

GREAT LOCATION  
GREAT OPPORTUNITY



TRINITY TEXAS REALTY  
INC.

FOR SALE  
LEASE

12465 WEST PARMER LN  
CEDAR PARK, TEXAS 78613

Exceptional Class A office building in the heart of Cedar Park.  
Designed with floor-to-ceiling glass, 360° views, and modern  
architecture, ideal for professional and medical office

GLASS OFFICE BUILDING | HIGH VISIBILITY | MODERN DESIGN

  
21,500 SF  
TOTAL BUILDING

  
CLASS A  
CONSTRUCTION

  
360°  
VIEWS

  
HIGH  
VISIBILITY



SIJO VADAKKAN  
BROKER



512 - 740 - 2262



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PARDHA REDDY  
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**Prime location**  
In cedar Park's  
Fastest Growing Corridor



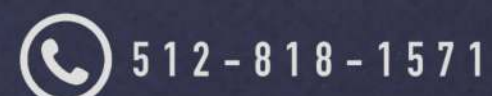
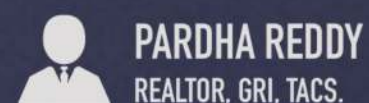
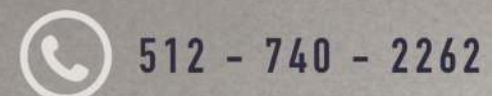
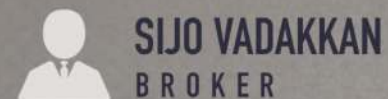
| Floor        | Size (Sqft)  | Status     |
|--------------|--------------|------------|
| First Floor  | ~ 7,500 Sqft | Available  |
| Second Floor | ~ 7,500 Sqft | Available  |
| Third Floor  | ~ 6,500 Sqft | Pre-Leased |

## PROPERTY OVERVIEW

THIS EXCEPTIONAL OFFICE PROPERTY COMBINES MODERN ARCHITECTURE, FUNCTIONAL DESIGN, AND OUTSTANDING VISIBILITY, MAKING IT ONE OF CEDAR PARK'S PREMIER BUSINESS ADDRESSES. FEATURING EXPANSIVE FLOOR-TO-CEILING GLASS, FLEXIBLE FLOOR PLATES, AND A STRIKING CONTEMPORARY EXTERIOR, THE PROPERTY IS WELL-SUITED FOR MEDICAL PRACTICES, EXECUTIVE OFFICES, PROFESSIONAL SERVICES, AND CORPORATE HEADQUARTERS.

