

# FOR SALE

# MEDICAL/OFFICE INVESTMENT



**13625 Ronald Reagan Blvd, Bldg 7, Ste 200**  
**Cedar Park, TX 78613**



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# SUMMARY

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## ABOUT THE TENANT:

- The existing tenant, Texas Fertility Center, has over 40-years of successful operating history
- They operate seven locations around Central and South Texas with locations in Austin, New Braunfels, San Antonio, and Corpus Christi.
- There are four years remaining on the original 7-year lease term. Tenant also has a 5-year renewal option.
- Current base rate is \$34.80/sf with 3% annual escalations

**ADDRESS:** 13625 Ronald Reagan Blvd, Bldg 7  
Ste 200, Cedar Park, TX 78613 ([Map Link](#))

**BUILDING SIZE:** ±2,384 SF

**SALE PRICE:** \$1,400,000

**ZONING:** GB General Business

**PARKING RATIO:** 4.6:1,000



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# AERIAL MAP

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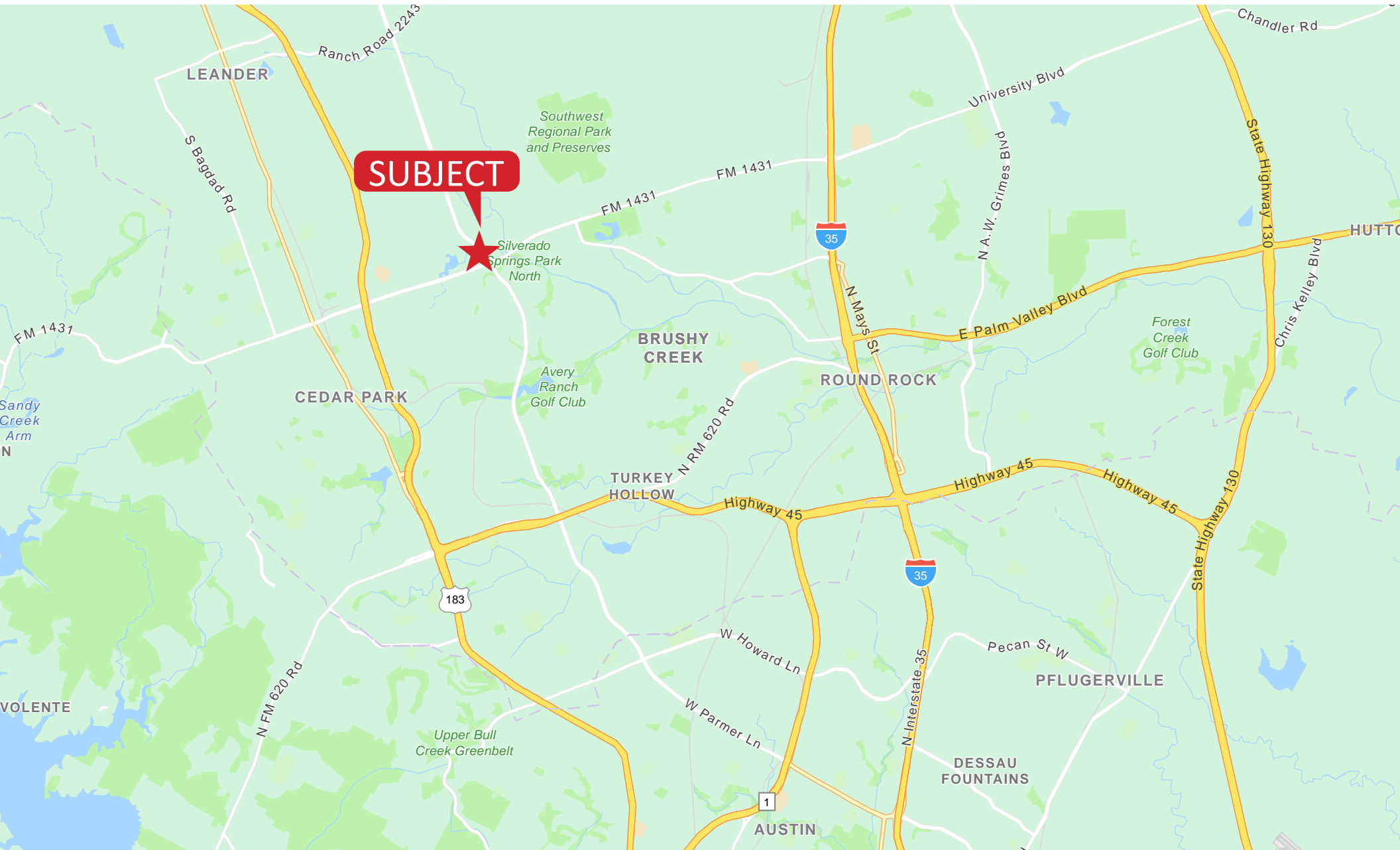




