

CONDOS FOR SALE OR LEASE



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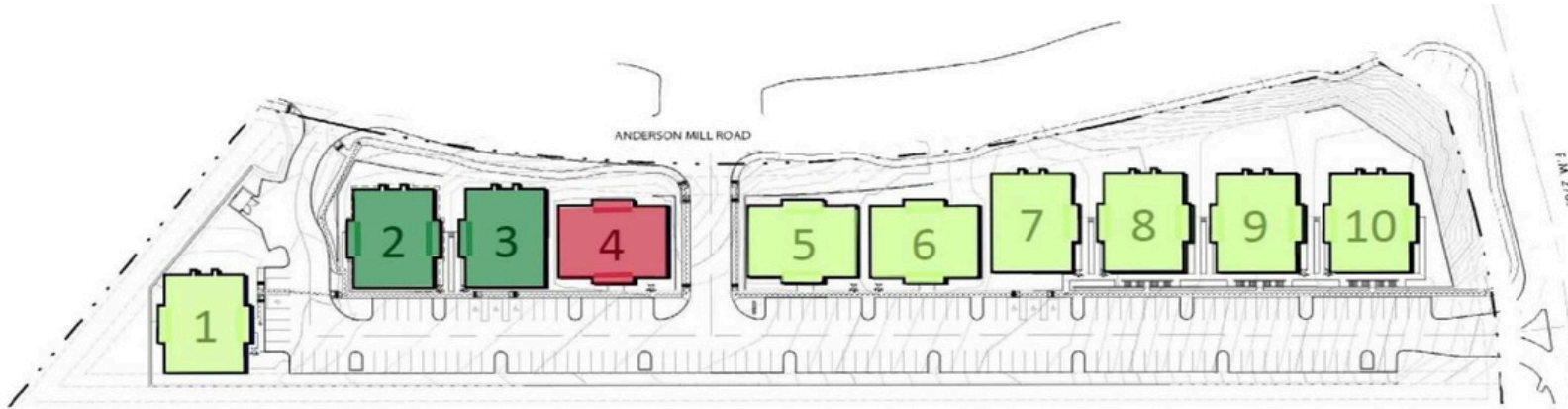
VOLENTE CROSSING CONDO PARK

12801 ANDERSON MILL RD, CEDAR PARK, TX 78613




VOLENTE CROSSING

12801 ANDERSON MILL RD, CEDAR PARK, TX 78613

EXECUTIVE SUMMARY



Legend

-  Available Pad Site
-  Available Office Condo 1,200sf to 4,800sf
-  For Sale - Fully Occupied - [Link to Listing](#)

OFFERING SUMMARY

Sale Price:	Please Contact Broker
Lease Rate:	Please Contact Broker
Building Size:	4,800 SF
Existing Buildings	3
Year Built:	2022
Zoning:	Neighborhood Business

PROPERTY OVERVIEW

Explore the ultimate workspace solution at Volente Crossing Condo Park, ideally situated in Cedar Park, TX. The location of the park offers great accessibility to both Austin and Cedar Park, being just 1 mile off of FM 620, and less than a mile from Cypress Creek Road. The shell buildings were constructed in 2022 and will be finished out in the coming months. The park is zoned for Neighborhood Business, allowing a wide array of commercial uses.

We are offering turn-key office condo units for sale, or for lease. Sizes vary from 1,200 SF to 4,800 SF. Building 2 is comprised of four 1,200 SF units, and Building 3 is comprised of two 2,400sf units. Units can be combined for a maximum of 4,800 SF.

Pad sites are also available to purchase. The pad sites are zero lot line pads that are site planned for a 4,800 SF office building. Build your perfect work space with the benefits of being in a condo

Available Units

201:	1,203 SF
202:	1,192 SF
203:	1,189 SF
204:	1,204 SF
301:	2,416 SF
302:	2,380 SF

Experience the perfect blend of modernity and functionality as you envision your business flourishing within these customizable spaces. From modern design to strategic location, this property caters to the needs of discerning office users who seek a premium work environment. Elevate your business presence and productivity in a turn-key office space designed to inspire success.

