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**Prepared For:** Corey Casper

**Date Prepared:** Tue Apr 04 2023

**Subject Address:** 208 INDUSTRIAL BLVD, CEDAR PARK, TX 78613

**Subject Property ID:** R035937

- Do not use this report to make final decisions. A Zonability report is a starting point and should not be viewed as a formal feasibility study or as a complete due diligence review.
- There are no straightforward "yes/no" answers in a Zonability report.
- Many potential factors are not in a Zonability report. These may include, but are not limited to, environmental-related restrictions such as impervious cover, watershed, heritage trees, flood areas and protected species as well as other items like property topography, deed restrictions, utilities easements, neighborhood level restrictions, neighbor input, and prevailing political attitudes at various regulatory bodies.
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**Legend**

- |                 |                                |                            |
|-----------------|--------------------------------|----------------------------|
| Agricultural    | Commercial                     | Industrial                 |
| Government      | Mixed                          | Multifamily                |
| Planned Special | Residential                    | No Zonability Coverage     |
| City Limits     | Potential City Expansion (ETJ) | Potential Zoning (ex. ETJ) |
| Subject         |                                |                            |



# Basics ⓘ

| Property                    |   |                           |                                     |
|-----------------------------|---|---------------------------|-------------------------------------|
| Assessor Address            | 208 INDUSTRIAL BLVD, CEDAR PARK, TX 78613 |                           |                                     |
| Owner(s) of Record          | SERENITY REAL ESTATE LLC                  |                           |                                     |
| County Property ID          | R035937                                   | Ownership in Years        | 28 years                            |
| Additional ID               | not available                             | Assessed Market Value     | \$65,117                            |
| Year Built                  | not available                             | County                    | Williamson, TX                      |
| Lot Size                    | 10,018 SF                                 | Incorporated City Status  | Inside City Limits                  |
| Building Size Estimate      | not available                             | Legal Description         | HIGHWAY 183 INDUSTRIAL PARK, LOT 14 |
| Existing Use (per assessor) | COMMERCIAL (NEC)                          | Capital Gain Special Zone | Not inside an Opportunity Zone      |

| Current Regulations                |                                    |
|------------------------------------|------------------------------------|
| Zoning Abbreviation(s) and Name(s) | <b>LB</b> Local Business           |
| Regulatory Entity                  | <b>CITY</b> City Limits Cedar Park |

| Future Zoning Related  |  |
|--|--|
| Potential zoning for City of Cedar Park   Planning Areas   Planning Area Bell Corridor | <p><b>Description</b></p> <p>Bell Boulevard, or US 183, is a major north-south corridor located in the Bell Planning Area, comprised of approximately 400 acres developed primarily as commercial/retail uses, with limited amounts of institutional and industrial uses. The Master Plan focuses on the area along Bell Boulevard between Park Street to the north and Cypress Creek Road to the south. A major component of the Master Plan proposes the relocation of Bell Boulevard further east, utilizing existing right of way of Old Highway 183 between Buttercup Creek Boulevard and Park Street. The roadway relocation can ultimately create 40 acres of connected development adjacent to the 12-acre Buttercup Creek Natural Area.</p> |

# Zotential

| Estimated Potential by District <a href="#">Visit our FAQs to learn more</a> |   |
|--|---|
| <b>LB</b> Local Business   |   |
| Height   | 45 feet   |
| Improvements   | Use lot size, setbacks and building height to guide size  |
| Setbacks   | <p><b>Front</b> 25 feet</p> <p><b>Side</b> 12' (interior)-25' (street side)</p> <p><b>Back</b> 5 feet (25 feet for street)</p>  |
| Density  | not available   |
| Lot requirements   | 15,000 sf (100' lot width)  |
| Estimated Uses   |  Drive-thru  Commercial |

# More

## Zoning District

LB

**Commercial**

Local Business

Office and retail businesses that are intended to serve the overall community, with a larger market than the immediate neighborhoods in the area. In order to accommodate the traffic generated from these businesses without negatively impacting the residential neighborhoods, these uses should be located primarily at pulse points or activity nodes where collector and arterial roadways intersect or at arterial roadway intersections. These uses generally serve a larger market than businesses found in a NB district and generally serve a more local market than uses found in the GB district.

## Contact



**City Limits Cedar Park**

City limits determine whether a property is subject to zoning. While there are exceptions (like some government owned properties), most properties within a city limit boundary are zoned. Keep in mind, an address may note a city that is different. Remember, Zonability uses city boundary data and connects it with that city's zoning so it should be more reliable.

## About This Report

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- Zonability provides some district level insights but there are many potential factors beyond this report to consider.

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