

ONE OF THE KIDS - FEE SIMPLE NNN INVESTMENT

Speech & Occupational Therapy For Children On Autism Spectrum

FOR SALE: Single Tenant Long-Term NNN Investment

2105 East Park St.

Cedar Park, TX 78613

RESOLUTRE



SOLED



0%
CAP RATE



Sold



8,236 SF
GLA



NNN Lease 8 yr term,
Rent increases ahead.
Built in 2020

ALAN RUST

Principal - Investment Sales

512.373.2814

alan@resolutre.com

resolutre.com

ALAN RUST

Principal - Investment Sales

512.373.2814

alan@resolutre.com

resolutre.com

RESOLUT



AREA TRAFFIC GENERATORS



TARGET

Walmart



Academy
SPORTS+OUTDOORS



CHASE



WHATABURGER



ONE OF THE KIDS - FEE SIMPLE NNN INVESTMENT

- One Of The Kids (OOTK) is an award winning speech and occupational therapy clinic for Children with Autism Spectrum Disorder (ASD)
- Services offered by tenant are covered by major insurers including Aetna and Blue Cross/Blue Shield. In addition Texas Medicaid also covers this work
- According to the CDC more children are being diagnosed with ASD and evidence indicates early treatment given to kids is significantly improving outcomes
- One of the Kids is expanding in the adjacent building, where they will offer services to help older children
- 8 year NNN lease with multiple base rent increases in the primary lease term
- Rock solid demographics and booming. Within 5 miles:
- Population 218,000+ (3.6% annual growth through 2025)
- Avg HH Income over \$123,000
- Apple Campus: just 8 miles from the \$1B 3M SF Apple campus (under construction). Projected to have 15k employees.

Confidential Memorandum and Disclaimer

Please note that the use of this Offering Memorandum and the Information ("Information") provided is subject to the terms, provisions and limitations of the confidentiality agreement which we have provided to you ("Buyer") and requested an executed copy.

Brokerage Relationships: By taking possession of and reviewing the information contained herein, Buyer acknowledges that the Listing Team of RESOLUT RE ("Brokers") are acting as Seller's Agent in the disposition assignment for the property. Buyer acknowledges receipt of the form entitled Information About Brokerage Services.

Non-disclosure of Information: By taking possession of and reviewing the Information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the Information obtained from Broker or the Property owner ("Owner") to any other person or entity except as permitted herein. Buyer shall take all appropriate precautions to limit the dissemination of the Information only to those persons within the firm who need to know the Information. The phrase "within the firm" shall be deemed to include outside attorneys, accountants and investors.

Disclaimer and Waiver: By taking possession of and reviewing the Information contained herein, Buyer understands and acknowledges that neither Brokers nor Owner make any representations or warranty, expressed or implied, as to the accuracy or completeness of any Information provided. Neither the Broker or the Owner shall have any liability whatsoever for the accuracy or completeness of the Information contained herein or any other written or oral communication or Information transmitted or made available or any action taken or decision made by the Buyer with respect to the Property. Buyer understands and acknowledges that they should make their own investigations, projections and conclusions without reliance upon the Information contained herein. Buyer assumes full and complete responsibility for confirmation and verification of all information received and expressly waives all rights of recourse against Owner, Brokers and RESOLUT RE.

AERIAL PHOTO



mindworx | omnibarre | Super Scoop
Local Slice & Juju's | Vista Donuts | BLOOMING DENTAL
Domino's | ONE-KIDS

SITE

Henry Middle School

Vista Ridge High School
2,384 Students

N Vista Ridge Blvd

E Park St

6,499 VPD

17,527 VPD

John Gupton Stadium
10,200 Person Capacity

One Of The Kids - Fee Simple Investment, Cedar Park ,TX



PRICE:
Sold



CAP RATE:
0%



INVESTMENT SUMMARY

Price (Cap Rate)	SOLD
Lease Term/Lease Type	NNN Lease 8 yr term, Rent Increase Ahead. New Construction

PROPERTY INFORMATION

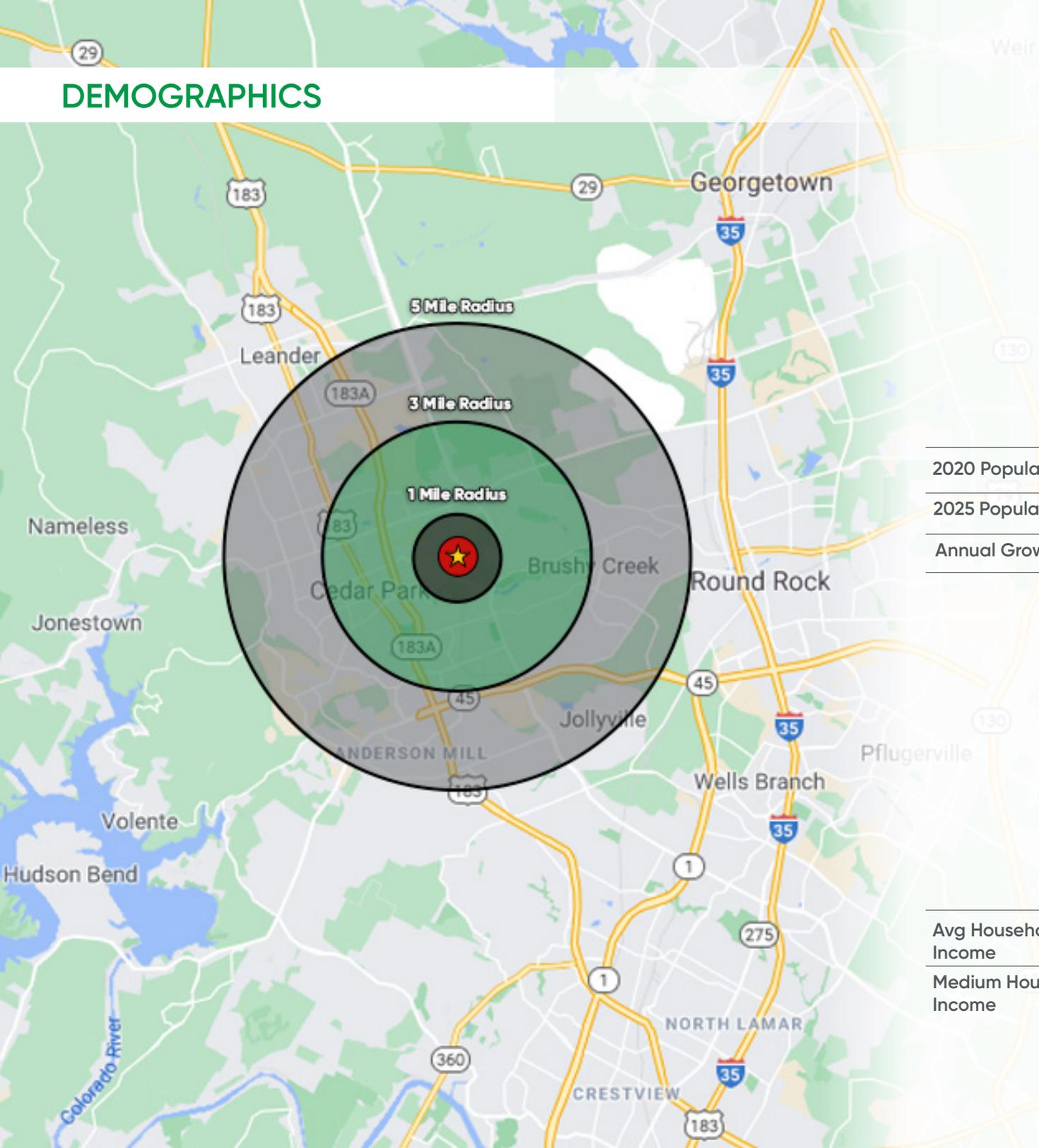
Property Address	2105 East Park St. Cedar Park, TX 78613
Location	NWQ of E. Park St. & S. Vista Ridge Blvd.
County	Williamson (PID: R538386)
Gross Leasable Area	8,236 SF
Exterior Play Area	2,000 SF (no rent charged for this area)
Lot Size	37,449 SF
Year Built	2020
Number of Tenants	One of the Kids (www.ootks.com)
Occupancy	100%
Legal Description	S10862 - SHOPS AT PARK ST (LT 3 RESUB), Lot 3B, ACRES 0.8597 (source Williamson County)

