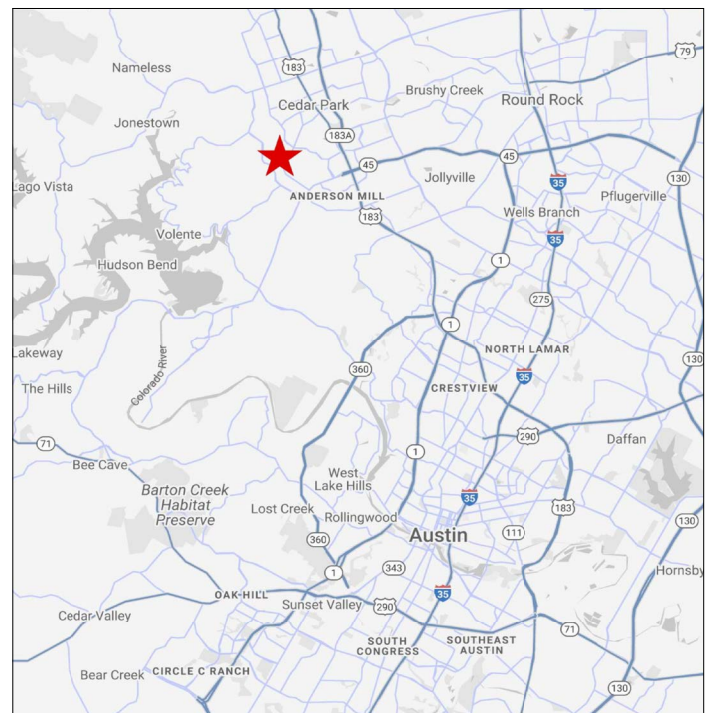




Cypress Bend Shopping Center is a ±37,740 square foot Neighborhood Shopping Center situated amongst some of the oldest oak trees in Cedar Park according to local legend.

This shopping center is centrally located in the heart of Cedar Park, Texas and surrounded by densely populated subdivisions, and neighbors Milburn Park- Cedar Park's largest community park.

Cypress Bend Shopping Center is located within walking distance to schools with numerous retail and commercial services in the immediate area.



DEMOGRAPHICS:	1 mile	3 miles	5 miles
2020 POPULATION	14,760	73,389	172,885
DAYTIME POPULATION	13,148	70,876	165,634
AVERAGE HH INCOME	\$139,206	\$121,050	\$118,334
2025 POPULATION	15,895	81,963	194,110

The information contained herein was obtained from sources deemed to be reliable and accurate. However, no guarantees, warranties, or representations are made as to the completeness or accuracy thereof.

QUICK & COMPANY
COMMERCIAL REALTY, INC.

Tommy Potter

512-435-6558 | tpotter@quickco.com

Cypress Bend Shopping Center
NEC Cypress Creek & El Salido Pkwy
2501 Cypress Creek Pkwy
Cedar Park, Texas 78613

HIGHLIGHTS:

- 2nd generation space
- Spaces range from 1,320 square feet – 7,587 square feet
- Ingress and Egress from El Salido Pkwy & Cypress Creek Road
- Signalized intersection
- Active and well maintained Neighborhood Shopping Center

OFFERING SUMMARY:

MINIMUM SF:	1,320
MAX CONTIGUOUS SF:	7,587
PARKING RATIO:	4:1000
PARKING SPACES:	136
ZONING:	LB - Local Business



The information contained herein was obtained from sources deemed to be reliable and accurate. However, no guarantees, warranties, or representations are made as to the completeness or accuracy thereof.

QUICK & COMPANY
COMMERCIAL REALTY, INC.

