OFFERING MEMORANDUM

Transwestern

Building 3, #310

11901 W Parmer Lane, Cedar Park, TX 78613

The Offering

Transwestern is pleased to present the opportunity to acquire 11901 W Parmer Lane, Unit 310 in Cedar Park, Texas.

11901 W Parmer Lane, Unit 310 puts an investor squarely in the path of growth. Cedar Park has been one of the fastest-growing cities in the country over the past decade, and the momentum has not slowed. Strong household incomes, a deep bench of established employers along the Parmer corridor and a steady stream of new residents continue to drive demand for health care and professional office space.

The property sits along West Parmer Lane, with quick access to 183A Toll and U.S. 183. Cedar Park's shopping, dining and everyday amenities are just minutes away. Parking is ample, and the building has quietly become a small medical hub in its own right. Unit 310 shares the address with several other established health care practices, a positive indicator of organic demand for medical space in this submarket. The adjacent suite is also available and currently vacant, giving a buyer the option to expand within the building over time.

The in-place tenant, Beacon Outpatient Management, recently expanded into the full unit and signed a new five-year lease with built-in 3% annual rent increases. For an investor seeking a health care-anchored income stream in a market with demonstrated staying power, this offering provides a clean, low-maintenance entry point.

Contact

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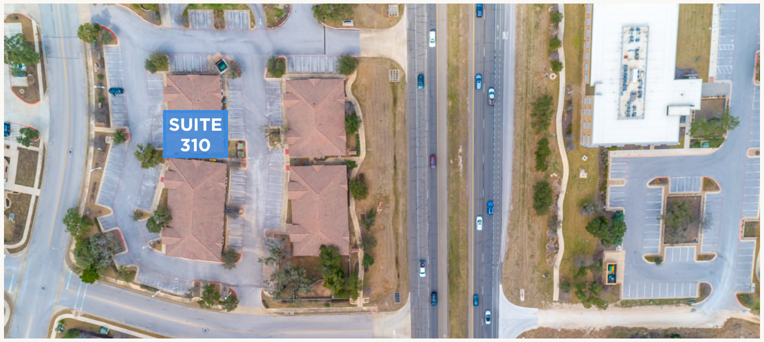
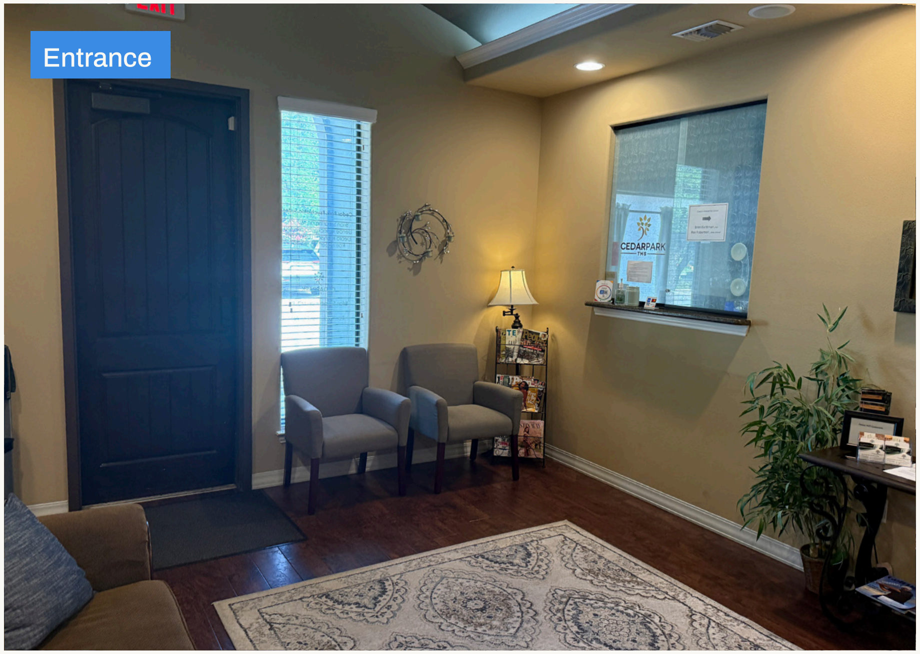
Property Summary

