



*PROPERTY*

FOR SALE

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**3600 E WHITESTONE BLVD,  
CEDAR PARK, TX 78613**

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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Sale Price:** \$1,995,000

**Price / SF:** \$159.59

**Lot Size:** 2.807 Acres

**Year Built:** 1998

**Building Size:** 12,501 SF

**Market:** Cedar Park

### PROPERTY OVERVIEW

Nicely updated office/warehouse located in a high traffic area with great visibility. Large fenced in yard area surrounds the warehouse area for storage or secure vehicle parking. 2.8 acres of land with Hwy 1431 frontage.

- 12,501 SF office/warehouse
- 4 grade level roll up doors
- 2.8 acres of land
- Large fenced in yard area for secure storage
- 15 offices
- Break area/kitchen
- Copy/printer room
- Conference room
- Mezzanine storage area
- City water and sewer

Contact Matt Delahoussaye 512-585-5313 or Jeremy Doddridge 512-627-5317 for more information.

### LOCATION OVERVIEW

Located on 1431, near the intersection of Parmer and 1431 in Cedar Park.

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## ADDITIONAL PHOTOS



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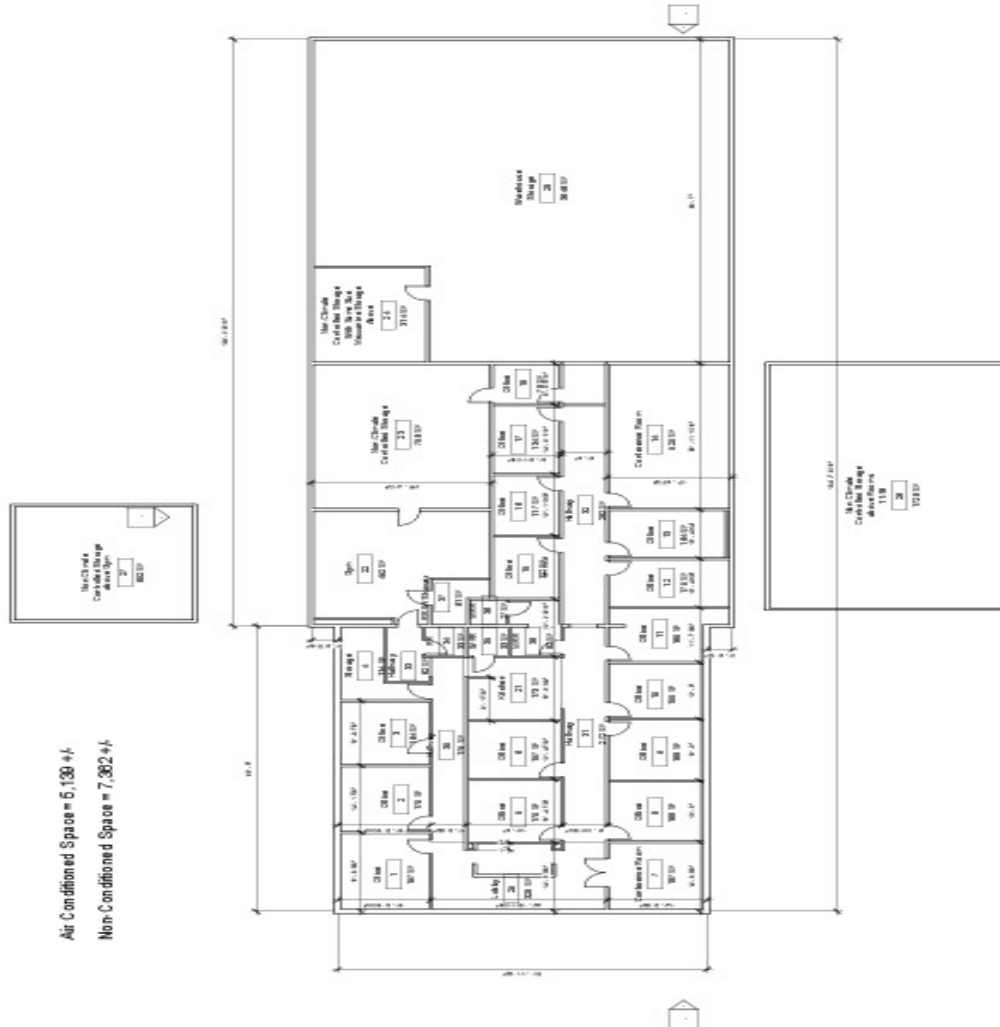
## ADDITIONAL PHOTOS



