

# Cypress Creek Plaza

*FOR SALE - 7,488 SF Building.*

Michele Gary - Connor Silva | 512-441-8888

[mgary@cldrealty.com](mailto:mgary@cldrealty.com)  
[csilva@cldrealty.com](mailto:csilva@cldrealty.com)





- For Sale - 7,488 SF Building - 0.89 AC (2004 Construction)
- High traffic location situated at the corner of Cypress Creek Road and El Salido Parkway at a signalized intersection.
- Walking Distance to Cedar Park High School (1,952 Students).
- Easy access to and from Highway 183 (Bell Boulevard) and FM 620.

- High-income households: Cedar Park features an affluent consumer base with an average household income that exceeds state and national averages. The Cedar Park Economic Development Corporation notes that over 51% of households earn more than \$100,000 annually.
- Approx 32 Parking Spots

  
Population

| 1 mile | 2 mile | 3 mile |
|--------|--------|--------|
| 13,786 | 38,825 | 64,817 |

  
Daytime

| 1 mile | 2 mile | 3 mile |
|--------|--------|--------|
| 2,814  | 8,901  | 20,461 |

  
Avg. HH Income

| 1 mile    | 2 mile    | 3 mile    |
|-----------|-----------|-----------|
| \$192,391 | \$169,650 | \$164,515 |





