



Shops at Lakeline

2nd Generation Shop Space Available

Jennifer Petrovich - Ben Nudelman
Vice President Associate

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3,520 SF

2nd Gen Medical



TRAFFIC COUNTS :

Whitestone Blvd. - 38,309 VPD
S. Lakeline Blvd. - 25,257 VPD

- Rare opportunity to locate in Cedar Park at an asset that's traditionally been 100% leased.
- Surrounded by dense neighborhoods with \$172,439 average household income.
- Nearby future HEB Plus!
- Excellent visibility and accessibility to Lakeline Blvd
- Prime 2nd Gen Medical Available



Population

1 mile	3 mile	5 mile
9,026	77,846	190,386



Daytime

1 mile	3 mile	5 mile
6,208	59,109	153,895



Avg. HH Income

1 mile	3 mile	5 mile
\$172,439	\$155,032	\$156,985

Shops at Lakeline, 115 S. Lakeline Blvd., Cedar Park 78613

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Mason Elementary
636 Students

Lous F Giddens Elementary
485 Students

BASIS Cedar Park
984 Students

Coreslabs Structures
+/- 3,000 Employees

Ranger Excavating
532 Employees

Shops at Lakeline

38,309 VPD

25,257 VPD

69,544 VPD

CLD REALTY

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Walmart, **H-E-B**, **Dunkin'**, **GameStop**, **McDonald's**, **AutoZone**, **LA Fitness**, **NAPA**, **Worx**, **Harbor Freight**, **Big Lots**, **Papa John's**, **Sam's Club**, **Walmart**, **GameStop**, **McDonald's**, **AutoZone**, **LA Fitness**, **NAPA**, **Worx**, **Harbor Freight**, **Big Lots**, **Papa John's**, **Sam's Club**

W Whitestone Blvd, **E Whitestone Blvd**, **N Lakeline Blvd**, **W Park St**, **Buttercup Creek Blvd**, **S Lakeline Blvd**

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25,257cpd

S Lakeline Blvd





Information About Brokerage Services

Texas law requires all real estate licensees 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 on 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.

CLD Realty	9003695	info@cldrealty.com	512-441-8888
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Jennifer Petrovich	784822	jpetrovich@cldrealty.com	512-441-8888
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials			Phone