PROPERTY HIGHLIGHTS

- Turn Key Office Condos For Sale or For Lease
- Pad Sites Also Available For Sale - Site Planned for 4,800sf Office Building
- 1,200 SF to 4,800 SF Units Available
- Modern and Flexible Finish Out
- Great visibility from Anderson Mill Rd with Signage Available
- Great access to Cedar Park and North Austin

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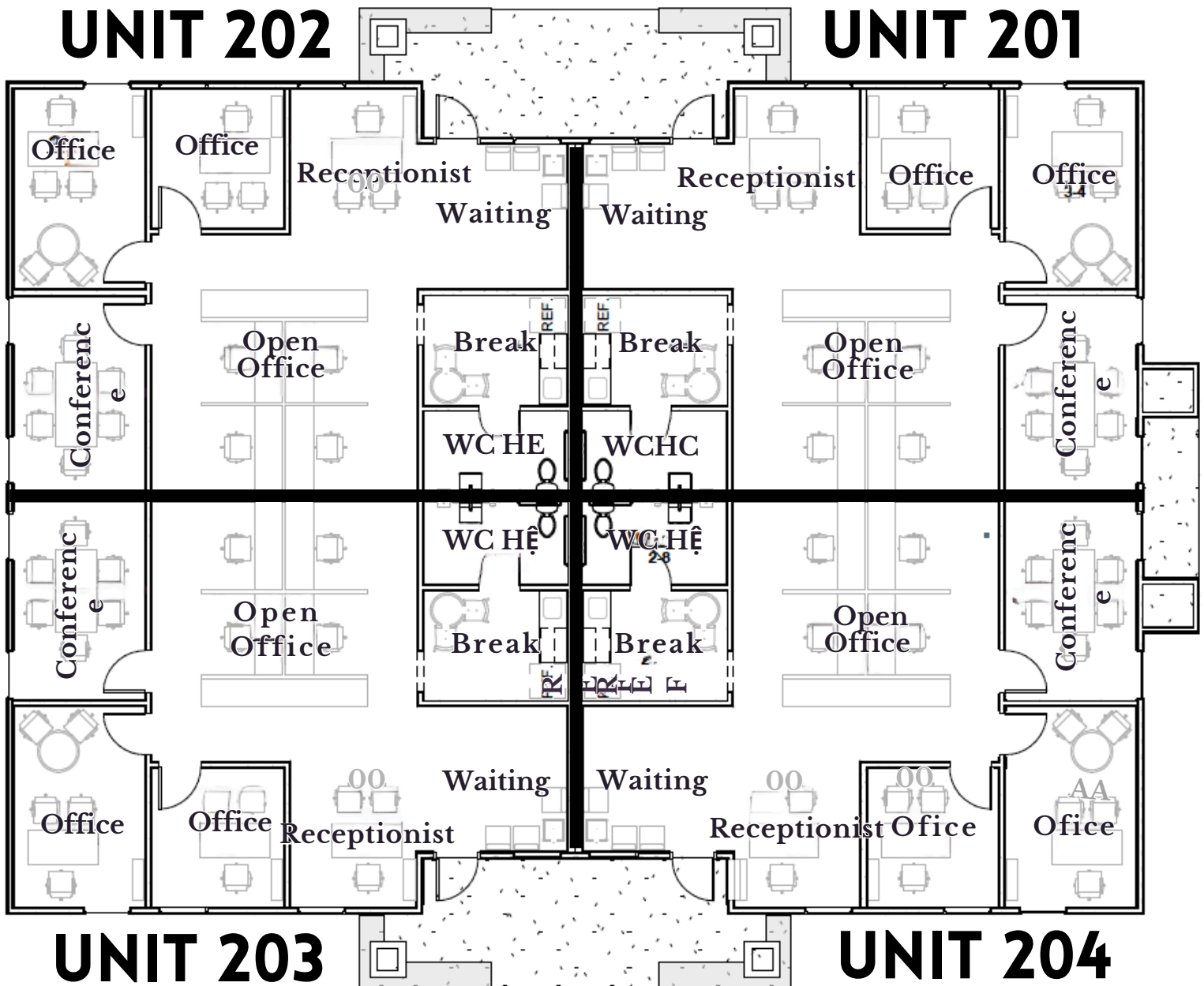
AERIAL SITE PLAN