One Of The Kids - Fee Simple Investment, Cedar Park ,TX

PROPERTY PHOTOS



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILE	5 MILE
2020 Population	8,122	75,097	218,821
2025 Population Projection	9,627	89,483	258,586
Annual Growth 2020-2025	3.70%	3.80%	3.60%



INCOME

	1 MILE	3 MILE	5 MILE
Avg Household Income	\$128,644	\$116,491	\$123,262
Medium Household Income	\$111,338	\$100,482	\$101,732

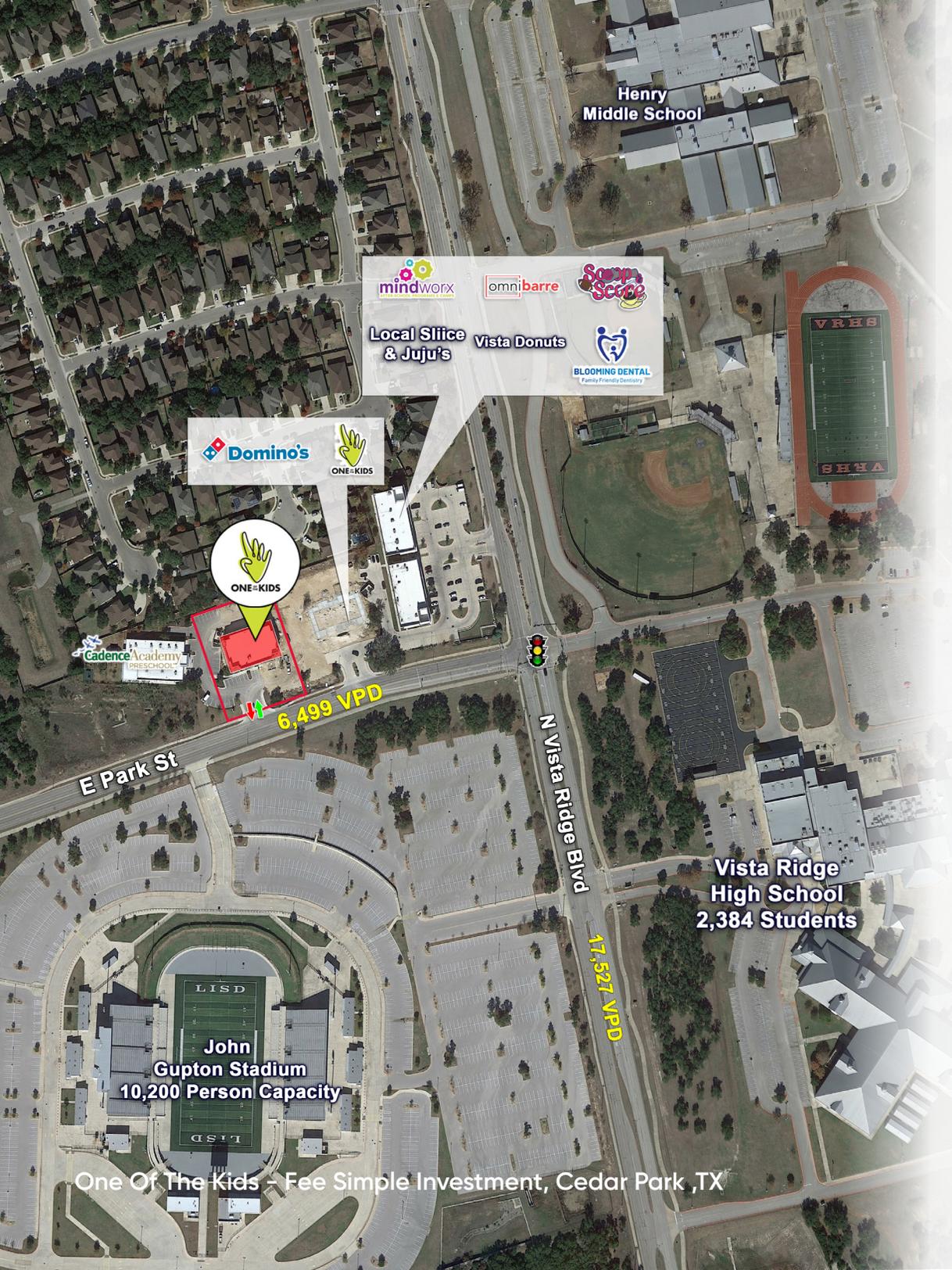
PROPERTY LOT MAP



SITE



One Of The Kids – Fee Simple Investment, Cedar Park, TX



RENT ROLL

Tenant	One Of The Kids School
Gross Leasable Area (GLA)	8,236
Lease Start	06/2020
Lease End	08/2028
Base Rent PSF/Yr	\$26.04
Base Rent Monthly	\$17,872
Base Rent Annual	\$214,465

