

SPACE FOR LEASE
Lakeline & Old Mill
 2218 S Lakeline Blvd | Cedar Park, TX



Overview

BUILDING III	Up to 10,000 SF
BUILDING II	Up to 6,650 SF
PRICE	Approx. \$35.00 PSF/YR NNN



Contact

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Description

- New construction available Q3 2022
- Lighted intersection at Lakeline Blvd and Old Mill Road
- Easy ingress and egress
- Heavy traffic counts on Lakeline Blvd
- Densely populated residential area

Nearby Retailers








Demographics

	1 MILE	3 MILES	5 MILES
2021 Population	16,128	93,597	209,045
Total Households	6,425	36,376	81,669
Average Household Income	\$101,204	\$118,741	\$122,873

Year: 2021 | Source: Esri

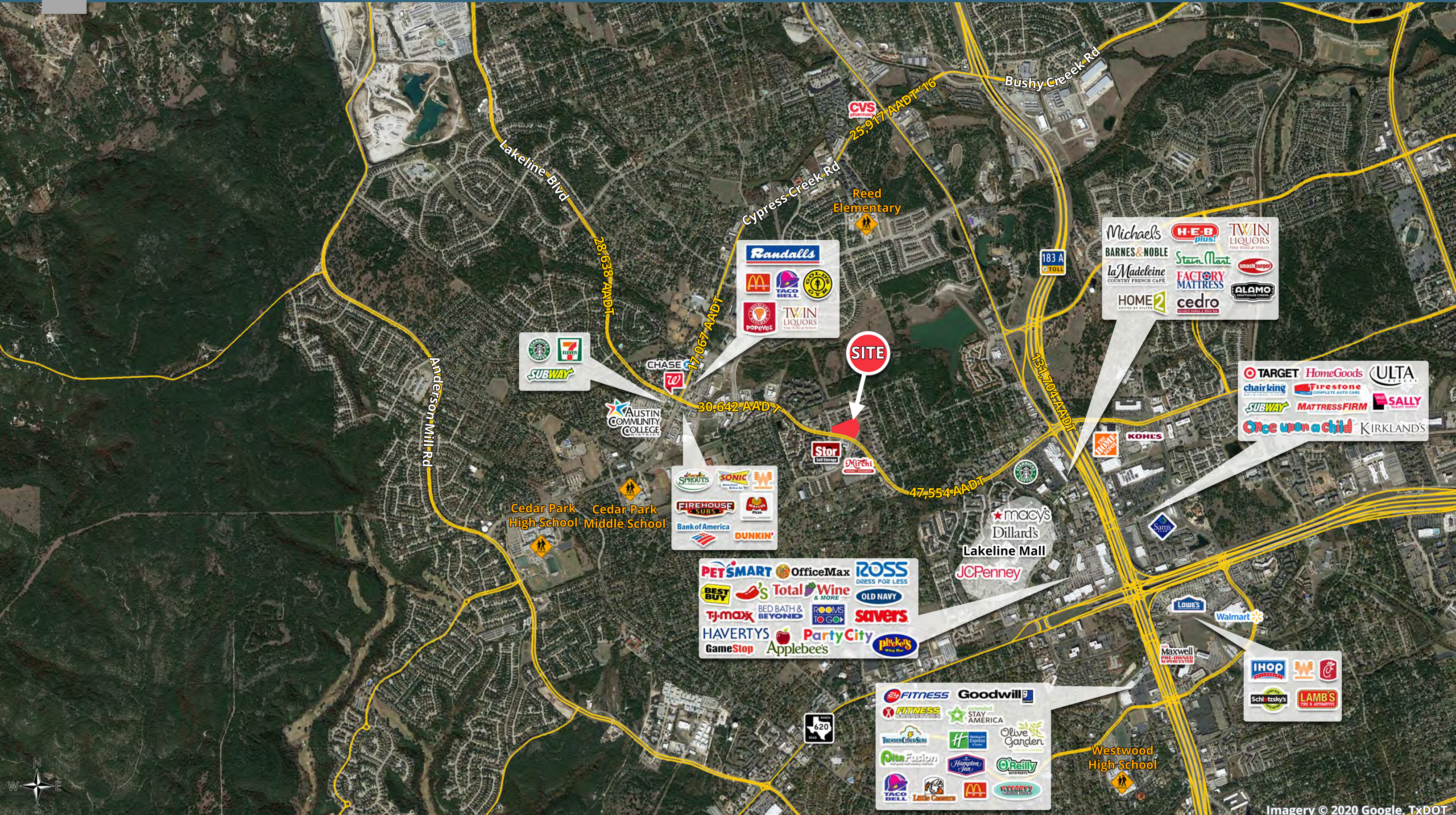
Traffic Counts

183 Toll	131,704 VPD
Lakeline Blvd	47,554 VPD
Cypress Creek Rd	17,067 VPD

Year: 2018 | Source: TxDot

TX-Cedar Park-2218 S Lakeline Blvd-Lakeline & Old Mill

2218 S Lakeline Blvd | Cedar Park, TX

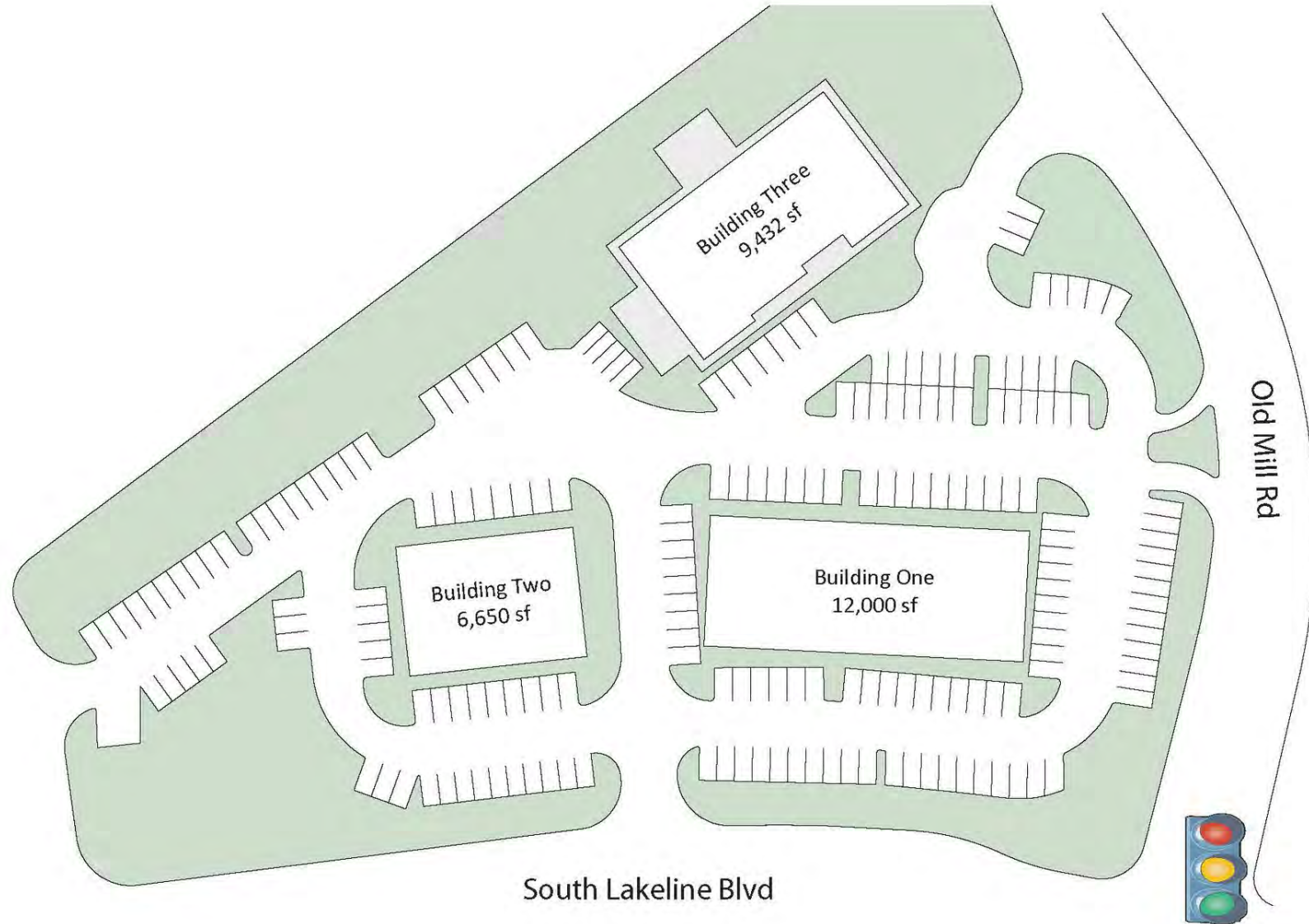


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Shopping Center Site Plan | Pad Sites - Coming Soon

