



For Sale

sears



Price:	Contact Broker
Building Size:	149,528 SF
Site Size:	13.55 Acres
Property Format:	Sears
Zoning:	C-2
Parking Spaces:	TBD
Year Built:	1993

Building Dimensions: 235' Wide 330' Deep

Building Configuration: Mall

Ownership: Sears Holding Corporation

Adjacent Developments:

North: Multifamily

South: Lake Creek Shopping Center

East: Lakeline Plaza,
Walden Park Shopping Center,
The Homestead Shopping Center

West: Former Heritage Mall - vacant

Property Highlights

- Cedar Park is ranked as the 13th fastest growing U.S. city
- ±35,000 existing or planned single-family homes within 5 miles
- Excellent daytime employment population

Lakeline Mall

**11200 Lakeline Mall Dr
Cedar Park, TX**

Clay Mote

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cmote@venturedfw.com

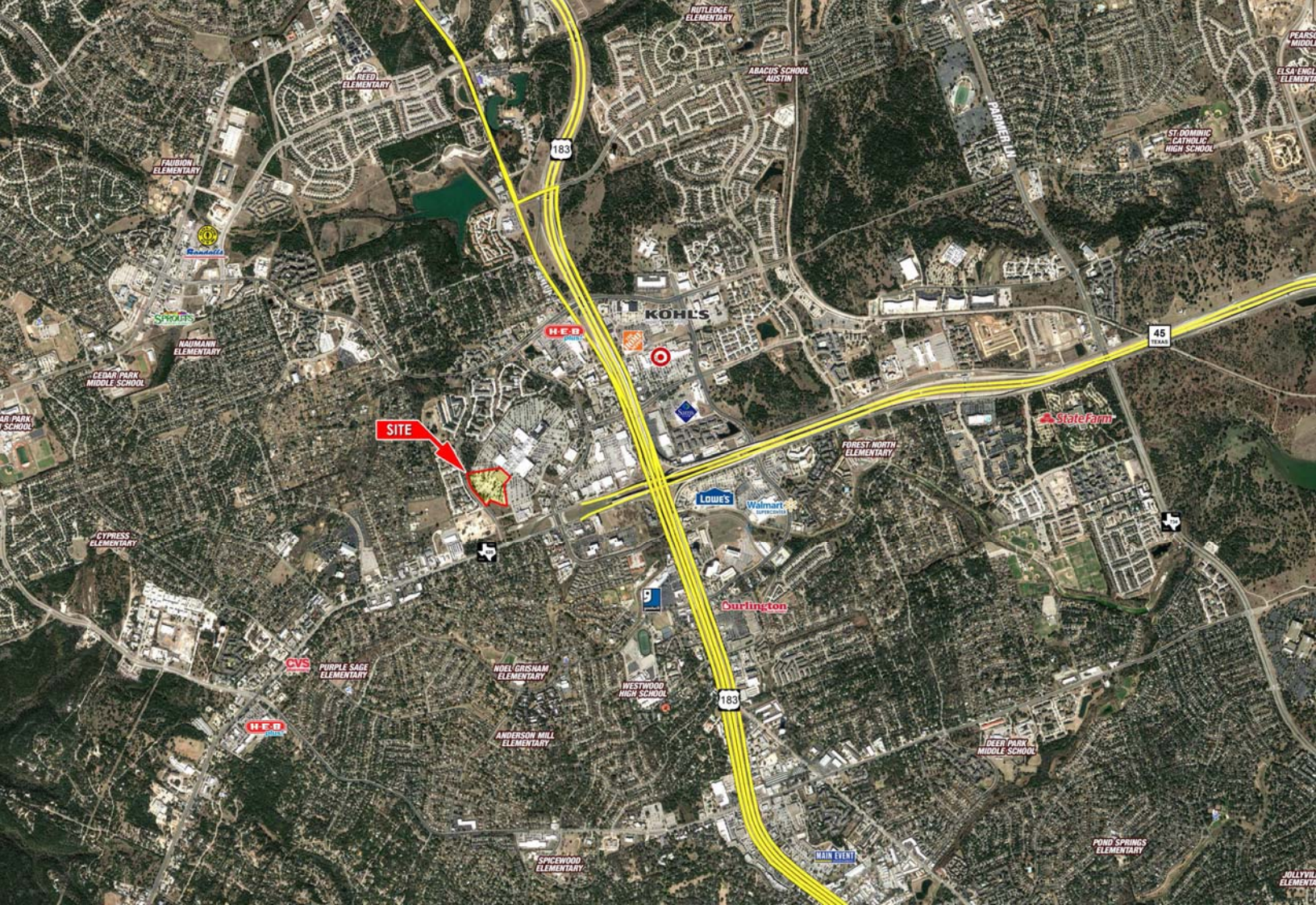
Texas License # 447471

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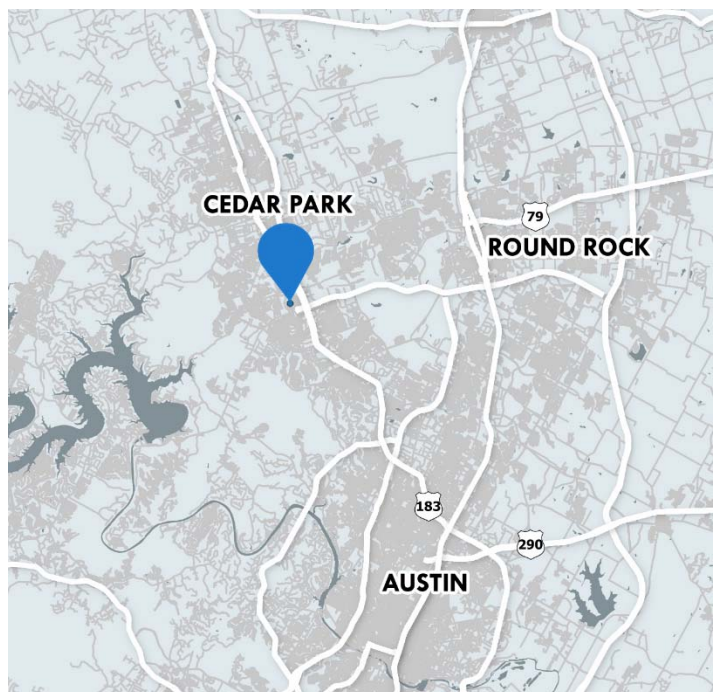
bcornelius@venturedfw.com

Texas License # 401088



Demographic Summary

	1 mile	3 miles	5 miles
TOTAL POPULATION	11,303	104,864	209,469
DAYTIME POPULATION	9,619	36,240	71,871
AVERAGE HH INCOME	\$84,462	\$103,080	\$110,140
MEDIAN AGE	34.6	35.4	35.5



Traffic Counts

S Lakeline Blvd:	31,441 AADT (TxDOT 2017)
US 183 @ S Lakeline Blvd:	51,149 AADT (TxDOT 2017)
US 183 @ FM 620:	94,324 AADT (TxDOT 2017)

DISCLAIMER

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