- Notes
- Rent schedule:
 - 11/2020 - 8/2021: \$12.00 PSF NNN
 - 9/2021 - 8/2023: \$26.04 PSF NNN
 - 9/2023 - 8/2024: \$26.52 PSF NNN
 - 9/2024 - 8/2028: \$27.00 PSF NNN
 - Seller will credit Buyer difference in rent
 - Personally guaranteed

NET OPERATING INCOME

Income		
	Base rent	\$214,465
	NNN Reimbursement	\$64,653
	Total Income	\$279,118
Operating Expenses		
	Property Taxes & Insurance	\$64,653
Net Operating Income (NOI)		\$214,465

CURRENT ESTIMATED EXPENSES TENANT PAYS MONTHLY TO LANDLORD

	Annual	Per Month	PSF
CAM	\$18,119	\$1,510	\$2.20
Property Taxes	\$36,238	\$3,020	\$4.40
Insurance	\$10,295	\$858	\$1.25
Total	\$64,653	\$5,388	\$7.85

Source: Lease Agreement

One Of The Kids - Fee Simple Investment, Cedar Park ,TX

ONE OF THE KIDS REVIEWS



"The campus is beautiful, modern and spacious. Indoor pool, program offerings and staff are A+. Absolutely worth checking out if you are looking for a positive ABA environment for your child."

-Chris Warwick

"What a gem! The owner and founder has created a heartfelt and positive environment for the children. Would absolutely recommend to all family and friends in Austin!"

-Alyson Martin

"The passion of the owner and founder is evident with every detail at One of the Kids. They have created a wonderful space for children."

-Sarah Schilling

"This place seems wonderful for kids on the spectrum. Wish they were around when our boy was younger when we lived in Austin."

-Lim Kyung

"Excellent experience and support from the owner!"

-Star Raymor

Source: Google Reviews

ABOUT THE TENANT



- Tenant Name: One Of The Kids
- For Children from 2 - 6 years old
- Indoor swimming pool
- Playground
- Accept insurance for payment. In network with Blue Cross Blue Shield, Aetna and United Behavioral Health/Optum/UMR
- Governor Abbott signed HB1 6/15/2019 which included the addition of intensive behavioral intervention as a Medicaid benefit for persons under age 20 with a diagnosis of Autism Spectrum Disorder. Implementation is reportedly to begin sometime in 2020.
- Big Kid Academy (Summer 2021 in the adjacent building) - This program will serve children aged 6 - 9 of all verbal abilities
- Award winning design: American Society of Interior Designers/ASID 2020- Celebrating Design Texas Awards



"We offer a balanced approach to autism treatment. Our kids receive Applied Behavior Analysis (ABA), Speech and Occupational Therapy while having fun with swimming, dance and martial arts. We also host parent support group and sibling workshops."

An Pham
Founder and Owner



SOURCE 1
SOURCE 2

FROM TENANT WEBSITE



ONE OF THE KIDS

HELPING KIDS OF ALL ABILITIES REACH THEIR FULL POTENTIAL

Caring for kids with autism takes commitment – from therapists, from instructors, and from family members. But therapy doesn't have to feel like work. We believe self-discovery is essential for development. And that drills are overdone. Basically, we let kids be kids.

A BALANCED APPROACH

Our interdisciplinary treatment encourages kids to create, cooperate, and play in a natural environment - designed with relaxing spaces that foster exploration.

APPLIED BEHAVIOR ANALYSIS

ABA is our foundation. We provide a naturalistic approach tailored to the needs of our kids and their families – targeting essential social skills that support continued growth.

SPEECH AND OCCUPATIONAL THERAPY

In conjunction with ABA, we offer speech and occupational therapy. Our team works collaboratively to provide consistent, attentive care for every child.

FOCUS ON FUN

The more children enjoy therapy, the more they'll want to participate. We incorporate play throughout the day, including swim lessons, music exploration, and martial arts.

PEER MODEL AND TRANSITION PROGRAM

Our kids learn and play with typically developing peers at local schools. This practice paves the way toward mainstream education – giving our kids even more opportunities to grow.

FAMILY SUPPORT

Autism affects the entire family. And it affects everyone differently. From extended hours of operation to on-site support groups, we're here for our families every step of the way.

WE CAN'T WAIT TO SEE WHAT THEY ACHIEVE

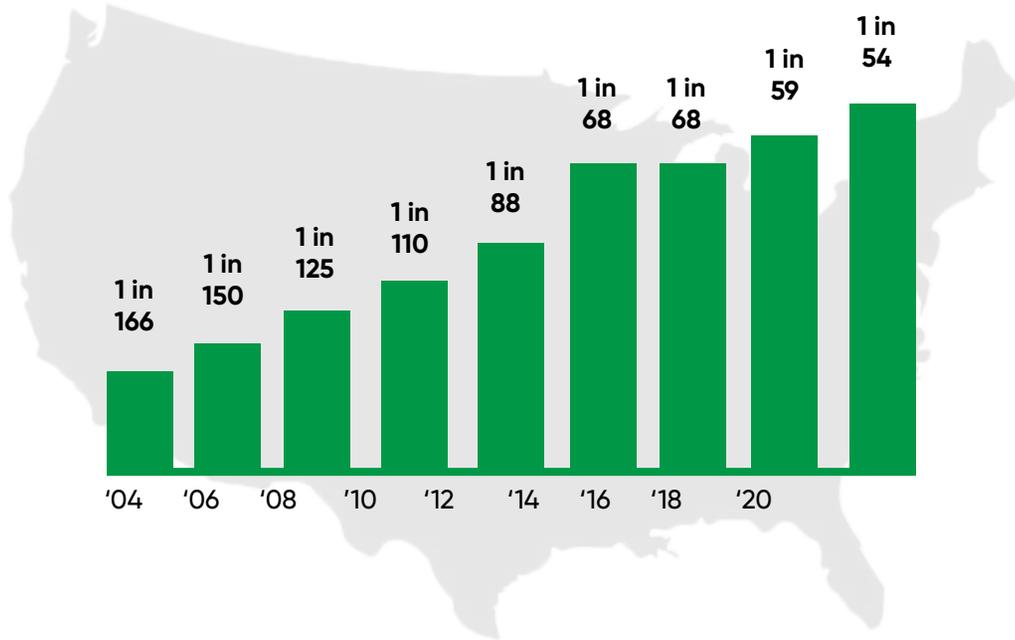
Children on the spectrum can lead fulfilling lives. Imagine what your child will do with the right tools, the motivation to use them, and a vision of what to create. Schedule a tour of our campus to see what it's like to be One of the Kids.

