



FOR SALE · OFFICE CONDOMINIUMS

Sunchase Plaza II Office Condominiums

1907 CYPRESS CREEK ROAD · CEDAR PARK, TEXAS

SQUARE FOOTAGE

1,972 - 5,616 Sqft

CONDITION

Recently Updated
Second-Gen
Offices

LOCATION

Cedar Park, TX

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SHOWINGS

All property showings are by appointment only. Please contact the Gold Tier Real Estate listing team for access.

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Recently Updated Second-Generation Condominiums



ASKING PRICE (SUITES 107 & 108)

\$1,700,000

SUITE 107

\$1,062,500

SUITE 108

\$637,500

Address: 1907 Cypress Creek Road, Cedar Park, TX 78613

Square Footage:

- » Suite 107 & 108: 5,616 SF
- » Suite 107: 3,644 SF
- » Suite 108: 1,972 SF

Pricing:

- » Suite 107 & 108: \$1,700,000
- » Suite 107: \$1,062,500
- » Suite 108: \$637,500

Signage: Monument and building signage available

Parking: 2.68:1,000 (per owner)

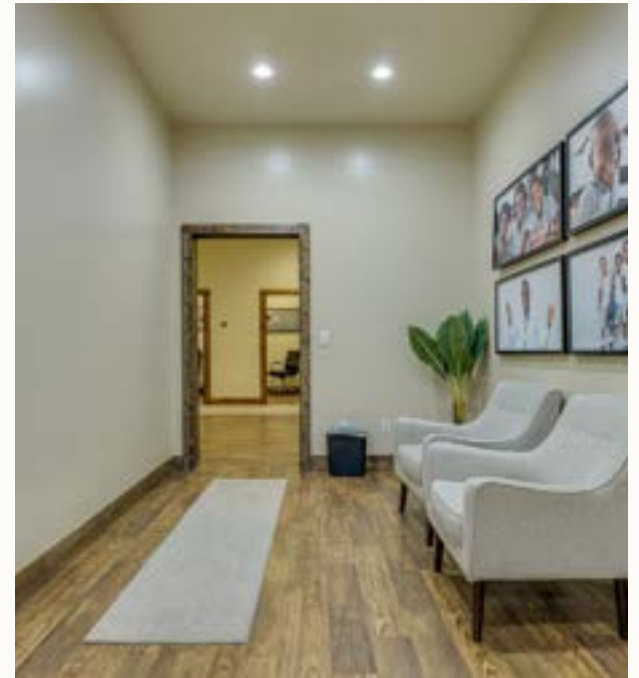
Year Built: 2006

COA Fees: Approximately \$500/month per unit

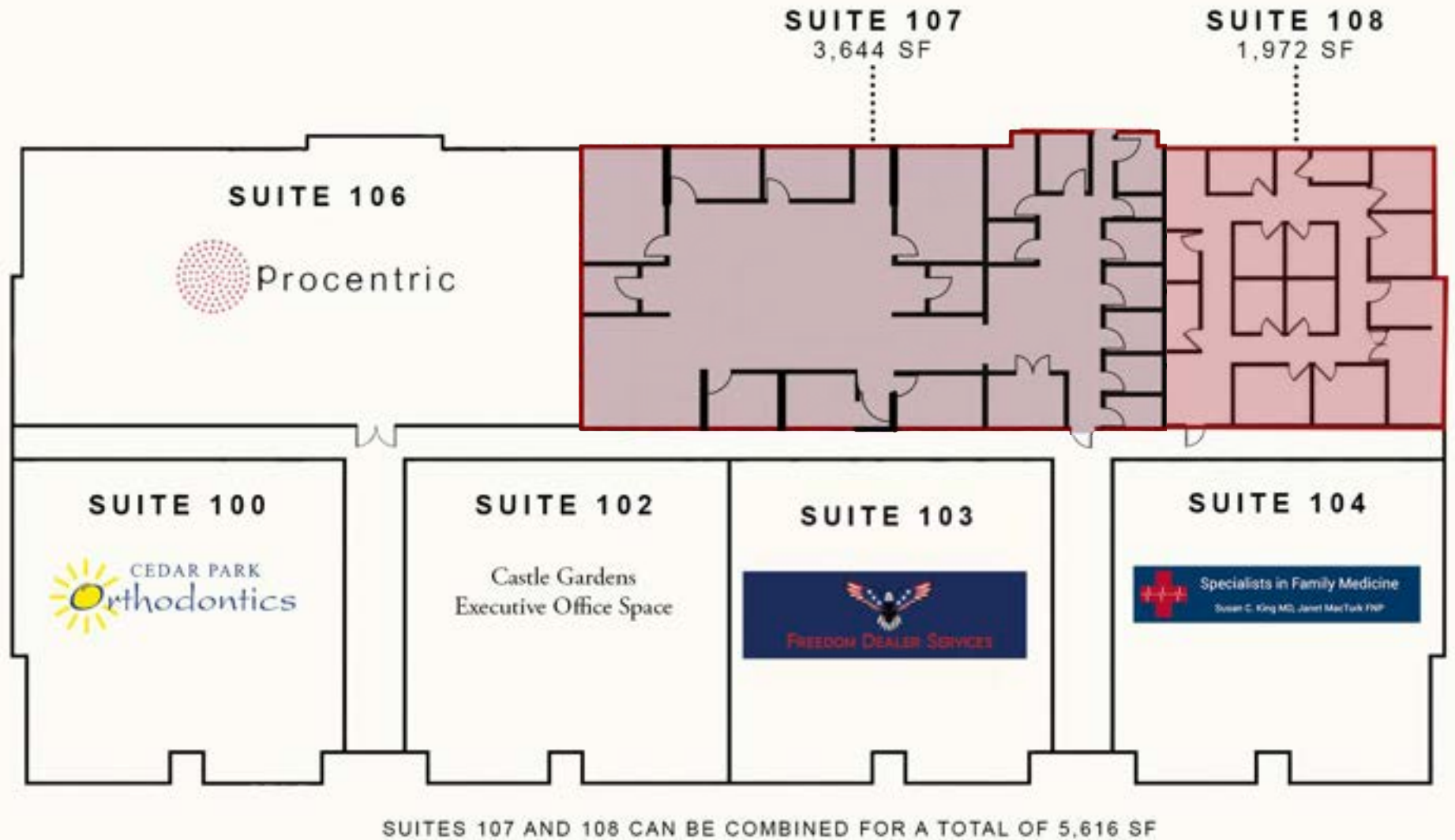
Remarks:

- » Suites 107 & 108 available together or separately
- » Recently updated second-generation office condominiums
- » Cedar Park location with convenient access to surrounding retail, restaurants and major thoroughfares

[Click for Interactive Map](#)







PETER PHAM
SUN CHASE BOULEVARD
WILLIAMSON COUNTY, TEXAS

LEGAL DESCRIPTION:

TRACT I, Fee Estate:
Lot 4 and an undivided interest in Lot 6