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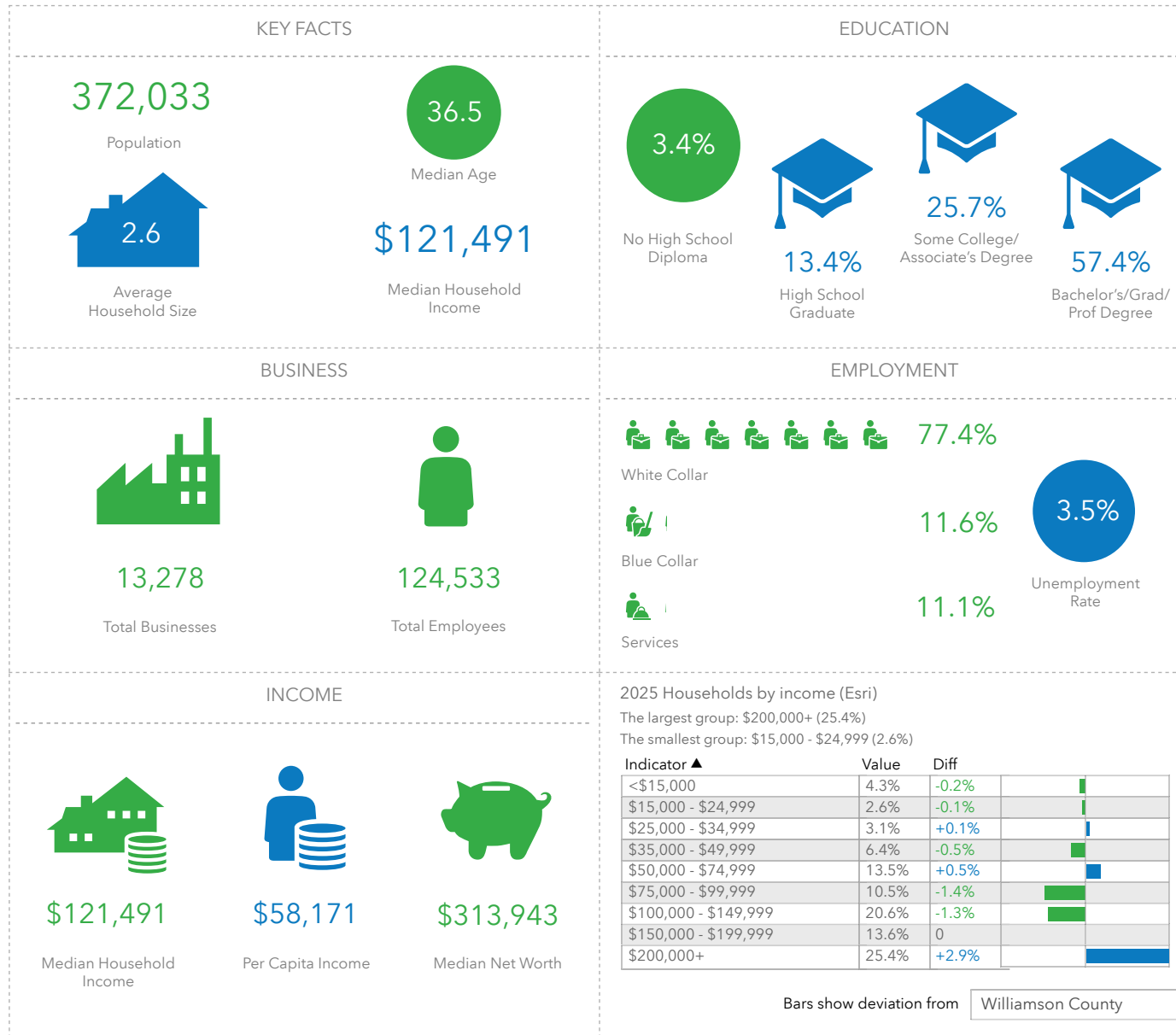
# REGIONAL MAP

