

LIBERTY PLAZA

401 Cypress Creek Rd
Cedar Park, TX 78613

RESOLUTRE



5.50%
CAP RATE



SOLD



10,587 SF
GLA

MICHAEL NOTEBOOM

Assistant Vice President
512.474.5557

mnoteboom@resolutre.com
resolutre.com

TUCKER FRANCIS

Vice President
512.474.5557

tucker@resolutre.com
resolutre.com

Page 4
Property Photos

Page 5 - 6
Executive Summary

Page 7 - 11
Location Overview

Page 12 - 13
Tenant Profiles

Page 14 - 15
About Cedar Park

Page 16 - 17
About Williamson County

Page 18
Demographics

Page 19 - 20
Contact Information



MICHAEL NOTEBOOM

Assistant Vice President

512.474.5557

mnoteboom@resolutre.com

resolutre.com

TUCKER FRANCIS

Vice President

512.474.5557

tucker@resolutre.com

resolutre.com



LIBERTY PLAZA

- 100% NNN leased, multi-tenant retail center located in the heart of Cedar Park
- Strong, synergistic tenant-mix with room for rental increases
- All tenants have substantial remaining term left on their lease
- Cedar Park has a population of over 85,000 and is growing almost 4% each year

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.





LEASE TYPE:
NNN Leased



PRICE:
SOLD



CAP RATE:
5.50%

INVESTMENT SUMMARY

Address	401 Cypress Creek Rd Cedar Park, TX 78613
Year Built	2007
Lot Size	1.235 Acres
Number of Tenants	5
Occupancy	100%
Legal Description	S7858 - Denucci Sub, BLOCK A, Lot 2, ACRES 1.235