(commonly owned), Sun Chase Plaza, a
subdivision of Williamson County, Texas,
according to the map or plat thereof,
recorded in Cabinet P, Slides 157-198, Plat
Records of Williamson County, Texas.

TRACT II, Easement Estate:
Use and benefit of a easement access
easement as set out in Document No.
9805991, Official Records of Williamson
County, Texas.

RESTRICTIONS:

Subject to restrictions in Document
Number 9805991, 2004049135 and as per
plat Cabinet P, Slides 157-198

Subject to 5' public utility easement is
dedicated along each side lot line from the
property line to the front building line
except where a side lot line is also the rear
lot line of an adjacent lot in which case the
5' public utility easement is dedicated along
the entire length of the side lot line as set
out on the recorded plat Cabinet P, Slide
157-198.

This plat contains the information required
by Section 87.059 of the Texas Uniform
Condominium Act, as applicable.

SURVEY DATE: OCTOBER 7, 2008

Title Co.: Stewart Title Co.
G.F. # 573443

JOB No. A1002705 UPDATE
OF A0620105

THIS PROPERTY DOES NOT LIE
WITHIN THE 100 YEAR FLOOD
PLAIN, AND HAS A ZONE "X"
RATING AS SHOWN ON THE
FLOOD INSURANCE RATE MAPS
F.I.R.M. MAP No. 48491C0905E
PANEL: 0605E
DATED: 0-26-2008
This certification is for insurance
purposes only and is not a guarantee
that this property will or will not
flood. Contact your local floodplain
administrator for the current status of
this tract.