13625 Ronald Reagan Blvd, Bldg 7, Ste 200 | Cedar Park, TX 78613



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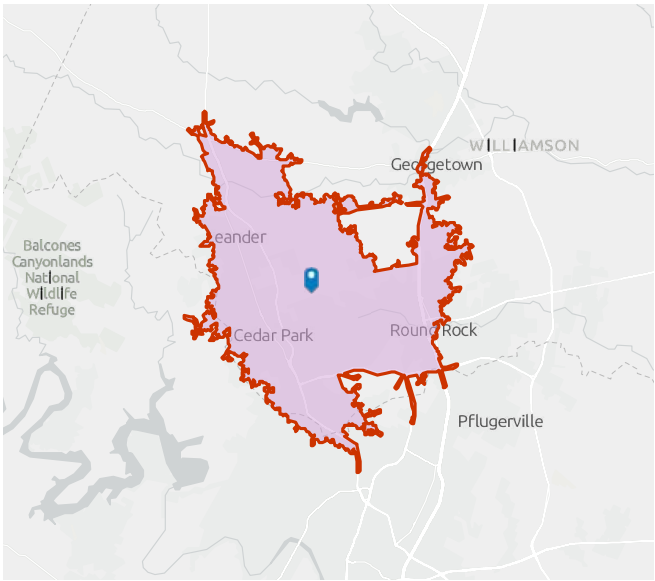


**Source:** This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2025 Esri

FOR SALE

# POPULATION TRENDS

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## Population Trends and Key Indicators

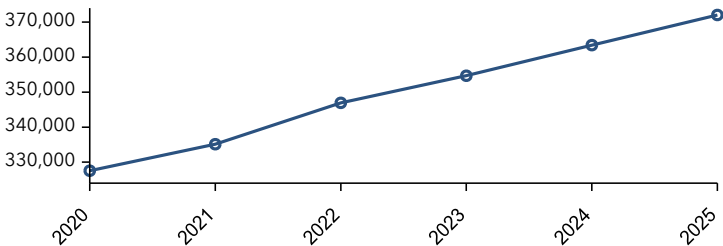
13625 Ronald Reagan Blvd, Cedar Park, Texas, 78613  
Drive time of 15 minutes

372,033	141,497	2.62	36.5	\$121,491	\$517,229	123	80	77
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