One Of The Kids - Fee Simple Investment, Cedar Park ,TX

SOURCE

THE DIAGNOSIS OF AUTISM IS REPORTEDLY INCREASING

Estimated Autism Prevalence 2020



Signs of Autism usually appear by

age 2 or 3

Some associated development delays can appear even earlier, and often, it can be diagnosed as early as 18 months. Research shows that early intervention leads to positive outcomes later in life for people with autism.



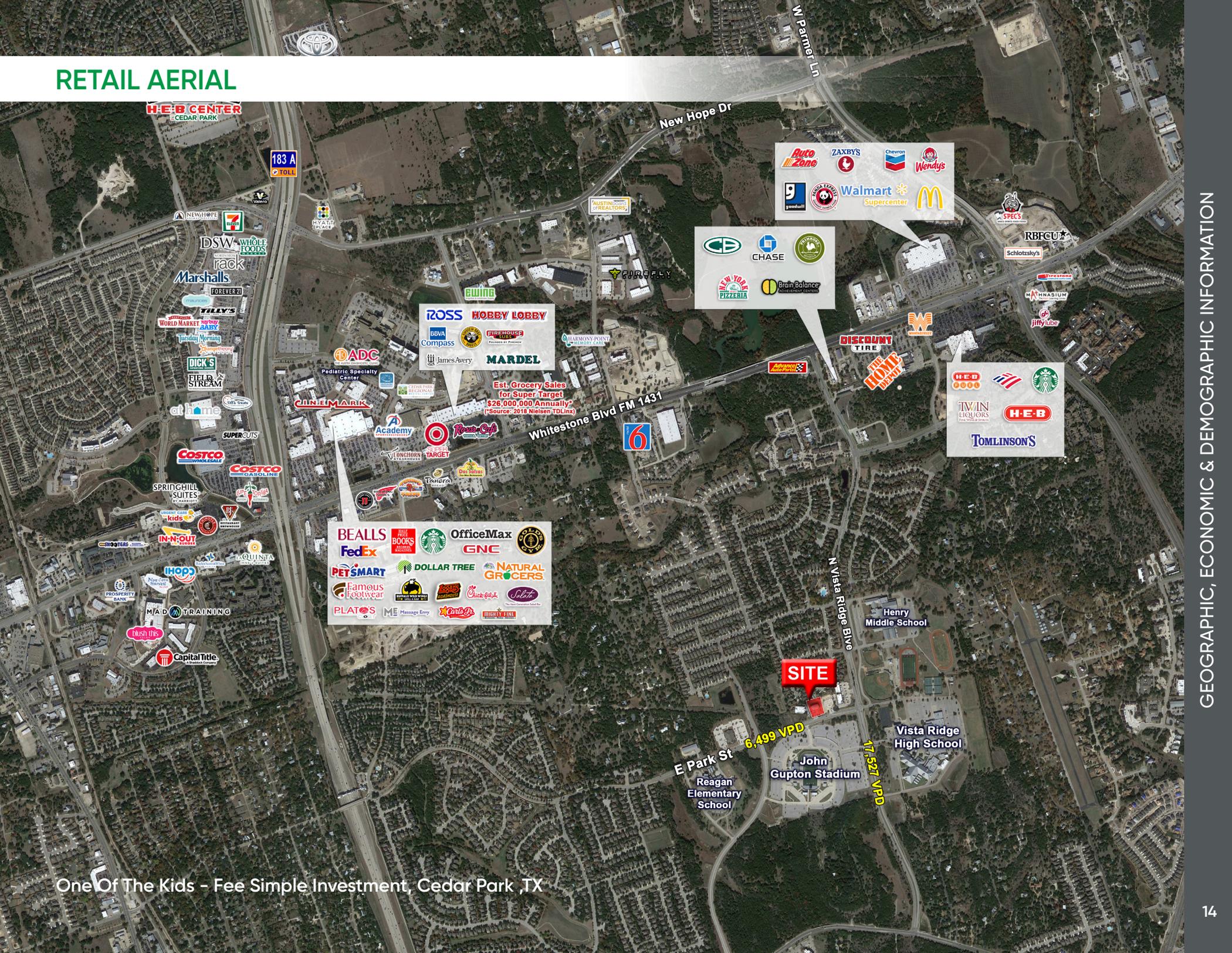
1 in 54

children had a diagnosis of Autism Spectrum Disorder by age 8 in 2020, a nearly 100% increase from 2010 when the estimate was 1 in 110.



The number of children who had a developmental screening by age 3 increased from **74 to 84 percent**, a sign of potential progress toward earlier and more consistent screening by healthcare providers.

RETAIL AERIAL



H-E-B CENTER
CEDAR PARK

183 A
TOLL

New Hope Dr

N Palmer Ln

Whitestone Blvd FM 1431

N Vista Ridge Blvd

E Park St
Reagan Elementary School

SITE

6,499 VPD

John Gupton Stadium

17,527 VPD

Vista Ridge High School

Henry Middle School

ROSS HOBBY LOBBY

Est. Grocery Sales for Super-Target
\$26,000,000 Annually*
(*Source: 2019 Nielsen IQ/Linx)

BEALLS	OfficeMax
FedEx	GNC
PETSMART	DOLLAR TREE
Famous Footwear	NATURAL GROCERS
PLATOS	ME Massage Envy
Chick-fil-A	Other logos