FIELD WORK	Done	Matthew	10/07/2008
DRAFTING	Done	Sam	10/08/2008
FINAL CHECK	Done	Edward Rumsey	11/03/2008
UP DATE			

ALLSTAR
and Surveying

9020 Anderson Mill Road
Austin, TX 78729
(512) 249-8149 phone
(512) 331-5217 fax

LEGEND

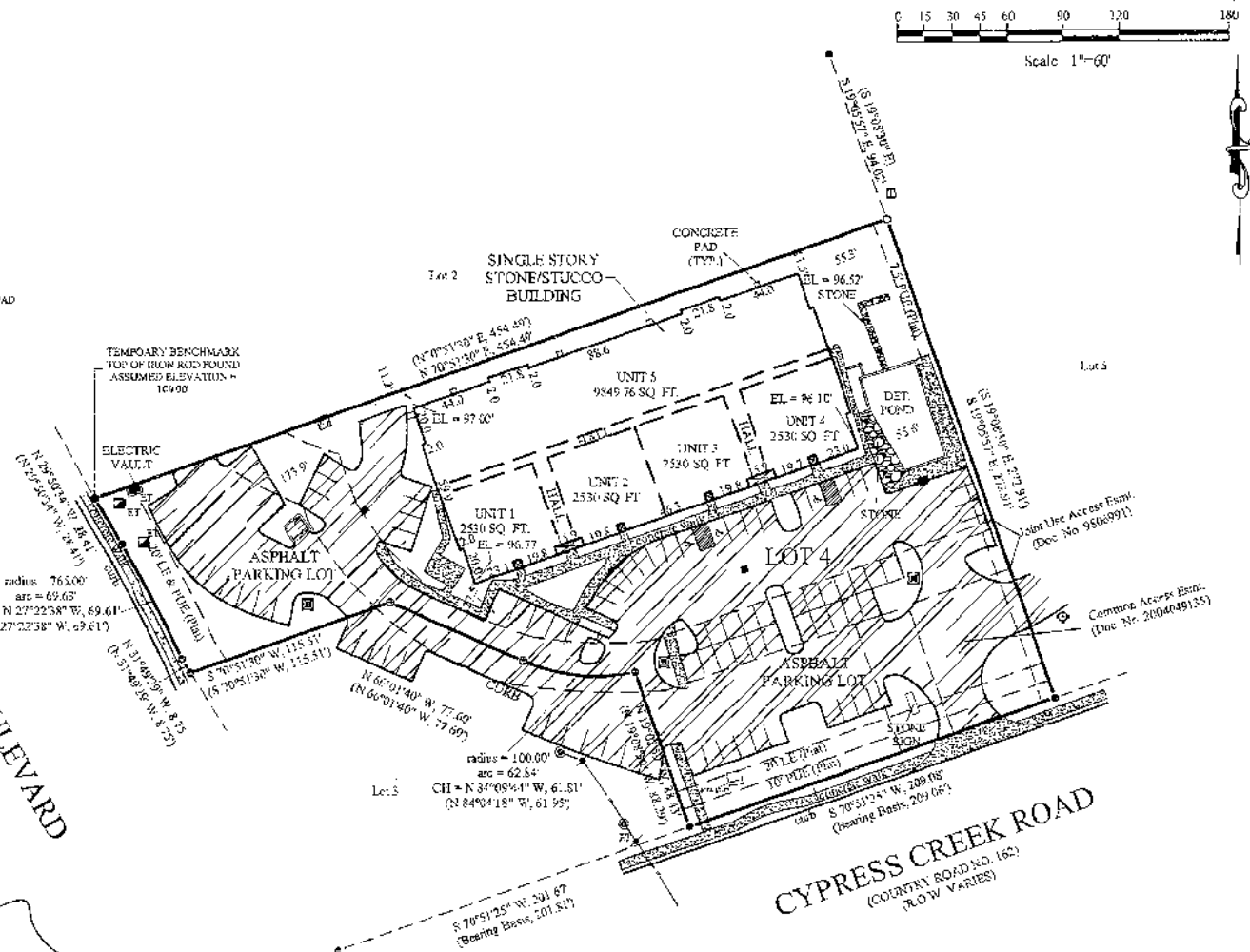
- COTTON GIN SPINDLE FOUND
- 1/2" ROD FOUND
- 1/2" ROD SET
- PGS PUBLIC UTILITY EMBL
- LE LANDSCAPE EMBL
- () RECORD INFORMATION
- U UTILITY POLE
- DOWN GUY
- OS OVERHEAD UTILITY LINE(S)
- WM WATER METER
- ET ELECTRIC TRANSFORMER ON PAD
- TE TELEPHONE RUSK
- FI FIRE HYDRANT
- LI LIGHT POLE

