

CALL FOR MORE INFORMATION



FOR LEASE

100% Leased

PROPERTY HIGHLIGHTS

- Excellent opportunity in a trade area with strong demographics and future long-term growth.
- New scrolling LED sign

TRAFFIC COUNT

Lakeline Blvd: 17,599 VPD
Whitestone Blvd: 44,322 VPD
(CoStar 2022)

AREA TRAFFIC GENERATORS



PROPERTY SNAPSHOT



84,065
2022 POPULATION
3 MILE RADIUS



42,592
2022 DAYTIME POPULATION
3 MILE RADIUS



\$112,539
2022 AVERAGE INCOME
3 MILE RADIUS



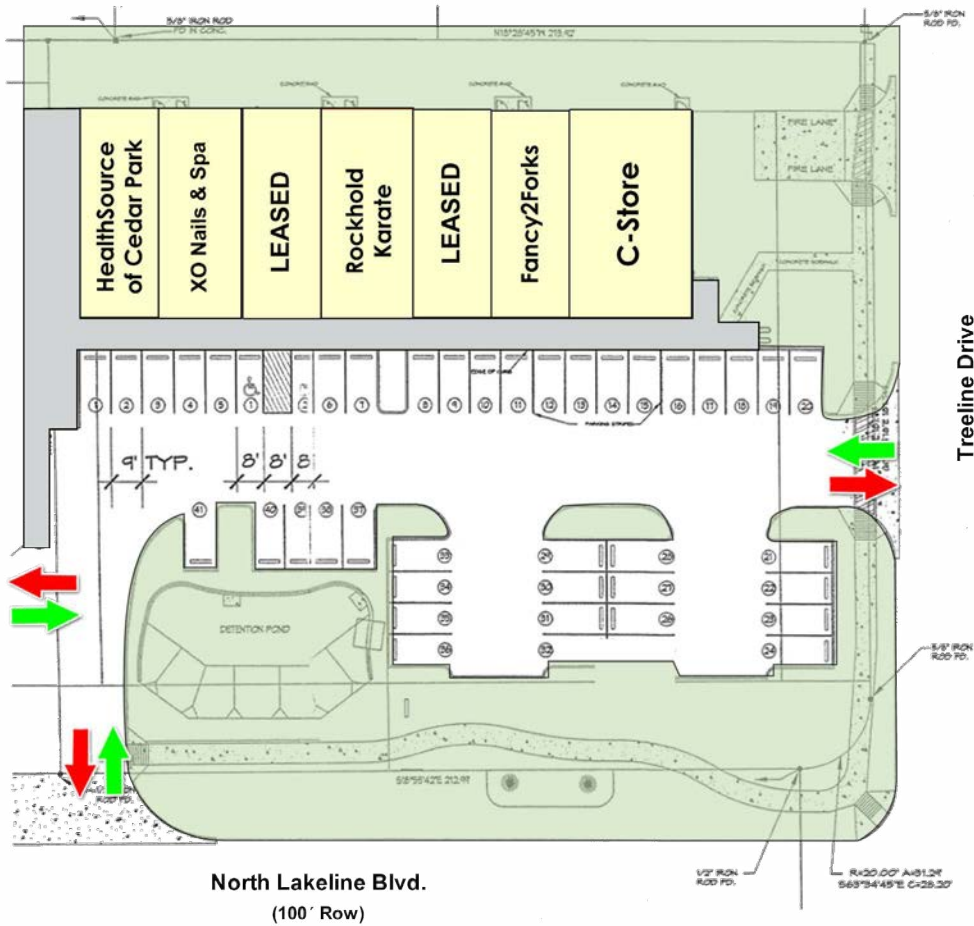
44,322 VPD
WHITESTONE BLVD

The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE 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. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Austin Aguilar
aaguilar@resolutre.com
512.474.5557
www.resolutre.com

