



LOMA VISTA BUSINESS PARK

NWC ANDERSON MILL AND WHITESTONE BLVD
2301 WEST WHITESTONE BLVD, CEDAR PARK, TX 78641



FOR LEASE

AVAILABLE SPACE

A4: 1,200 SF
B3: 1,250 SF
C8: 2,000 SF
C9: 2,000 SF
*C8 & C9 Can be Combined

RATE

\$17.00 PSF NNNs
NNNs \$4.95 PSF
* Estimate provided by Landlord
and subject to change

Janice Landers, CCIM

janice@resolutre.com
512.474.5557

Davis Paone

dpaone@resolutre.com
512.474.5557

PROPERTY HIGHLIGHTS

- Located west on Anderson Mill on Whitestone Blvd.
- Easy access to Research Blvd, 183A, and 145 tollway
- Zoned Heavy Commercial and Light Industrial
- Grade-level and dock-high doors
- 3 phase 220V electric available
- Flex space
- Rare affordable space in western Cedar Park



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2024

 **69,663**
POPULATION
3-MILE RADIUS

 **\$156,619.00**
AVG HH INCOME
3-MILE RADIUS

 **34,853**
DAYTIME POPULATION
3-MILE RADIUS

 **TRAFFIC COUNTS**
Whitestone Blvd: 31,225 VPD
Anderson Mill Rd: 11,898 VPD
(SitesUSA 2024)

BLDG A

A1	Dustless Floors
A2	Dustless Floors
A3	Apt
A4	Available 1,200 SF
A5	R&R Services
A6	R&R Services

BLDG B

B1 / B2	Autocare Hub
B3	Available 1,250 SF
B4/5	AJ's Yotas
B6	JJ's Waste

BLDG C

First Level: : 1,000 - 5,000 SF FLEX

C1	H&H Hardware
C2 / C3	Powell Window Coverings
C4	Dragonfly Mechanical
C5	Fence Company
C6	JJ's Waste & Recycling
C7	JJ's Waste
C8	Available 2,000 SF (Can be combined with C9)
C9	Available 2,000 SF (Can be combined with C8)

