

CENTURY 21[®]

Judge Fite Company



1120 TORO GRANDE BOULEVARD

CEDAR PARK, TX 78613



\$2,500,000



7,579 sqft

DESCRIPTION

A Rare Portfolio Opportunity in the Heart of Cedar Park The Austin metropolitan area has become a national symbol of growth, innovation, and investment opportunity. At the center of this story lies Cedar Park, one of the most desirable suburban markets in Texas. Demand for well-located commercial assets has never been stronger, fueled by rapid population growth, high household incomes, expanding infrastructure, and a steady inflow of companies relocating to the Austin area. Now, two adjacent properties — 1120 Toro Grande Blvd & 1220 Toro Grande Blvd (MLS #4160517) — are available as a combined portfolio acquisition. This rare opportunity allows an investor or owner-user to secure a powerful footprint in a corridor that consistently outperforms the regional market. Individually, each building is compelling; together, they create a strategic cluster offering scale, stability, and long-term upside in one of Central Texas' strongest submarkets. Located just 16 miles northwest of downtown Austin, Cedar Park blends accessibility with lifestyle like few suburban markets can. With over 77,000 residents and counting, the city has grown more than 400% since the 1990s. Median household incomes exceed \$100,000, and a steady influx of employers continues to reinforce Cedar Park's strong fundamentals. High-quality schools, master-planned communities, and excellent access to regional employment centers have made it a magnet for families and professionals alike. Yet Cedar Park is far more than a bedroom community. It has actively cultivated a robust commercial base that fuels steady tenant demand. This offering is more than a real estate acquisition — it's an opportunity to step directly into Cedar Park's growth story and position yourself for immediate returns and lasting wealth creation.

PROPERTY TYPE: Commercial - Warehouse
MLS STATUS: Active
MLS: 7468340
YEAR BUILT: 2005
COUNTY: Williamson
TRACT OR SUBDIVIION: Toro Grande Bus Condos
LIST DATE: 09/26/2025

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800.451.8055

AREA: CLN
SQUARE FEET: 7,579
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 0.38
LOT SIZE (SQFT): 16,335

INTERIOR FEATURES

KITCHEN:

- None

FLOOR COVERINGS:

- Carpet
- Concrete
- Linoleum

EXTERIOR FEATURES

PARKING:

- SideBySide

SIDING:

- MetalSiding
- Concrete

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- Central

UTILITIES:

- ElectricityConnected
- SewerConnected
- WaterConnected

LISTED BY: Mike Harper

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ADDITIONAL PROPERTY DETAILS

BROKERED BY: Compass RE Texas, LLC

century21judgefite.com

each office is independently owned and operated