

# Turn-Key Office Condo



**COMMERCIAL**  
MARKET EXCHANGE

2301 Bagdad Rd | Suite 405 | Cedar Park | TX | 78613



**FOR SALE**

**BAILEY MORSE**  
bailey@cmeatx // 512.630.9888



**Justin Castro**  
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# EXECUTIVE SUMMARY

Office Condo | 2301 Bagdad Rd. | Suite 405 | Cedar Park | TX | 78613

## OFFERING SUMMARY

Sale Price..... \$351,050  
Monthly Condo Dues..\$235  
Condo Size (SF)..... 826  
Zoning.....LB – Local Business

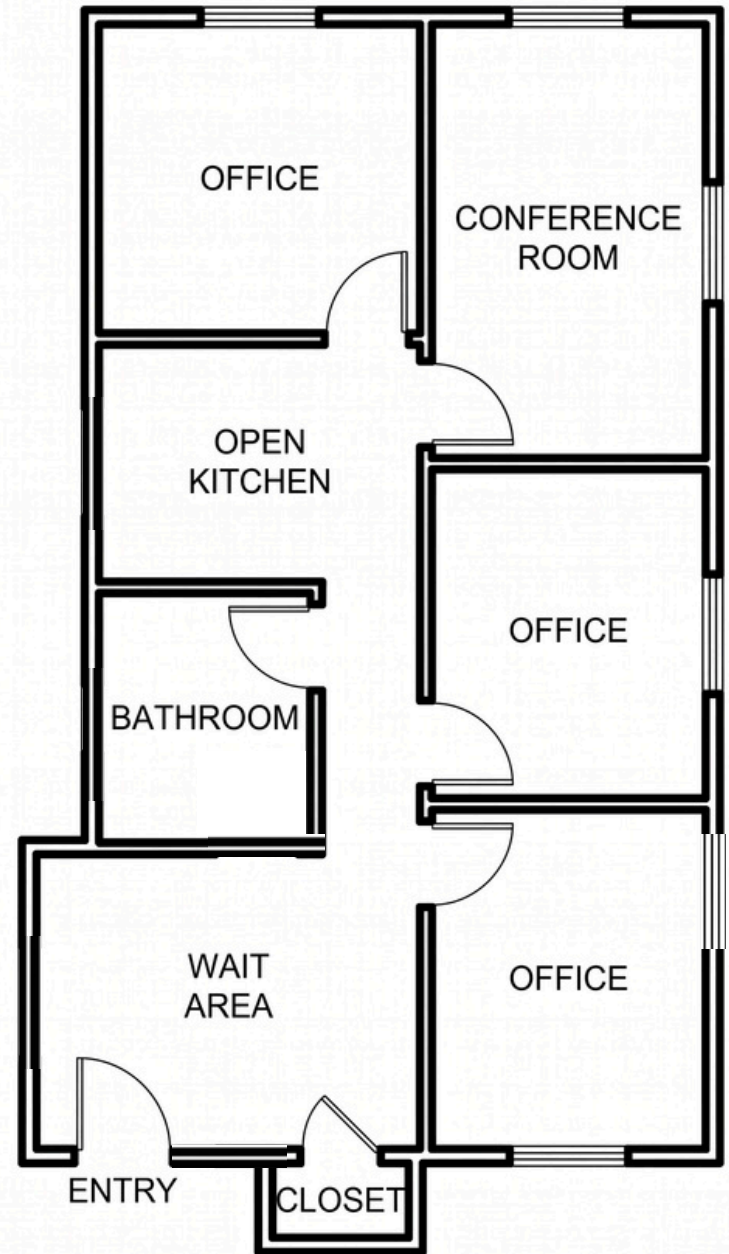
## PROPERTY HIGHLIGHTS

- 826 SF office condo with efficient layout
- End-cap unit with windows in every office
- Fully remodeled in 2024 (flooring, paint, break room)
- Move-in ready for owner-user or tenant
- Strong visibility and access along Bagdad Road
- Located in a high-growth Cedar Park corridor

## PROPERTY OVERVIEW

Positioned along Bagdad Road in Cedar Park, this **826 SF office condo** offers a clean, efficient layout ideal for a variety of professional users or investors. The end-cap location provides an abundance of natural light, with windows in each private office creating a bright and comfortable work environment throughout the suite.