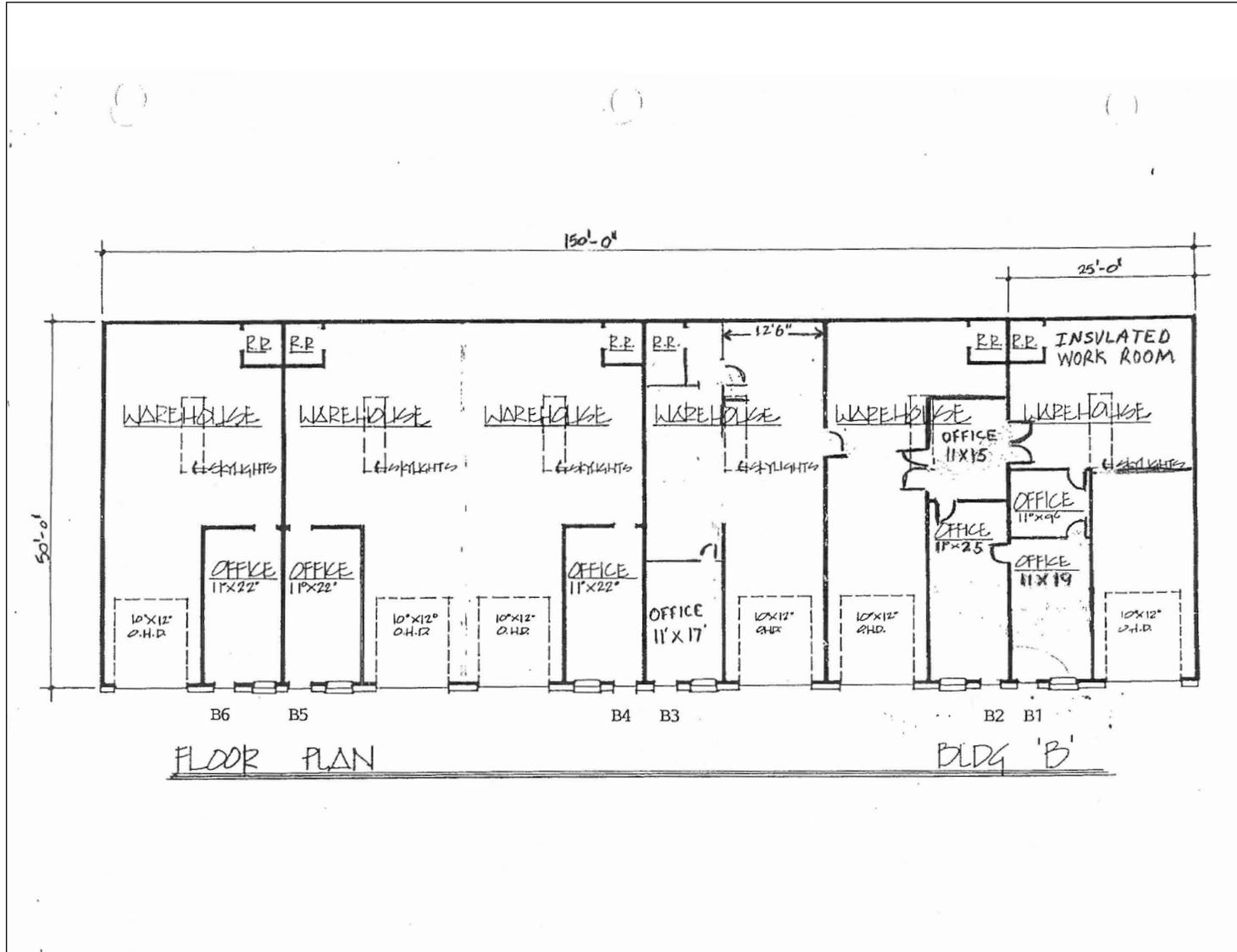
BLDG E

E1	Black Collar Arms
E2	Resolute Industrial, LLC

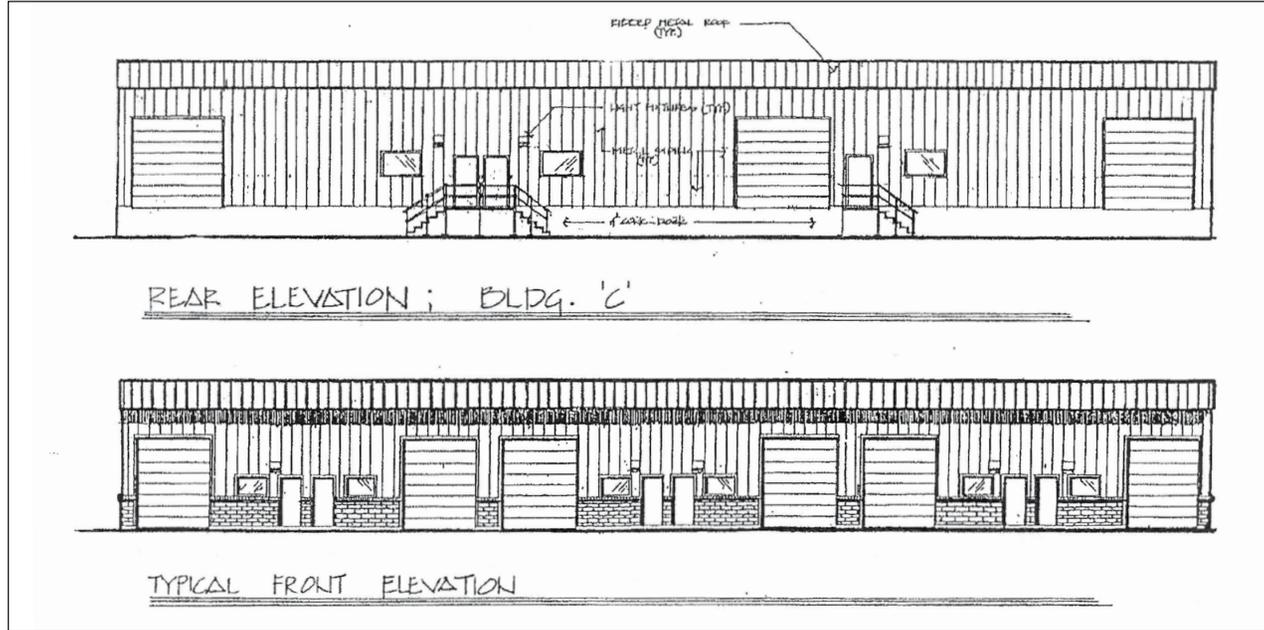




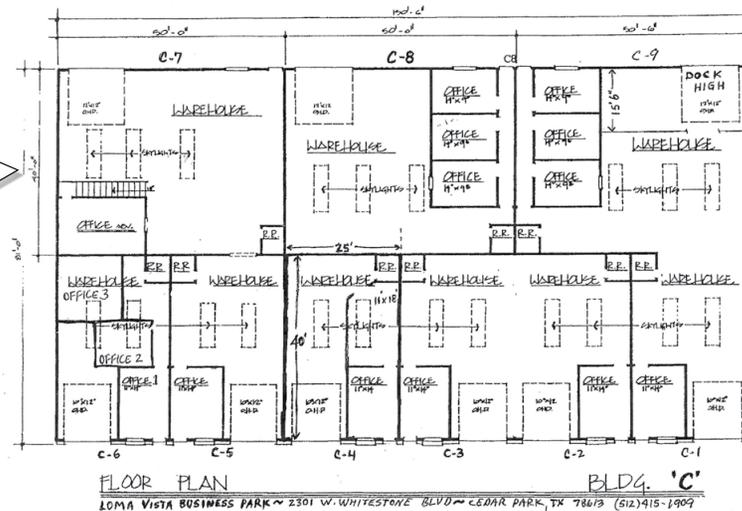
Building B Floor Plan



