

Shovel Ready Flex Industrial Project

Fully Entitled

2940 Woodall Drive | Cedar Park | TX | 78613



COMMERCIAL
MARKET EXCHANGE

FOR SALE



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EXECUTIVE SUMMARY

Shovel Ready Flex Project | 2940 Woodall Dr. | Cedar Park | Tx | 78613

OFFERING SUMMARY

Sale Price:..... Call for Pricing
Zoning:..... Heavy Commercial
Lot Size (Acres):..... 4.4660
Planned Improvement Size(SF):..64,024 (including mezzanine.)

PROPERTY OVERVIEW

2940 Woodall Drive offers a **fully permitted flex industrial development** on ±4.466 acres in Cedar Park. The site is zoned Heavy Commercial with **site and building permits already in place**, allowing for immediate construction.

The planned project includes three buildings totaling **±64,024 square feet (including mezzanine), with ±51,230 square feet of ground space**. The layout consists of 20 units, each approximately ±2,500 square feet with an additional ±600 square foot mezzanine. The design supports a range of office, showroom, and warehouse users with **clean storefront entrances, and upscale exterior design**.

This offering is particularly attractive for developers looking to capitalize on the continued demand for **small-bay industrial product** in the North Austin/Cedar Park submarket, where supply remains limited and absorption is strong.

An additional ±3.88 acres of adjacent Heavy Commercial land is available for expansion.

PROPERTY HIGHLIGHTS

- **±4.466-acre site zoned Heavy Commercial**
- **Fully entitled with site and building permits in place**
- **Planned ±64,024 SF development (±51,230 SF ground + mezzanine)**
- **Three-building layout with 20 total units**
- **Units ~±2,500 SF + ±600 SF mezzanine**
- **Modern flex design with storefront presence and upscale exterior design**
- **Additional ±3.88 acres available for expansion - [Link to listing](#)**
- **Strong demographics and growth in Cedar Park / North Austin corridor**

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BUILDING RENDERINGS



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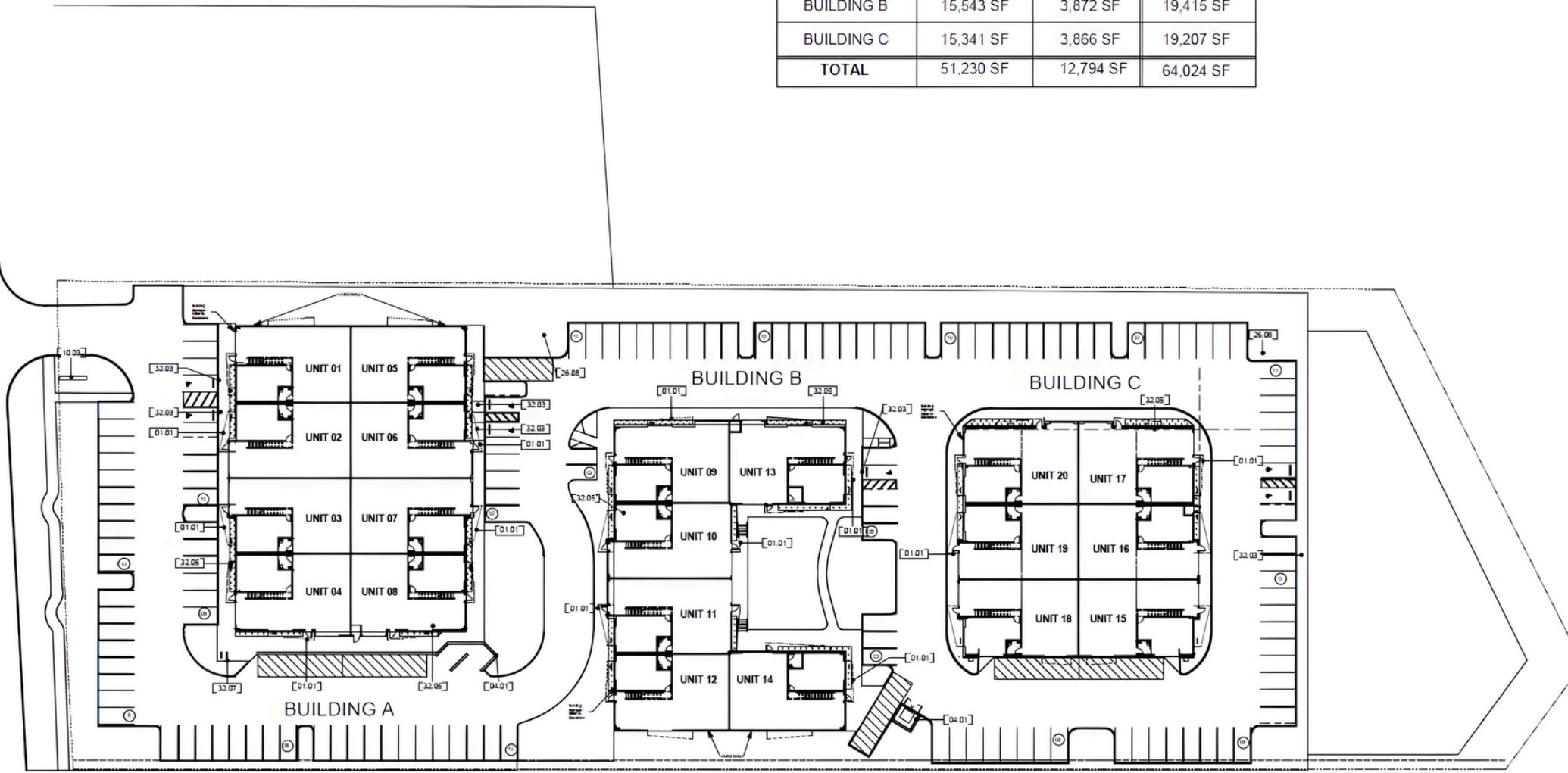
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ARCHITECTURAL SITE PLAN