Address	11901 W Parmer Lane, Suite 310, Cedar Park, TX 78613
County	Williamson County
Property Type	Medical office condominium (single unit)
Unit Size	2,440 SF
Year Built	2007
Parking	Ample on-site parking
Zoning	PO — Professional Office
Property Use	Medical office — behavioral health / outpatient clinic
Price	$899,000.00
Price per SF	$368.44
Cap Rate	6.51%
NOI	$58,560.00
Lease Expires	April 30th, 2031
Renewal Options	2 x 5 years @ 3% annual increases

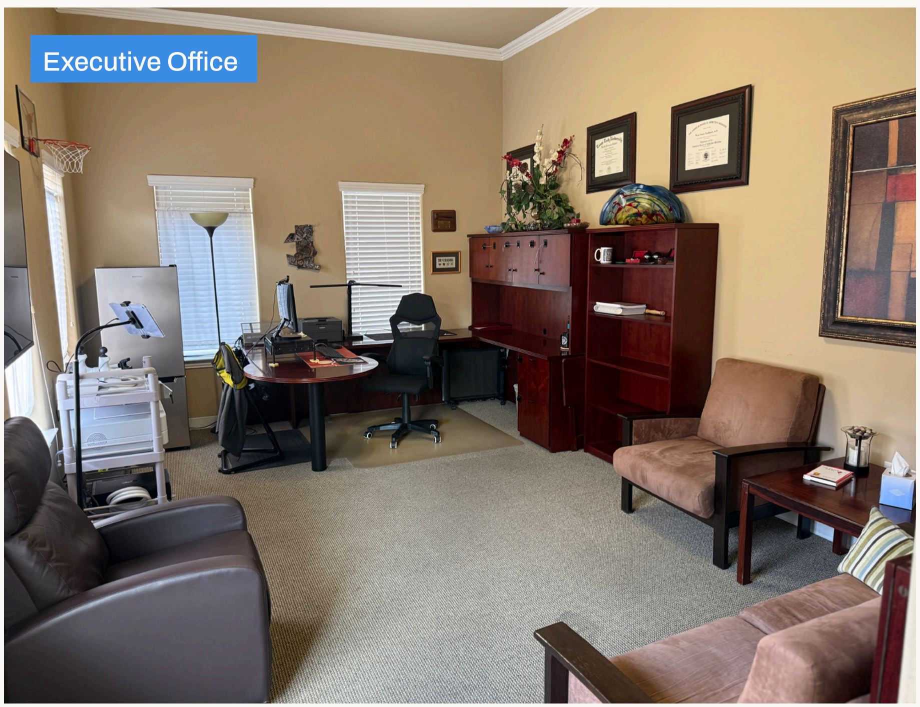



Exterior
CMA

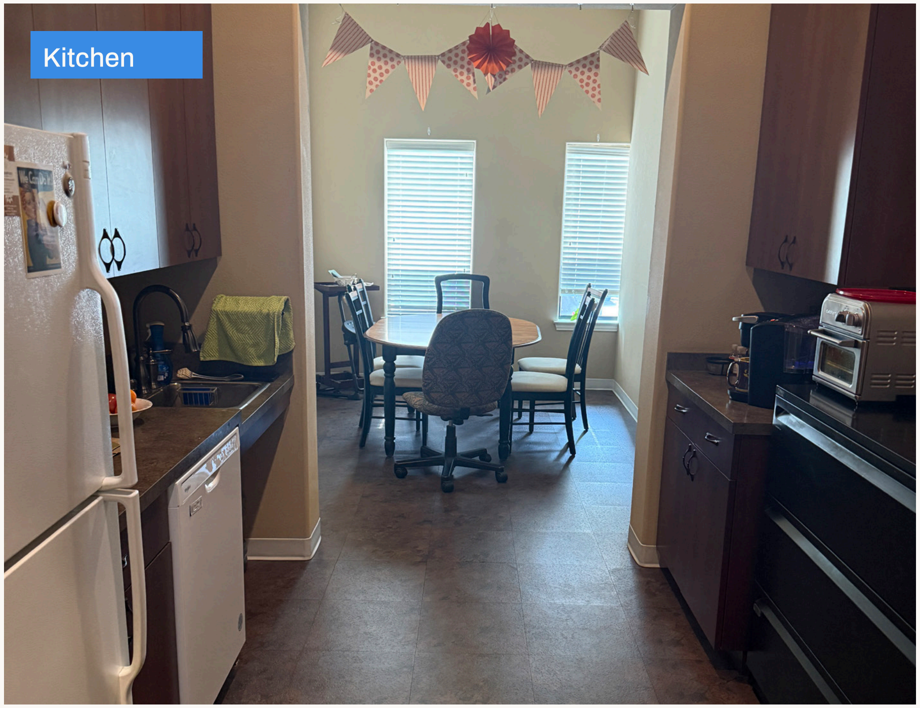


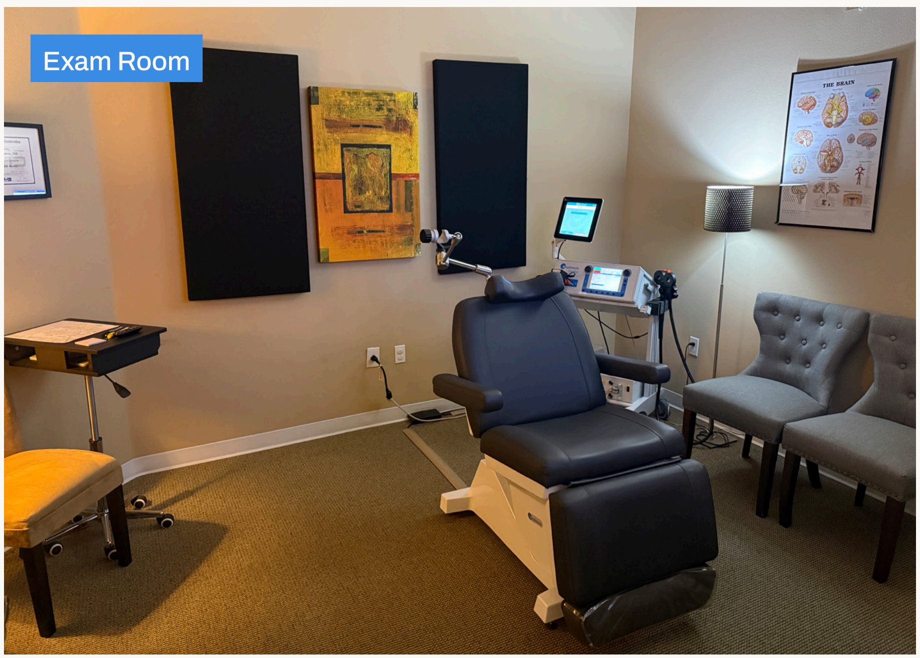
Entrance


Patient Room


Executive Office


Reception


Kitchen


Exam Room

Investment Highlights

RESILIENT HEALTHCARE TENANCY

Healthcare/behavioral health tenancy provides stability through economic cycles.

FAVORABLE LEASE STRUCTURE

Near-NNN lease with limited landlord responsibility and 3% annual rent escalations.

100% OCCUPIED ASSET

Single-tenant medical office condo fully occupied, with recent expansion signaling long-term commitment.

LONG-TERM INCOME POTENTIAL

Renewal options may extend tenancy through 2041, enhancing cash flow durability.

PRIME CEDAR PARK LOCATION

Positioned in a high-growth market with excellent access to 183A Toll, U.S. 183, and nearby amenities.

EXPANSION OPPORTUNITY

Part of an established medical-use cluster with an adjacent suite available for potential growth.