Building C Floor Plan

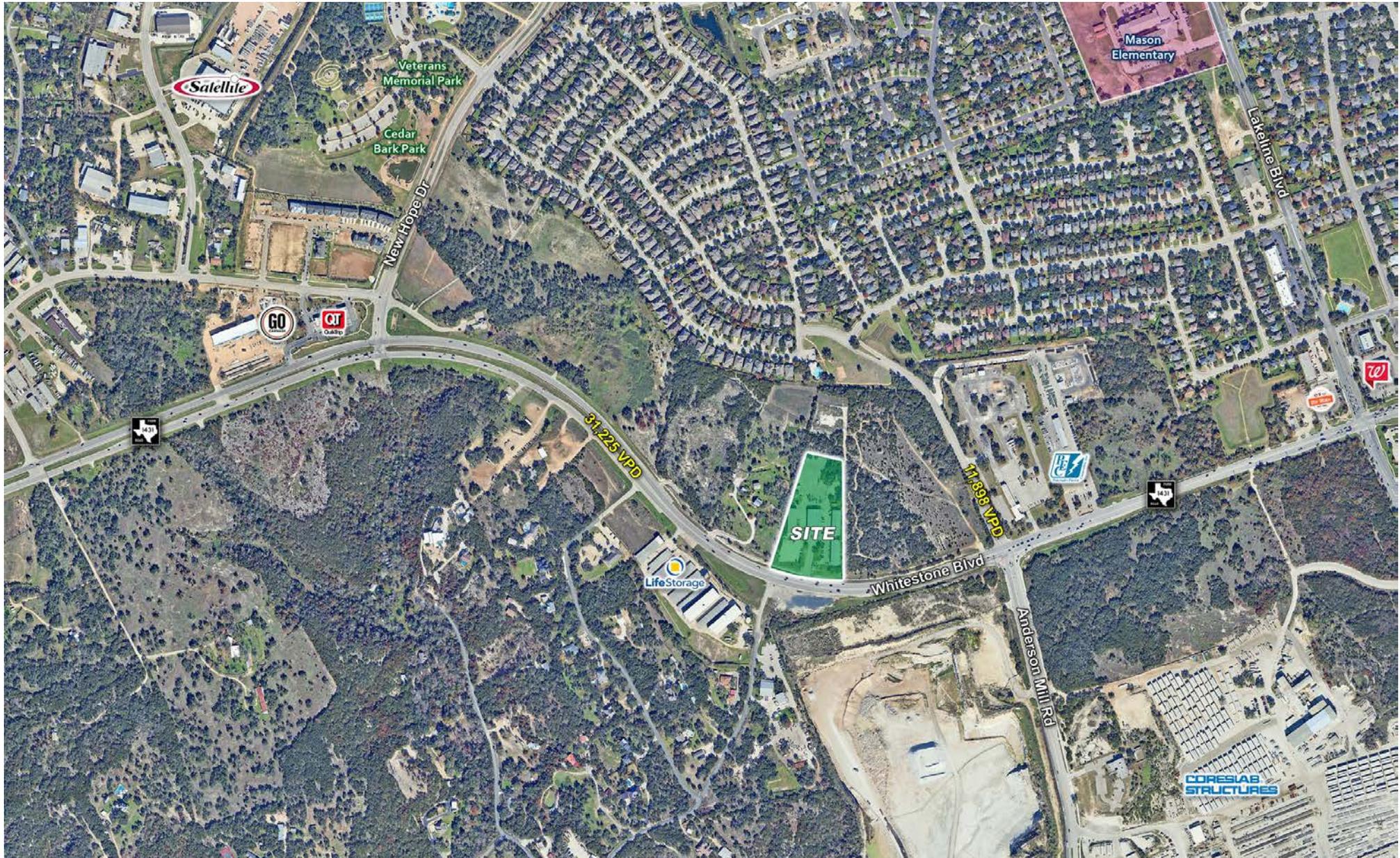


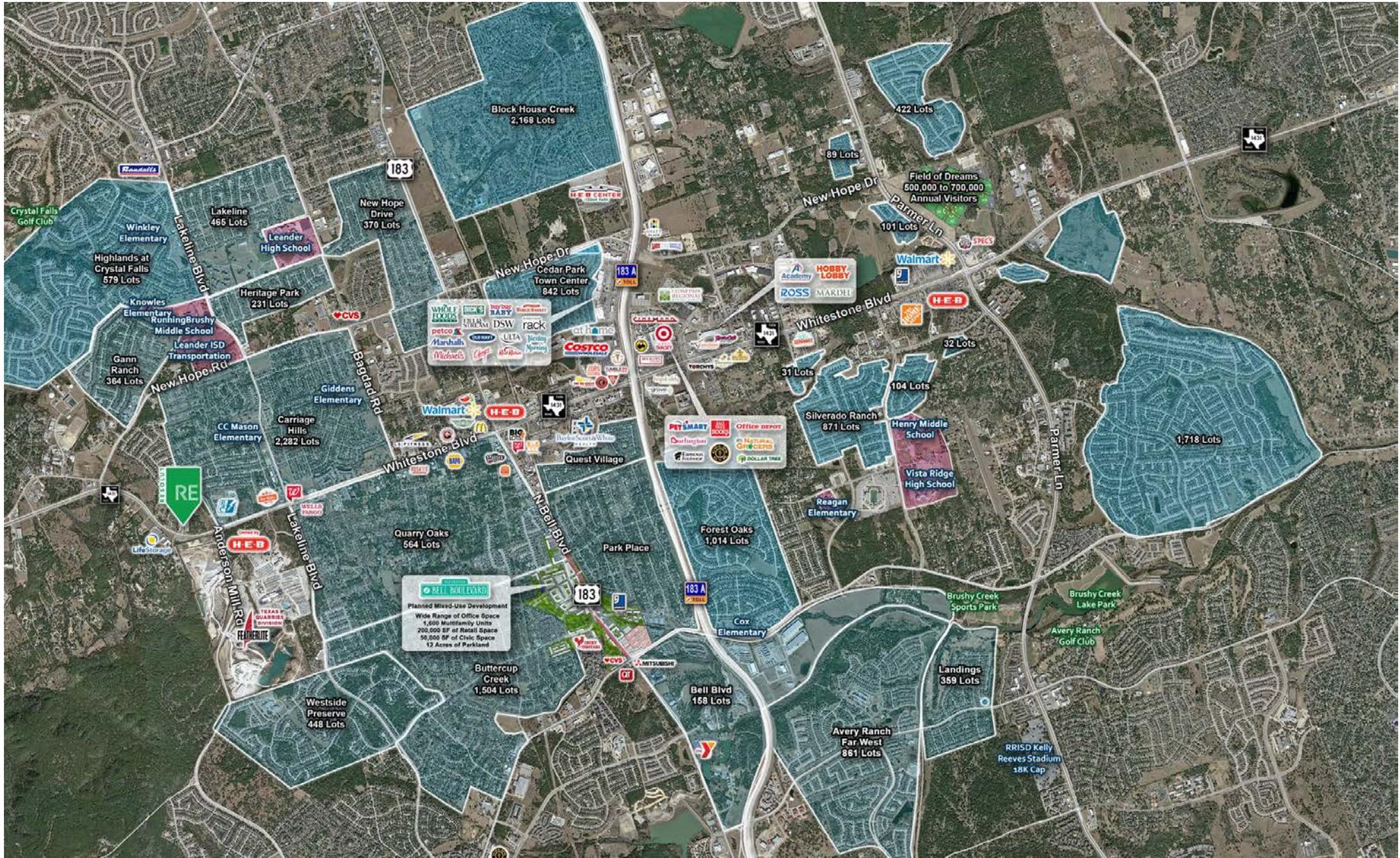
Dock High Doors C7 & C8





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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:
 - 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.

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Buyer/Tenant/Seller/Landlord Initials _____ Date _____