



Breakaway Park Office Condominium

301 Denali Pass, Unit #1 | Cedar Park, Texas 78613

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Property Highlights:

- 2,594 SF Medical Office Condo for Sale or Lease.
- Brand new medical office building. Less than 3 years old.
- High quality finishes.
- Turnkey for any medical user.
- Located one block off Parmer Lane, between 1431/Whitestone and Brushy Creek Rd.
- Excellent location near the city limits of Austin, Round Rock, Cedar Park, Georgetown & Leander.
- Call for Pricing

Traffic Counts:

Parmer Lane: 39,052 VPD north of site (TXDOT 2019)

Whitestone Blvd: 43,107 VPD (TXDOT 2019)

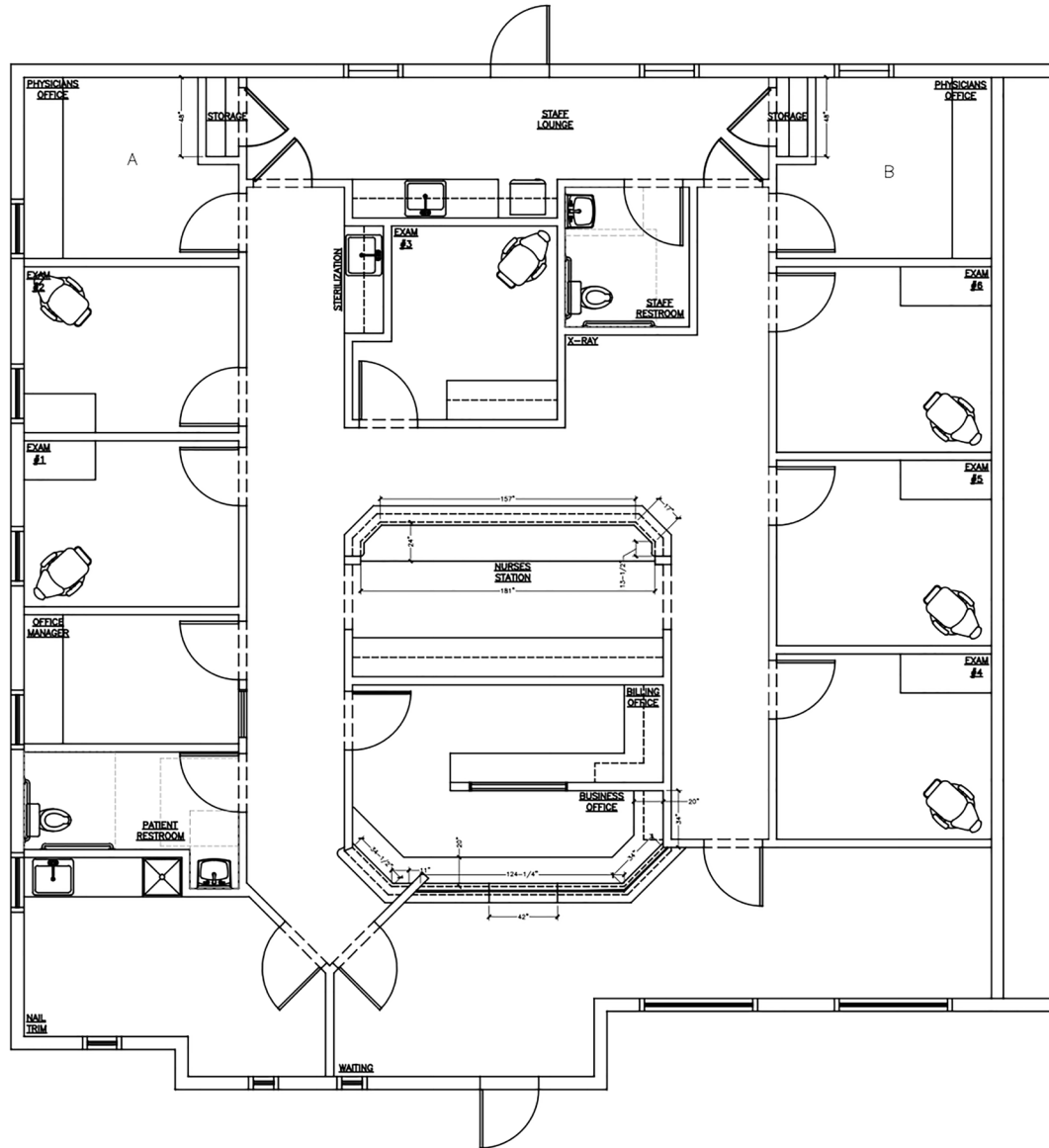
Brushy Creek Rd: 12,988 VPD (TXDOT 2019)

Demographics:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Total Population	7,721	71,306	209,519
5 Yr. Proj. Growth	15.4%	12.7%	13.2%
Daytime Population	7,350	67,724	195,265
Avg Household Income	\$129,080	\$133,680	\$119,931

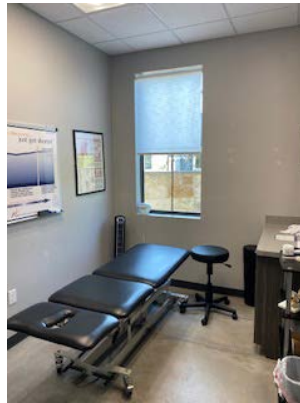
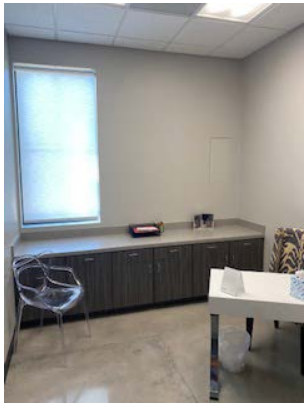
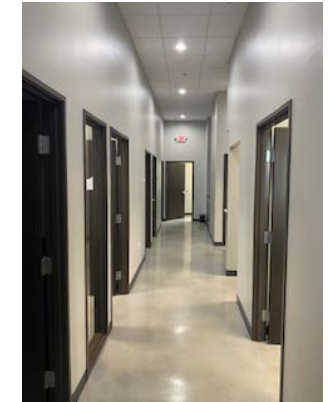
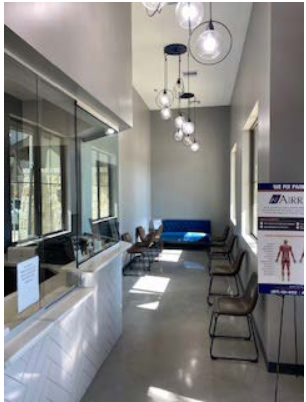
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