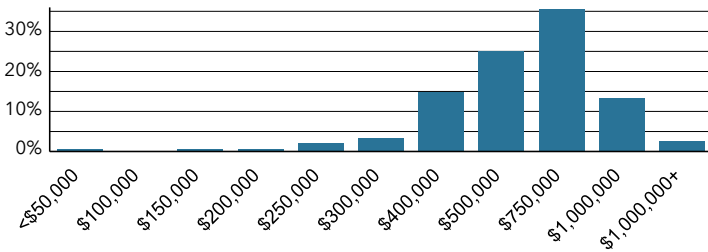
### MORTGAGE INDICATORS



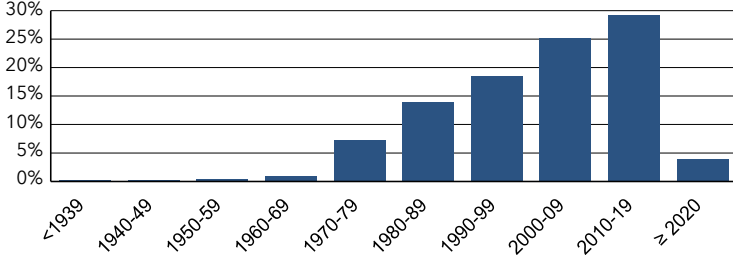
### Historical Trends: Population



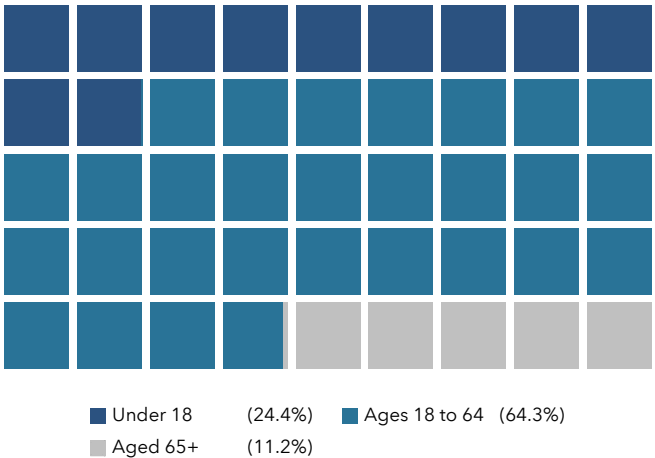
### Home Value



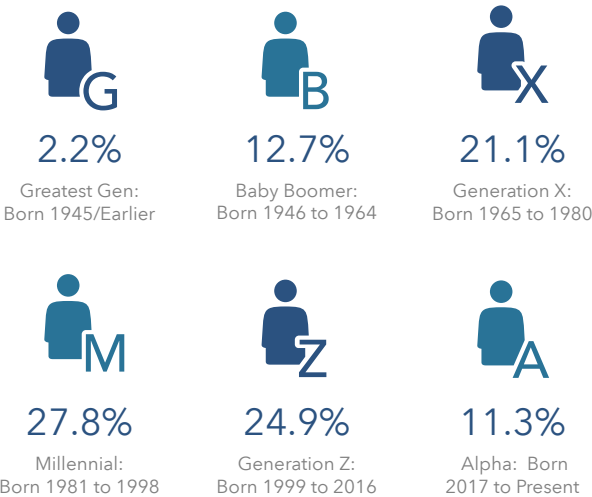
### Housing: Year Built



### POPULATION BY AGE



### POPULATION BY GENERATION



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), ACS (2019-2023). © 2025 Esri



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# FOR SALE

# DOMINANT TAPESTRY PROFILE

13625 Ronald Reagan Blvd, Bldg 7, Ste 200 | Cedar Park, TX 78613



## Boomburbs

13625 Ronald Reagan Blvd, Cedar Park, Texas, 78613

Drive time of 15 minutes



**ArcGIS**  
**TAPESTRY**  
The Fabric of US Neighborhoods

### DOMINANT TAPESTRY SEGMENT



**30,079** households are *Boomburbs*

**21.3%** of households are in this segment

**Boomburbs:** *Family Prosperity* LifeMode

This segment is characterized by high-earning suburban families in the South and West.

[Learn more...](#)

### ABOUT THIS SEGMENT



Residents tend to shop at club stores and make purchases using online platforms.



Spending centers around children, including clothing, medicine, toys, and entertainment. Residents pay for garden maintenance, home cleaning, and pet care services.



They tend to purchase internet-connectable televisions, all-in-one printers, home security systems, smart thermostats, and lighting systems.



Individuals engage in regular exercise, eat organic foods, and spend time hiking and reading. They travel frequently, both domestically and internationally.

