

The Commons at Buttercup Creek

SWC OF HWY 183 & BUTTERCUP CREEK
200 BUTTERCUP CREEK BLVD
CEDAR PARK, TX 78613

retail

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2nd Gen Restaurant & Bar Space Available



CALL FOR MORE INFORMATION

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
2019 Total Population	11,804	89,753	202,896
2019 Average HH Income	\$89,195	\$103,699	\$112,955
2019 Daytime Population	5,733	56,299	101,965

The information contained herein was obtained from sources deemed reliable; however, Retail Solutions makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. Retail Solutions, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

FOR LEASE

\$16.00 PSF NNN
*NNNs \$4.20 PSF

*(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE

1,601 - 4,382 SF
2nd Gen Medical
End Cap Available

PROPERTY HIGHLIGHTS

- Located at a signalized intersection
- 80,924+ people with average household income over \$100,748 within 3 miles
- Huge Pylon sign on 183
- Great access to center from Hwy. 183 and from Buttercup Creek Blvd.
- Plentiful parking

TRAFFIC COUNT

US Hwy 183/N Bell Blvd:
40,615 VPD
(Costar 2018)

AREA TRAFFIC GENERATORS



Phil Morris
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512.474.5557

Win Scott
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- | | |
|---|---|
| 100 AVAILABLE - 2,781 SF (2nd Gen Medical) | 115 AVAILABLE - 3,200 SF (2nd Gen Medical) |
| 101 AVAILABLE 1,601 SF (shell condition) | 117 Wok Express |
| 104 Cedar Park Dance Company | 118 AVAILABLE - 1,956 SF |
| 105 Cedar Park Dance Company | 119 Advanced Therapeutic Massage |
| 106 Chiropractor | 120 Kumon |
| 107a Austin Ninjas | 122 Arts & Pottery |
| 107b Family Dollar | 125 Aruna's Kitchen |
| 109 Cedar Park Dance Company | 126 Culin Karate |
| 110 Omnom Workshop | 127 Thamnak Thai |
| 111 Over the Top Quilting | 128 Cedar Park Nails |
| 112 Rebecca's Hair Salon | 130 Los Chilaquiles |
| 113 Pilates Island Studio | |
| 114 OCCUPIED BUT AVAILABLE (12/31/19) - 1,625 SF | |

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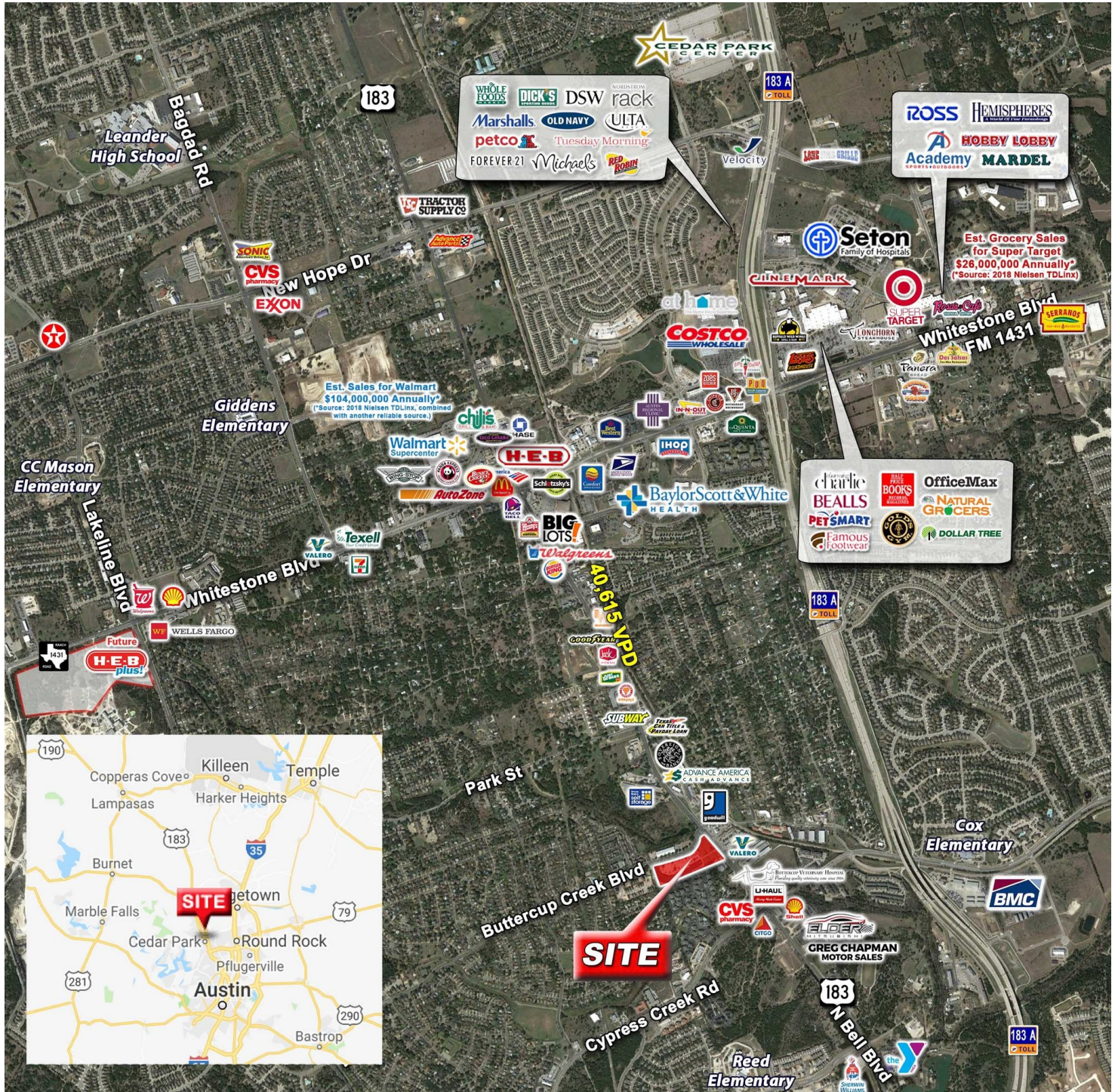


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Information About Brokerage Services

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date