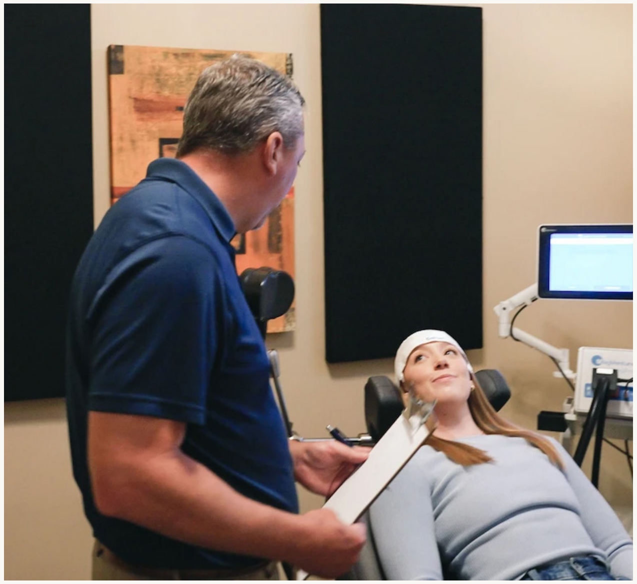
Current Tenants

Beacon Behavioral Partners

Beacon Behavioral, LLC is a Louisiana-based mental health provider operating multiple inpatient hospitals and outpatient programs statewide. The organization provides treatment for a range of behavioral health conditions, including depression, anxiety, addiction and other psychiatric disorders. Beacon uses a multidisciplinary approach that combines clinical care, medication management and individualized planning to support recovery and help patients transition back into their communities. The organization's intensive outpatient programs are accredited by The Joint Commission and DNV, independent organizations that evaluate healthcare quality and safety standards.

Beacon Behavioral is also part of a broader network of physician-led psychiatric practices across the United States, aimed at expanding access to behavioral health services and advancing innovation in care delivery. Beacon partners with Cedar Park TMS to provide premium full-service TMS (transcranial magnetic stimulation) therapy and psychiatric medication management.

In 2018, Cedar Park TMS became the first TMS therapy provider in the area. A revolutionary, noninvasive treatment, TMS has been shown to reduce symptoms of anxiety, depression and insomnia without the need for medication. As a family owned business, Cedar Park TMS considers themselves part of the community and ensures a calming and supportive environment and tailored treatment plans for each of their patients.



Sources: beaconbh.com; cedarparktms.com

Nearby Amenities

1 W Parmer Lane

- Mandola's Italian Kitchen
- Super Sap's Fine Thai Cuisine
- Arwa Yemeni Coffee
- La Texanita
- Shah Ghouse Biryani
- Maya Creamery
- Desi District
- Anytime Fitness
- Firewater Sports Bar Cafe
- Redhorn Coffee House

