

Noble  Capital

presents

Cypress Creek Village

9414 Anderson Mill Road, Suite 101
Austin, Texas 78729

512-249-2800
realty@noble-capital.com

Cypress Creek Village - May 2007



- Beautiful New Construction Mixed Use Building
- Retail - Up to \$24 psf plus NNN - End Cap
- TI Allowance - \$20 PSF
- Traffic Counts:
 - +/- 17,606 vpd Cypress Creek Rd West of US 183
 - +/- 19,708 vpd Cypress Creek Rd East of Lakeline Blvd
- 18,270 SF - Retail Space
- 31,226 - Total Rentable SF

Contact: Real Estate
Office: (512) 249-2800

Property Highlights
Cypress Creek Village

www.noble-capital.com
Fax: (512) 249-2803

Property Overview: Neighborhood Retail Center with frontage on Cypress Creek Road near Highway 183. High visibility & owner is flexible on sizes.

Rental Rate: Up to \$24 psf (annual) RETAIL/ Up to \$20 psf (annual) OFFICE

NNN: \$5.90 (1st year projection)

Date Available: Pre-Leasing Now!

Lease Term: 3-5 Years

Lease Type: Triple Net (NNN)

Space Type: Mixed Use – Retail & Office – New Construction



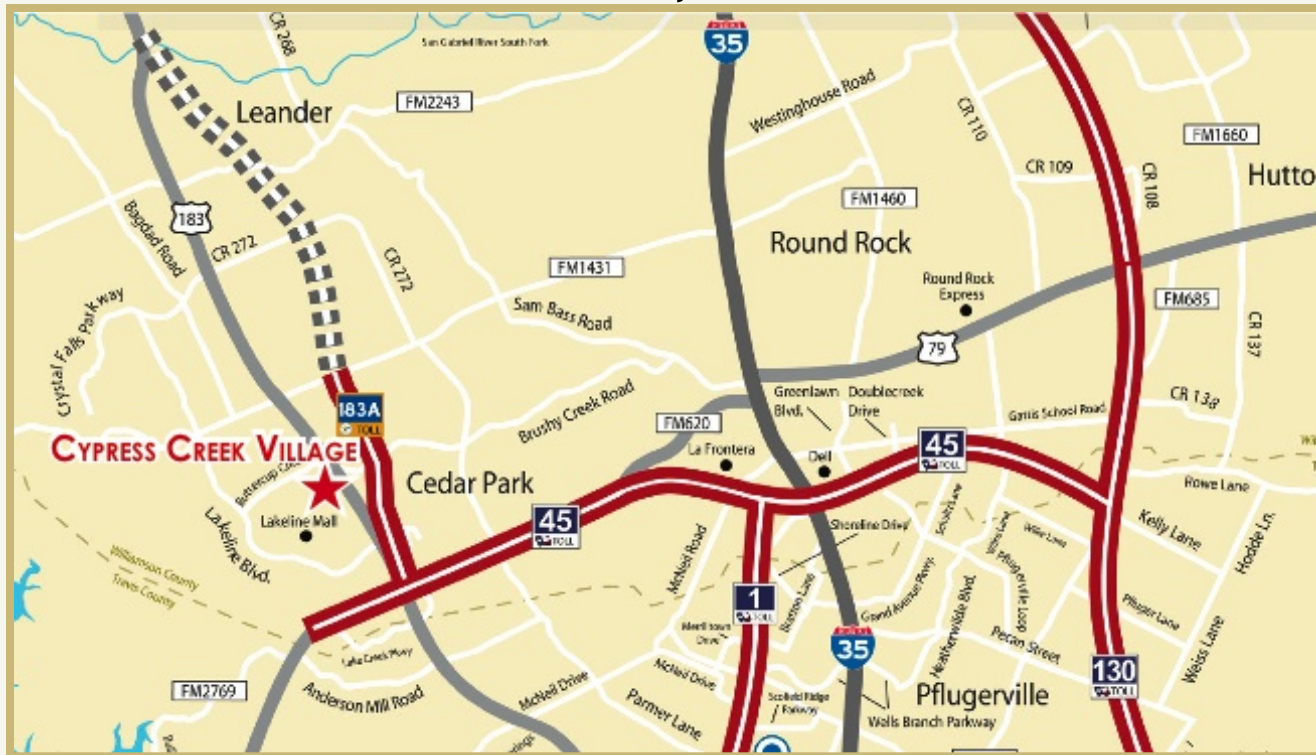
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Cypress Creek Village

351 Cypress Creek
Cedar Park, TX 78613



Located only 17 miles from the heart of downtown Austin, the State Capital and home of The University of Texas, this area offers all the amenities of a major metropolitan locality, but is far enough away to provide the relaxed lifestyle that makes it a family oriented community.