AREA TRAFFIC GENERATORS

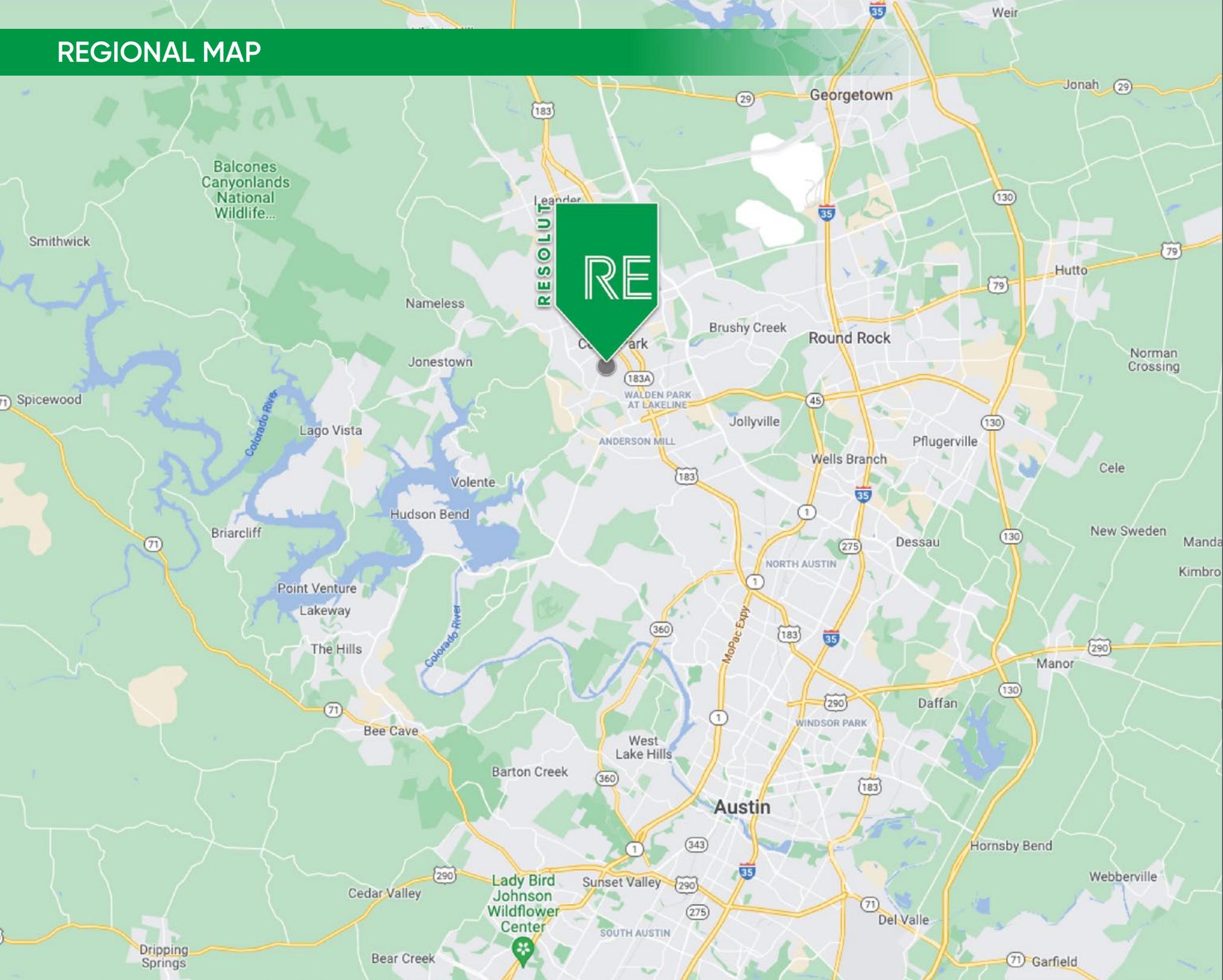


RENT ROLL



Suite	Tenant	Square Feet (SF)	% of Total SF	Base Rent PSF/Year	Base Rent Per Month	Base Rent Per Year	OPEX Reimbursement PSF/Yr	OPEX Reimbursement Per Year	Start	End	Notes
100	THE BREWTIQUE BOTTLE SHOP	2,554	24.12%	\$20.60	\$4,384.37	\$52,612.44	\$10.65	\$27,200.10	4/22/19	3/31/24	NNN, Craft beer bottle shop
300	CEDAR PARK BARBERSHOP	1,100	10.39%	\$18.54	\$1,699.50	\$20,394.00	\$10.65	\$11,715.00	6/27/20	6/30/25	NNN, Old-fashioned barbershop
400	TEASE SALON	1,165	11.00%	\$21.00	\$2,038.75	\$24,465.00	\$10.65	\$12,407.25	1/1/22	3/31/27	NNN, Hair salon; RCD: April 2022
500	VIRUNDHU CATERING	1,400	13.22%	\$22.00	\$2,566.66	\$30,799.92	\$10.65	\$14,910.00	11/1/21	4/30/27	NNN, Indian catering kitchen; RCD: May 2022
600	THE DIG PUB	4,368	41.26%	\$22.86	\$8,322.75	\$99,873.00	\$10.65	\$46,519.20	12/1/20	3/31/27	NNN, Award-winning craft beer and grub
5	Totals	10,587	100%	\$21.55	\$19,012.03	\$228,144.36	\$10.65	\$112,751.55			Pre-Expenses: \$340,895.91

REGIONAL MAP



LOCATION OVERVIEW

SITE PLAN MAP



AERIAL MAP

COSTCO WHOLESALE | **at home** | **Champs**
DICK'S SPORTING GOODS | **WHOLE FOODS MARKET** | **JuiceLand**
 Tuesday Morning | **FREEBIRDS WORLD BURRITO** | **Jason's deli**
Marshalls | **MOD** | **Red Robin**
Orangetheory FITNESS | **TUMBLE 22** | **Wipe Out!**

Walmart Supercenter | **H-E-B** | **Starbucks**
TACO BELL | **PANDA EXPRESS** | **Pepperoni's**
DUNKIN' | **Schlotsky's** | **HARBOR FREIGHT TOOLS**
McDonald's | **Auto Zone** | **TACO CRAB**



183 A
TOLL

Whitestone Blvd/FM 1431

DOLLAR TREE | **Chick-fil-A** | **Target**
CINEMARK | **Carl's Jr.** | **Office DEPOT**
Ear Asia | **Office DEPOT** | **PET SMART**
Just's cupcakes | **Angie's China CUISINE** | **PLATO'S**
MAJESTIC FINE

Academy Sports & Outdoors | **Books-A-Minute** | **FIREHOUSE SUBS**
HOBBY LOBBY | **Freddy's** | **verizon**
ROSS DRESS FOR LESS | **tropical CAFE**