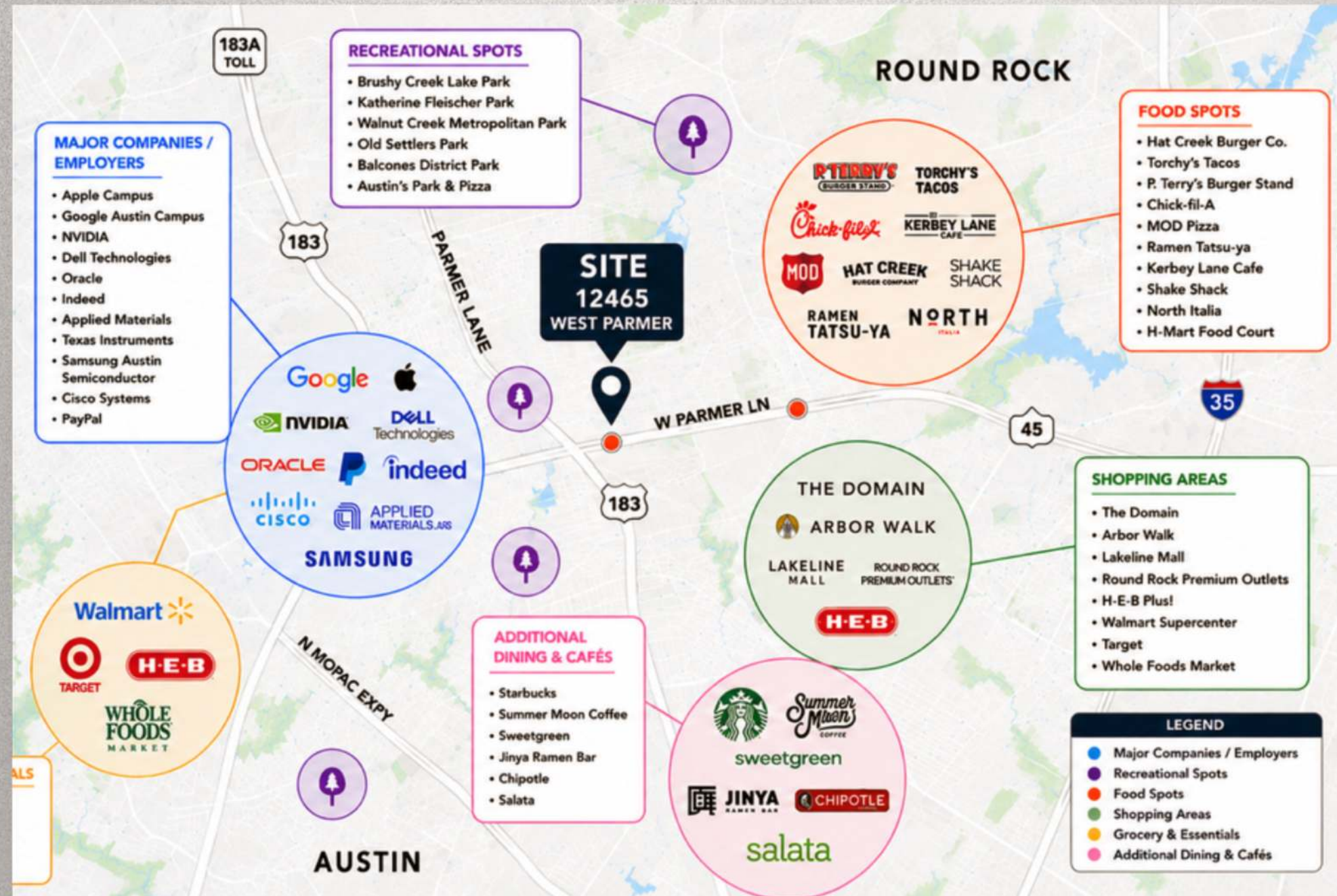
## BUILDING SPECIFICATIONS

- TOTAL BUILDING SIZE: ~ 21,000 SQ T
- 3-STORY OFFICE BUILDING
- MODERN ARCHITECTURE
- 360° VIEWS
- ELEVATOR READY
- AMPLE PARKING
- EASY ACCESS TO HIGHWAYS
- EASY ACCESS TO NEARBY RECREATIONAL FACILITIES , SHOPPING CENTRES, BIG COMPANIES



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# LOCATION AND ACCESSIBILITY



**12465**  
**WEST PARMER LN**  
**CEDAR PARK, TEXAS, 78613**

**SURROUNDED BY BUSINESS,  
AMENITIES & CONVENIENCE**

## MAJOR COMPANIES & EMPLOYERS



## GROCERY & ESSENTIALS

- H-E-B Plus!
- Walmart Supercenter
- Target
- Whole Foods Market

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# DEMOGRAPHICS

| DEMOGRAPHIC SNAPSHOT          | 1 MILE    | 3 MILES   | 5 MILES   |
|-------------------------------|-----------|-----------|-----------|
| POPULATION                    | 14,198    | 107,812   | 252,015   |
| HOUSEHOLDS                    | 5,283     | 40,455    | 95,683    |
| AVERAGE HOUSEHOLD SIZE        | 2.66      | 2.61      | 2.59      |
| AVERAGE HOUSEHOLD INCOME      | \$143,336 | \$151,237 | \$142,153 |
| MEDIAN HOUSEHOLD INCOME       | \$109,188 | \$116,688 | \$104,041 |
| DAYTIME POPULATION            | 14,933    | 78,925    | 191,915   |
| POPULATION GROWTH (2020-2024) | 9.6%      | 10.4%     | 11.2%     |