Lakeline Oaks

NWQ LAKELINE BLVD & WHITESTONE BLVD
1075 LAKELINE BLVD CEDAR PARK, TX 78613



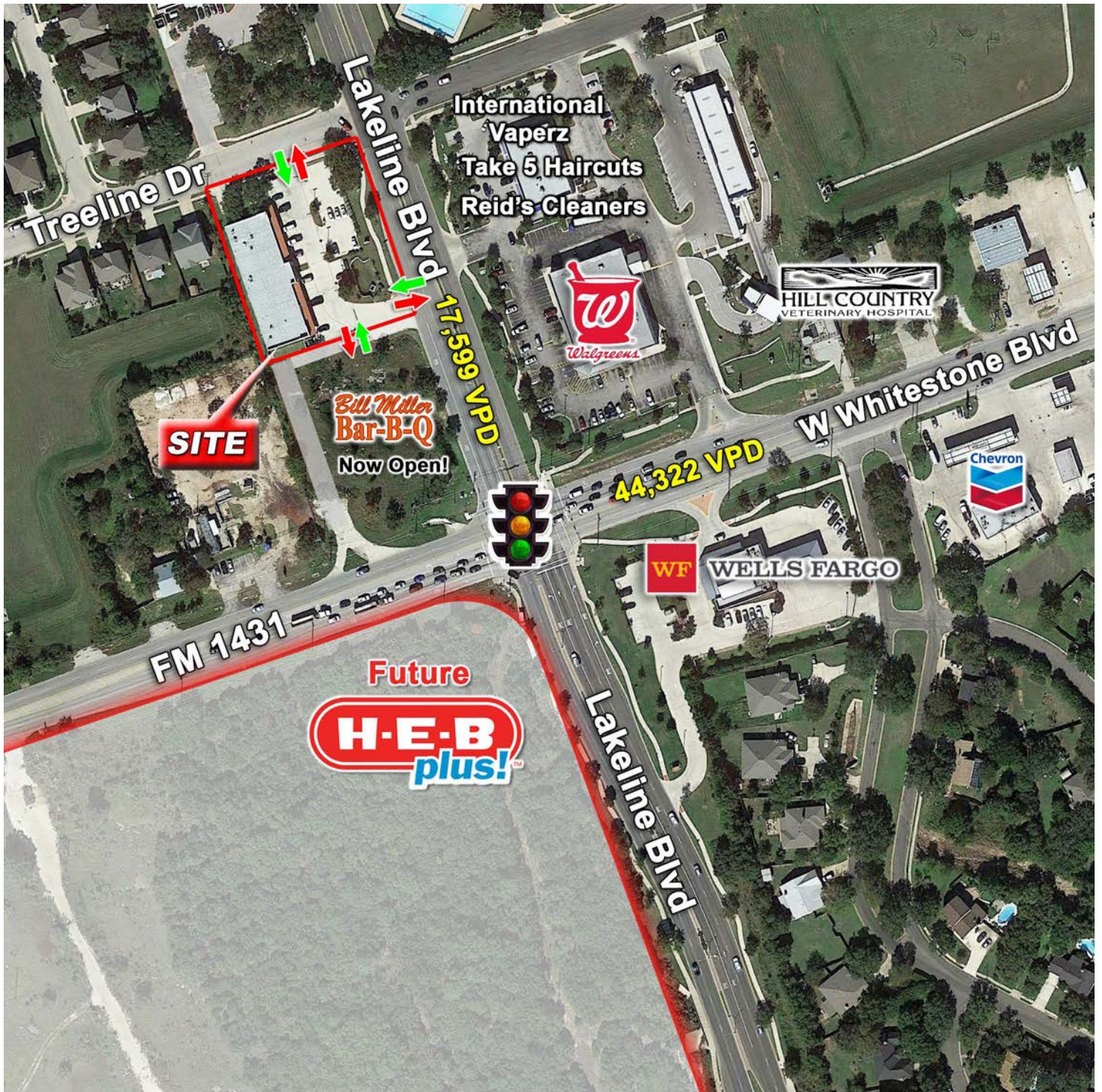
Austin Aguilar
aaguilar@resolutre.com
 512.474.5557
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE 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. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Lakeline Oaks

