CYPRESS BEND

SHOPPING CENTER

HIGH-VISIBILITY NEIGHBORHOOD RETAIL
IN THE HEART OF CEDAR PARK

QUICK & COMPANY
COMMERCIAL REALTY, INC.

RETAIL SPACE FOR LEASE

1,200 | 1,440 | 1,320 | 2,160 SF

34,245 SF center

136 parking spaces

Commercial kitchen opportunity available

QUICK & COMPANY COMMERCIAL REALTY, INC. | AUSTIN, TEXAS

www.quickco.com

PROPERTY OVERVIEW

Cypress Bend Shopping Center is a 34,245-square-foot neighborhood shopping center situated among some of the oldest oak trees in Cedar Park, according to local legend.

The center is centrally located in the heart of Cedar Park, surrounded by densely populated subdivisions and adjacent to Milburn Park, Cedar Park's largest community park.

Cypress Bend is within walking distance of area schools and numerous retail and commercial services.

Strong household income across a dense residential base

Updated 2025 demographic snapshot for the 1-, 3- and 5-mile trade areas.

LOCAL TRADE AREA

REGIONAL LOCATION

CYPRESS BEND

2051 Cypress Creek Road
Cedar Park, Texas 78613

LOCATION CONTEXT

Established neighborhoods, area schools, Milburn Park and daily-needs retail surround the center in the heart of Cedar Park.

2025 DEMOGRAPHIC SNAPSHOT

1 MILE		3 MILES		5 MILES	
15,773	$191,450	77,810	$165,409	195,603	$166,315
POPULATION	AVG. HH INCOME	POPULATION	AVG. HH INCOME	POPULATION	AVG. HH INCOME

25,107 VEHICLES / DAY

Complementary uses that support repeat visits

Target categories aligned with the confirmed tenant mix and neighborhood positioning.

EDUCATION + ENRICHMENT

WELLNESS + CARE

CEDAR PARK PEDIATRIC DENTISTRY

REVIVAL Chiropractic

RETAIL + SERVICES

FOOD + BEVERAGE

mr. boba

DAICHI SUSHI & GRILL

Domino's Pizza

LEASING CONTACT

Tommy Potter

Quick & Company Commercial Realty, Inc.

512-925-8173

tpotter@quickco.com | www.quickco.com

Contact broker for current terms and use approvals.

11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Jerry J. Quick	234562	jerry@quickco.com	512-789-4481
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Jerry J. Quick	234562	jerry@quickco.com	512-789-4481
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Tommy W. Potter	512924	tpotter@quickco.com	512-925-8173
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____