Rite Aid	ZAXBY'S	Walmart Supercenter	McDonald's
CVS	Chase	Wendy's	Other logos

Chase	Other logos
New York Pizzeria	Brain Balance

H-E-B	Starbucks
TWIN LIQUORS	H-E-B
TOMLINSON'S	Other logos

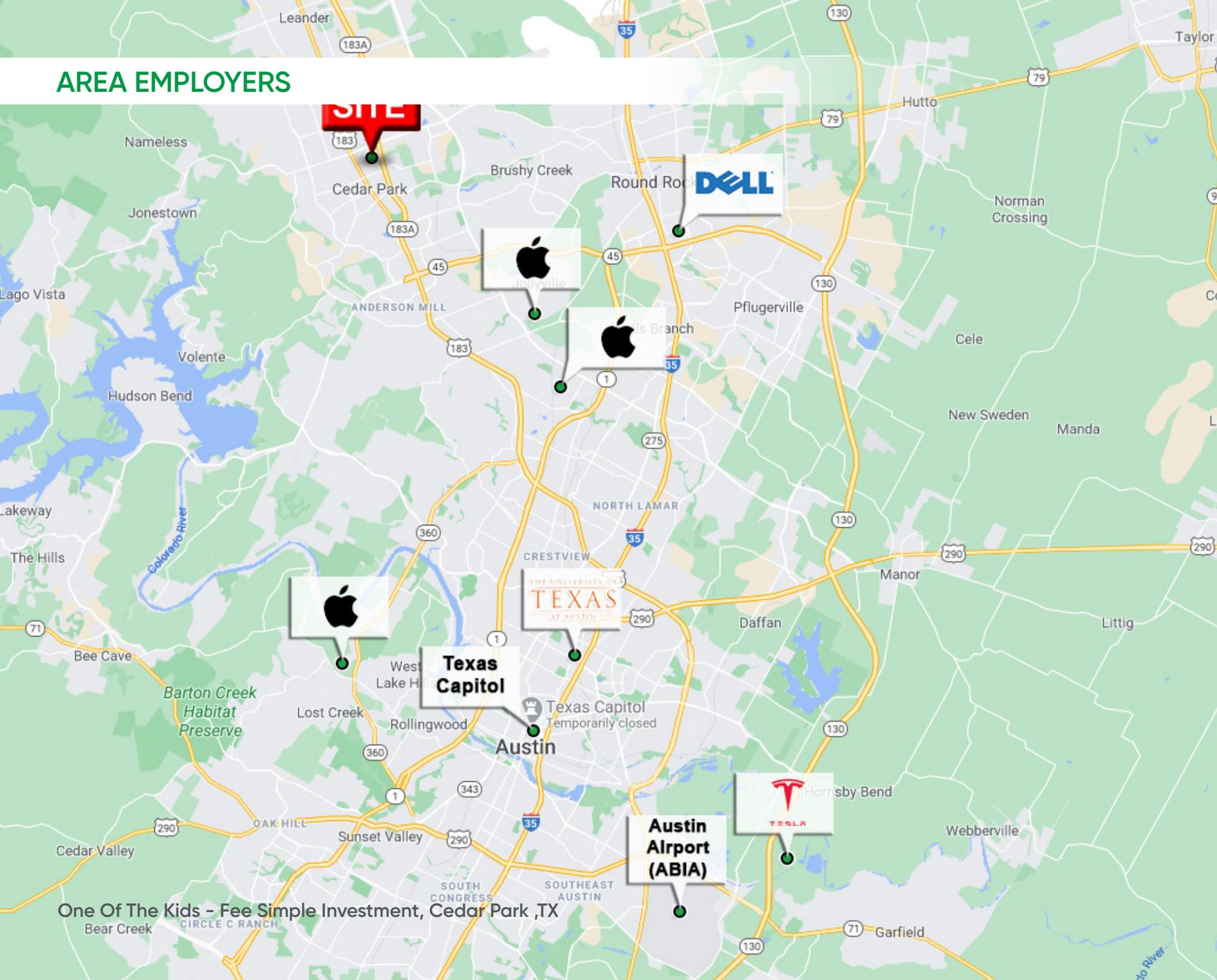
One Of The Kids - Fee Simple Investment, Cedar Park, TX

GEOGRAPHIC, ECONOMIC & DEMOGRAPHIC INFORMATION

MAJOR CITIES MAP



AREA EMPLOYERS



ABOUT CEDAR PARK

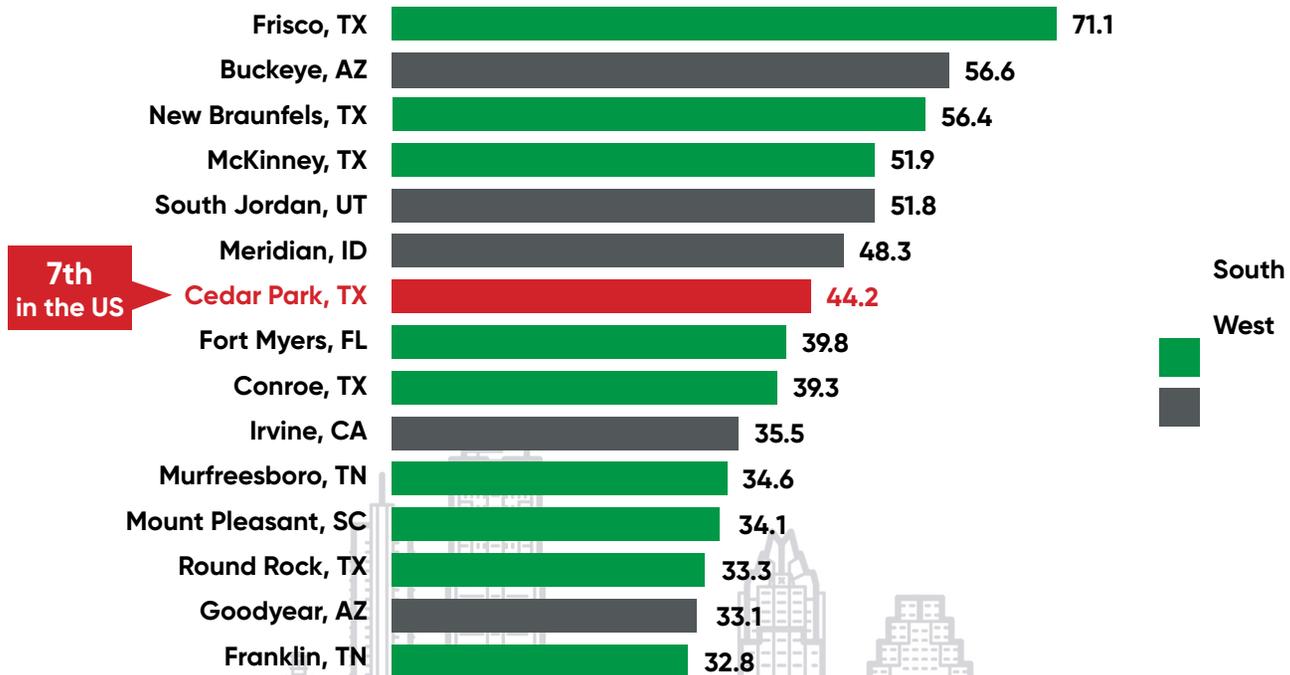
Cedar Park 4th Fastest-Growing City in TX.

From 2010 to 2019 Cedar Park was the 4th fastest-growing city in Texas for cities with a population of 50,000 or more, growing more than 44 percent during that time. From a population of 5,161 in 1990, Cedar Park has exploded on the popularity scale, developing into a community of over 75,000 residents in 2020 and the population is projected to continue growing to more than 85,000 by 2025.