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BUILDING	FLOOR AREA	MEZZANINE	TOTAL
BUILDING A	20,346 SF	5,056 SF	25,402 SF
BUILDING B	15,543 SF	3,872 SF	19,415 SF
BUILDING C	15,341 SF	3,866 SF	19,207 SF
TOTAL	51,230 SF	12,794 SF	64,024 SF



01 Architectural Site Plan
SCALE: 1" = 30'-0"

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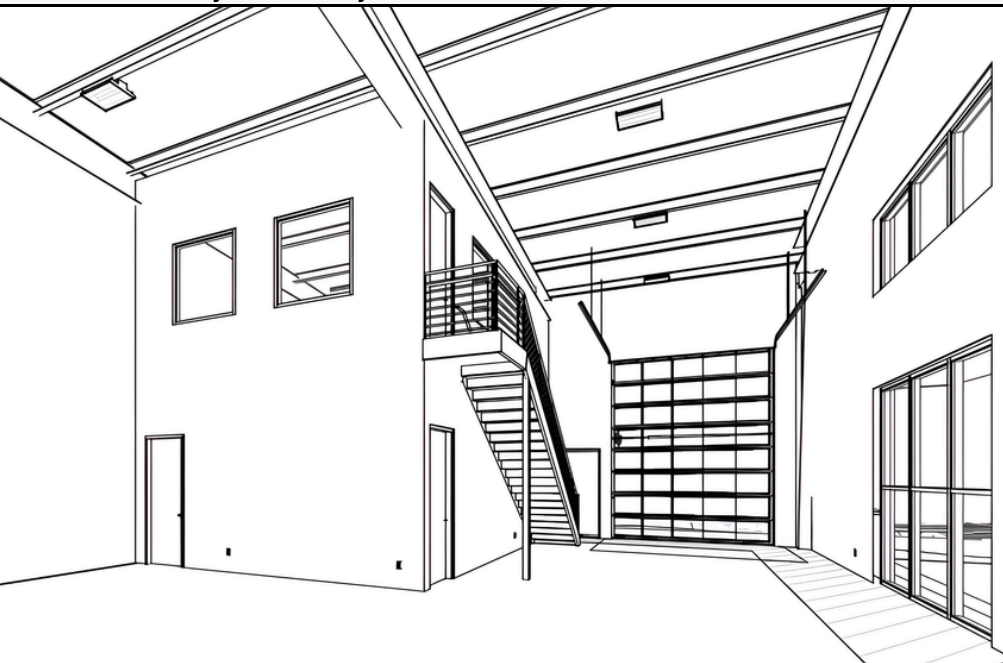