Vista Ridge High School

183 A
TOLL

salons by **jc** | **H-E-B plus!** | **Starbucks** | **ALAMO**
HOME 2 | **Great Clips** | **Michaels**
Flon | **St David's EMERGENCY CENTER 24/7** | **T-Mobile**

HOME DEPOT | **Target** | **ULTA** | **Sam's Club**
Castle Dental | **SUBWAY** | **HomeGoods**

Lakeline Mall
WORKSHOP | **SHOE DEPT.** | **Dillard's**
chico's | **JCPenney** | **Air Max**
macy's | **claire's**

620
ROAD

45
TOLL

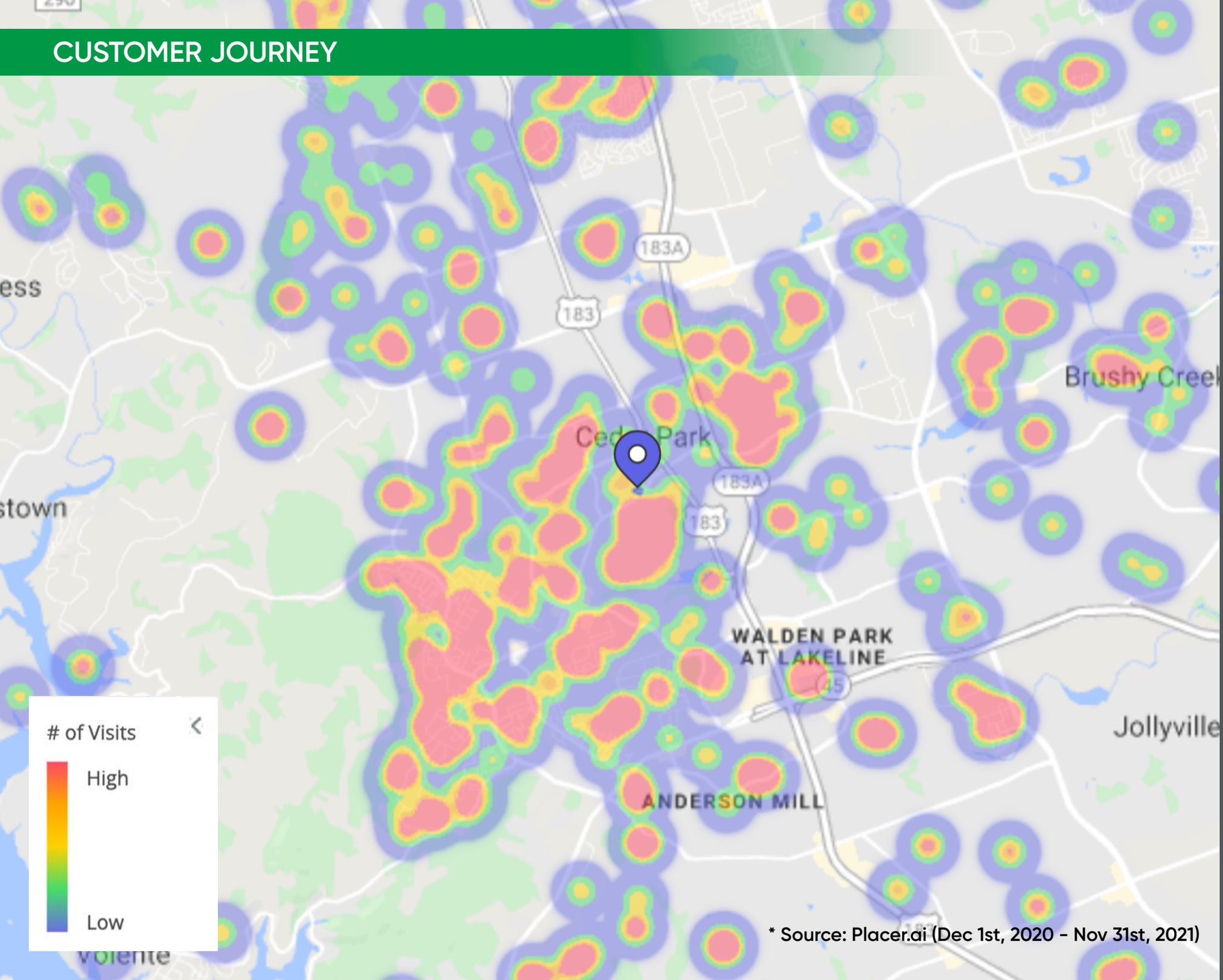
Total Wine | **Rooms To Go** | **Applebees** | **RED BATH & BEYOND** | **OLD NAVY**
BEST BUY | **TJ-maxx** | **philly's** | **ROSS** | **PET SMART**
OfficeMax | **Party City** | **PLAY IT SPORTS** | **Famous Footwear** | **TRKKA**
carter's | **five BELOW**