2218 S Lakeline Blvd | Cedar Park, TX



	1 mile	3 miles	5 miles
Population			
2000 Population	5,150	44,265	101,685
2010 Population	8,337	70,799	161,827
2021 Population	16,128	93,597	209,045
2026 Population	18,792	103,980	233,842
2000-2010 Annual Rate	4.93%	4.81%	4.76%
2010-2021 Annual Rate	6.04%	2.51%	2.30%
2021-2026 Annual Rate	3.10%	2.13%	2.27%
2021 Male Population	49.0%	49.3%	49.2%
2021 Female Population	51.0%	50.7%	50.8%
2021 Median Age	35.5	35.8	35.8
Households			
2000 Households	1,829	15,510	36,454
2010 Households	3,273	26,544	62,155
2021 Total Households	6,425	36,376	81,669
2026 Total Households	7,484	40,470	91,498
2000-2010 Annual Rate	5.99%	5.52%	5.48%
2010-2021 Annual Rate	6.18%	2.84%	2.46%
2021-2026 Annual Rate	3.10%	2.16%	2.30%
2021 Average Household Size	2.51	2.57	2.55
Housing Units			
2021 Total Housing Units	6,452	37,335	83,712
2021 Owner Occupied Housing Units	3,003	22,580	50,509
2021 Renter Occupied Housing Units	3,423	13,797	31,160
2021 Vacant Housing Units	27	959	2,043
Race and Ethnicity			
2021 White Alone	68.4%	68.1%	65.4%