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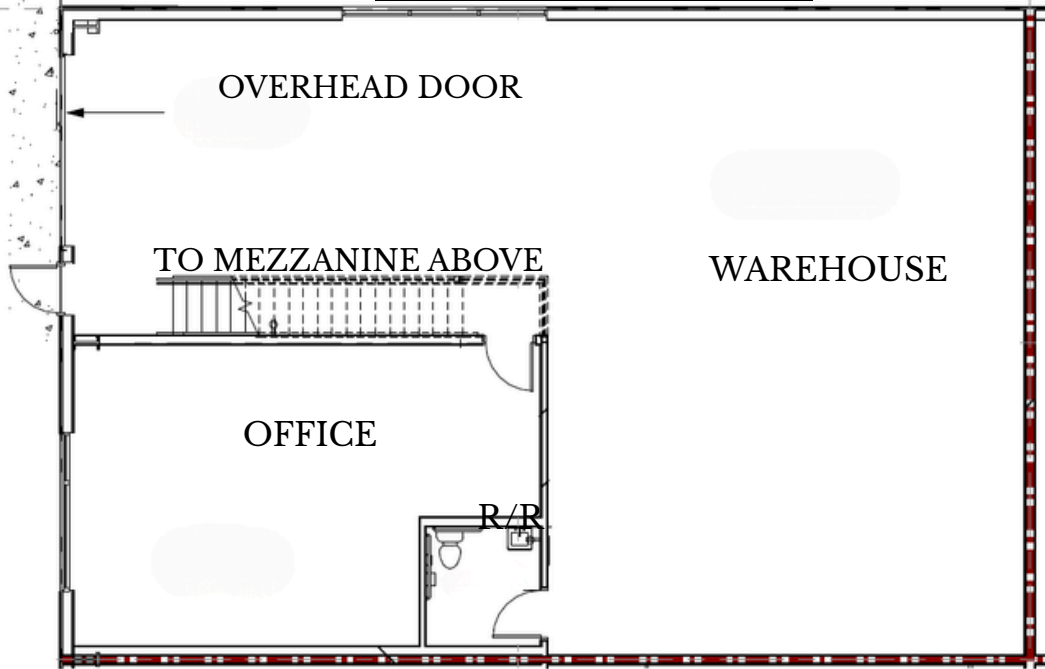
INDIVIDUAL UNIT FLOOR PLANS



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TYPICAL END-CAP UNIT



TYPICAL INLINE UNIT



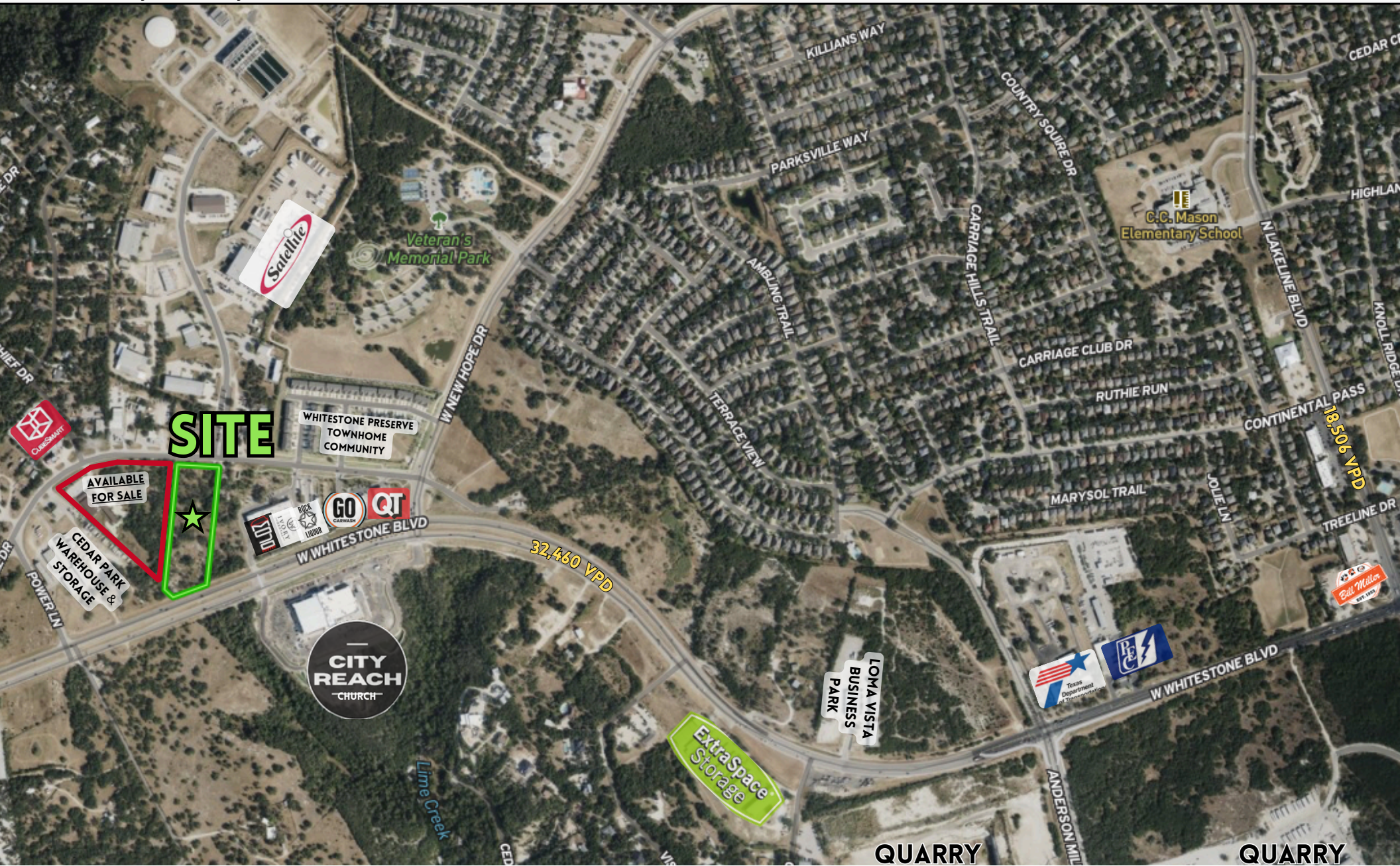
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AERIAL SITE MAP