## TRAFFIC COUNTS (AADT 2023)

|                                                      |                                    |
|------------------------------------------------------|------------------------------------|
| <b>W. PARMER LANE</b><br>East of N. Moses Expressway | <b>37,682</b><br>VEHICLES PER DAY  |
| <b>SH 45 TOLL</b><br>North of Parmer Lane            | <b>70,452</b><br>VEHICLES PER DAY  |
| <b>N. FM 620</b><br>South of Parmer Lane             | <b>31,179</b><br>VEHICLES PER DAY  |
| <b>US-183</b><br>South of Parmer Lane                | <b>134,097</b><br>VEHICLES PER DAY |
| <b>I-35</b><br>South of Parmer Lane                  | <b>231,327</b><br>VEHICLES PER DAY |

Source: TxDOT 2023 Annual Average Daily Traffic (AADT)

|                                    |
|------------------------------------|
| <b>21,500 SF</b><br>TOTAL BUILDING |
| <b>CLASS A</b><br>CONSTRUCTION     |
| <b>360°</b><br>VIEWS               |
| <b>HIGH</b><br>VISIBILITY          |



**WORKFORCE OVERVIEW**

|                                       |        |        |         |
|---------------------------------------|--------|--------|---------|
| DAYTIME POPULATION                    | 14,933 | 78,925 | 191,915 |
| LABOR FORCE                           | 8,170  | 61,241 | 142,366 |
| COLLEGE EDUCATED (Bachelor's Degrees) | 74.7%  | 69.6%  | 63.4%   |
| WHITE COLLAR (MINUTES)                | 85.4%  | 83.0%  | 78.1%   |
| AVERAGE COMMUTE TIME (MINUTES)        | 24     | 24     | 25      |

**HOUSING OVERVIEW**

|                   |           |           |           |
|-------------------|-----------|-----------|-----------|
| MEDIAN HOME VALUE | \$437,168 | \$452,834 | \$436,645 |
| OWNER OCCUPIED    | 58.5%     | 61.5%     | 59.6%     |
| MEDIAN AGE        | 34.4      | 33.7      | 34.2      |

The area continues to overvance strong strong demand with strong average home values and high-owner-occupancy rates.

**GROWTH OUTLOOK**

|                                      |        |         |         |
|--------------------------------------|--------|---------|---------|
| 5-YEAR POPULATION GROWTH (2024-2029) | 8.7%   | 9.6%    | 10.1%   |
| 5-YEAR HOUSEHOLD GROWTH (2024-2029)  | 8.8%   | 9.8%    | 10.3%   |
| PROJECTED POPULATION (2029)          | 15,433 | 122,177 | 277,506 |



## KEY TAKEAWAYS

- ✓ Located in the heart of North Austin's technology corridor with exceptional access to major highways.
- ✓ Strong population and household growth with increased incomes and high education levels.
- ✓ High daytime employment driven by major corporate campuses and regional business rates.
- ✓ Robust traffic counts along Parmer Lane and nearby highways ensure excellent visibility and accessibility.

## TOP EMPLOYERS NEARBY

|                                                        |                                                  |
|--------------------------------------------------------|--------------------------------------------------|
| Apple Campus<br>12,200+ Employees<br>0.8 Miles         | NVIDIA<br>4,000+ Employees<br>7.0 Miles          |
| Google Austin Campus<br>10,000+ Employees<br>7.2 Miles | Samsung Austin<br>3,000+ Employees<br>13.6 Miles |
| Dell Technologies<br>6,500+ Employees<br>9.0 Miles     | Oracle<br>2,400+ Employees<br>9.5 Miles          |