SUN CHASE PLAZA II CONDOMINIUMS

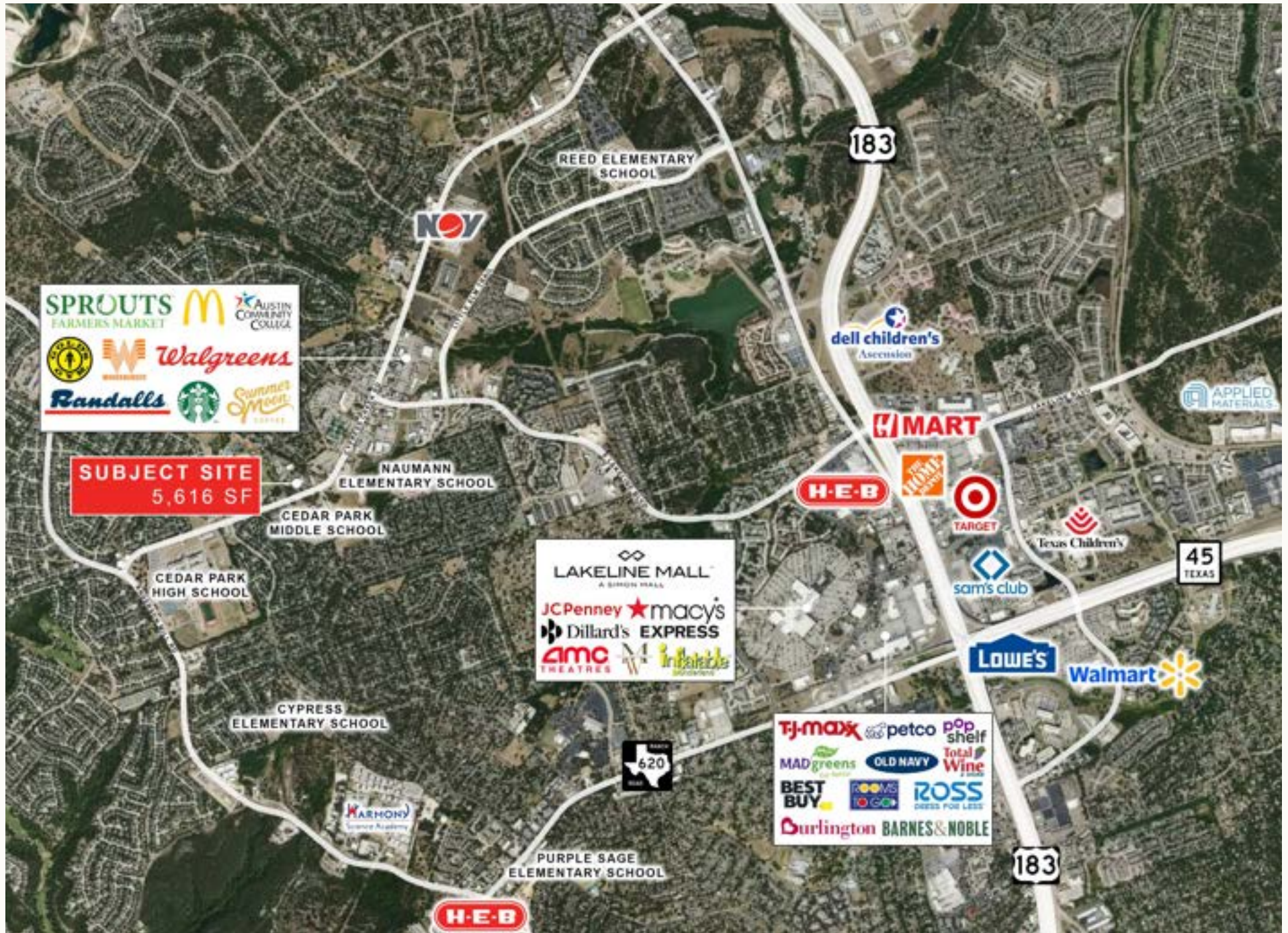
SUN CHASE BOULEVARD
(R.O.W. VARIES)