SOURCE

The 15 Fastest-Growing Large Cities

By Percent Change: April 1, 2020-July 1, 2019



ABOUT CEDAR PARK



The Fastest Growing City in Williamson County

As the third largest city in the Austin metropolitan area, Cedar Park is an integral part of the rapid growth and burgeoning prosperity of Central Texas and Williamson County. Known for excellent schools and a pro-business environment, it was named one of Family Circle's Top 10 places to raise a family, in part due to its abundance of amenities and its relaxed lifestyle as well as a commitment to community and effective government. Just 17 miles from downtown Austin and on the edge of the Texas Hill Country, Cedar Park offers the best of small community life – parks, nature trails and comfortable neighborhoods –combined with the energy of an innovative and booming metropolis. It's a combination that makes Cedar Park a great place for families and businesses to call home.

Between 2000 and 2010 Cedar Park was the tenth fastest-growing city in Texas for cities with a population between 25,000 and 100,000, with a growth rate of 88 percent. From a population of 5,161 in 1990, Cedar Park has exploded on the popularity scale, developing into a community of about 60,000 residents today. Cedar Park attracts a qualified workforce with an exceptional level of educational attainment: 83 percent have at least some college and nearly half hold a four-year degree or higher. The area's labor force offers a wide range of skills with the largest group of occupational skills being professional/ managerial at 76.8%.

Cedar Park's Popularity is No Surprise

Whether you are a citizen, visitor or someone who is interested in opening a business here, you'll feel right at home in Cedar Park. See why Cedar Park is home to many innovative high tech firms such as National Oilwell Varco, BHI, ETS Lindgren, Firefly Space Systems, and Fallbrook Technologies.



"After extensive research in several communities among different States, it was an obvious decision to relocate our business from Silicon Valley to Silicon Hills. Cedar Park specifically, offered exactly what we were looking for, a highly educated quality labor pool, a progressive and pro-business government combined with unbeatable incentives. Cedar Park provides a high quality of life for our employees with the best community we have seen to live, work, learn and play."

Ed Trevis, CEO
Corvalent Corporation

SOURCE

ABOUT AUSTIN

VISIT Austin

DEMOGRAPHICS

Austin has experienced dramatic population and economic growth over the past two decades. The total population of the Austin-Round Rock-Georgetown Metropolitan Statistical Area (MSA) in 2020 is estimated at 2,296,794. The MSA has seen a net gain of 1,047,031 residents since 2000 (+83.77%), and an additional 314,045 residents are anticipated through 2025 (+13.67%).

ECONOMY

The Austin-Round Rock-Georgetown MSA is now well known as an attractive alternative to high-priced areas like California's Silicon Valley, and has attracted the attention of many large hi-tech companies that continue to contribute to Austin's tremendous growth. Some examples include the new \$1B Apple campus and Tesla Gigafactory both currently under construction.

Austin directly benefits from the fact that the state of Texas has no personal or corporate income tax. Overall, the state has one of the lower combined state and local tax rates in the nation, ranking 32nd at just 8.2% (per WalletHub 6/2020).



ABOUT AUSTIN

VISIT Austin

1. Austin is the No. 2 real estate market for 2021 in annual PwC/ULI trends and forecast report.



(PwC/Urban Land Institute, 10/15/2020)

[Source](#)

2. Austin is the No. 4 metro for number of Inc. 5000 firms and No. 9 for the concentration Inc. 5000 firms on a per capita basis.

(Site Selection Investor Watch, 09/04/2020)

[Source](#)

3. For the 2nd consecutive year, Austin claims the No. 1 spot as the U.S. metropolitan area that offers technology professionals and tech businesses that most appealing combination of opportunity and livability.

(Comp TIA, 11/10/2020)

[Source](#)

4. Texas is No. 1 in the executive survey, and ties 4th overall, in Site Selection's annual State Business Climate Rankings.

(Site Selection, 11/09/2020)

[Source](#)

5. Austin ranks 4th for economic impact of the tech sector - tech accounts for 24% of Austin's economy.

(Comp TIA, 04/21/2020)

[Source](#)

The top 10 real estate markets for 2021

- | | |
|----------------------------|------------------------------|
| ① Raleigh/Durham, N.C. | ⑥ Tampa/St. Petersburg, Fla. |
| ★ ② Austin, Texas | ⑦ Salt Lake City, Utah |
| ③ Nashville, Tenn. | ⑧ Washington D.C./North Va. |
| ④ Dallas/Fort Worth, Texas | ⑨ Boston, Mass. |
| ⑤ Charlotte, N.C. | ⑩ Long Island, N.Y. |

One Of The Kids - Fee Simple NNN Investment
 Speech & Occupational Therapy for Children on Autism Spectrum
 FOR SALE: Single Tenant Long-Term NNN Investment | 2105 East Park St. Cedar Park, TX 78613

About Austin

STEMdex Rankings Over Time

RANK	2020 STEMDEX	2019 STEMDEX	2017 STEMDEX	2016 STEMDEX
1	Charlotte	Austin	Austin	Austin
2	Austin	Raleigh	Raleigh	Dallas
3	Denver	Charlotte	Charlotte	Raleigh
4	Seattle	Seattle	San Jose	Houston
5	Raleigh	Denver	San Francisco	Phoenix
6	Atlanta	Atlanta	Seattle	Seattle
7	Orlando	Phoenix	Dallas	Atlanta
8	San Francisco	San Francisco	Denver	San Jose
9	Portland	Las Vegas	Atlanta	Charlotte
10	Phoenix	San Jose	Houston	San Francisco

6. Austin ranks 2nd on annual *STEM Job Growth Index ranking of *STEM job growth momentum and other factors correlated with *STEM job growth in the 38 largest U.S. metros.

*STEM = Science Technology Engineering & Math

(RCLCO Real Estate Advisors, 07/21/2020)

[Source](#)

7. Austin is one of the Top 10 Best Places to Buy a House based on comparison of 300 cities across key indicators of housing market attractiveness and economic strength.

(WalletHub, 08/25/2020)

[Source](#)

8. Austin is the 9th Most Educated Metro according to ranking of the 150 largest U.S. metros based on 11 measures of educational attainment, education quality, and attainment gaps.