Tommy Potter

512-435-6558 | tpotter@quickco.com

Cypress Bend Shopping Center
NEC Cypress Creek & El Salido Pkwy
2501 Cypress Creek Pkwy
Cedar Park, Texas 78613



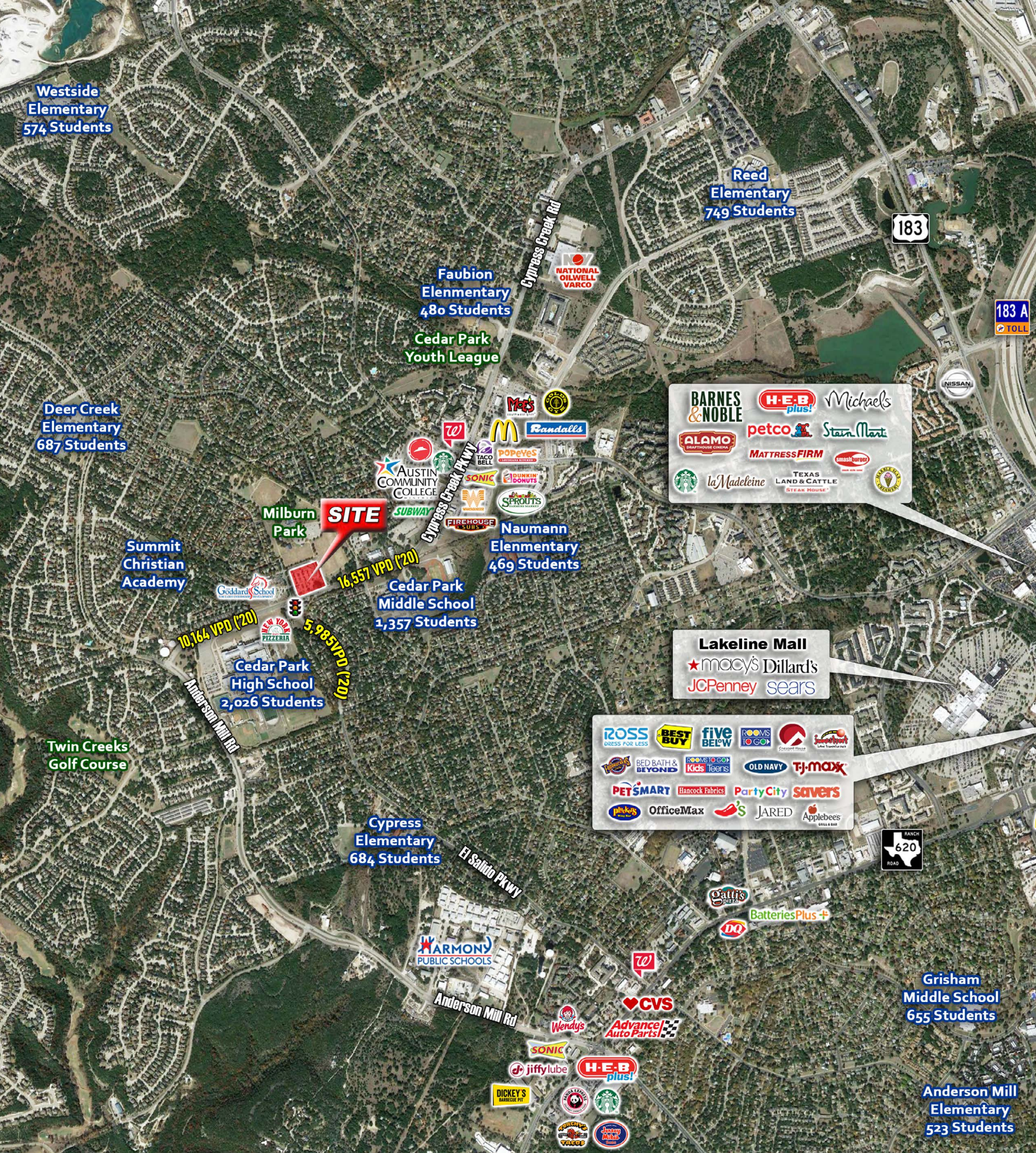
The information contained herein was obtained from sources deemed to be reliable and accurate. However, no guarantees, warranties, or representations are made as to the completeness or accuracy thereof.