2021 Black Alone	5.9%	6.1%	6.1%
2021 American Indian/Alaska Native Alone	0.4%	0.6%	0.5%
2021 Asian Alone	14.7%	15.2%	17.7%
2021 Pacific Islander Alone	0.1%	0.1%	0.1%
2021 Hispanic Origin (Any Race)	22.2%	21.3%	20.5%
Income			
2021 Median Household Income	\$83,107	\$100,850	\$101,482
2021 Average Household Income	\$101,204	\$118,741	\$122,873
2021 Per Capita Income	\$40,185	\$46,860	\$48,331
2021 Population 25+ by Educational Attainment			
Total	10,698	63,109	139,724
High School Graduate	16.5%	13.4%	11.9%
GED/Alternative Credential	2.8%	2.3%	2.1%
Some College, No Degree	20.2%	19.8%	19.3%
Associate Degree	7.9%	8.5%	8.0%
Bachelor's Degree	33.8%	35.0%	35.3%
Graduate/Professional Degree	15.8%	17.0%	19.7%
Daytime Population			
2021 Total Daytime Population	16,100	93,743	200,653
Workers	7,426	47,257	97,486
Residents	8,674	46,486	103,167

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 or 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.

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Buyers Initials

Tenant Initials

Seller Initials

Landlord Initials

Date