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BUILDING 2 FLOOR PLAN



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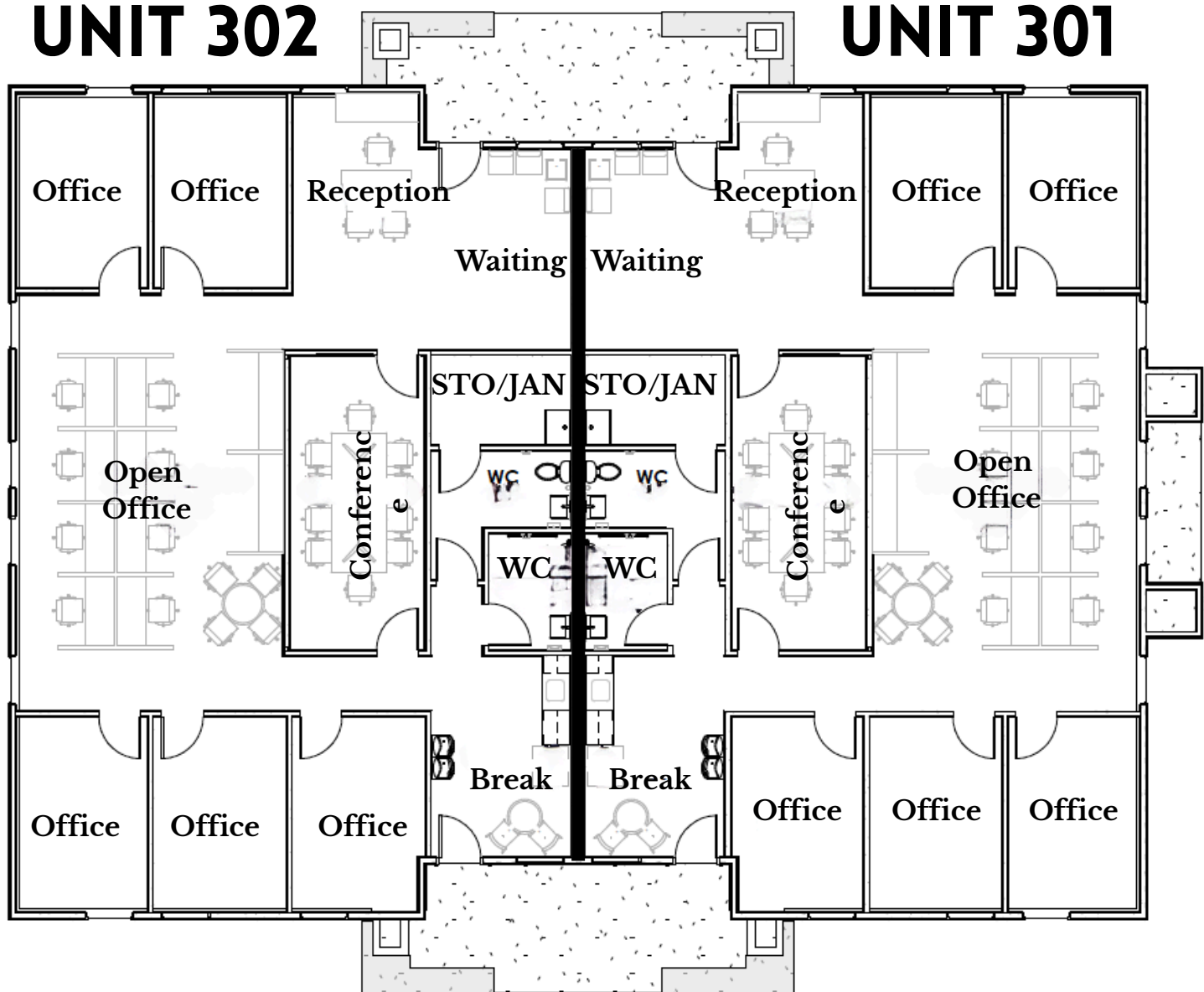
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BUILDING 3 FLOOR PLAN



