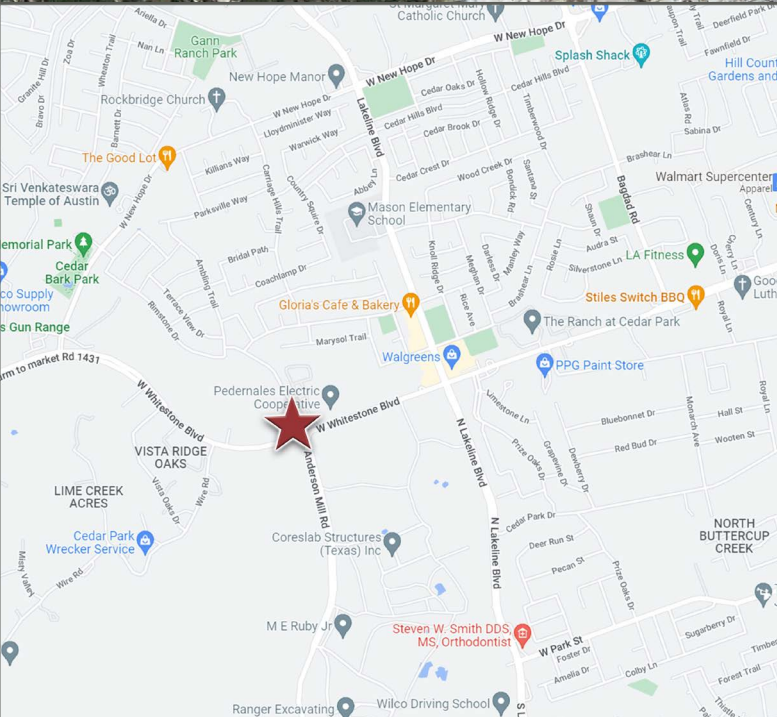
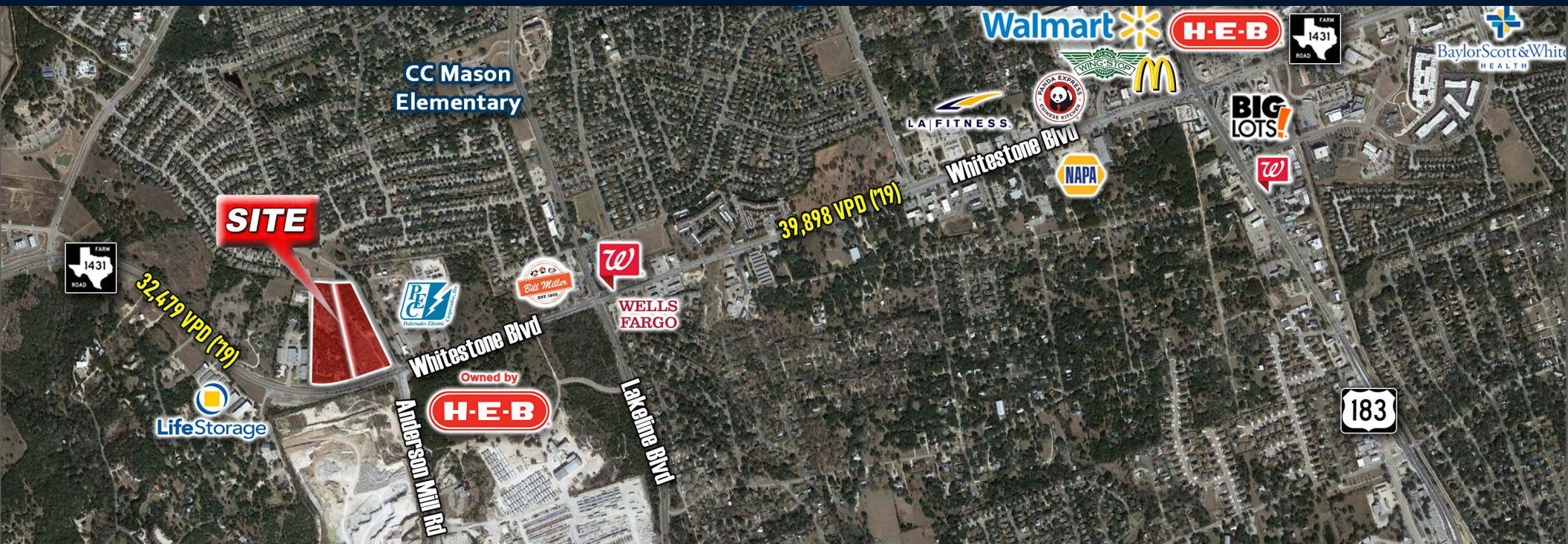


# FOR SALE

# ±16.882 ACRES ON WHITESTONE

CEDAR PARK, TEXAS 78641



## PROPERTY FEATURES

- Up to 16.882 acres available at the northwest corner of Whitestone Blvd & Anderson Mill Rd in Cedar Park, Texas
- Hard Corner, Signalized Intersection
- Less than two miles west of US Hwy 183
- Tract 1: ±7.713 acres in Williamson County
- Tract 2: ±9.169 acres total with ±5.055 acres in Williamson County and ±4.114 acres in Travis County
- Seller to retain 2-5 acres on the hard corner for a convenience store and pad sites