### ABOUT THIS AREA

#### Household Type:

Single Family

#### Employment:

Prof, Mgmt

#### Median Age:

36.5

#### Median Household Income:

\$121,491

#### Education:

67.3% College degree (2+ years)



### KEY FACTS FOR THIS AREA

*Click facts to 'Explore for more' details*

**372,033**

Population

**141,497**

Households

**2.62**

Avg Size  
Household

**123**

Wealth Index

**80**

Housing Affordability  
Index

**77**

Diversity Index

**\$517,229**

Median Home Value

**2.40%**

Forecasted Annual  
Growth Rate



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ArcGIS  
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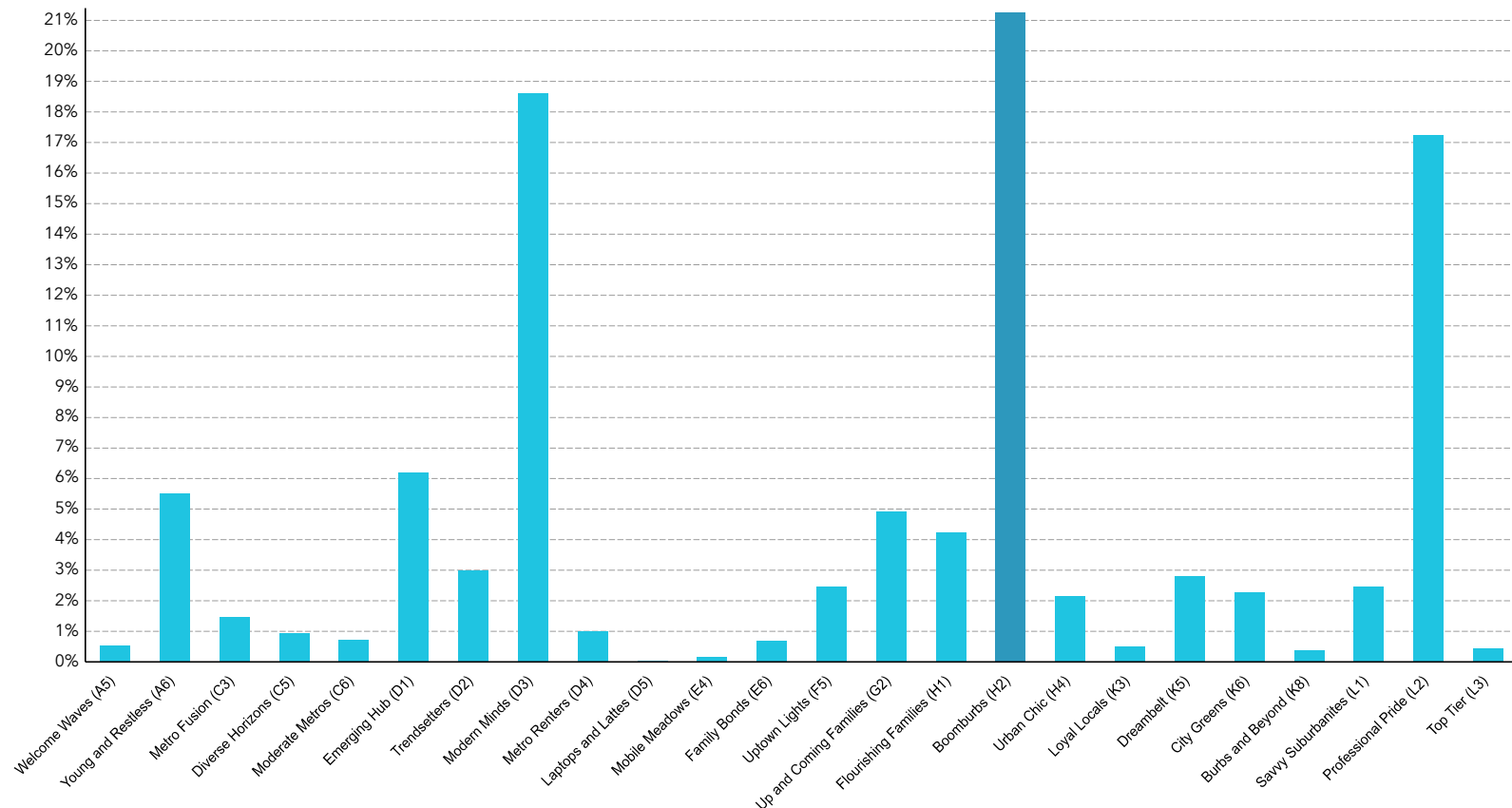
### TAPESTRY SEGMENTATION COMPOSITION