The space was **fully remodeled in 2024**, featuring updated flooring, fresh paint, and modernized break room finishes, allowing for immediate occupancy with minimal to no additional investment. The functional floor plan supports three private offices along with a welcoming conference room, making it well-suited for owner-users seeking a polished, low-maintenance office or investors targeting a strong, lease-ready asset. Located in a high-growth corridor of Cedar Park with convenient access to surrounding retail, residential, and major thoroughfares, this property presents a compelling opportunity to secure a well-appointed office condo in an established area.



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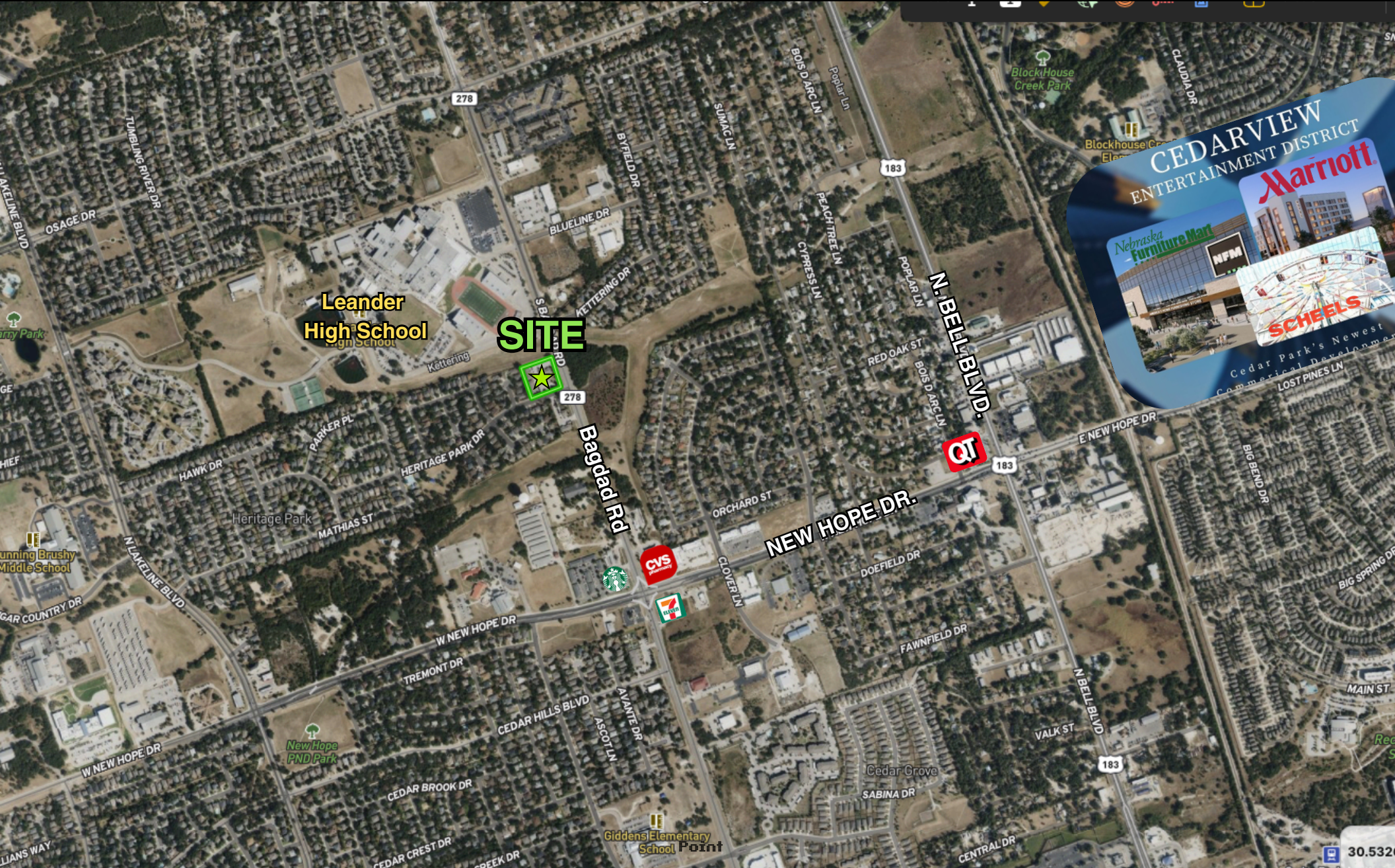
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# AERIAL LOCATION MAP