## FOR INQUIRIES CONTACT

**PRESTON CUNNINGHAM**  
preston@cunninghamtx.com  
281.489.8800



# ±16.882 ACRES ON WHITESTONE PROPERTY INFORMATION

## LOCATION

NWC OF WHITESTONE BLVD &  
ANDERSON MILL RD IN CEDAR PARK

## AVAILABLE

±16.882 ACRES TOTAL

## UTILITIES

WATER AND WASTEWATER ARE TO  
THE SITE

## ZONING

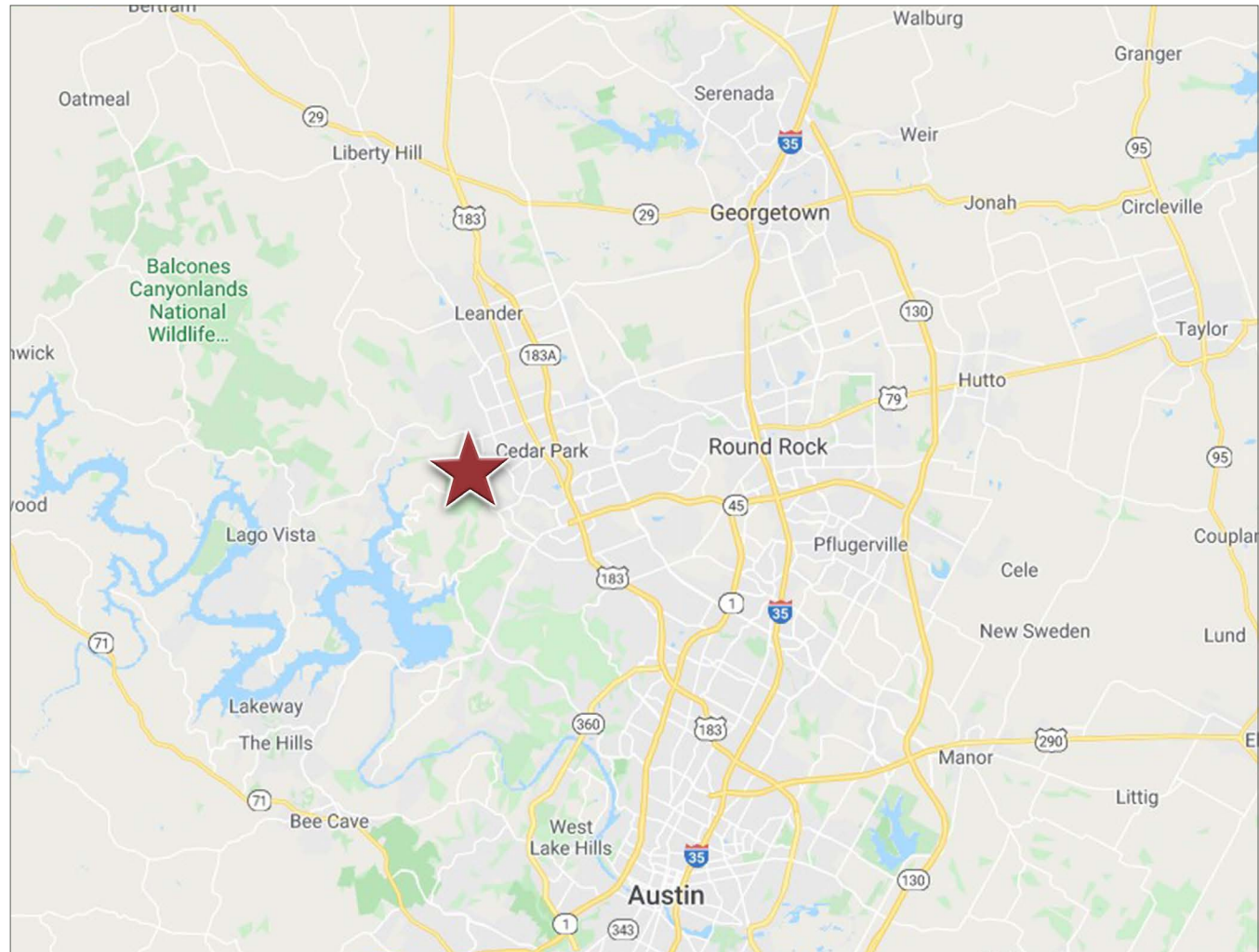
GB - GENERAL BUSINESS

## SALES PRICE

CALL FOR PRICING

## TRAFFIC COUNTS

W WHITESTONE BLVD: 32,479 VPD  
ANDERSON MILL RD: 16,356 VPD  
(TXDOT 2019)