3 The Parke

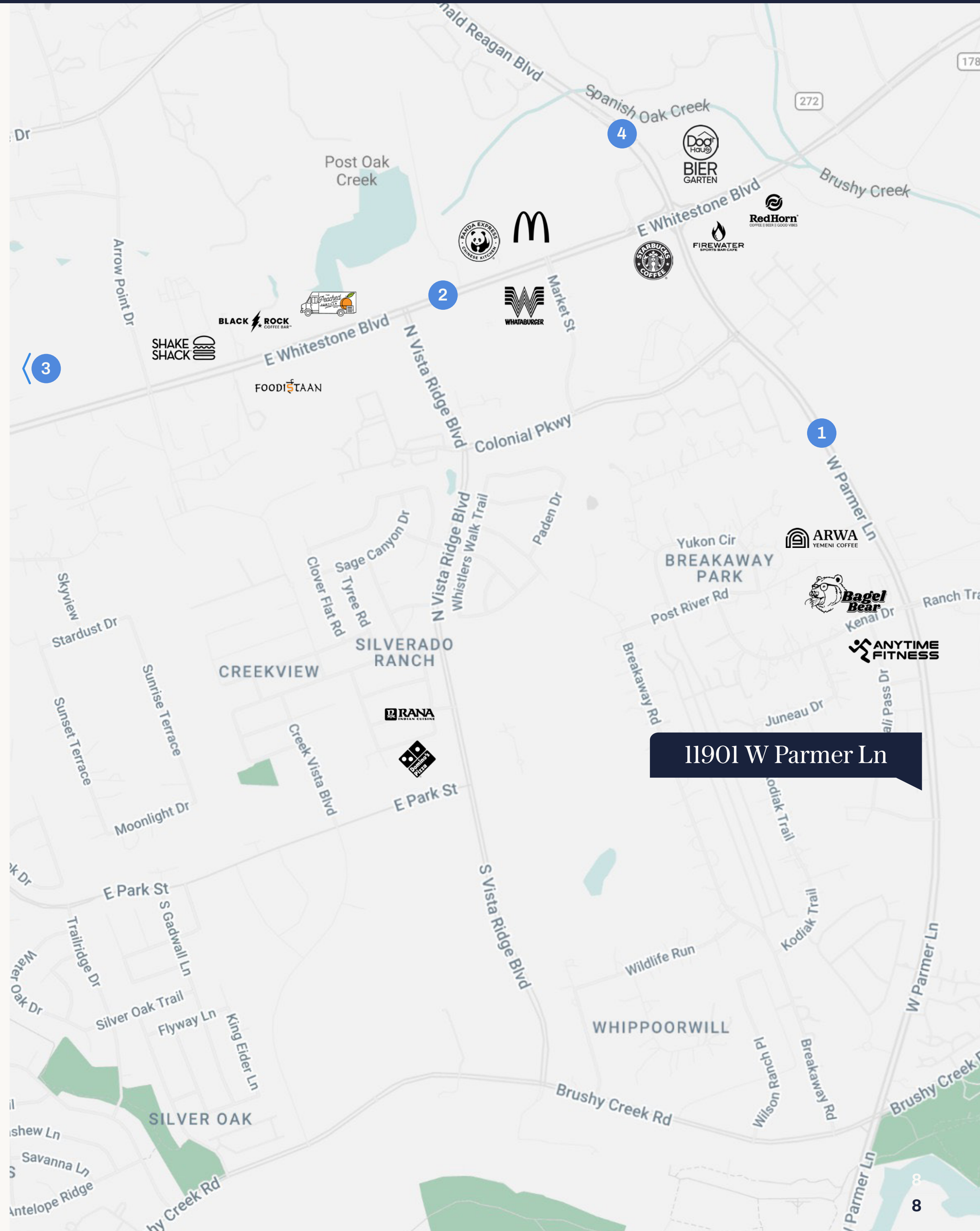
- Chuy's
- Nordstrom Rack
- Jason's Deli
- Dick's Sporting Goods
- Ulta Beauty
- MOD Pizza
- Potbelly
- Whole Foods
- Freebirds World Burrito
- Gambuzza's Barbershop

2 E Whitestone Blvd

- Cinemark Cedar Park
- Snooze A.M. Eatery
- Torchy's Tacos
- Round Rock Donuts
- Costco
- Target
- Home Depot
- In-N-Out Burger
- Holiday Inn Express & Suites
- SpringHill Suites by Marriott

4 Ronald Reagan Blvd

- Schlotzky's deli
- Dog Haus Biergarten
- Desi Circle
- Spec's
- The Great Greek
- The Baked Crust
- Texas Two-Step Gaming
- Hashtag India
- Qahwah House Coffee



Location Overview

11901 W Parmer Lane sits along the southern edge of Cedar Park, just northwest of Austin, Texas.

Cedar Park offers convenient access to major employment centers throughout the Austin metro, including The Domain, Northwest Austin, Round Rock and Leander.

Cedar Park also features a variety of entertainment, recreation and cultural attractions. The H-E-B Center hosts concerts and community events, while The Fieldhouse at The Crossover serves as a popular destination for youth and amateur sports. Residents and visitors enjoy outdoor recreation along Brushy Creek, as well as attractions such as the Cedar Park Sculpture Garden and the Austin Steam Train Association & Museum. Together, these amenities contribute to Cedar Park's reputation as one of Central Texas' most vibrant communities.

