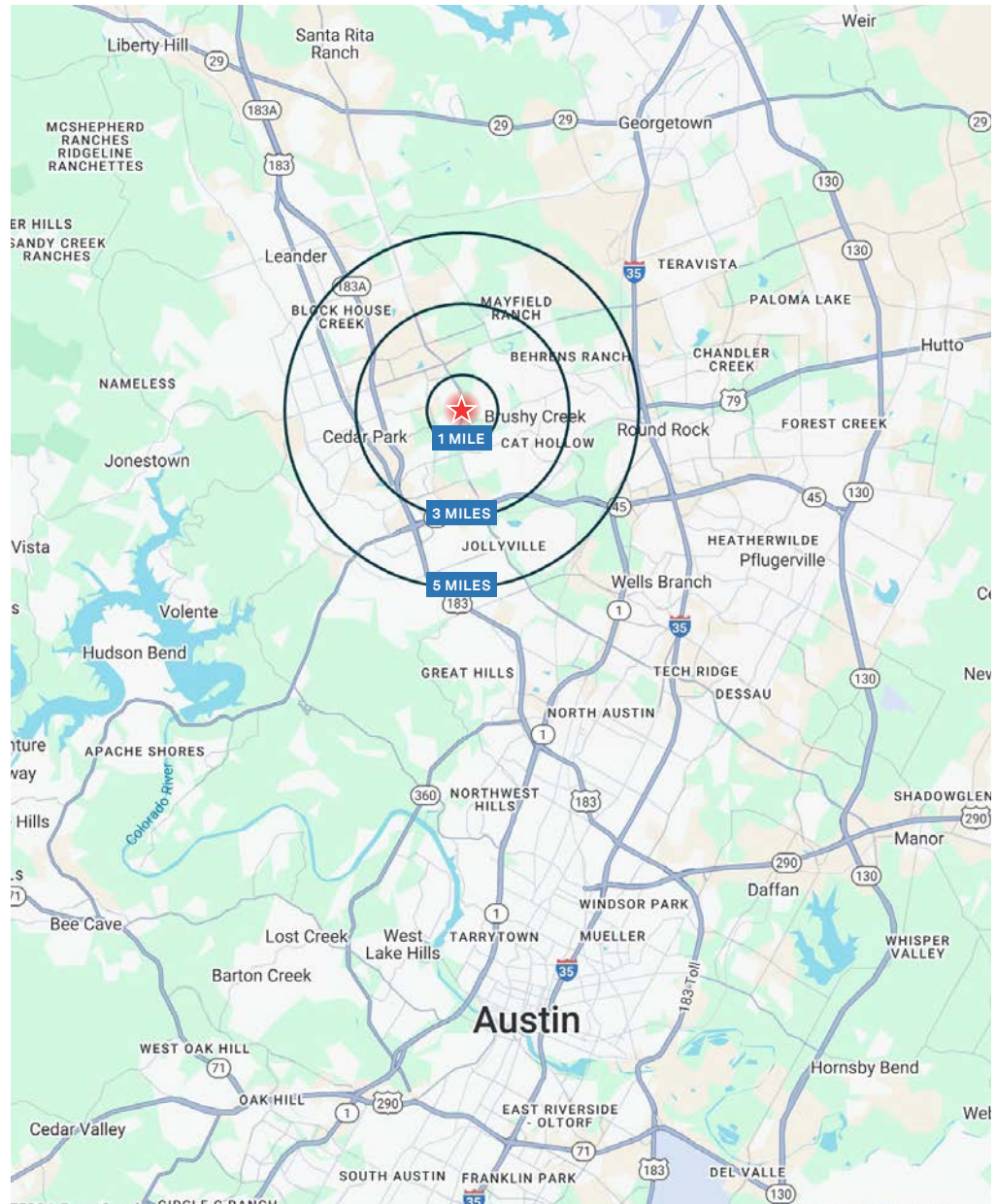
SECOND FLOOR

# Interior Photos

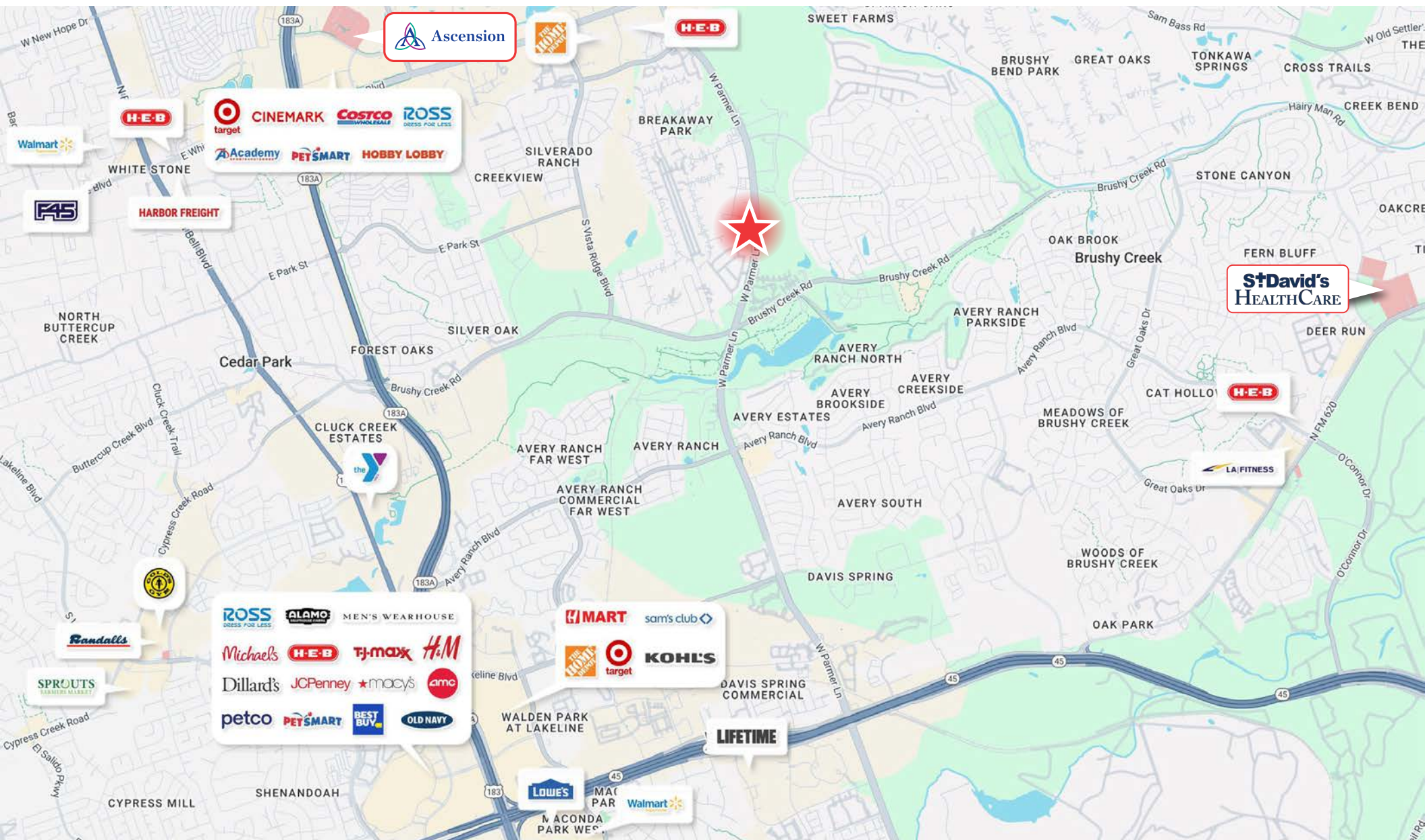


# Demographics

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
2024 Population	8,888	92,093	244,035
2029 Population Projection	11,227	116,631	308,120
Median Age	36.6	37.1	37.7
<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
2024 Households	2,955	32,641	90,575
2029 Household Projection	3,744	41,552	114,903
Avg Household Income	\$173,349	\$142,389	\$132,637
Median Household Income	\$144,347	\$118,108	\$109,976
<b>EMPLOYMENT</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Employees	2,120	23,654	68,465
Businesses	299	3,638	9,600



# Nearby Businesses



# Aerial Overview



# Site Overview





Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



11-03-2025

## Information About Brokerage Services

### 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

### 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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

PCR Brokerage Austin, LLC	9003950	licensing@partnersrealestate.com	512-580-6025
Name of Sponsoring Broker (Licensed Individual Or Business Entity)	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-985-4620
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Ryan McCullough	742422	ryan.mccullough@partnersrealestate.com	512-580-6224
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_