## 2021 DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES	5 MILES
TOTAL POPULATION	7,683	31,125	70,217	160,685
2026 PROJECTED POPULATION	8,784	35,327	80,324	184,921
AVERAGE HH INCOME	\$115,380	\$122,052	\$125,481	\$121,348



## FOR INQUIRIES CONTACT:

PRESTON CUNNINGHAM 281.489.8800  
preston@cunninghamtx.com

# ±16.882 ACRES ON WHITESTONE INTERSECTION AERIAL



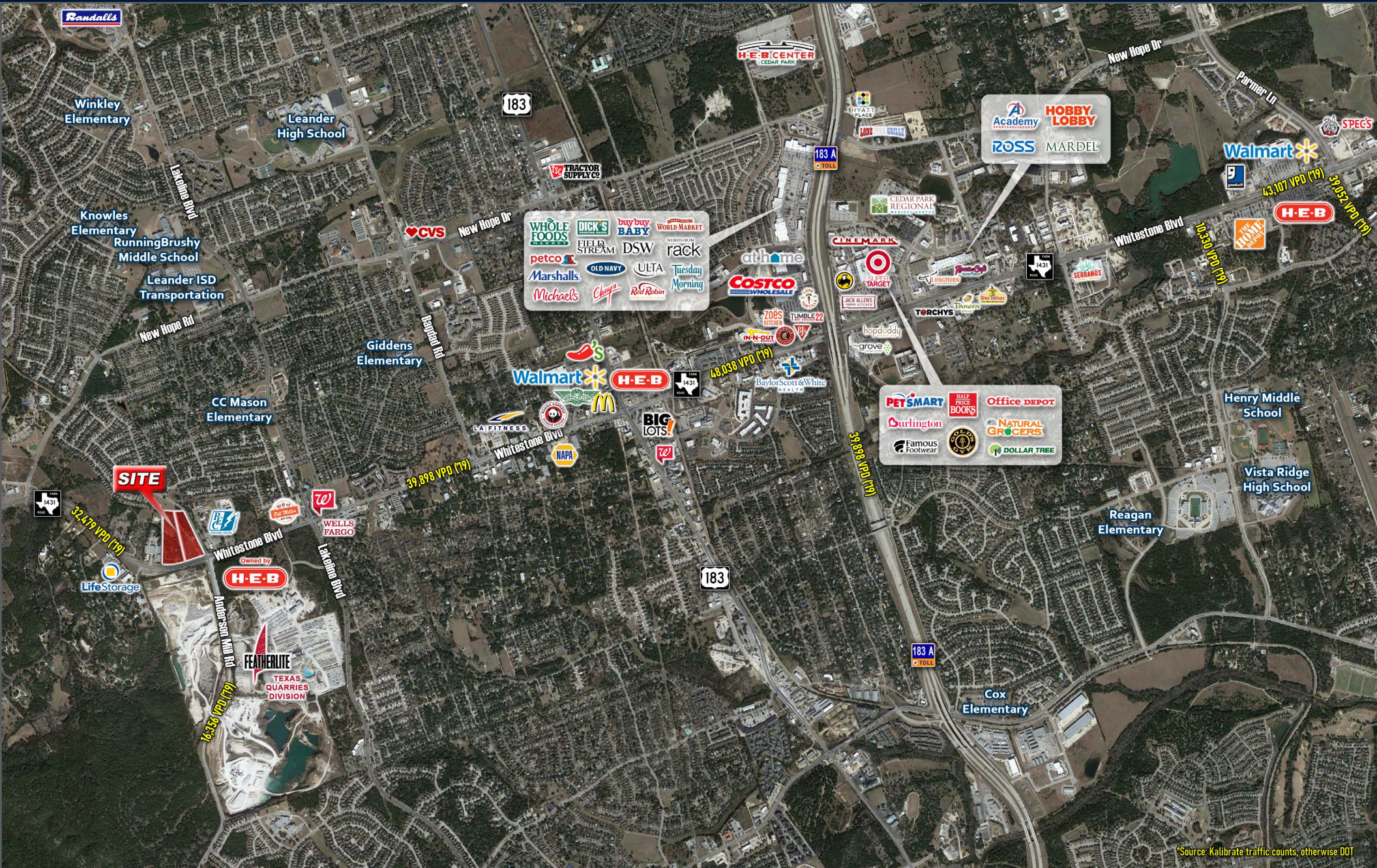
**Tract 2  
±9.169  
Acres  
Available**

**Tract 1  
±7.713  
Acres  
Available**

Owned by



# ±16.882 ACRES ON WHITESTONE MARKET AERIAL



\*Source: Kalibrate traffic counts, otherwise DOT



# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

**Preston Cunningham Ventures LLC**

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

**John Preston Cunningham III**

Designated Broker of Firm

Licensed Supervisor of Sales Agent/ Associate

Sales Agent/Associate's Name

**0590777**

License No.

**0505246**

License No.

License No.

License No.

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Phone

**281-489-8800**

Phone

Phone

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the  
Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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