

For Sale
Cedar Park Crossing
1625 North Bell Boulevard
Cedar Park, Texas 78613



Location: 1625 North Bell Boulevard (also known as U.S. Highway 183), the property is just north of a Wal-Mart Store and HEB grocery in Cedar Park.

Building Size: ± 7,423 SF (Per Survey)

Land Area: ± 0.7515 acres; 32,734 SF (Per Survey)

Zoning: C2, City of Cedar Park

Year Constructed: 2004

Tax I.D. Number: R035924 (WCAD)

Property Description: One-story masonry stucco exterior retail building, with flat roof single-membrane materials.

Parking: 27 regular spaces and 2 handicap spaces (Per Survey).

Current Occupancy: 100%, Multi-tenant.

Sales Price: \$1,725,000 (\$232 SF)

Comments: Great visibility and investor opportunity within one of the fastest growing areas of Central Texas, Williamson County.

Bachman
REAL ESTATE

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Cedar Park Crossing Rent Roll

<u>Occupied Space</u>	<u>RSF</u>	<u>Annual Base Rent</u>	<u>Base Rent Per RSF</u>	<u>Expiration Date</u>
Mobile Nation NBA	1,278	\$ 19,809	\$ 15.50	5/31/2017
Texas EZ Money LP	1,500	30,000	20.00	7/31/2017
Great Nails & Spa	1,100	17,040	15.49	2/28/2015
Team Steele, Inc.	1,078	12,936	12.00	10/31/2015
GNS Insurance	851	11,063	13.00	1/31/2015
<u>Tat Wellness PLLC</u>	<u>1,662</u>	<u>23,966</u>	<u>14.42</u>	<u>10/31/2016</u>
Totals	7,469	\$ 114,814	\$ 15.37	

Footnotes:

1. Current in-place leases on a NNN basis with 2014 annual NNN estimated at \$7.50.

Cedar Park Operating Expenses

CAM	\$	4,100
Trash Removal		1,600
Management		5,950
Utilities		4,750
Insurance		3,150
Taxes		37,550
Total Operating Expense	\$	57,100

Footnotes:

1. Amounts rounded from Owners 2013 Actual with Management fee at 5%.