QUICK & COMPANY
COMMERCIAL REALTY, INC.

Tommy Potter

512-435-6558 | tpotter@quickco.com

Cypress Bend Shopping Center
NEC Cypress Creek & El Salido Pkwy
2501 Cypress Creek Pkwy
Cedar Park, Texas 78613



Westside Elementary
574 Students

Reed Elementary
749 Students

Faubion Elementary
480 Students

Cedar Park Youth League

Deer Creek Elementary
687 Students

Summit Christian Academy

Milburn Park

SITE

Naumann Elementary
469 Students

Cedar Park Middle School
1,357 Students

Cedar Park High School
2,026 Students

BARNES & NOBLE **H-E-B plus!** **Michaels**
ALAMO **petco** **Stain Mart**
MATTRESS FIRM **cash for gold**
la Madeleine **TEXAS LAND & CATTLE STEAK HOUSE**

Lakeline Mall
macy's **Dillard's**
JCPenney **sears**

ROSS **BEST BUY** **FIVE BELOW** **ROOMS TO GO** **Home Depot**
Bed Bath & Beyond **Kids' Tees** **OLD NAVY** **TJ-MAXX**
PETSMART **Hancock Fabrics** **Party City** **SAVERS**
philly's **OfficeMax** **JARED** **Applebees**