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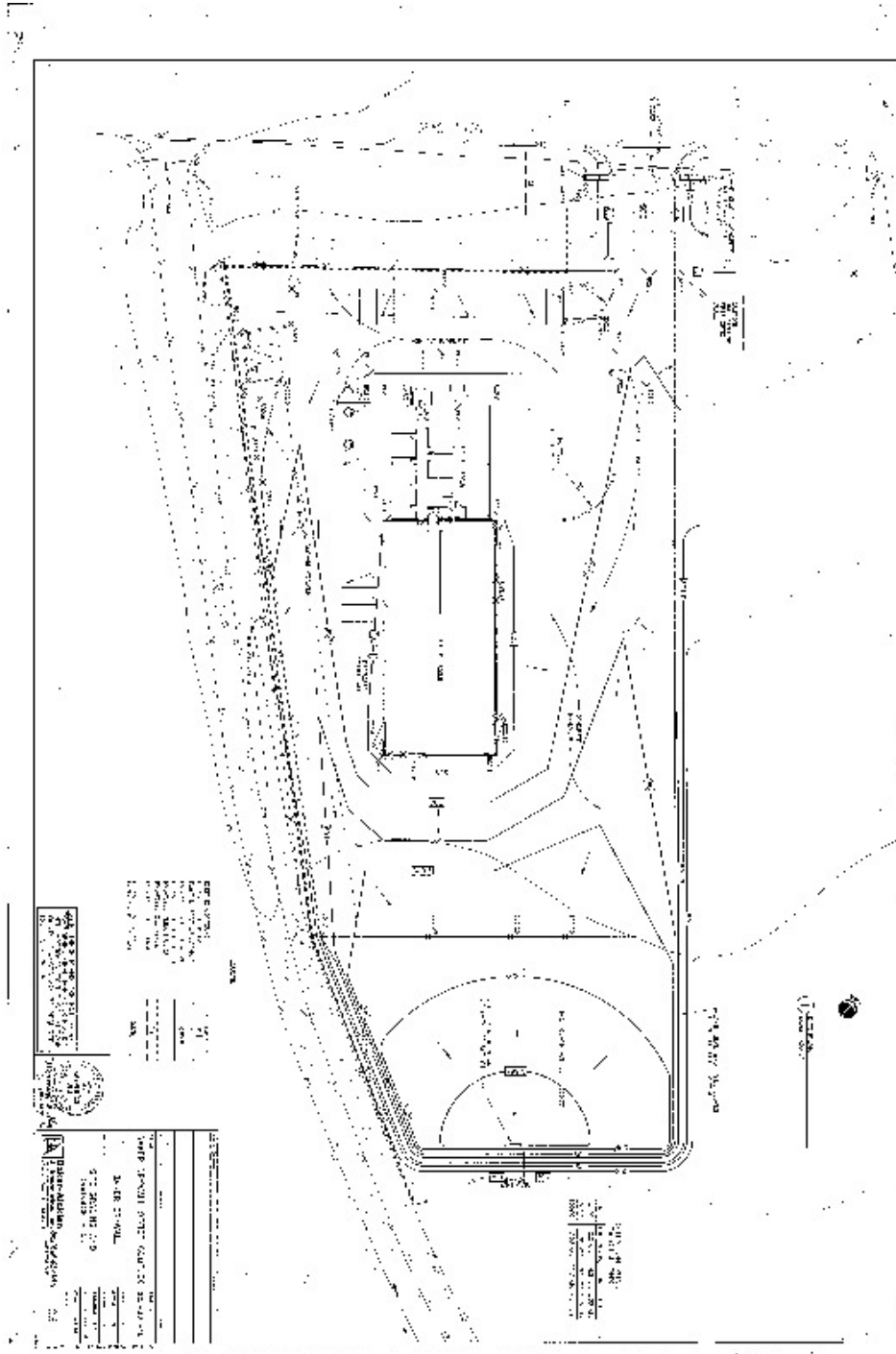
## FLOOR PLANS



