

OFFERING MEMORANDUM

2000 Windy Terrace 21A

Cedar Park TX 78613

Presented by

The Morshed Group


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A wooden picnic table and benches are situated on a wooden deck in front of a stone building. The table and benches have dark metal frames. A black metal railing with wooden posts is behind the table. The building has a rustic stone facade with a small window. A large tree with green leaves is on the left, casting shadows on the deck and building. The sky is blue.

TABLE OF CONTENTS

1. **DISCLAIMER**
2. **OFFERING**
3. **PROPERTY SUMMARY**
4. **FINANCIAL SUMMARY**
5. **PROPERTY PHOTOS**
6. **AERIAL & PLANS**
 - **AERIAL PHOTO**
 - **FLOOR PLAN**
7. **DEMOGRAPHIC SUMMARY**
8. **LOCATION & ACCESABILITY**

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This Offering Memorandum has been prepared solely for the purpose of providing prospective purchasers with general information about the property located at 2000 Windy Terrace #21A, Cedar Park TX. All materials, projections, financial summaries, and descriptions contained herein are based on information provided by the seller and other reliable sources. However, they are presented without any representation or warranty as to the accuracy or completeness of the information by The Morshed Group or its agents.

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OFFERING

Address:	2000 Windy Terrace #21
Type:	Flex/Industrial
Year Built:	2015
Lot Size:	.1897
Building Size:	3,555 SF
Bathrooms	1 Full, 1 Half
Parking:	5 Spaces + Community
Use Flexibility	Single user or potential multi-tenant configuration
Warehouse Space	460 SF (+325 convertible)





PROPERTY SUMMARY

Suite 21A presents an opportunity to own a highly functional, design-forward flex space in one of Cedar Park's most active industrial corridors. The two-story layout blends showroom-quality office with light industrial capability, delivering immediate usability for a wide range of businesses.

The space stands out within the park with upgraded interiors and the only private outdoor deck, creating a unique environment for both client-facing operations and team use. Located in close proximity to Lakeline Mall, the Bell District redevelopment, and The Domain, the property benefits from continued population and employment growth across Northwest Austin, making it a compelling option for both owner-users and investors seeking quality product in a high-growth corridor.



HIGHLIGHTS

- Private Deck
- Zero Cap-ex day 1
- Flexible owner-user or investor setup
- Prime Cedar Park location

FINANCIAL SUMMARY

Asking Price:

\$745,000

Cap Rate:

7.26%

NOI:

\$54,080

Occupancy:

Owner Occupied

Price/SF:

\$209.56/FT

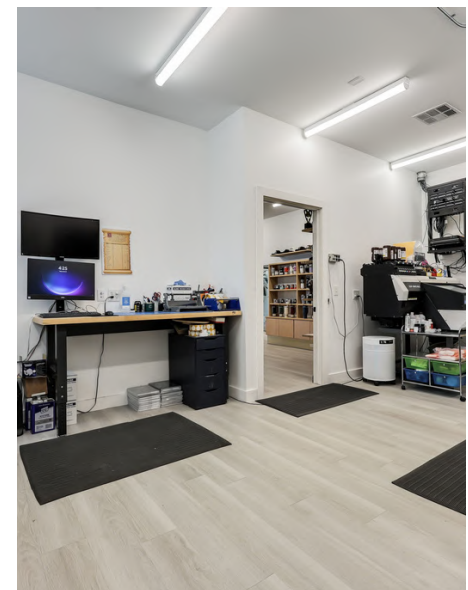
Investor Opportunity

- Flexible configuration: supports single-tenant occupancy or multi-tenant leasing
- Lease-up opportunity: vacant space allows immediate control over tenant mix and strategy
- Differentiated product: upgraded interiors, private deck, and end-unit positioning drive tenant appeal
- Low-friction asset: NNN structure with minimal ongoing management

Owner-User Opportunity

- Turnkey occupancy: ~80% office buildout supports immediate use with no additional capital required
- Control your cost basis: own vs. lease in a tightening flex market
- Reconfiguration upside: increase warehouse footprint over time to broaden buyer pool
- Long-term wealth creation: build equity and benefit from appreciation