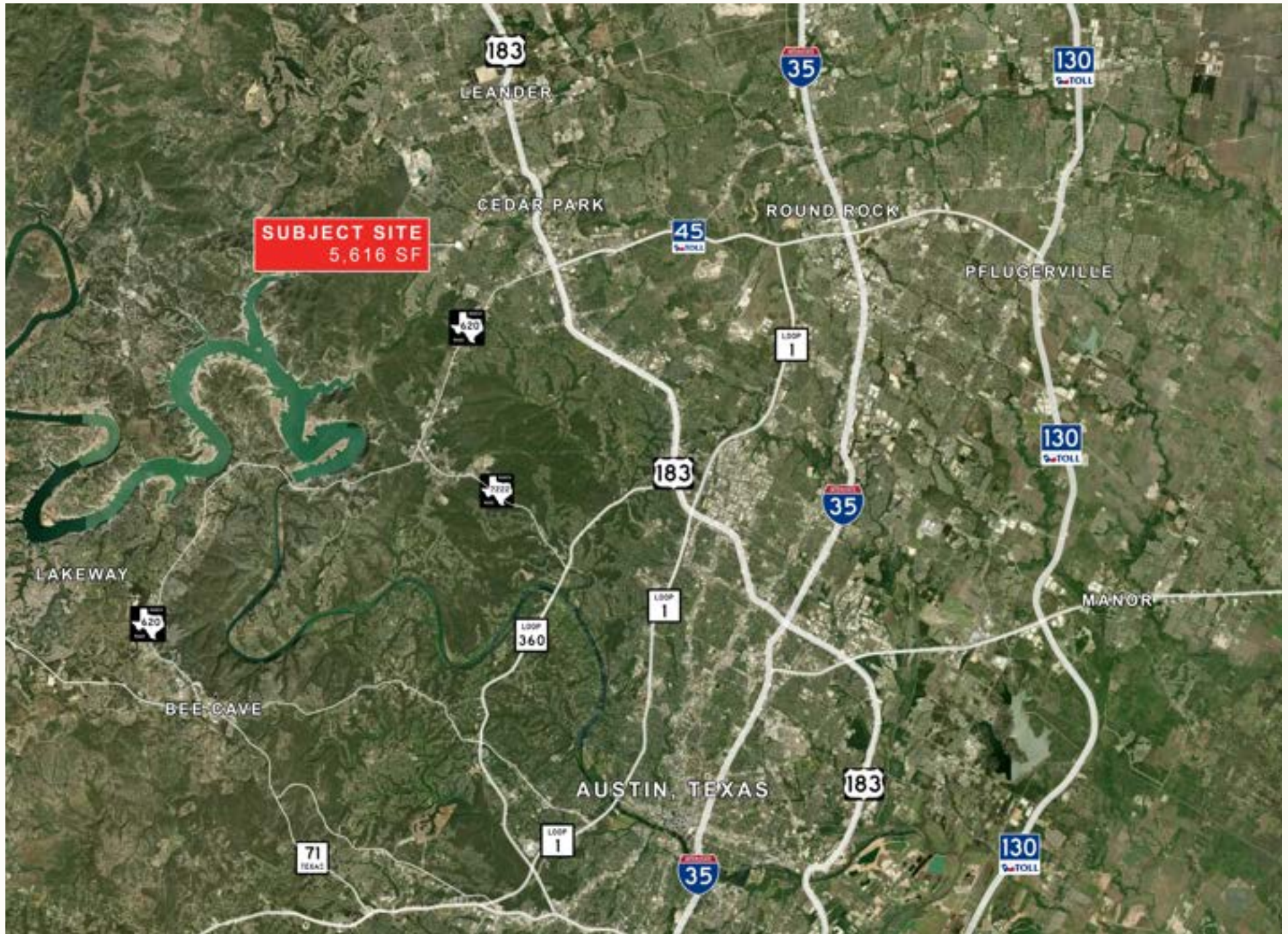


TO THE LIFTN HOLDER AND/OR OWNERS OF THE PREMISES SURVEYED
I do hereby certify that this survey was this day made on the ground under my supervision and to the
best of my knowledge of the property legally described herein and that there are no boundary line
conflicts, encroachments or overlapping of improvements, or marks in place, except as shown herein,
and certify only to the legal description and easements shown on the referenced title commitment









Cedar Park, Texas

Cedar Park has established itself as a primary business destination within the Austin–Round Rock MSA, offering companies a strategic Central Texas location without the cost burden of a core urban market. The 183A toll corridor provides direct connectivity to downtown Austin, the Domain, and the region’s principal employment centers, supported by US 183 and Parmer Lane for east-west access.

An active economic development program, a development-friendly permitting environment, and the absence of a state income tax continue to attract corporate investment across the technology, aerospace, and advanced manufacturing sectors. For professional service firms and small-to-midsize businesses, Cedar Park offers ownership in an established, appreciating submarket with full access to the Greater Austin economy.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	12,900	90,700	225,000
HOUSEHOLDS	4,850	35,300	86,000
AVG. HH INCOME	\$138,000	\$158,000	\$165,000
MEDIAN AGE	37.9	37.2	36.8
5-YR POP. GROWTH	4.3%	6.6%	8.2%



EXCLUSIVELY LISTED BY GOLD TIER REAL ESTATE

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TREC BROKER

Lic. 9009518

Colin Tierney, Designated Broker

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