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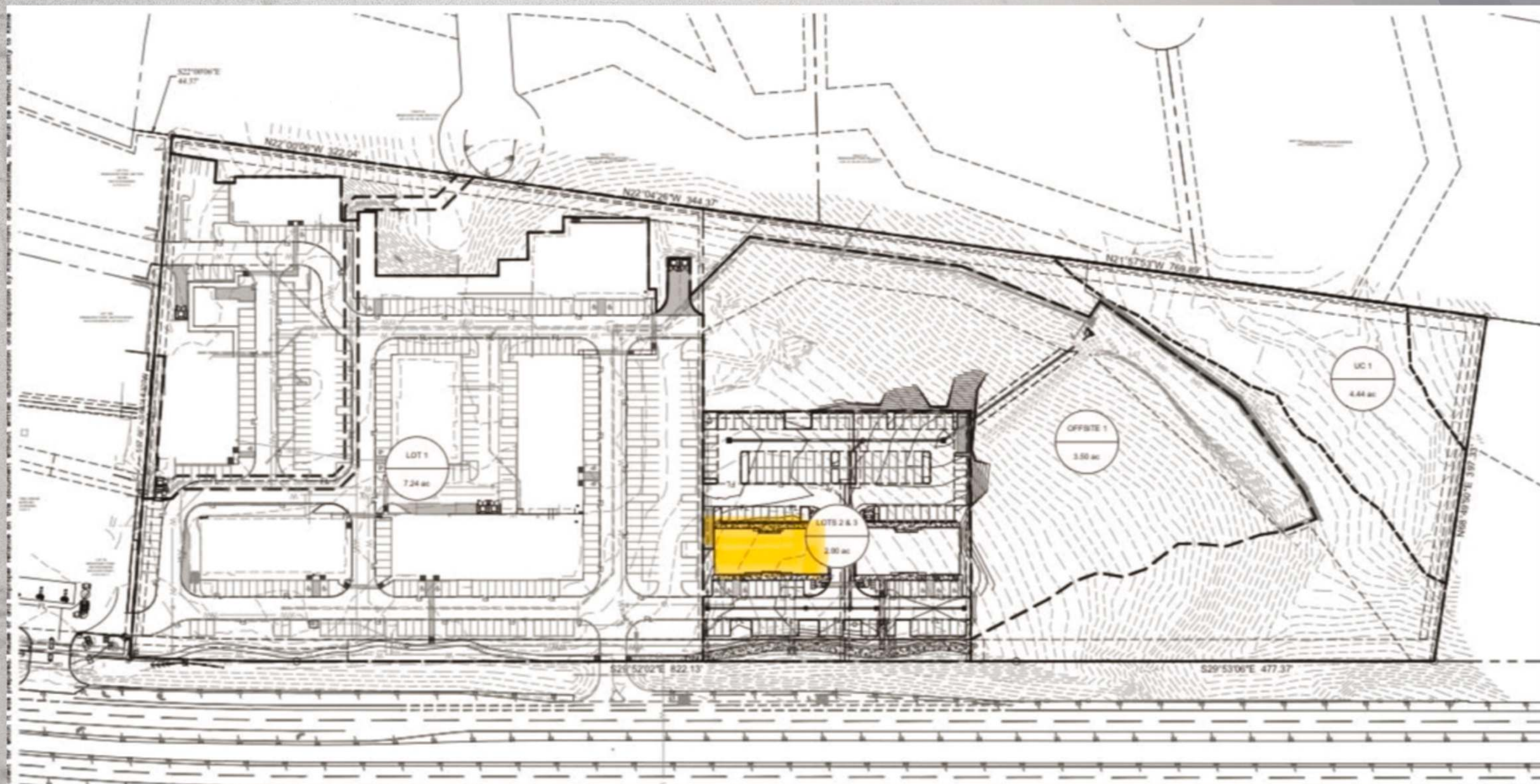
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## SITE PLAN



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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.

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

|                                                                    |             |                            |              |
|--------------------------------------------------------------------|-------------|----------------------------|--------------|
| Trinity Texas Realty                                               | 9003612     | info@trinitytxrealty.com   | 512-279-4596 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email                      | Phone        |
| Sijo Vadakkan                                                      | 601593      | sijo@trinitytxrealty.com   | 512-279-4596 |
| Designated Broker of Firm                                          | License No. | Email                      | Phone        |
| Sijo Vadakkan                                                      | 601593      | sijo@trinitytxrealty.com   | 512-279-4596 |
| Licensed Supervisor of Sales Agent/ Associate                      | License No. | Email                      | Phone        |
| Pardha Saradhi Gupta Reddy                                         | 775263      | pardha@trinitytxrealty.com | 512-818-1571 |
| Sales Agent/Associate's Name                                       | License No. | Email                      | Phone        |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1



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