Twin Creeks Golf Course

Cypress Elementary
684 Students

HARMONY PUBLIC SCHOOLS

Gallie's
Batteries Plus +
DQ

Grisham Middle School
655 Students

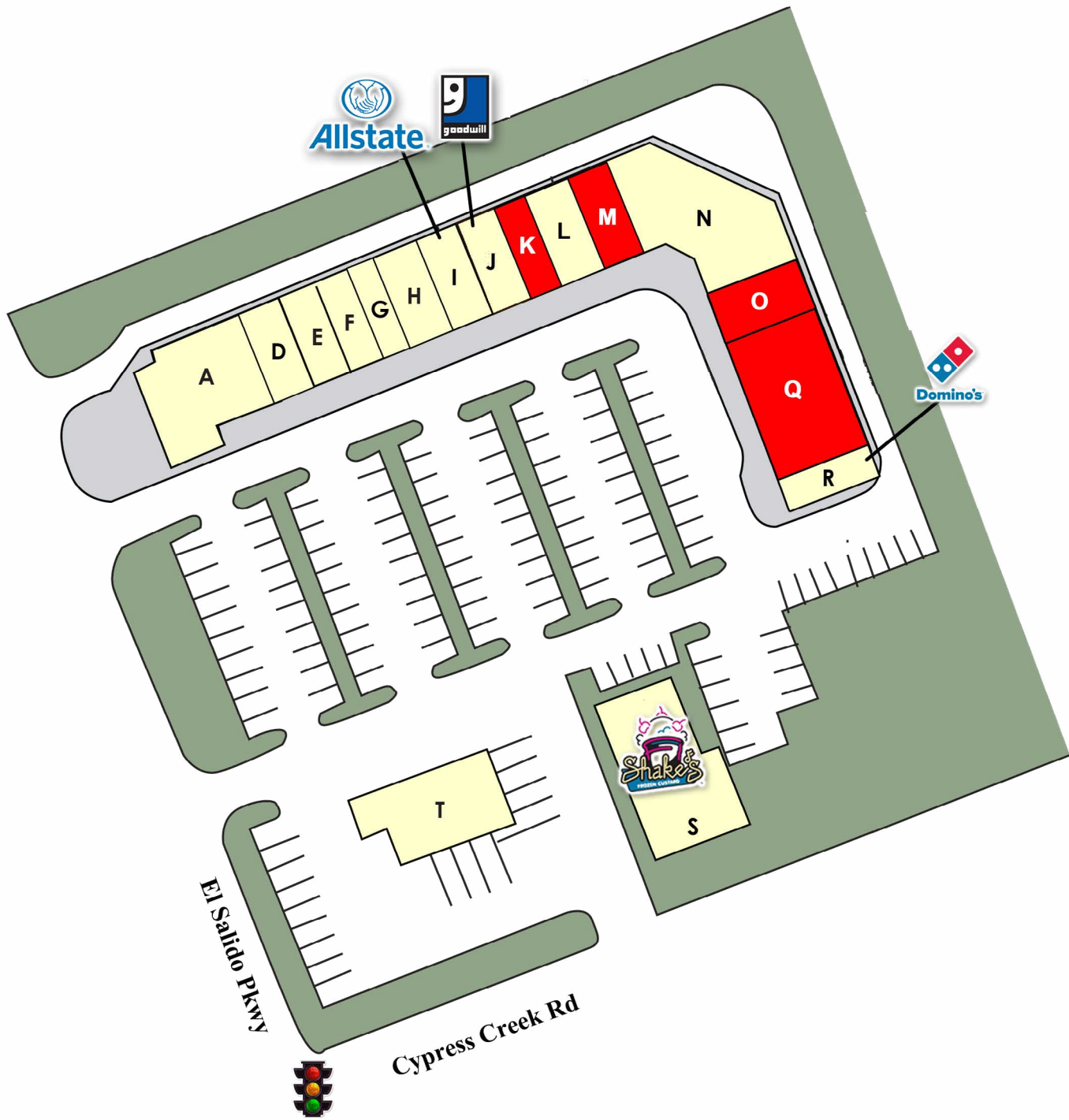
Anderson Mill Elementary
523 Students

The information contained herein was obtained from sources deemed to be reliable and accurate. However, no guarantees, warranties, or representations are made as to the completeness or accuracy thereof.

QUICK & COMPANY
COMMERCIAL REALTY, INC.

Tommy Potter
512-435-6558 | tpotter@quickco.com

Cypress Bend Shopping Center
 NEC Cypress Creek & El Salido Pkwy
 2501 Cypress Creek Pkwy
 Cedar Park, Texas 78613



- A. Nuanan's Martial Arts
- D. Mr. Boba
- E. Daichi Sushi & Grill
- F. Avalon Nails
- G. Ying Yoga
- H. Morgan Dentist
- I. Allstate Insurance
- J. Goodwill
- K. 1,320 SF AVAILABLE**

- L. Casper's Kitchen
- M. 1,850 SF AVAILABLE**
- N. Cedar Park Pediatric Dentistry
- O. 2,401 SF AVAILABLE**
- Q. 5,186 SF AVAILABLE**
- R. Domino's
- S. Shake's Frozen Custard
- T. Signature Eye Care

The information contained herein was obtained from sources deemed to be reliable and accurate. However, no guarantees, warranties, or representations are made as to the completeness or accuracy thereof.

QUICK & COMPANY
COMMERCIAL REALTY, INC.

Tommy Potter

512-435-6558 | tpotter@quickco.com

Cypress Bend Shopping Center
NEC Cypress Creek & El Salido Pkwy

2501 Cypress Creek Pkwy
Cedar Park, Texas 78613



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.

Quick & Company Commercial Realty, Inc.	450099	www.quickco.com	512-435-6550
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jerry J. Quick	234562	jerry@quickco.com	512-435-6552
Designated Broker of Firm	License No.	Email	Phone
Jerry J. Quick	234562	jerry@quickco.com	512-435-6552
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Tommy W. Potter	512924	tpotter@quickco.com	512-435-6558
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

The information contained herein was obtained from sources deemed to be reliable and accurate. However, no guarantees, warranties, or representations are made as to the completeness or accuracy thereof.

QUICK & COMPANY
COMMERCIAL REALTY, INC.

Tommy Potter

512-435-6558 | tpotter@quickco.com

Cypress Bend Shopping Center
NEC Cypress Creek & El Salido Pkwy
2501 Cypress Creek Pkwy
Cedar Park, Texas 78613