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Location
Cypress Creek Village

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Street Address: 351 Cypress Creek Road

State: TX

City: Cedar Park

Postal Code: 78613

Nearest MSA: Cedar Park-Austin

County: Williamson

Submarket Type: Mixed Use Retail/Office

Retail Type: Neighborhood Retail Center & Office Condos

Retail Rental SF: 18,270 square feet

Office Rentable SF: 12,956 square feet

Available Parking:

Demographics	1 mile	3 miles	5 miles
Population:	9,344	58,550	131, 194
Households:	3,131	19,825	45,767
Income:	\$73,705	\$79,425	\$75,940

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Additional Information

Cypress Creek Village

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Aerial
Cypress Creek Village

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Cypress Creek Village



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Rendering
Cypress Creek Village

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Population

- Current year population is 199,088
- The 2000 Census revealed a population of 175,597 (15% change from 1990)
- Estimated that the population in this area will be 204,212 in 2010 (representing a change of 7.49% from 2005)
- The current population is 48.48% male and 51.52% female
- In 2005, median age of the population in this area was 33.5
- The population density in your area is 2,418.8 people per square mile.

Households

- Currently 68,723 households in this selected geography
- Census revealed household counts of 63,570 in 2000 (up from 54,058 in 1990)
- Estimated that the number of households in this area will be 73,090 in 2010
- The average household size in this area is 2.78 persons.
- In 2005, the median number of years in residence in this geography's population is 3.19.
- The average household size in this geography was 2.76 people and the average family size was 3.37 people.
- The average number of vehicles per household in this geography was 1.8.

Income

- In 2005, the median household income in this selected geography was \$48,471
- The Census revealed median household incomes of \$44,407 in 2000 and \$33,153 in 1990
- It is estimated that the median household income in this area will be \$53,990 in 2010, which would represent a change of 11.38%
- In 2005, the per capita income in this area was \$19,108
- The 2005 average household income for this area was \$52,570, compared to the US average which was \$64,443.

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Demographic Summary
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Race & Ethnicity

- In 2005, racial makeup was as follows: 65.48% White; 14.53% Black; 0.72% Native American; 2.65% Asian/Pacific Islander; 11.86% Other
- People of Hispanic ethnicity are counted independently of race.
- People of Hispanic origin make up 38.51% of the current year population in this selected area.
- Changes in the population within each race and ethnicity category from the 1990 Census to the 2000 Census are as follows: 56.1% American Indian, Eskimo, Aleut Population; 33.9% Asian, Pacific Islander; 64.2% Black; 60.8% Hispanic Ethnicity; 58.8% Other

Housing

- The median housing value in this area was \$65,264 in 1990
- The 2000 Census median housing value was \$77,433
- In 2000, there were 63,570 occupied housing units in this area
- In 2000 there were 23,303 renter occupied housing units
- The average rent in 1990 was \$387 vs. \$589 in 2000.

Employment

- In 2005, there were 97,201 people over the age of 16 in the labor force in your geography.
- 89.47% were employed, 4.63% were unemployed, 30.17% were not in the labor force and 3.89% were in the armed forces
- In 1990, unemployment in this area was 4.28% and in 2000 it was 3.46%.
- In 2005, there were 57,177 employees in this selected area (daytime population) and there were 5,690 establishments.
- In 1990, 68.85% of employees were employed in white-collar occupations and 31.15% were employed in blue-collar occupations
- In 2000, white collar workers made up 65.64% of the population; blue collar occupations made up 34.36%.
- In 1990, the average time traveled to work was 14 minutes and in 2000 it was 22 minutes.

Current year data is for the year 2005, 5 year projected data is for the year 2009.
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