



ARGALI
COMMERCIAL REAL ESTATE SERVICES

CYPRESS CREEK VILLAGE

1525 Cypress Creek Rd, Cedar Park, TX 78613



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TENANTS

Starbucks	Lonestar Social	Frozen
Pizza Hut	Pure Barre	Lemonade
Premier Hair	Berry Cool	Well Foot Spa
Salon	Gracie Jiu-Jitsu	Gideon Math
Tuscano	Spa Pro Nails	& Reading
Nathalie's Donuts	Martinizing	Center
	Cleaners	

AVAILABLE SITES

Suite D - 2,419 SF
 Suite G - 1,680 SF
 Suite O - 1,100 SF

TRAFFIC COUNTS

Cypress Creek Road
 18,123 VPD
 S Lakeline Blvd
 28,356 VPD

RATE \$

PLEASE CALL FOR PRICING

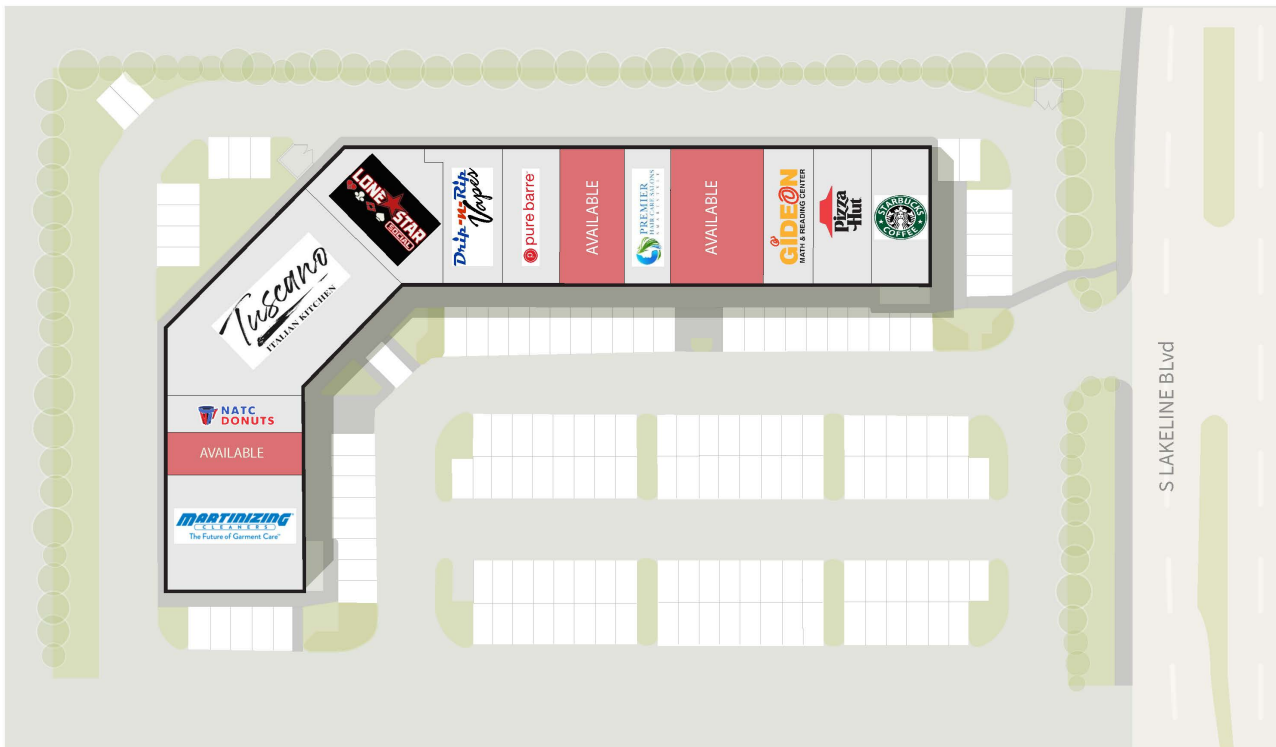
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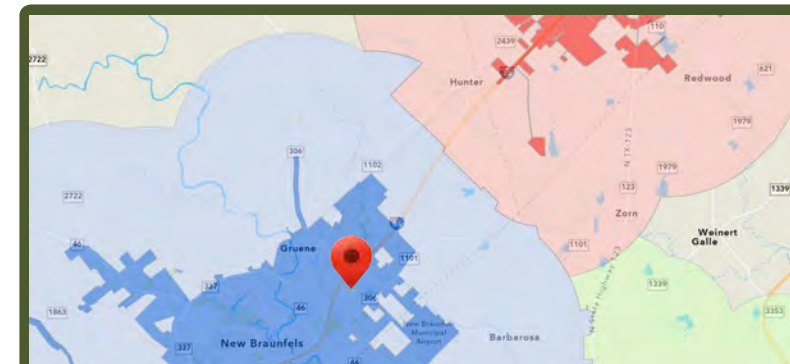
PROJECT SCOPE

Cypress Creek Village is a 28,566 square foot retail center located at the high-traffic intersection of Cypress Creek Road and South Lakeline Boulevard in Cedar Park, Texas—one of Austin’s fastest-growing and most affluent suburbs. The property benefits from excellent visibility and accessibility, with daily traffic counts of approximately 18,123 vehicles on Cypress Creek Road and 28,356 vehicles on Lakeline Boulevard. It is situated near numerous neighborhoods with median home values ranging from approximately \$390,000 to \$800,000.

PROPERTY DETAILS

AVAILABILITY	1,100 - 2,419 SF
GROSS LEASABLE AREA	28,566 SF
TRIPLE NETS	\$ 11.43
PLEASE CALL FOR PRICING	

DEMOGRAPHICS	WITHIN 1 MI	WITHIN 3 MI	WITHIN 5 MI
EST. POPULATION	14,799	75,442	200,023
AVG. HH INCOME	\$ 134,381.02	\$ 119,317.41	\$ 116,061.12
TOTAL HOUSING UNITS	5,481	28,461	77,299
MEDIAN HOME VALUE	\$ 484,576.1	\$ 514,400.82	\$ 527,505.36



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