TO AUSTIN



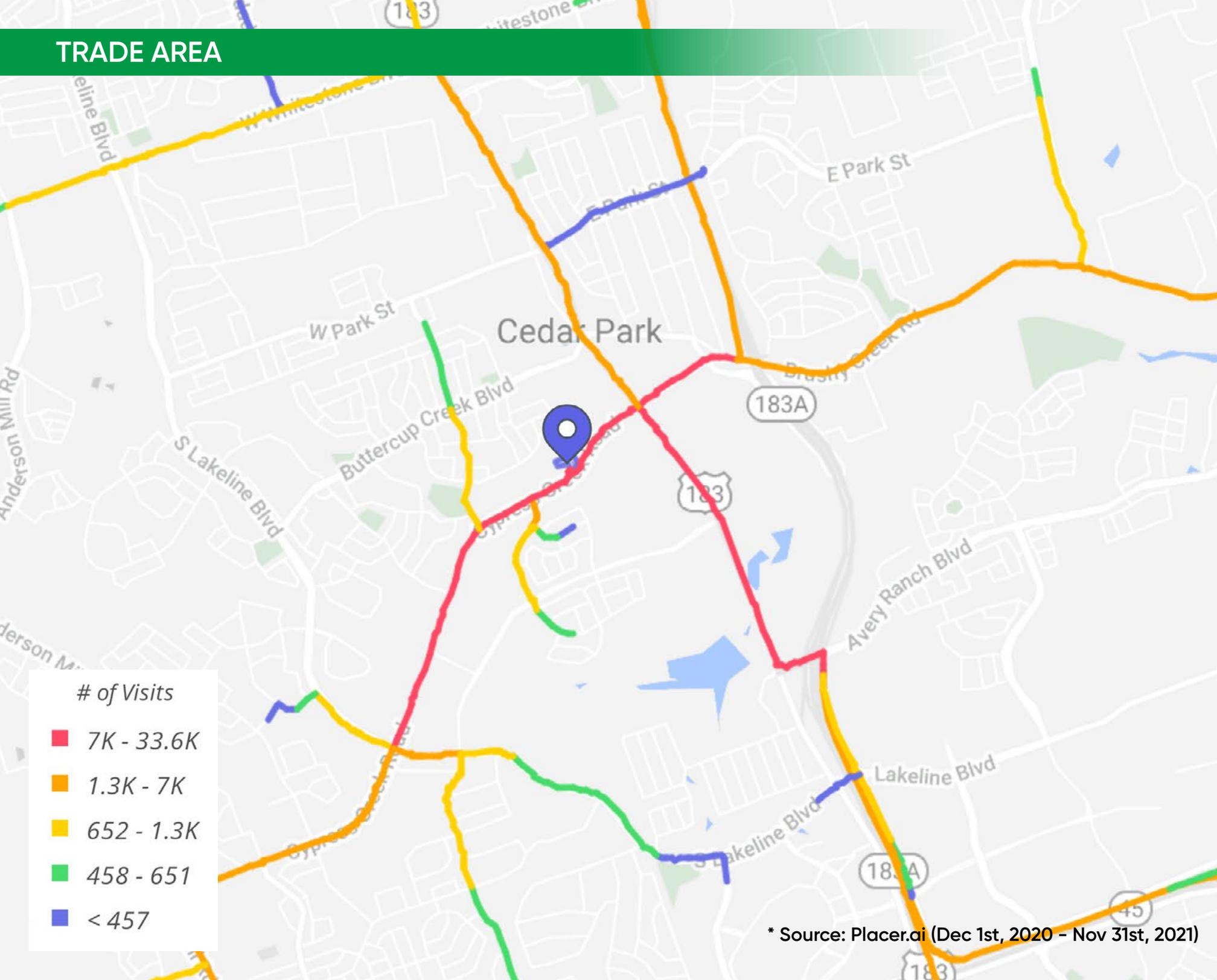
LOCATION OVERVIEW

CUSTOMER JOURNEY



* Source: Placer.ai (Dec 1st, 2020 - Nov 31st, 2021)