This chart displays the percent of households in each segment in this area.



141,497 total households in this area

30,079 households in Boomburbs - 21.3%





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# DOMINANT TAPESTRY PROFILE

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## Key Demographic Indicators

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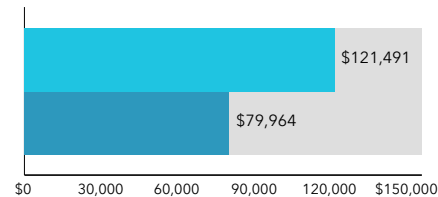
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### INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards) for this area.

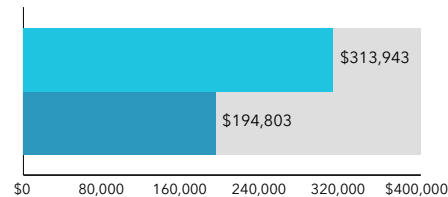
#### MEDIAN HOUSEHOLD INCOME



Bars show comparison to

Texas

#### MEDIAN NET WORTH

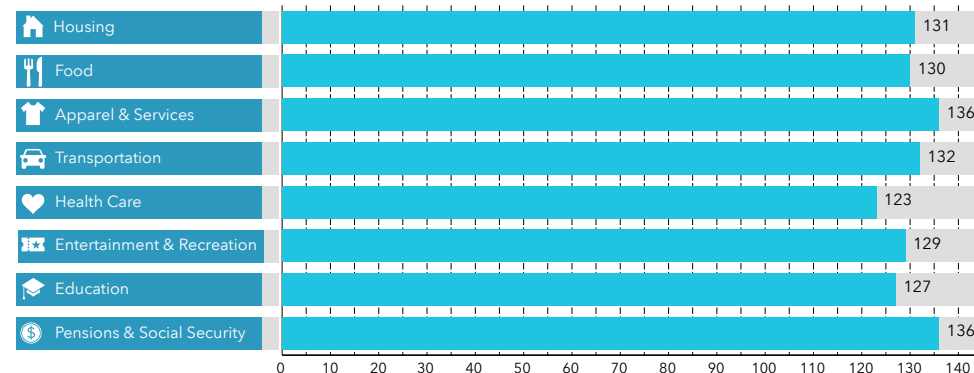


Bars show comparison to

Texas

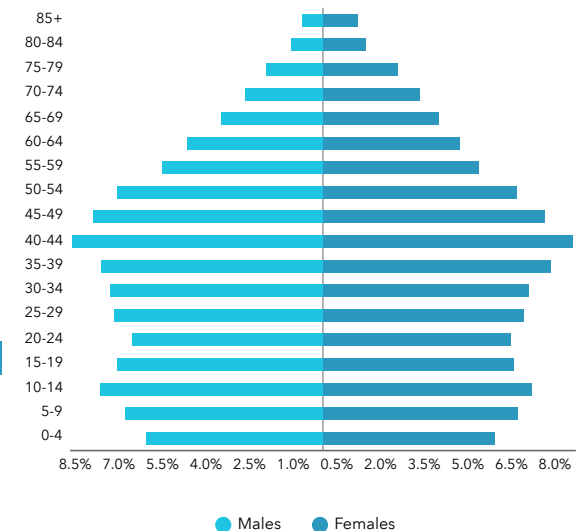
### AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average.