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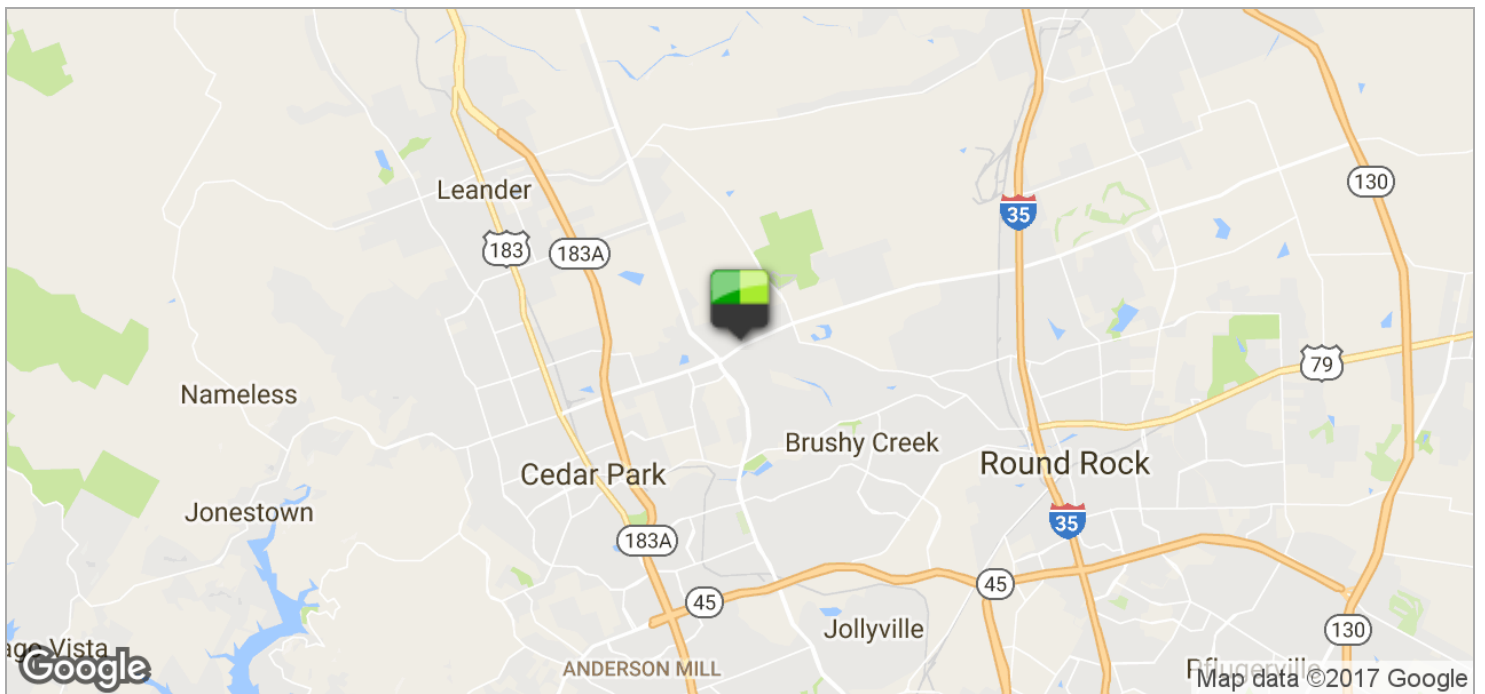
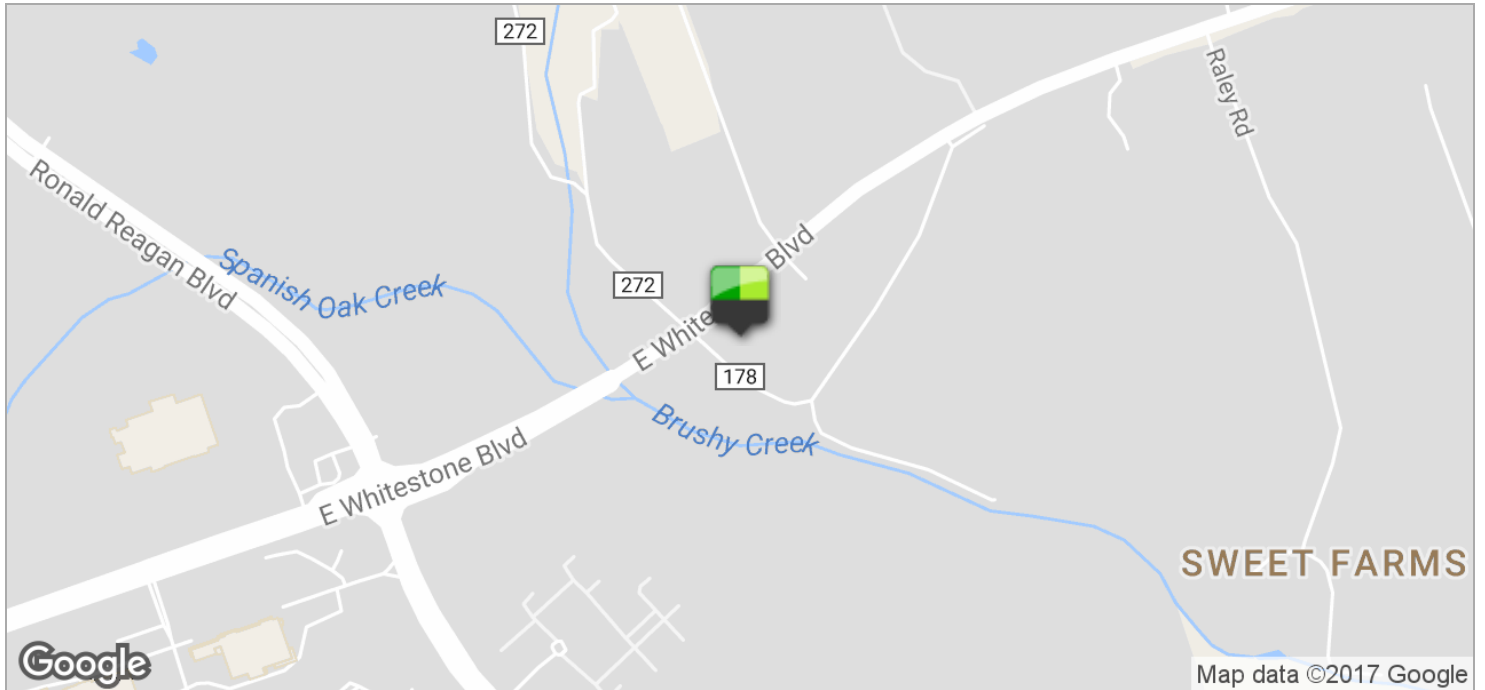
## SITE PLAN