TRADE AREA



* Source: Placer.ai (Dec 1st, 2020 - Nov 31st, 2021)

TENANT PROFILES



THE DIG PUB

CEDAR PARK'S PREMIER PUB AND KITCHEN

The Dig Pub opened in 2007, and has been a craft beer perennial for North Austin /Cedar Park ever since. We offer a wide variety of top-quality, domestically crafted beers served on tap and delicious pub inspired fare.

The Dig is a little destination place that doesn't try to be anything more than what it is; a fun, unpretentious pub with a relaxed vibe, great food & friendly bartenders.

It's the perfect place for a birthday, a corporate event, or even a benefit. So, come in, grab a drink and make this your new neighborhood pub!



[WEBSITE](#)



VIRUNDHU

VISIT US FOR A
"SOUTH INDIAN FEAST"

At Virundhu, we take pride in serving some of the finest, traditional, authentic and high-quality South Indian dishes freshly prepared in our kitchen.

Our dishes include a complex blend of freshly ground spices including chilli, cumin, turmeric, fenugreek and coriander and the culinary South Indian tradition can be embraced in every dish we serve. The aroma of premium Seeraga Samba and Basmati rices blended with spices can be experienced in our signature Biryanis and our chef's special Dindugal Mutton Biryani and Kothu Parottas have been our consistent customers' favorite. Please check out the menu section for a detailed and a constantly evolving menu that includes Chef's seasonal specialties.



[WEBSITE](#)

CEDAR PARK BARBERSHOP

CEDAR PARK BARBERSHOP
AS REAL AS IT GETS

Take a step back to a time when barbering was pure craftsmanship and a true art form. Located in Liberty Plaza at 401 Cypress Creek Road, Suite 300 in Cedar Park, Texas, with our neighbors The Dig Pub and Brewtique, Cedar Park Barbershop is a TRUE Barbershop with a very authentic, old-fashioned barbershop feel.

Cedar Park Barbershop does four things and four things only. Haircuts, beard trims, hot-towel shaves with a straight razor and head shaves with a straight razor. And, we like to think that we do them better, and in a better atmosphere than anyone else around.

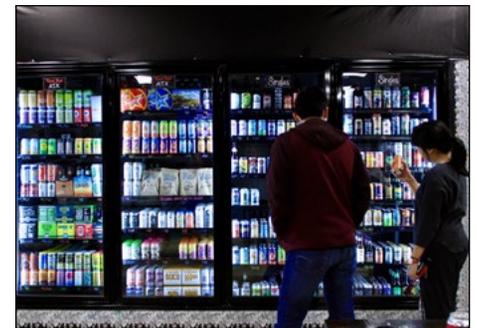


[WEBSITE](#)



THE BREWTIQUE BOTTLE SHOP
TRADITIONAL. AUTHENTIC. DELICIOUS.

We carry and sell craft beer, wine, and CBD products. The Brewtique is a craft beer bottle shop specializing in local, regional and national craft beers. You not only can buy beer to go but also stay awhile in our indoor and outdoor seating areas to enjoy over 150 rotating craft single beers on-premise. With over 20 years of experience in the beer industry, Brewtique owner, Scott, enjoys talking all things beer and can help you find your next favorite brew! With a convenient location in Cedar Park, TX, you can come in and mix-and-match your custom packs, learn about our CBD products, and even play a nostalgic arcade game. Call us today to find out even more!