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# INTERIOR PHOTOS

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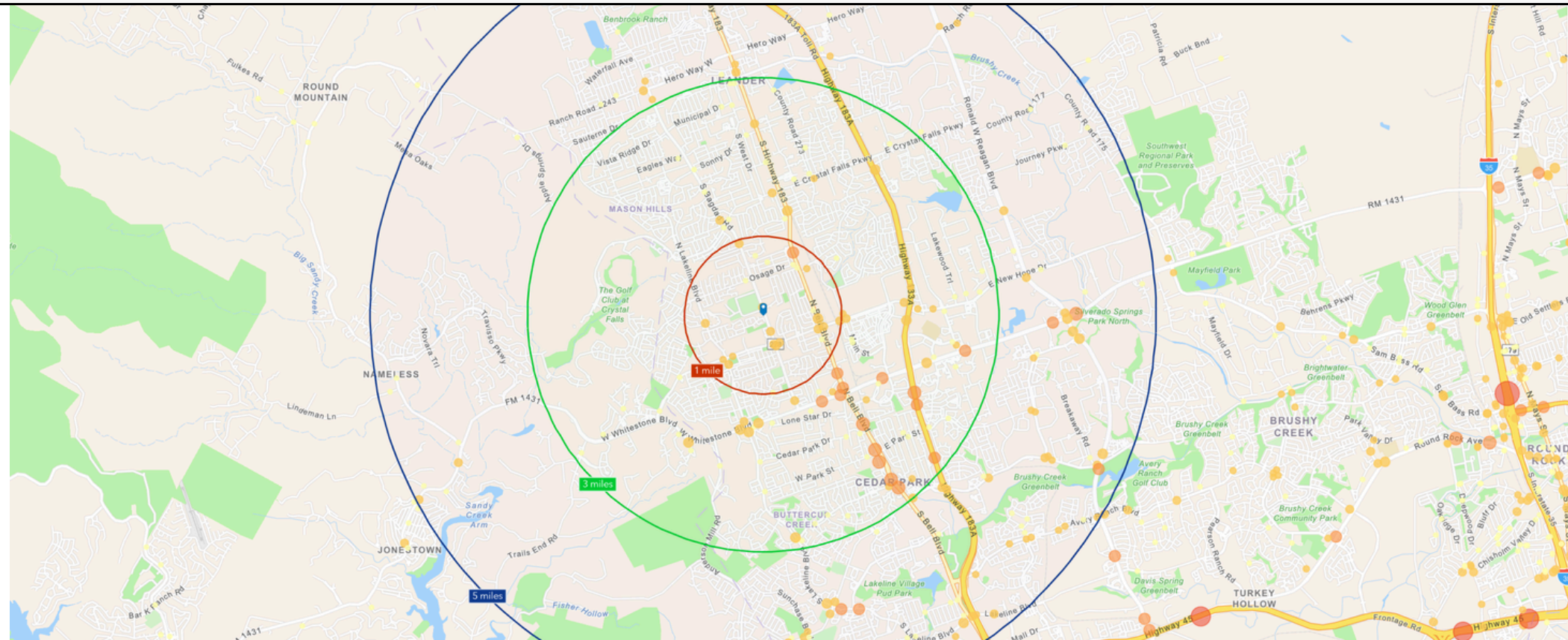
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# AREA DEMOGRAPHICS

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## POPULATION

Total Population

Median Age

Female Population

Male Population

## HOUSEHOLDS & INCOME

Total Households

Median HH Income

Median Home Value

Spending Potential Index

## 1 MILE

12,977

36

6,486

4,491

## 1 MILE

4,698

\$94,945

\$400,814

103

## 3 MILES

83,373

37.5

41,501

40,872

## 3 MILES

29,625

\$125,711

\$488,494

134

## 5 MILES

177,483

37.5

89,485

87,998

## 5 MILES

64,528

\$133,619,

\$523,2191

43

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# 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 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.

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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date