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SITE

AVAILABLE FOR SALE

WHITSTONE PRESERVE TOWNHOME COMMUNITY

CITY REACH CHURCH

ExtraSpace Storage

LOMA VISTA BUSINESS PARK

C.C. Mason Elementary School

CEAR PARK WAREHOUSE & STORAGE

QUARRY

QUARRY

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SITE AERIAL



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SITE
4.466
ACRES

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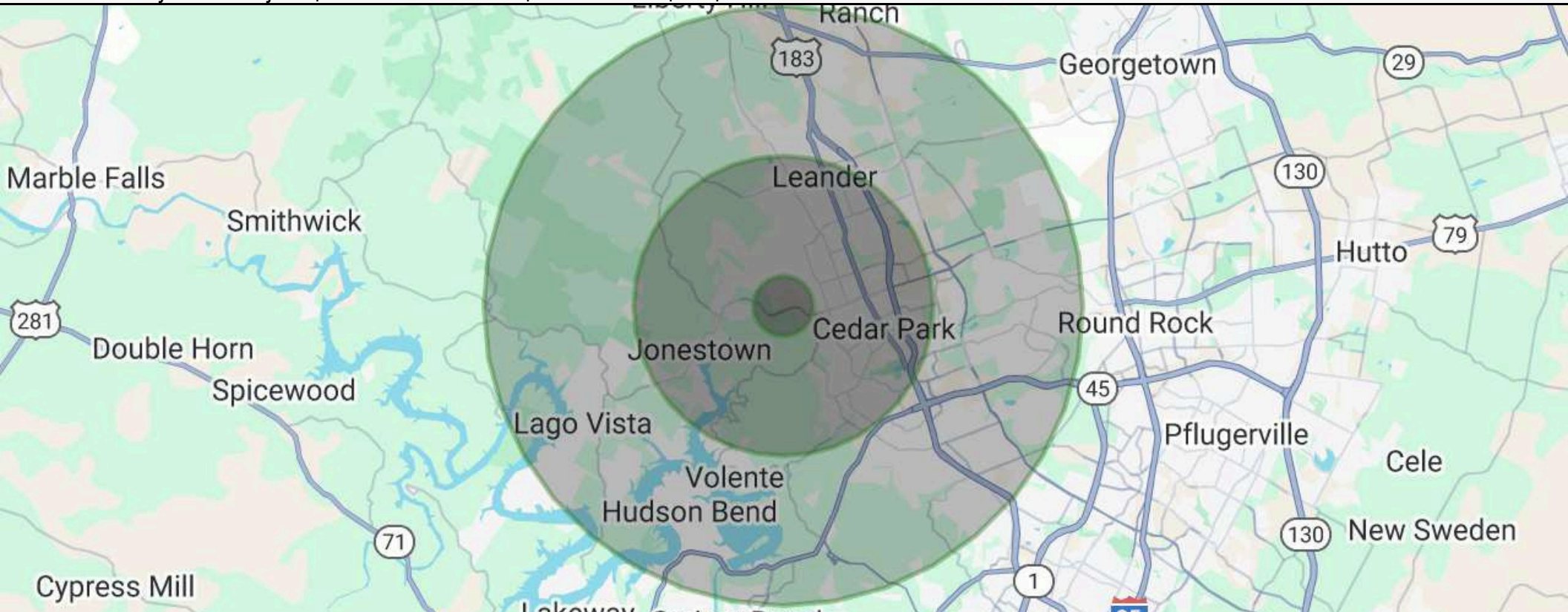


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AREA DEMOGRAPHICS



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POPULATION

	<u>1 MILE</u>	<u>5 MILES</u>	<u>10 MILES</u>
Total Population	5,304	143,754	442,226
Average Age Average	38	38	37
Age (Male) Average	38	37	37
Age (Female)	39	39	38

HOUSEHOLDS & INCOME

	<u>1 MILE</u>	<u>5 MILES</u>	<u>10 MILES</u>
Total Households	1,718	51,355	165,964
# of Persons per HH	3.1	2.8	2.7
Average HH Income	\$197,850	\$153,064	\$163,143
Average House Value	\$669,420	\$531,057	\$599,840

Demographics data derived from AlphaMap

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date