Source: City of Cedar Park

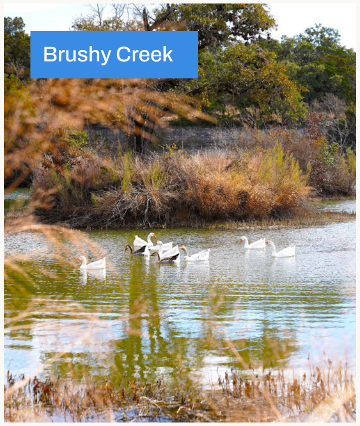
26 Minute

Drive to downtown Austin

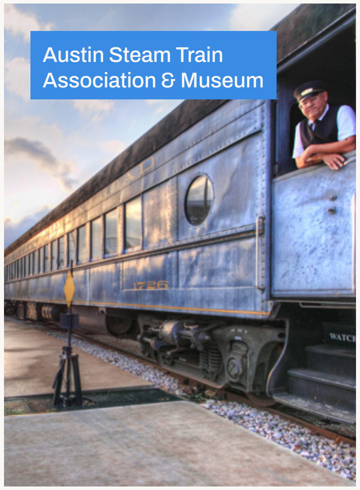
APPROXIMATELY 17 MILES


HEB Center


Sculpture Garden


Brushy Creek


Fieldhouse @ The Crossover


Austin Steam Train Association & Museum

Market Overview

Cedar Park is one of Central Texas' fastest-growing communities, known for its strong economy, highly educated workforce and high quality of life.

Located approximately 17 miles north of Downtown Austin, Cedar Park has evolved from a small rail stop in the late 1800s into a thriving suburban city that serves as a major employment and residential hub within the Austin metropolitan area.

Today, Cedar Park is home to approximately 79,172 residents and continues to benefit from the region's sustained population growth and economic expansion. The city attracts residents with its top-rated schools, family-friendly environment, extensive park system and convenient access to Austin's employment base.

Cedar Park's economy is anchored by technology, aerospace, advanced manufacturing, health care and professional services. Major employers include Firefly Aerospace, Hyliion, ETS-Lindgren, National Oilwell Varco and James Avery Artisan Jewelry. The city also boasts a highly educated population, with more than 55% of adults holding a bachelor's degree or higher, significantly exceeding national averages. Strong household incomes, low poverty rates, and continued commercial investment contribute to Cedar Park's reputation as one of the most affluent and stable communities in Texas.

With ongoing residential and commercial development, a skilled workforce and proximity to one of the nation's leading innovation hubs, Cedar Park remains one of the most attractive markets in Central Texas for business and investment.

Source: U.S. Census Bureau; City of Cedar Park Community Profile (2024); World Population Review

