



LAND FOR SALE

9.1 ACRES

6302 HWY 183 A,
CEDAR PARK TX 78641

A 9.1 ACRE SITE ON HWY 183A WITHIN SCOTTSDALE CROSSING TECHNOLOGY CENTER IS A MASTER-PLANNED, MIXED USE DEVELOPMENT LOCATED ALONG THE HIGH GROWTH 183-A CORRIDOR IN CEDAR PARK, TEXAS. THE 120-ACRE PARK FEATURES LUSHLY LANDSCAPED DRIVES, CAREFULLY CRAFTED PROTECTIVE COVENANTS AND CONVENIENT ACCESS TO OVER 1 MILLION SQUARE FEET OF NEARBY



AERIAL VIEW



KEY FEATURES

Highly Visible Site Along A Major Highway Directly Across From The Heb Event Center And The New 2 Million Square Foot Nebraska Furniture Mart Development.

01

CS Zoning Potential Uses Includes Hospitality, Retail, Office, Medical, Flex, Light Industrial And Sports Or Entertainment.

02

All Utilites Are To The Site And Off-Site Regional Detntion Is In Place.

03

Cross Access To The Signalized Intersection At Scottsdale Crossing And Hwy 183 A Frontage.

04





SITE PLAN 01

6302 HWY 183 A, CEDAR PARK TX 78641

Scottsdale Crossing has direct access via a dedicated exit off US 183-A Tollway in Cedar Park, Texas, approximately one mile north of FM 1431.

-  **AVAILABLE LAND | 9.1 ACRES**
-  30,000 SQ FT | FLEX BUILDING
-  FUTURE RETAIL CENTER
-  LEASED OUT
-  PROPOSED FLEX BUILDING



30,000 SQ FT
AVAILABLE



PROPOSED
30,000 SQ FT

LEASED

PROPOSED
30,000 SQ FT



FOR SALE
9.1 ACRES

JAMES AVERY
artisan jewelry

FUTURE
RETAIL
CENTER

SCOTTSDALE DRIVE

VOLTA DRIVE



VOLTABOX



183 A
TOLL



SCOTTSDALE CROSSING
TECHNOLOGY CENTER



SITE PLAN 02

6302 HWY 183 A, CEDAR PARK TX 78641

AREA ATTRACTIONS

THIS LAND TRACT IS ADJACENT TO SCOTTSDALE CROSSING TECHNOLOGY CENTER AT 1615 SCOTTSDALE PARK DRIVE, A 120 ACRE MASTER-PLANNED, MIXED USE DEVELOPMENT LOCATED ALONG THE HIGH GROWTH 183-A CORRIDOR IN CEDAR PARK, TEXAS. THE IMMEDIATE AREA FEATURES MULTIPLE MAJOR ATTRACTIONS WHICH INCLUDE THE CROSSOVER, THE HEB CENTER, AND NEBRASKA FURNITURE MART (UNDER CONSTRUCTION) AND CONVENIENT ACCESS TO OVER 1 MILLION SQUARE FEET OF NEARBY RETAIL AND RESTAURANTS.





AREA MAP

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