Financial Projections (NNN)	
Building Size	3,555 SF
Projected Rental Rate	\$16.00/SF NNN
Gross Potential Income	\$56,880
Maintenance Reserve (5%)	\$2,800
Total Operating Expenses	\$2,800
New Operating Income	\$54,080
Projected Cap Rate	7.26%





AERIALS & PLANS

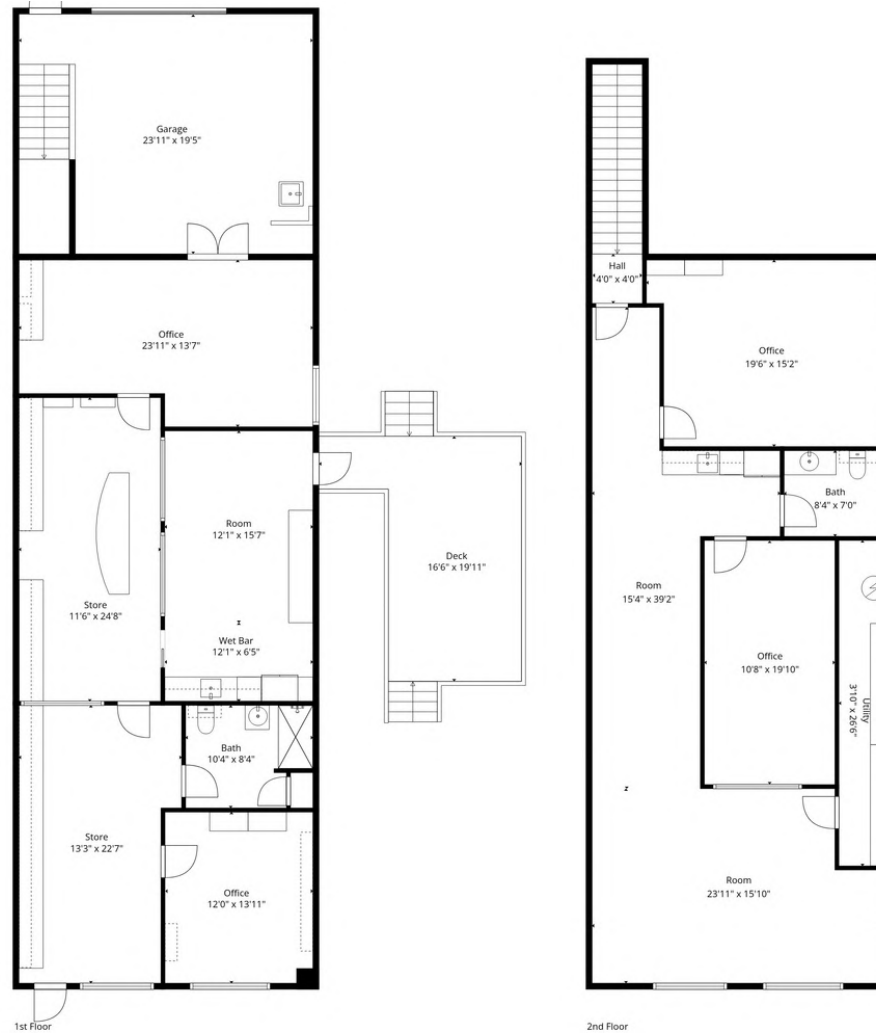


AERIAL

An aerial photograph showing a suburban neighborhood with many houses and trees. In the foreground, there is a large industrial or commercial area with several large, light-colored buildings with grey roofs. To the right of these buildings is a large electrical substation with various metal structures and equipment. A road runs along the bottom of the frame. A small white box with a black border highlights one of the buildings in the foreground.