0.18%
POPULATION GROWTH

55%
BACHELOR'S DEGREE OR HIGHER

69.6%
EMPLOYMENT RATE

79.2K
TOTAL POPULATION IN 2026

Demographics

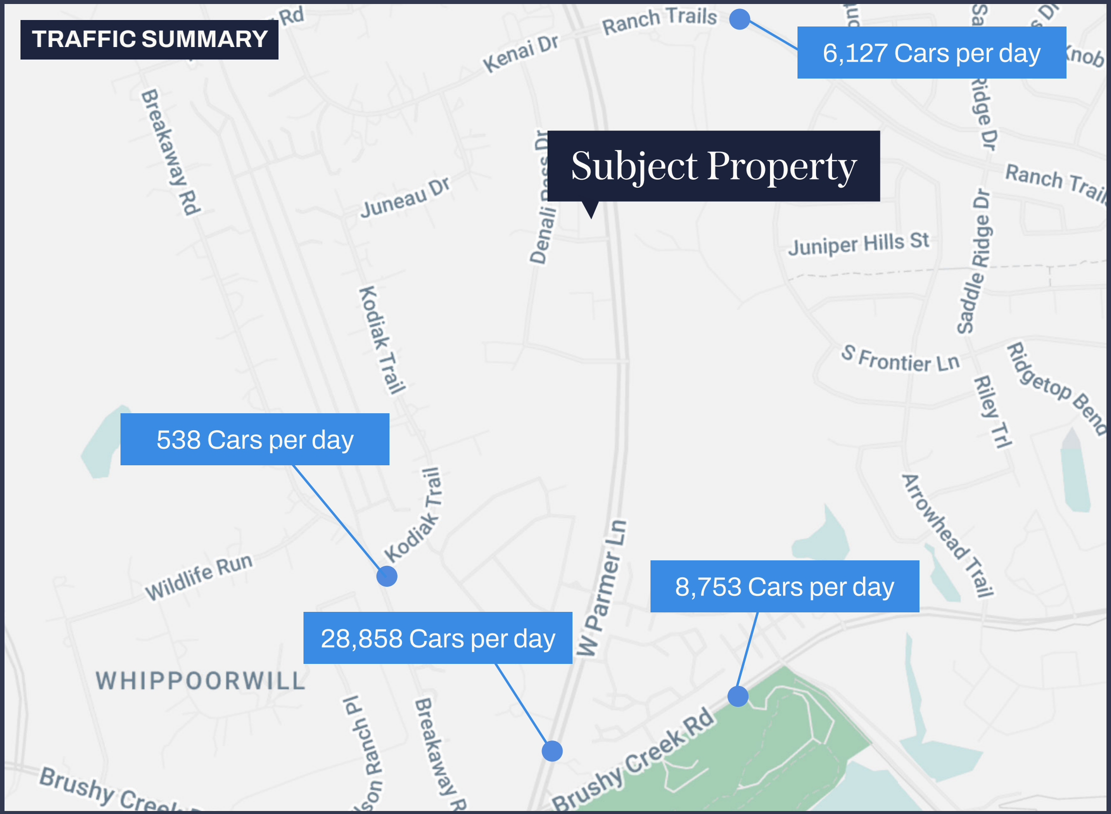
	1 MILE	3 MILES	5 MILES
POPULATION	11,329	86,106	236,925
HOUSEHOLDS	3,936	30,073	87,835
MEDIAN HOUSEHOLD INCOME	$153,236	$144,522	$126,362
AVERAGE HOUSEHOLD INCOME	$179,035	$170,971	$153,696
MEDIAN AGE	36.9	37.8	38.0

Financial Overview

RENT ROLL	
Suite	310
Tenant	Beacon Outpatient Management, LLC
Rentable SF	2,440
% of Total	100%
Lease Type	Near-NNN lease structure
Original Start Date	11/24/2025
End Date	4/30/2031
Renewal Options	2 x 5 year @ 3% annual increases
Rent PSF / Month	$2.00
Current Monthly Rent	$4,880.00
Annualized Rent	$58,560.00
Annualized Rent PSF	$24.00
Annual Increases	3%

OPERATING STATEMENT	
Annual Rental Income:	$58,560.00
Real Estate Taxes:	$18,305.15
HOA Dues	$9,274.72
Gross Potential Income:	$86,135.00
Gross Effective Rent:	$35.30

LEASE YEAR	PERIOD	ANNUAL RENT	MONTHLY RENT	RENT / SF
1	5/1/2026 – 4/30/2027	$58,560.00	$4,880.00	$24.00
2	5/1/2027 – 4/30/2028	$60,316.80	$5,026.40	$24.72
3	5/1/2028 – 4/30/2029	$62,126.30	$5,177.19	$25.46
4	5/1/2029 – 4/30/2030	$63,990.09	$5,332.51	$26.23
5	5/1/2030 – 4/30/2031	$65,909.80	$5,492.48	$27.01



Disclaimer

Transwestern (including their affiliates, subsidiaries, related parties, successors, and assigns, hereinafter referred to singly and collectively as “Transwestern” or “Agent”) is offering for sale 11901 W Parmer Ln building 3, suite 310, Cedar Park, TX 78613.

The Property is being offered for sale in an “as-is, where-is” condition and Agent makes no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with Transwestern as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor”. The use of this Offering Memorandum and the information provided herein, is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by the Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor’s due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Agent or the seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein, or any other written or oral communications, or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

The seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. The seller and the Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, corrections or errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the seller.

The seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered and approved by the seller and any conditions to the seller’s obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to the Agent or the seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the seller or the Agent or as otherwise provided in the Confidentiality Agreement executed and delivered by the recipient(s) to Transwestern.

Each prospective purchaser will be responsible for any claims for commissions by any broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent. Any Buyer’s Agent must provide a registration signed by the prospective investor acknowledging said agent’s authority to act on its behalf.

Transwestern

Reach out for more information

INVESTMENT SALES

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