NWQ LAKELINE BLVD & WHITESTONE BLVD
1075 LAKELINE BLVD CEDAR PARK, TX 78613



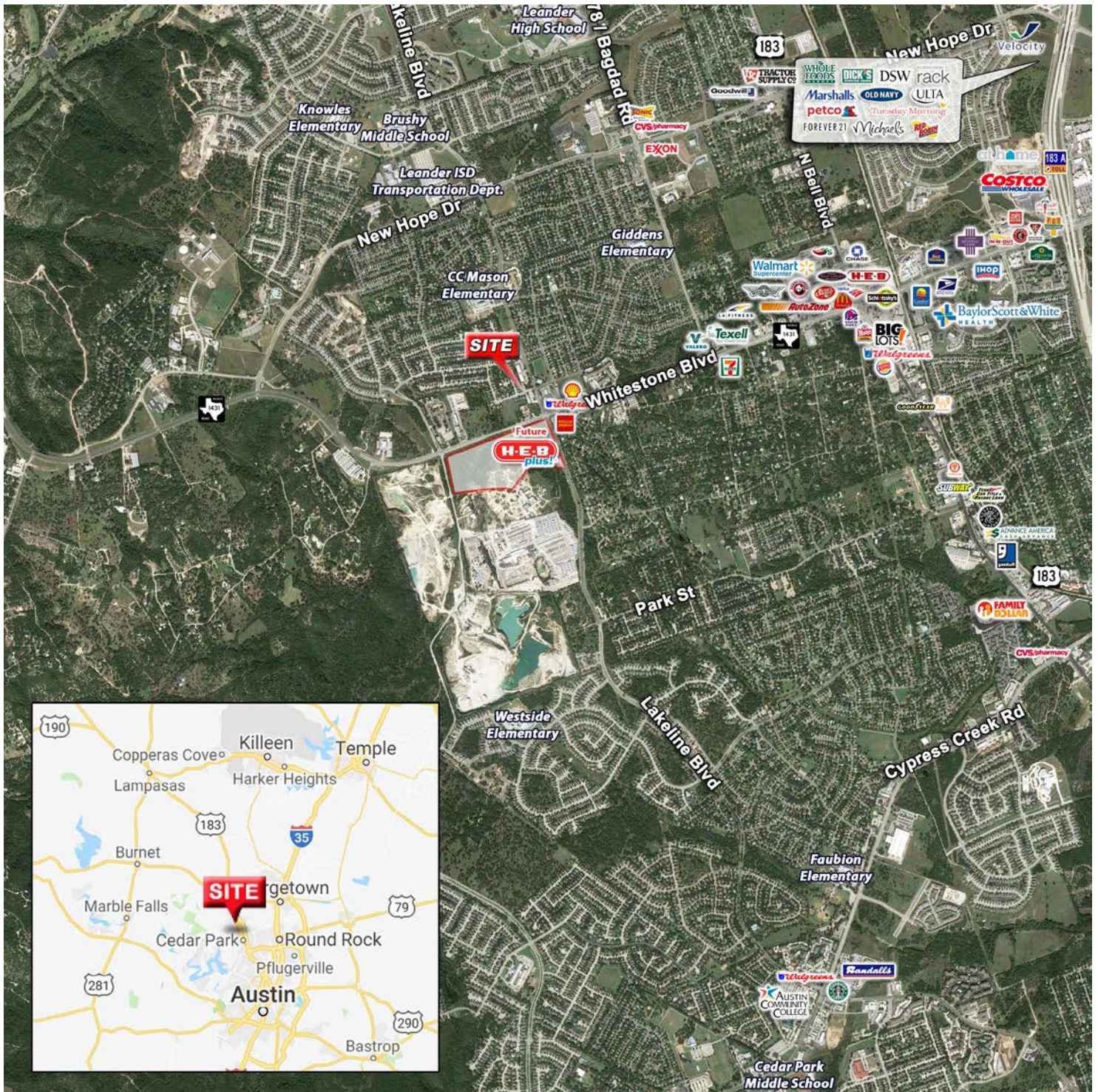
Austin Aguilar
aaguilar@resolutre.com
512.474.5557
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE 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. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Lakeline Oaks

NWQ LAKELINE BLVD & WHITESTONE BLVD
1075 LAKELINE BLVD CEDAR PARK, TX 78613



Austin Aguilar
aaguilar@resolutre.com
512.474.5557
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE 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. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

BOOMING AUSTIN SUBURB NAMED ONE OF AMERICA'S BEST SMALL CITIES

There's no way around it: Austin's suburbs are all the buzz, with Leander landing a massive entertainment hub and Round Rock earning a top spot among the fastest-growing cities. Now, Cedar Park is shining as one of America's best small cities for 2020.

The list comes from personal finance website WalletHub, which looked at 1,200 U.S. cities with populations between 25,000 and 100,000 for the study. Rankings in five individual categories – affordability, economic health, education and health, quality of life, and safety – were rolled up into an overall score, then assigned a percentage.

"Given the large sample of cities ranked in this study, we grouped cities by percentile. The 99th percentile represents the top 1 percent of small cities in America," notes the report.



In this 99th percentile, aka at the very top of the list, sits Cedar Park, the No. 9 best small city in the U.S. Contributing to its top spot is unprecedented growth across the board. From 2014 to 2018, Cedar Park's population grew by 25 percent. At the same time, incomes jumped 28 percent and jobs grew by 29 percent.

Eighteen other cities, including two in Texas, join Cedar Park in the top 1 percent. Sugar Land, just outside Houston, ranks No. 5 overall, and Southlake, an affluent DFW suburb, ranks No. 8.

Sugar Land runs away with some No. 1 rankings, taking the top spots for population growth – 43 percent from 2014 to 2018 – and job growth – 41 percent during the same period.

Southlake rivals Sugar Land with first-place rankings of its own. Coming in at No. 1 for income growth, it also boasts the highest median income on the list – \$230,700 – and ranks first for housing costs, meaning that big paycheck can go pretty far.

culturemap
A U S T I N

<https://austin.culturemap.com/news/city-life/10-21-20-list-best-small-cities-america-cedar-park/>

Austin Aguilar
aaguilar@resolutre.com
512.474.5557
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE 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. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.



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.

11-2-2015



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.

Reliance Retail LLC or Texas RS LLC dba RESOLUT RE	603091 or 9003183	leads@resolutre.com	512.474.5557
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David Simmonds or Gavin Fite	459263 or 438039	leads@resolutre.com	512.474.5557
Designated Broker of Firm	License No.	Email	Phone
David Simmonds or Gavin Fite	459263 or 438039	leads@resolutre.com	512.474.5557
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