UNIT 302

UNIT 301



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PAD SITE INFORMATION



Legend

 Available Pad Site

CONDO PAD SITE DETAILS

Offered For Sale are seven individual pad sites in Volente Crossing Condo Park. The pad sites are zero lot line lots that enjoy the benefits of a city approved site plan for a 4,800 SF building. This is a great opportunity to build your perfect building with the added benefits of being in a condo regime.

AVAILABILITY SUMMARY

Sale Price:	Please Contact Broker
Allowable Building Size:	4,800 SF
Available Pads:	1, 5, 6, 7, 8, 9, & 10

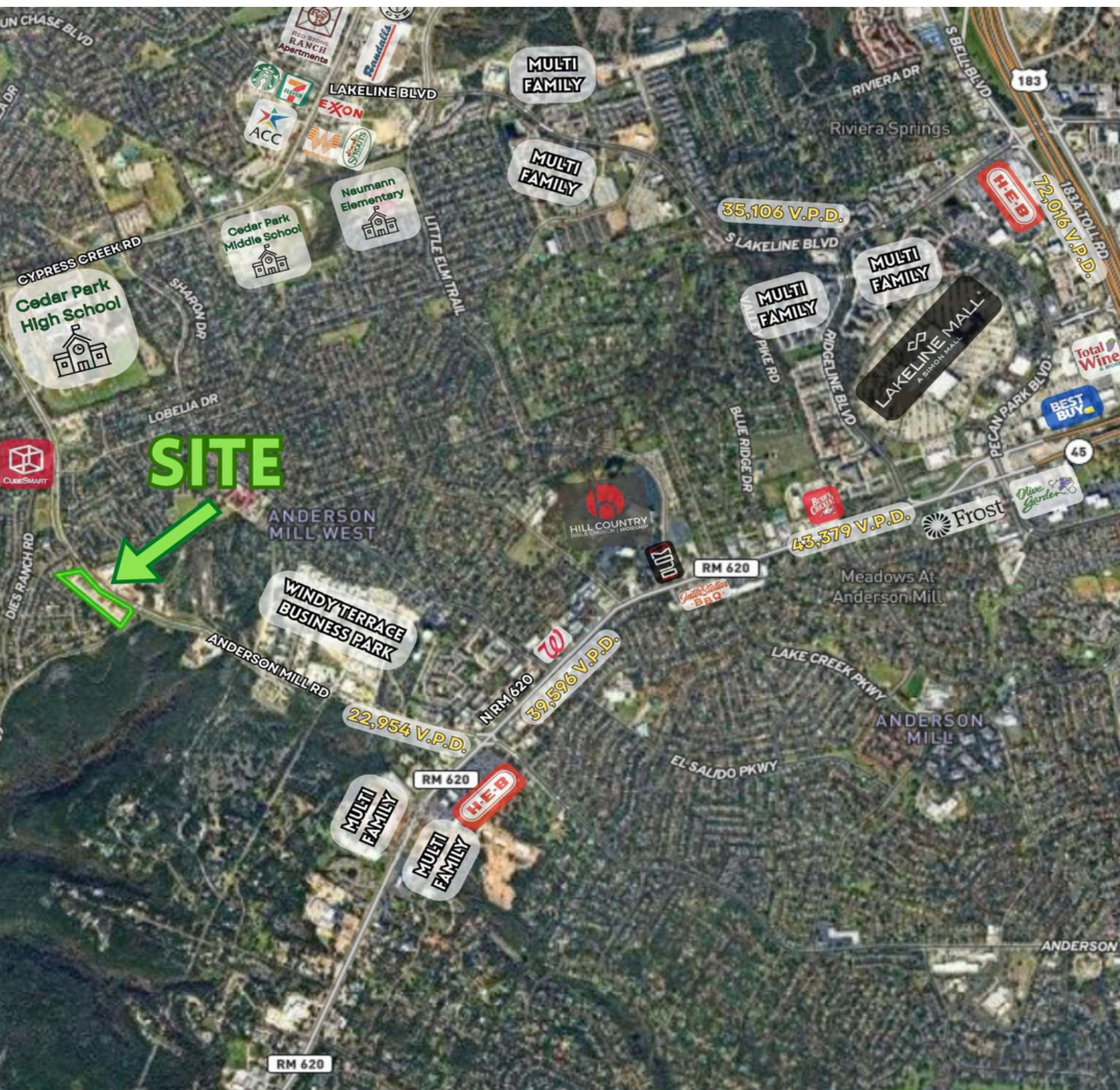
BUILDING RENDERING



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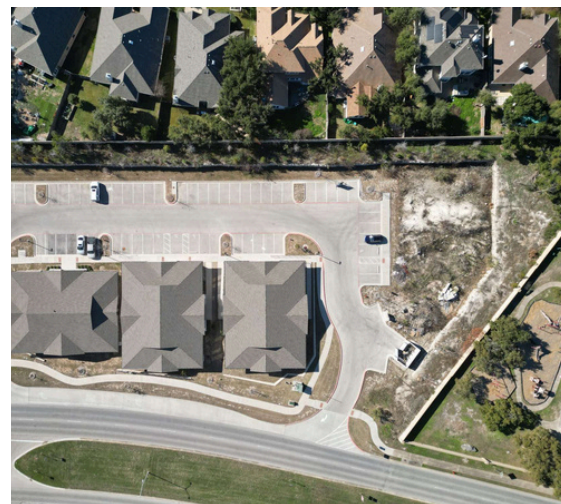
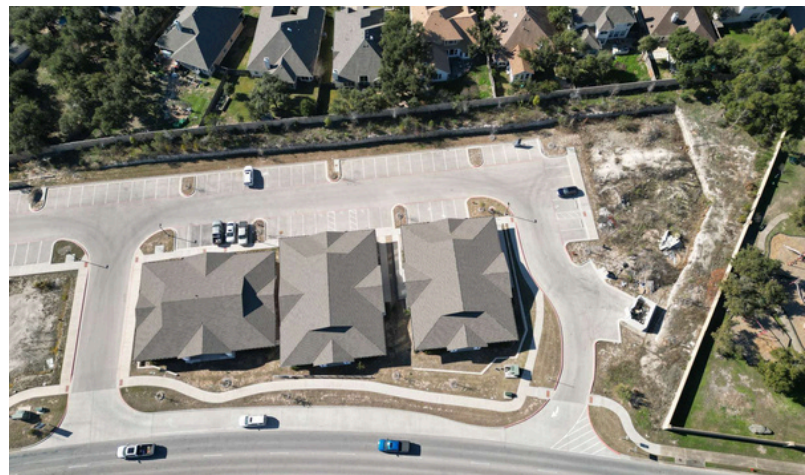
AERIAL RETAIL MAP