CEDAR PARK HIGH SCHOOL  
1,958 Students

SITE

EL SALIDO PKWY. - 4,500 VPD

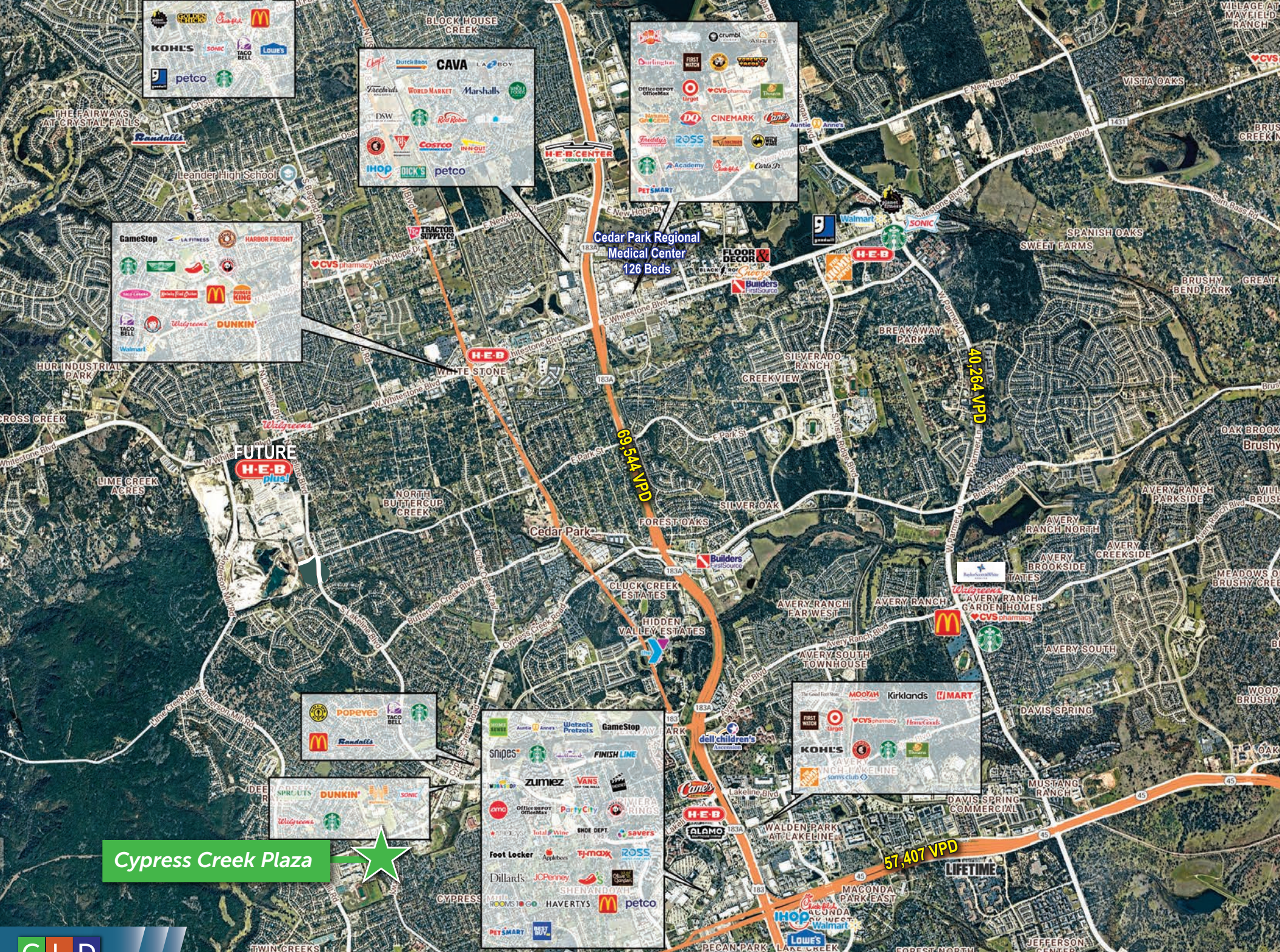
CYPRESS CREEK RD. - 11,800 VPD

Gallop Family Dentistry

thrive  
PET HEALTHCARE

Signature  
EYE CARE











Milburn  
Park



CYPRESS CREEK RD. - 11,800 VPD

Gallop Family Dentistry

SITE



CEDAR PARK HIGH SCHOOL  
1,958 Students

EL SALIDO PKWY. - 4,300 VPD



Cypress Creek Plaza, 2100 Cypress Creek Rd., Cedar Park, TX 78613

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SITE

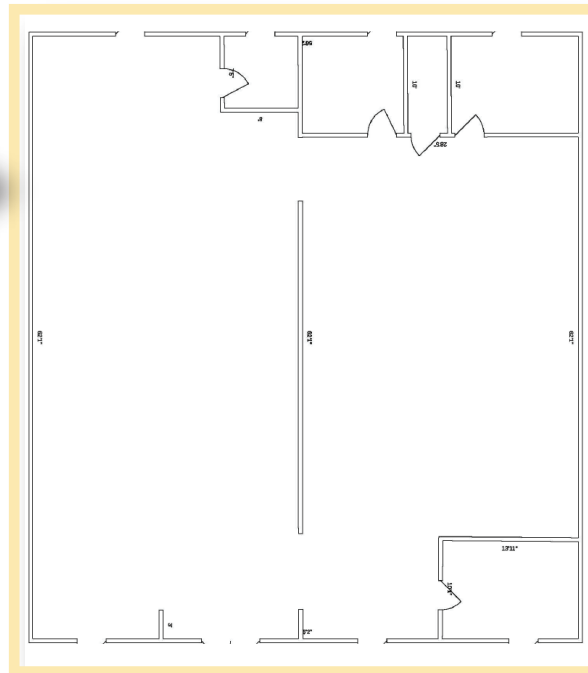
CYPRESS CREEK RD. - 11,800 VPD

EL SALIDO PKWY. - 4,300 VPD





|                                 |                                            |                      |               |                    |
|---------------------------------|--------------------------------------------|----------------------|---------------|--------------------|
| SUITE 800                       | SUITES 400-500                             | SUITE 300            | SUITE 200     | SUITE 100          |
| SECOND-GEN<br>SALON<br>BUILDOUT | SECOND-GEN<br>RETAIL<br>(LARGE OPEN SPACE) | SECOND-GEN<br>RETAIL | COFFEEYEAH    | YAGI'S<br>PIZZERIA |
| 1,100 SF<br>+/-                 | 1,749 – 3,118 SF<br>+/-                    | 1,200 SF<br>+/-      | 970 SF<br>+/- | 1,100 SF<br>+/-    |







# 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 on 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.

CLD Realty

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

9003695

License No.

info@cldrealty.com

Email

512-441-8888

Phone

Sean Murphy

Designated Broker of Firm

496649

License No.

smurphy@cldrealty.com

Email

512-441-8888

Phone

Michele Gary

Licensed Supervisor of Sales Agent/ Associate

531394

License No.

mgary@cldrealty.com

Email

512-441-8888

Phone

Sales Agent/Associate's Name

License No.

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Phone