[WEBSITE](#)

ABOUT CEDAR PARK



CEDAR PARK, TX

Cedar Park has grown by leaps and bounds over the past five decades. In 1960 the population was just 200 and by 1970 it had grown to 687. In 1973, the residents voted to incorporate the City of Cedar Park. The first Mayor was Kenneth Bell. The population grew to 26,049 by 2000. In 2001 voters approved a second general Revenue Bond Issue for \$60,095,000 with \$45,000,000 for City Streets; \$10,600,000 for Parks and related projects; \$1,875,000 for Fire Fighting Facilities; \$1,000,000 for Municipal Facilities; and \$1,620,000 for a Police/Municipal Court Building. The same year Lakeline Boulevard was built. In 2007, 183A Toll Road opened, along with Cedar Park's first major shopping center, 1890 Ranch. In 2009, Cedar Park Center, a multi-sports and entertainment venue now known as H-E-B Center at Cedar Park, opened with George Strait as the featured performer. By 2012 the population had grown to 56,567 and is currently 80,844. Cedar Park has been consistently ranked one of the top 20 Fastest Growing Cities the U.S. by the U.S. Census Bureau during the past ten years. Though Cedar Park has changed, the pioneering spirit that started it all continues today.

SOURCE



RETAIL DEVELOPMENTS



THE PARKE

The Parke is the latest major retail project in Cedar Park. Endeavor Real Estate developed a 400,000+ SF retail center just north of Costco on the west side of 183A. The project is anchored by the only Whole Foods 365 Store in Texas. Other tenants include DSW Shoes, Nordstrom Rack, Marshalls, Dick's Sporting Goods, Old Navy, World Market and other nationally-recognized retailers.



1890 RANCH

1890 Ranch is Cedar Park's largest lifestyle center, at just over 900,000 SF. 1890 Ranch opened in May 2008, and is anchored by a Super Target, Cinemark Movie Theater, Office Max, Academy Sports, and Gold's Gym. The project was developed by Endeavor Real Estate group of Austin, developer of the Domain in Austin, and is located at the intersection of 1431 and new north/south commuter toll road, 183A.



COSTCO TOWN CENTER

The largest Costco Wholesale facility in the Central Texas region opened in 2013 on the northwest corner of RM 1431 and the 183A tollway. The 153,700 square foot wholesale club membership retail facility generates over \$130 million in annual sales, and features a bakery, deli, meat, produce, bed and bath, electronics departments, as well as a gas station, optometry office, hearing aid center, pharmacy, tire center, and liquor store. Costco is the major anchor of the Cedar Park Town Center project, which has an additional 150,000 square of retail and restaurants including In-N-Out burger, BJ's Restaurant and brew house, Chipotle Grill, Zoe's Kitchen, Jersey Mike's and At Home.



PRESIDIO

Presidio is an ongoing mixed-use project being developed by Riverside Resources. The presidio master plan includes a 2,000,000 SF corporate campus and 2,000,000 SF of mixed-use development. Phase two of the project was recently announced and includes the following, 63,000 sf, three story office building situated next to Alamo Drafthouse and 100,000 SF of retail, restaurant and amenity space.

ABOUT WILLIAMSON COUNTY

WILLIAMSON COUNTY, TX

One word represents the current state of Williamson County – Growth! Growth in business, in population, and in the services to take care of the people living and working in the county. Williamson County has been one of the fastest growing counties in the State of Texas for more than a decade! Located in the central part of Texas just north of the state capital, Williamson County is big – occupying a land area of 1,135 square miles. Its population growth ranks it fourth in the state and 14th in the country with more than 617,000 according to the US Census Bureau.

Experiencing robust growth over the past decade requires more from county government to assist its new and existing residents, and Williamson County is dedicated to meeting those needs. “Demand on county services is directly tied to population growth. As one of the fastest growing counties in Texas and the United States, it is vital that we adequately address the needs of our population through the services we provide,” stated County Judge Bill Gravell.

Large employers have transformed Williamson County over recent years into a dynamic, self-sustaining community with less dependency on Austin. Major retail and commercial developments began appearing from 1999 to present, including the Rivery in Georgetown, the Premium Outlet Mall, the IKEA-area retail development and the La Frontera mixed-use center in Round Rock, and the new Hutto Innovation Business Park. Health care and higher education have both become major factors in the growth of Williamson County as well.

