

\$8,000,000 - 1220 Toro Grande Blvd, Cedar Park

MLS® #4160517

\$8,000,000

0 Bedroom, 0.00 Bathroom,
Commercial on 1.71 Acres

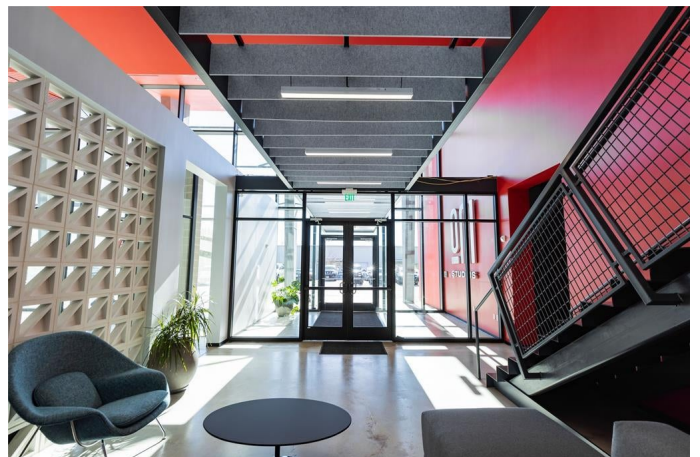
Toro Grande Sub, Cedar Park, TX

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 â€” 1120 Toro Grande Blvd (MLS #7468340) & 1220 Toro Grande Blvd â€” 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 Texasâ€™ 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 Parkâ€™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.

Built in 2022

Essential Information

MLS® #	4160517
Price	\$8,000,000
Bathrooms	0.00
Acres	1.71
Year Built	2022
Type	Commercial
Sub-Type	Office
Status	Active

Community Information

Address	1220 Toro Grande Blvd
Area	CLN
Subdivision	Toro Grande Sub
City	Cedar Park
County	Williamson
State	TX
Zip Code	78613

Amenities

Utilities	Cable Available, Electricity Connected, High Speed Internet Available, Sewer Connected, Water Connected, Cable Connected, Phone Connected
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Features	Fitness Center
Parking	Parking Lot

Interior

Interior	Carpet
Heating	Central

Exterior

Construction	Metal Siding
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Additional Information

Date Listed	September 24th, 2025
Days on Website	28
Days on Market	2

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