(WalletHub, 07/20/2020)

[Source](#)

9. For the 16th year in a row, Texas was named the Best State for Business by Chief Executive

(Chief Executive, 06/02/2020)

[Source](#)



Austin Major Employers



Ascension Seton

Headquarters



Headquarters



Austin
Semiconductor
Headquarters

accenture



charles SCHWAB

Headquarters
of Tx Ops



Innovation
Center

indeed

Headquarters



Headquarters



Headquarters



Headquarters

Headquarters

U.S. Army
Futures
Command



Google



Headquarters



Headquarters



Regional
Headquarters

legalzoom

Regional
Headquarters



Headquarters

YETI

Headquarters



Headquarters

THE UNIVERSITY OF TEXAS AT AUSTIN



- The University of Texas (UT) is an economic, cultural and social powerhouse
- With 50,950 Students and over 13,500 employees
- Hosting over 200 sporting events – attracting over 860,000 visitors a year
- The new 458,000 SF McCombs School of Business, Rowling Hall, opening Fall 2017
- UT has earned 51 national championships since 1949 and have claimed more Big 12 Conference titles than any other school since the league began in 1996
- The university was founded in 1883 and now has well over 450,000 alumni



\$1 BILLION APPLE CAMPUS COMING TO AUSTIN



Revised Apple campus site plan in Northwest Austin includes new 6-story hotel

(Community Impact Newsletter, 05/21/2020)

A revised site plan submitted earlier this year by Apple Inc. includes a new 6-story hotel at the technology giant's upcoming Northwest Austin campus.

The new plan, approved by the city on April 29, includes a map that shows the new 75,500-square-foot hotel at the intersection of Dallas Drive and West Parmer Lane. According to the revised site plan, this new hotel will feature 192 rooms.

No hotel brand is listed on the new site plan documents.

Apple originally unveiled its plans in December 2018 for its newest campus, located at 6900 W. Parmer Lane on a 133-acre tract of land in the Williamson County portion of Northwest Austin on the roughly 8,000-acre Robinson Ranch property. At that time, Kristina Raspe, Apple's vice president of local real estate, said the first buildings at this campus will begin operations sometime in 2021.

On Nov. 20 of last year, Apple announced it broke ground on its new \$1 billion campus and updated its timeline for opening the first buildings to 2022.

The company has previously stated it will immediately employ 5,000 new workers at the new campus off Parmer. Ultimately, the company has stated this new site can house up to 15,000 workers. Approximately 7,000 Apple employees currently work in Austin, including at its existing Americas Operations Campus located less than 1 mile away at 5501-5505 W. Parmer Lane, Austin.

The site plan shows Apple intends to build more than 2.3 million square feet of office space to house workers at the new campus site.

The international technology brand already has a manufacturing presence in Northwest Austin, where the company makes its Mac Pro computers.

In a September news release, Apple reported that it and its manufacturing partners invested more than \$200 million in the 244,000-square-foot Mac Pro facility for a complex assembly line. The first shipment of the Mac Pro computers built at the Northwest Austin facility were shipped out in December, according to the news release.



SOURCE

\$1 BILLION APPLE CAMPUS OPENING IN 2022



Apple is reportedly set to open their new campus near 6900 W. Parmer Lane, Austin in 2022. Their stated plan is to initially have approximately 5,000 employees there ramping up to as many as 15,000 over time.

Taking A Bite

12 buildings totaling
3 million square feet
of office space
on **133** acres



Ability to add up to
15,000
new jobs **over time**



5,000
initial **new jobs**



\$1.8M
in yearly tax revenue
Williamson County



\$13M
in yearly tax revenue
Round Rock ISD



One Of The Kids - Fee Simple NNN Investment
 Speech & Occupational Therapy for Children on Autism Spectrum
 FOR SALE: Single Tenant Long-Term NNN Investment | 2105 East Park St. Cedar Park, TX 78613

Demographics

2015 E Park St		1 mi radius	3 mi radius	5 mi radius
Cedar Park, TX 78613				
POPULATION	2020 Estimated Population	8,122	75,097	218,821
	2025 Projected Population	9,627	89,483	258,586
	2010 Census Population	5,118	48,020	165,457
	2000 Census Population	529	18,165	93,197
	Projected Annual Growth 2020 to 2025	3.7%	3.8%	3.6%
	Historical Annual Growth 2000 to 2020	71.8%	15.7%	6.7%
	2020 Median Age	32.4	33.5	35.0
HOUSEHOLDS	2020 Estimated Households	2,562	27,282	75,746
	2025 Projected Households	2,869	30,452	84,500
	2010 Census Households	1,699	17,819	59,675
	2000 Census Households	181	6,089	31,953
	Projected Annual Growth 2020 to 2025	2.4%	2.3%	2.3%
	Historical Annual Growth 2000 to 2020	65.7%	17.4%	6.9%
RACE AND ETHNICITY	2020 Estimated White	75.9%	71.3%	73.0%
	2020 Estimated Black or African American	3.9%	6.3%	6.2%
	2020 Estimated Asian or Pacific Islander	11.0%	12.2%	11.5%
	2020 Estimated American Indian or Native Alaskan	0.3%	0.5%	0.5%
	2020 Estimated Other Races	8.9%	9.7%	8.8%
	2020 Estimated Hispanic	21.6%	23.4%	20.9%
INCOME	2020 Estimated Average Household Income	\$128,644	\$116,491	\$123,262
	2020 Estimated Median Household Income	\$111,388	\$100,482	\$101,732
	2020 Estimated Per Capita Income	\$40,582	\$42,324	\$42,676
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	2.0%	1.8%	2.0%
	2020 Estimated Some High School (Grade Level 9 to 11)	2.8%	2.7%	2.8%
	2020 Estimated High School Graduate	15.8%	16.4%	15.9%
	2020 Estimated Some College	17.6%	18.8%	20.2%
	2020 Estimated Associates Degree Only	6.2%	7.9%	8.3%
	2020 Estimated Bachelors Degree Only	35.7%	33.3%	33.3%
	2020 Estimated Graduate Degree	19.9%	19.0%	17.5%
BUSINESS	2020 Estimated Total Businesses	237	3,758	7,703
	2020 Estimated Total Employees	2,049	29,542	63,446
	2020 Estimated Employee Population per Business	8.6	7.9	8.2
	2020 Estimated Residential Population per Business	34.2	20.0	28.4

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

One Of The Kids - Fee Simple NNN Investment
Speech & Occupational Therapy for Children on Autism Spectrum
FOR SALE: Single Tenant Long-Term NNN Investment | 2105 East Park St. Cedar Park, TX 78613

Listing Agent

Alan Rust, CCIM | Principal - Investment Sales

alan@resolutre.com

512.373.2814



Alan Rust, CCIM, Principal of Investment Sales, specializes in the sale of retail real estate. He has led the charge for RESOLUT RE with its investment sales program, having assembled a long and diverse track record of success, selling retail assets across the state of Texas.