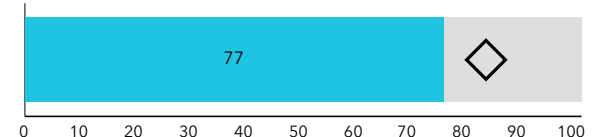
### AGE BY SEX

Median Age: 36.5



### DIVERSITY

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).



Dots show comparison to

Texas

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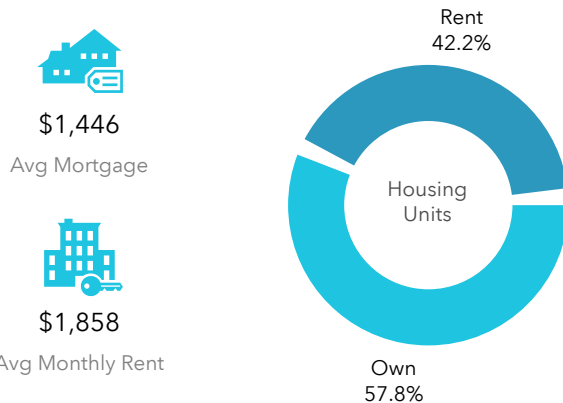
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### HOUSING

Mortgage, rent and home value are estimated by Esri. Housing type is from the Census Bureau's American Community Survey (ACS).



  
**\$1,446**  
Avg Mortgage

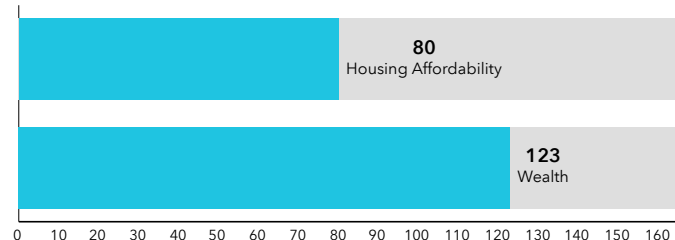
  
**\$1,858**  
Avg Monthly Rent

**Typical Household Type:** Single Family

**Median Home Value:** \$517,229

### ESRI INDEXES

Esri developed these indexes to display average household wealth and housing affordability for the market relative to US standards.



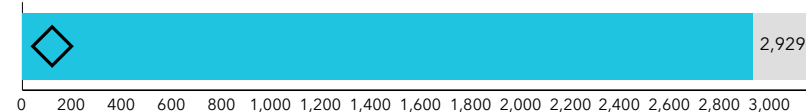
### LANGUAGE

American Community Survey (ACS) population by language estimates are based on a rolling sample survey spanning a 60-month period (2019-2023).

Population by Language	Age 5-17	18-64	Age 65+	Total
English Only	51,984	154,262	26,152	232,398
Spanish	5,705	27,868	3,413	36,986
Spanish & English Well	5,541	24,276	2,609	32,426
Spanish & English Not Well	159	2,491	368	3,018
Indo-European	2,665	13,965	1,429	18,059
Indo-European & English Well	2,582	13,091	1,026	16,699
Indo-European & English Not Well	76	804	196	1,076
Asian-Pacific Island	4,539	19,800	1,867	26,206
Asian-Pacific Isl & English Well	4,273	18,328	993	23,594
Asian-Pacific Isl & English Not Well	266	1,319	657	2,242
Other Language	443	2,787	146	3,376
Other Language & English Well	443	2,745	146	3,334
Other Language & English Not Well	0	42	0	42

### POPULATION DENSITY

Average density (population per sq. mile) is displayed relative to the US or State average.



Dots show comparison to





## 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.*

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

Commercial Industrial Properties, LLC	9007597	info@cipaustin.com	(512) 682-1000
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Springer	627720	bob@cipaustin.com	(512) 682-1001
Designated Broker of Firm	License No.	Email	Phone

Robby Eaves	588199	robby@cipaustin.com	(512) 682-1003
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Brian E. Smith / Jeff Ecton	799752/801940	info@cipaustin.com	(512) 682-1000
Sales Agent/ Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date