UNIT 21A

FLOOR PLAN



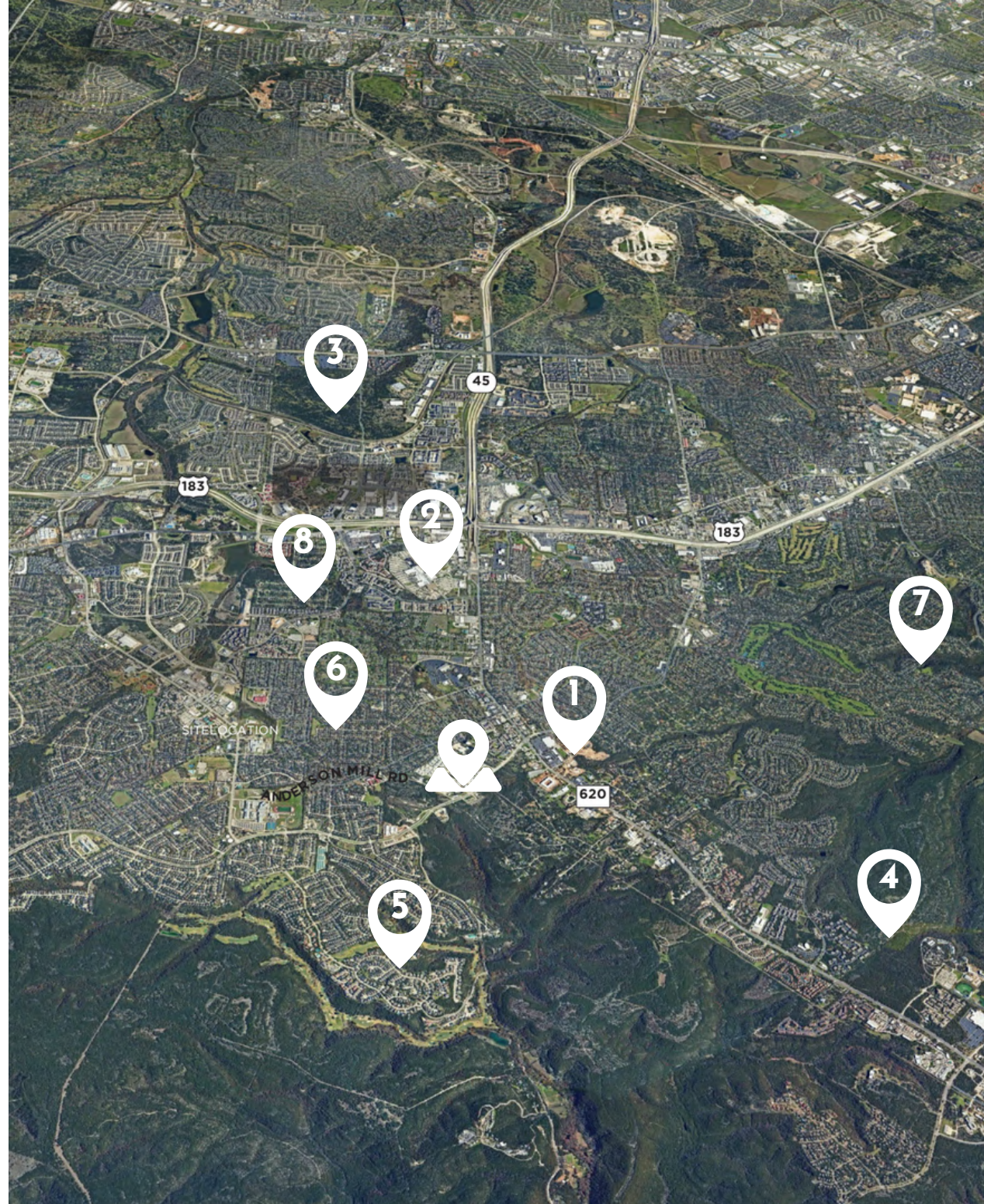
DEMOGRAPHIC SUMMARY

2025 SUMMARY	1 Mile	3 Mile	5 Mile
Population	10,296	85,924	118,772
Annual Growth	.7%	.9%	1.3%
Households	3,827	34,381	76,102
Avg Household Size	2.6	2.5	2.4
Owner Occupied Housing Units	53%	53%	53%
Renter Occupied Housing Units	47%	47%	47%
Median Age	41.1	38.7	38.5
Median Household Income	\$136,671	\$116,767	\$112,612
Avg. Household Income	155,276	\$148,014	\$143,938

Population By Race	1 Mile	3 Mile	5 Mile
White	6,976	50,908	107,701
Black	362	4,421	10,352
American Indian /Alaskan Native	27	260	592
Asian	998	14,175	34,213
Hawaiian & Pacific Islander	8	76	164
Two or More Races	1,925	16,084	35,749
Hispanic Origin	1,767	15,630	34,907

Location & Accessibility

1. HEB
2. Lakeline Mall
3. Avery Ranch
4. Four Points
5. Twin Creeks
6. Cedar Park
7. Great Hills
8. Bell Development





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