Alan has been a commercial broker since 2003 and earned the coveted Certified Commercial Investment Member (CCIM) designation in 2007. On multiple occasions, he has earned recognition as a "Heavy Hitter" in retail property sales and leasing from the Austin Business Journal, and he has been named a "Power Broker" as a top broker by the Costar Group.

Prior to moving to Austin in 2007, Alan was a commercial broker in Colorado, where he earned recognition as a "Heavy Hitter" in commercial investment sales from the Denver Business Journal. In addition, he founded and served as president of Snowshoe Ridge Properties, LLC, a successful real estate holding and development firm.

Alan is active in the industry as a long-standing member of the International Council of Shopping Centers (ICSC), the Central Texas Commercial Association of Realtors (CTCAR) and the Real Estate Council of Austin (RECA).

Alan attended Binghamton University in Binghamton, New York, where he earned a BA in Mathematics/Computer Science while minoring in Business Administration.



CONTACT US

ALAN RUST, CCIM

Principal - Investment Sales

Office 512.474.5557

Direct 512.373.2814

alan@resolutre.com

FOR MORE INFORMATION
PLEASE VISIT:

resolutre.com

AUSTIN

7320 N Mopac Expressway
Suite 101
Austin, Texas 78731

DALLAS

5151 Belt Line Rd
Suite 620
Dallas, Texas 75254

HOUSTON

9432 Katy Freeway
Suite 300
Houston, Texas 77055

SOUTH TEXAS

PO Box 1616
McAllen, Texas 78501

WEST TEXAS

4607 Pine Meadow Drive
Suite 2
Midland, Texas 79705

SAN ANTONIO

8000 IH 10 W
Suite 1517
San Antonio, TX 78230

LOUISIANA

600 Jefferson Street
Suite 407
Lafayette, Louisiana 70501

ALBUQUERQUE

2155 Louisiana Blvd N.E.
Suite 7200
Albuquerque, NM 87110



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:
 - 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:

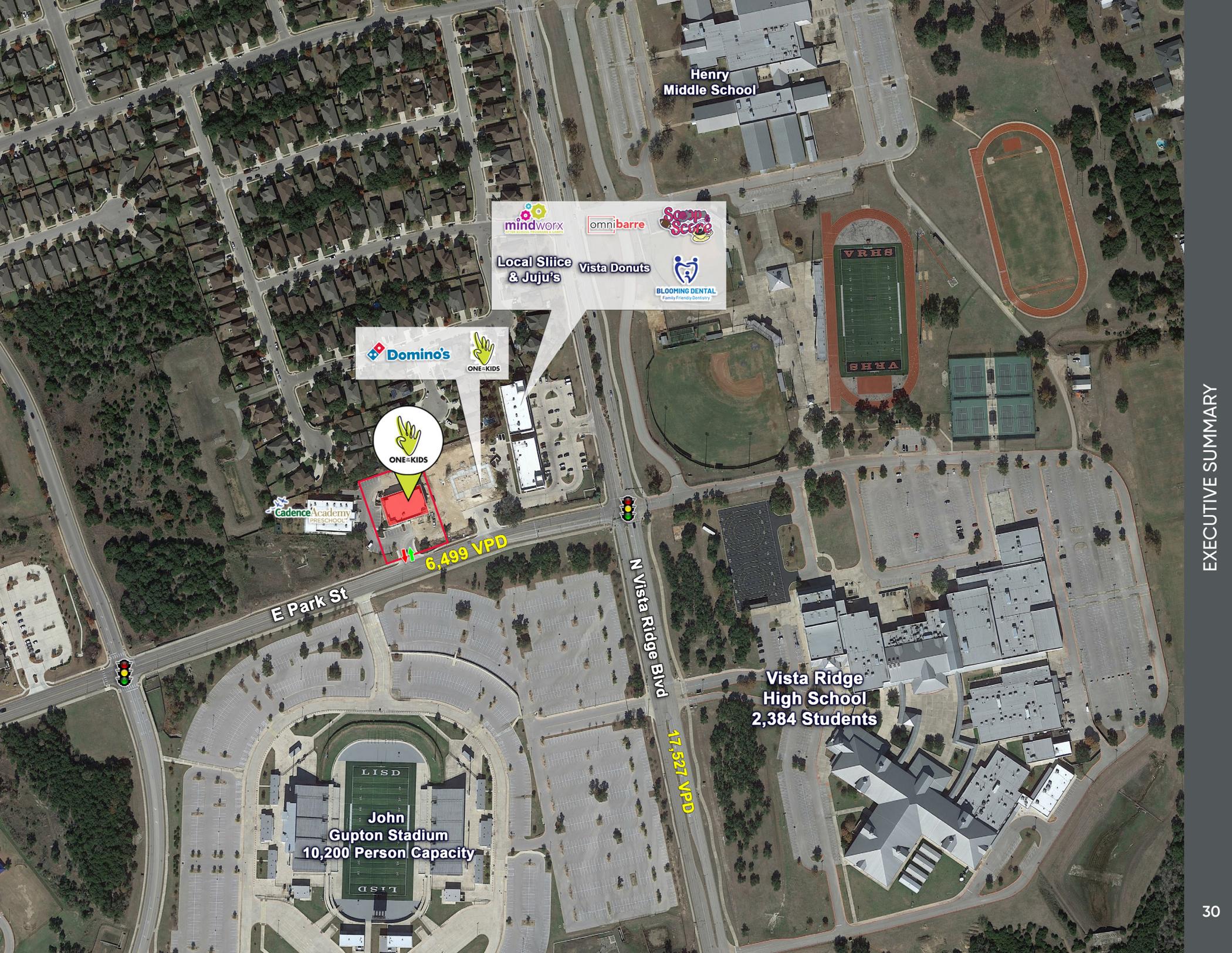
- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUTRE"	603091 OR 9003193	leads@resolutre.com	512-474-5557
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David J. Simmonds OR J Wesley Tune	459263 OR 417096	leads@resolutre.com	512-474-5557
Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR J Wesley Tune	459263 OR 417096	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



Henry Middle School

mindworx
omni barre
Scoop Score
Local Slice & Juju's
Vista Donuts
BLOOMING DENTAL
Family Friendly Dentistry

Domino's
ONE-KIDS

ONE-KIDS

Gadence Academy PRESCHOOL

6,499 VPD

E Park St

N Vista Ridge Blvd

17,527 VPD

Vista Ridge High School
2,384 Students

John Gupton Stadium
10,200 Person Capacity