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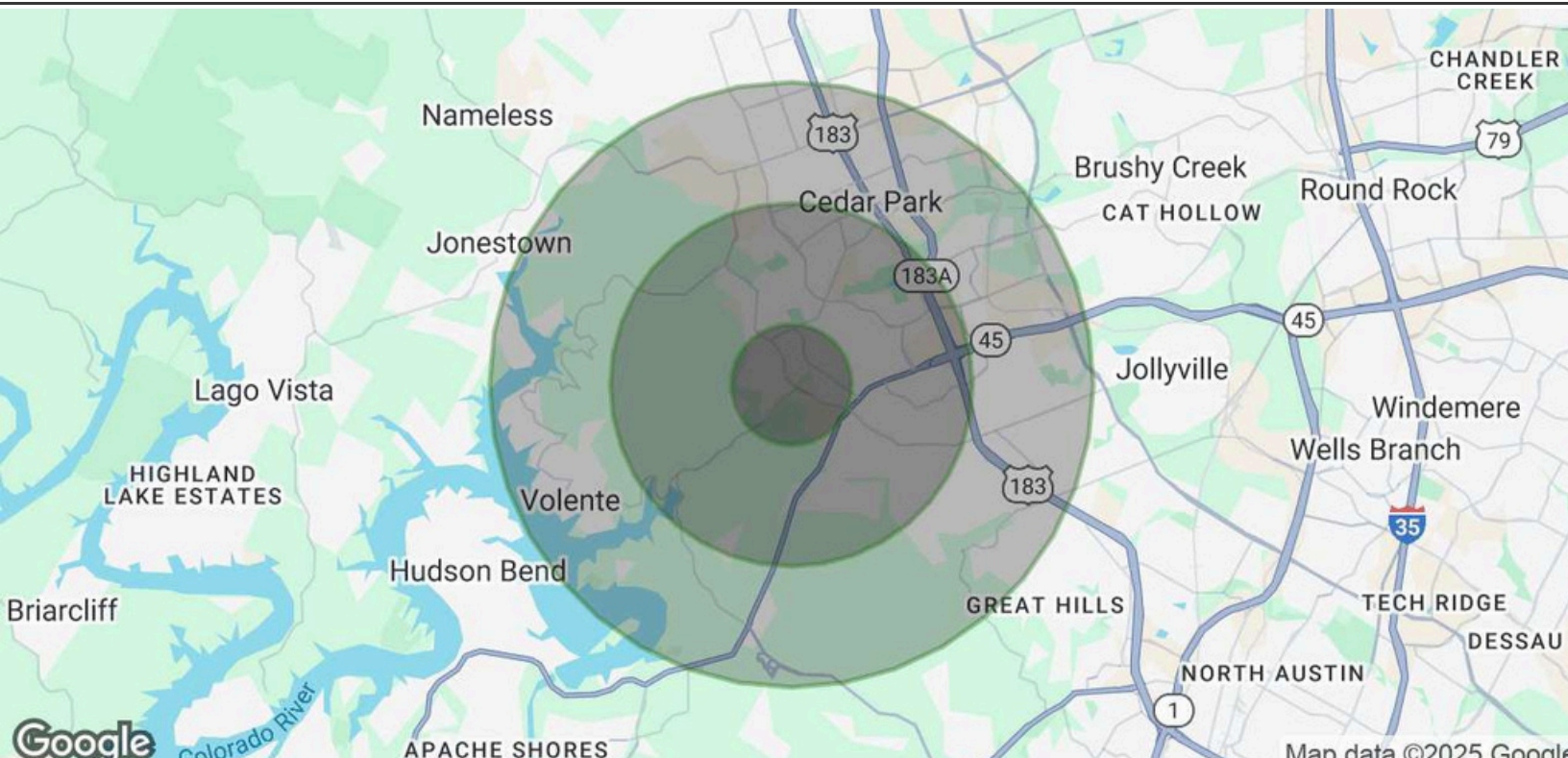
ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT



	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	10,477	72,170	178,570
Average Age	39	38	38
Average Age (Male)	38	37	37
Average Age (Female)	40	39	39
HOUSEHOLDS & INCOME			
Total Households	3,507	28,016	71,084
# of Persons per HH	3	2.6	2.5
Average HH Income	\$206,455	\$163,874	\$155,365
Average House Value	\$596,601	\$562,859	\$578,310

Demographics data derived from AlphaMap



Information About Brokerage Services

Texas law requires all real estate licensees 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.

Commercial Market Exchange LLC

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

Matt Delahoussaye

Designated Broker of Firm

Jennifer Bernstein

Licensed Supervisor of Sales Agent/
Associate

Bailey Morse

Sales Agent/Associate's Name

9003840

License No.

535200

License No.

603557

License No.

776559

License No.

infocmeatx.com

Email

matt@cmeatx.com

Email

jennifer@cmeatx.com

Email

Bailey@cmeatx.com

Email

(512)774-9520

Phone

(512)535-5313

Phone

(512)774-9520

Phone

(512)630-9888

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date