



**2000 WINDY TERRACE UNIT 11**  
CEDAR PARK, TX 78613



\$2,499,900



7,500 sqft

## DESCRIPTION

Ever wondered what 7,500 sq ft of unlimited potential looks like? Welcome to 2000 Windy Terrace—a modern, income-flexible warehouse property built in 2015, designed to scale alongside your business. This 7,500 sf facility offers exceptional versatility and flexibility, featuring two connected warehouse units that can operate together or independently: Suite #11A – 4,000 sf Suite #11B – 2,000 sf. Complementing the warehouse space is 1,500 sf of well-appointed office, administrative, and conference areas, 3.5 baths & lots of space for creating a seamless environment for operations, leadership, and client-facing needs under one roof. Together, the property includes 3 dedicated garage bays, making it ideal for logistics, light manufacturing, tech operations, distribution, or specialized trades. With 18-foot eave heights and an impressive 21-foot clear center height, the space easily accommodates racking, equipment, vehicles, and advanced operational needs—providing the width and vertical clearance to support nearly any business model. A major advantage of this property is immediate income potential—occupy one side while leasing the other, or rent both units for diversified revenue streams. Adding even more value, the sale includes a Drexel SLT30 narrow-aisle forklift (36V) with swing-arm functionality—valued at approximately \$20,000 USD—a rare and practical asset for efficient warehouse operations. Located in Cedar Park, one of Central Texas' fastest-growing and most business-forward cities, this property benefits from a thriving tech and aerospace ecosystem, highlighted by Firefly Aerospace's lunar missions. The city boasts a population nearing 83,000, a highly educated workforce, and has been recognized by U.S. News & World Report (2025–2026) as a Top Small City for Quality of Life. Continued infrastructure investment—including a new library and hotel/convention center—underscores Cedar Park's long-term vision for growth, safety, and economic development.

**PROPERTY TYPE:** Commercial - Warehouse

**MLS STATUS:** Active

**MLS:** 2301189

**YEAR BUILT:** 2015

**COUNTY:** Travis

**TRACT OR SUBDIVIION:** Windy Terrace Industrial Office Warehouse Condos

**LIST DATE:** 03/14/2026

# CENTURY 21

Judge Fite Company

## 800.451.8055

**AREA:** CLS

**SQUARE FEET:** 7,500

**TOTAL BEDS:**

**FULL BATHS:**

**HALF BATHS:**

**ACRES:** 0.5

**LOT SIZE (SQFT):** 21,780

## INTERIOR FEATURES

### FLOOR COVERINGS:

- Concrete

## EXTERIOR FEATURES

### PARKING:

- OnSite

### SIDING:

- Frame
- Stone

### FOUNDATION:

- Slab

## UTILITIES

### HEATING/COOLING:

- Central

**LISTED BY:** Matthew New Layman

**SEE REMARKS**

**PHONE:** 512.771.0754

### UTILITIES:

- Electricity Available
- See Remarks

**BROKERED BY:** Douglas Elliman Real Estate

## ADDITIONAL PROPERTY DETAILS

century21judgefite.com

each office is independently owned and operated