SOURCE



\$1 BILLION APPLE CAMPUS COMING TO WILLIAMSON COUNTY



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





POPULATION
89,913 (3 MILE)



INCOME:
\$118,580 (3 MILE)



TRAFFIC:
20,873 VPD
(CYPRESS CREEK RD)

POPULATION	1 MILE	3 MILE	5 MILE
2021 Population	14,279	89,913	199,518
2026 Population Projection	16,762	101,058	227,357
Annual Growth 2010-2021	6.8%	3.3%	2.7%
Annual Growth 2021-2026	3.5%	3.0%	2.8%
Medium Age	34.9	36.1	36.3
Bachelor's Degree or Higher	43%	44%	47%
U.S. Armed Forces	15	64	178

INCOME	1 MILE	3 MILE	5 MILE
Avg Household Income	\$117,157	\$118,580	\$125,330
Medium Household Income	\$101,512	\$102,401	\$105,782
< \$25,000	429	2,267	4,507
\$25,000- 50,000	741	4,427	10,024
\$50,000- 75,000	678	4,864	10,810
\$75,000- 100,000	604	4,007	8,833
\$100,000 - 125,000	802	4,674	9,799
\$125,000 - 150,000	429	3,391	7,657
\$150,000 - 200,000	748	4,835	11,120
\$200,000+	570	3,563	10,131

TRAFFIC	CROSS STREET	TRAFFIC VOLUME	COUNT YEAR	DISTANCE FROM PROPERTY
Cypress Creek Rd	S Bell Blvd NE	20,873	2018	0.23 mi
S Bell Blvd	Cypress Creek Rd NW	41,319	2020	0.35 mi

*Source: CoStar

LISTING AGENTS



MICHAEL NOTEBOOM

Assistant Vice President
Office 512.474.5557
Direct 512.695.6958
mnoteboom@resolutre.com

Michael Noteboom joined RESOLUT RE as a Research Associate in 2018. During that time, he gained valuable experience performing market research and assisting in day-to-day brokerage responsibilities. As a Research Associate, he began negotiating deals for tenants and landlords and earned his way into full-time brokerage 7 months later.

Born and raised in Austin, Michael uses his extensive knowledge of the city to educate his clients on the market, to fulfill their real estate needs. He represents various Landlords including HEB, Washington Prime, Encore Enterprises, MFB Real Estate Services, and Pebb Enterprises.

Michael graduated with a B.A. in Economics and minor in Business from The University of Texas at Austin, where he also worked, helping students find apartments and houses to lease for the school year. He is a member of the International Council of Shopping Centers (ICSC).



TUCKER FRANCIS

Vice President
Office 512.474.5557
Direct 512.709.8166
tucker@resolutre.com

Tucker Francis joined RESOLUT RE as an intern in October 2010, where he gained hands-on experience with market research, website development, and assisting with daily leasing and sales activities.

Tucker represents regional landlords such as Hunington Properties and FMOC, Ltd., and tenants like Killer Burger, Freebirds World Burrito, Main Squeeze Juice Company, and Floyd's 99 Barbershop.

Tucker graduated from the University of Texas in the Fall of 2012 with a degree in Business/Cultural Geography. He is an active member of the International Council of Shopping Centers (ICSC) and the Real Estate Council of Austin (RECA).

FOR MORE INFORMATION PLEASE VISIT:

resolutre.com

AUSTIN

6805 N Capital of Texas Hwy
Suite 250
Austin, Texas 78731

DALLAS

5151 Belt Line Rd
Suite 620
Dallas, Texas 75254

HOUSTON

3700 W Sam Houston Pkwy
Suite 450
Houston, Texas 77042

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 "RESOLUT RE" Licensed Broker /Broker Firm Name or Primary Assumed Business Name	603091 OR 9003193 License No.	leads@resolutre.com Email	512-474-5557 Phone
David J. Simmonds OR Gavin Fite Designated Broker of Firm	459263 OR 438039 License No.	leads@resolutre.com Email	512-474-5557 Phone
David J. Simmonds OR Gavin Fite Licensed Supervisor of Sales Agent/Associate	459263 OR 438039 License No.	leads@resolutre.com Email	512-474-5557 Phone
David J. Simmonds Sales Agent/Associate's Name	459263 License No.	david@resolutre.com Email	512-474-5557 Phone

Buyer/Tenant/Seller/Landlord Initials _____

Date _____