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## LOCATION MAPS

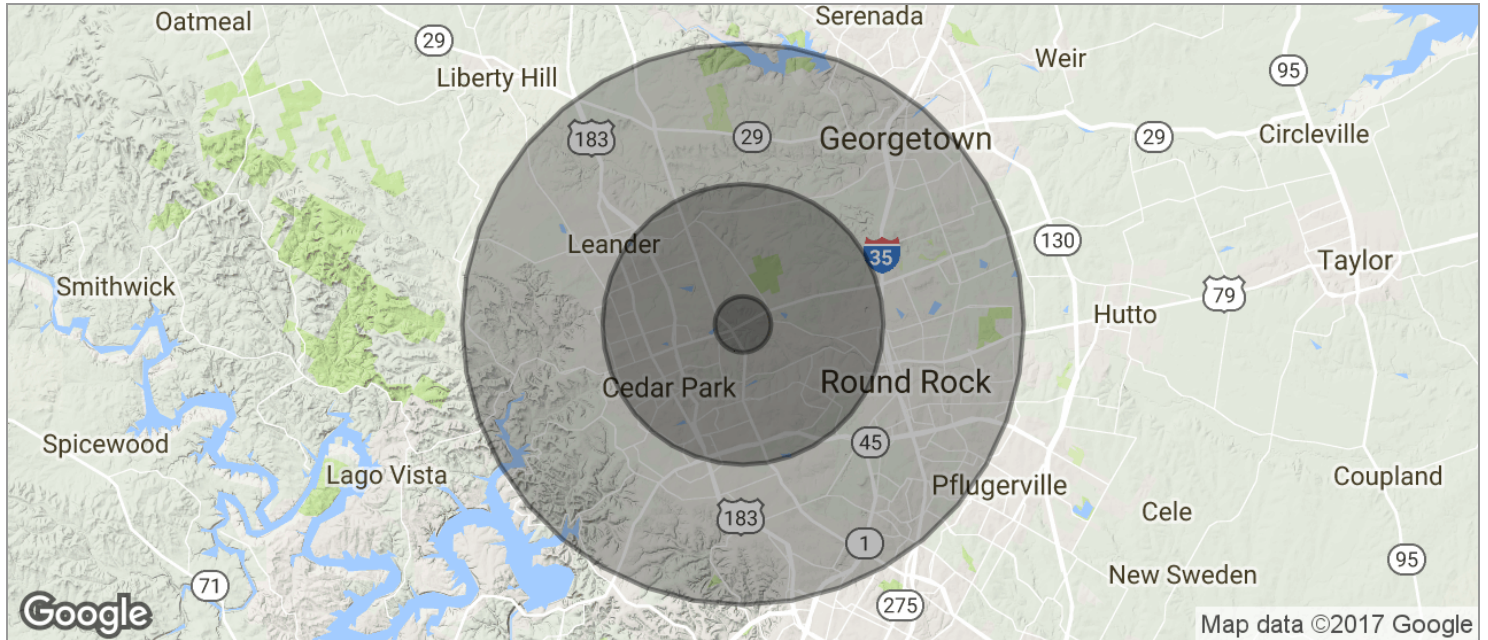


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## DEMOGRAPHICS MAP



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	1,623	114,563	423,844
MEDIAN AGE	40.2	33.4	33.7
MEDIAN AGE (MALE)	39.0	33.1	33.2
MEDIAN AGE (FEMALE)	42.0	33.9	34.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	655	39,771	164,192
# OF PERSONS PER HH	2.5	2.9	2.6
AVERAGE HH INCOME	\$95,656	\$94,612	\$83,712
AVERAGE HOUSE VALUE	\$325,317	\$227,013	\$236,601

\* Demographic data derived from 2010 US Census