

O F F E R I N G M E M O R A N D U M

VISTA RIDGE CROSSING

Shovel-Ready Retail / Medical Development

820 N Vista Ridge Blvd | Cedar Park, TX

1.93 Acres | 18,000 SF Entitled | Approximately \$1M Site Work Completed

*Prime Corner Commercial Site in High-Growth Corridor
Immediate Vertical Development Opportunity*

E X C L U S I V E L Y O F F E R E D B Y

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AERIAL VIEW



EXECUTIVE SUMMARY

A fully entitled and shovel-ready 1.93-acre commercial site located in Cedar Park's premier retail corridor. With approximately \$1,000,000 in completed horizontal improvements, this property offers immediate construction readiness and eliminates typical development risk, timeline delays, and upfront capital.

Surrounded by dense residential growth, national retailers, and strong household incomes, the site is ideally positioned for retail, medical, or mixed-use development.

<p>1.93 AC Land Area</p>	<p>18,000 SF Entitled</p>	<p>~\$1M Site Work Done</p>	<p>\$2.4M Asking Price</p>
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INVESTMENT HIGHLIGHTS

FULLY DE-RISKED DEVELOPMENT

- ✓ 18,000 SF retail entitlement secured
- ✓ Utilities, parking, and drainage complete
- ✓ No entitlement or infrastructure risk

APPROXIMATELY \$1M IN COMPLETED IMPROVEMENTS

- ✓ Parking lot (72 spaces) with lighting + recorded shared parking agreement with TopShot
- ✓ Detention/retention pond and water quality pond
- ✓ Landscaping and irrigation
- ✓ Electricity, water, sewer, fire lines stubbed to the pad
- ✓ Compacted building pad

PRIME CEDAR PARK LOCATION

- ✓ High-income demographics (\$156K median HH income, 1-mile)
- ✓ Surrounded by major retail anchors
- ✓ Strong traffic exposure on Vista Ridge Blvd and 1431
- ✓ ~500 people/day foot traffic from TopShot sports complex and adjacent businesses

MULTIPLE EXIT STRATEGIES & SUPPLY-CONSTRAINED OPPORTUNITY

- ✓ Developer resale
- ✓ Build & lease → sell to NNN investor
- ✓ Owner-user acquisition
- ✓ Build-to-suit for qualified tenants or end-users
- ✓ Condo option for physician groups
- ✓ Limited shovel-ready commercial land inventory
- ✓ Immediate build advantage vs competing sites

INVESTMENT THESIS & FINANCIAL OVERVIEW

1. TIME = MONEY ADVANTAGE

Typical sites require 6–12 months of entitlement and site work. This property allows immediate vertical construction, accelerating revenue and improving IRR.

2. EMBEDDED VALUE

Approximately \$1M of site work already completed, effectively lowering acquisition basis.

3. STRONG DEMAND DRIVERS

Rapid residential growth, high household income base, and expanding retail and medical demand.

4. FLEXIBLE USE PROFILE

General Business zoning allows retail, medical, restaurant, and mixed-use development.

5. CLEAR EXIT LIQUIDITY

Stabilized retail assets in this submarket are trading at premium valuations (\$500–\$750+ PSF, 5.75% cap rates — Crexi Q1 2026).

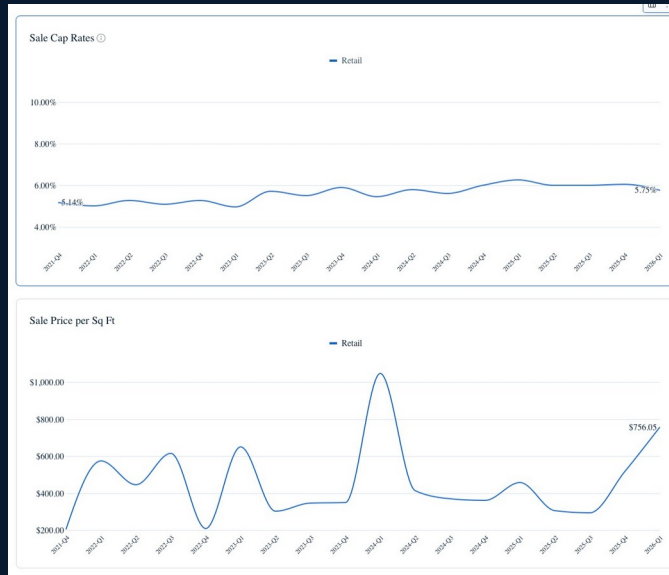
EFFECTIVE LAND BASIS AFTER IMPROVEMENTS

~\$1.4M

INSTITUTIONAL-QUALITY RISK-ADJUSTED RETURN PROFILE

- Approximately \$1M in completed site work already invested
- Immediate cost savings vs raw land acquisition
- Enhances developer returns and reduces upfront capital requirements
- Accelerates path to stabilization and exit

CEDAR PARK RETAIL — CAP RATES & PRICE PER SF



Source: Crexi | Cedar Park Retail Submarket | Stabilized Assets

PROPERTY OVERVIEW & PRICING

ASKING GUIDANCE

\$2,400,000

Fully developed | Approximately \$1M in improvements | Immediate build capability

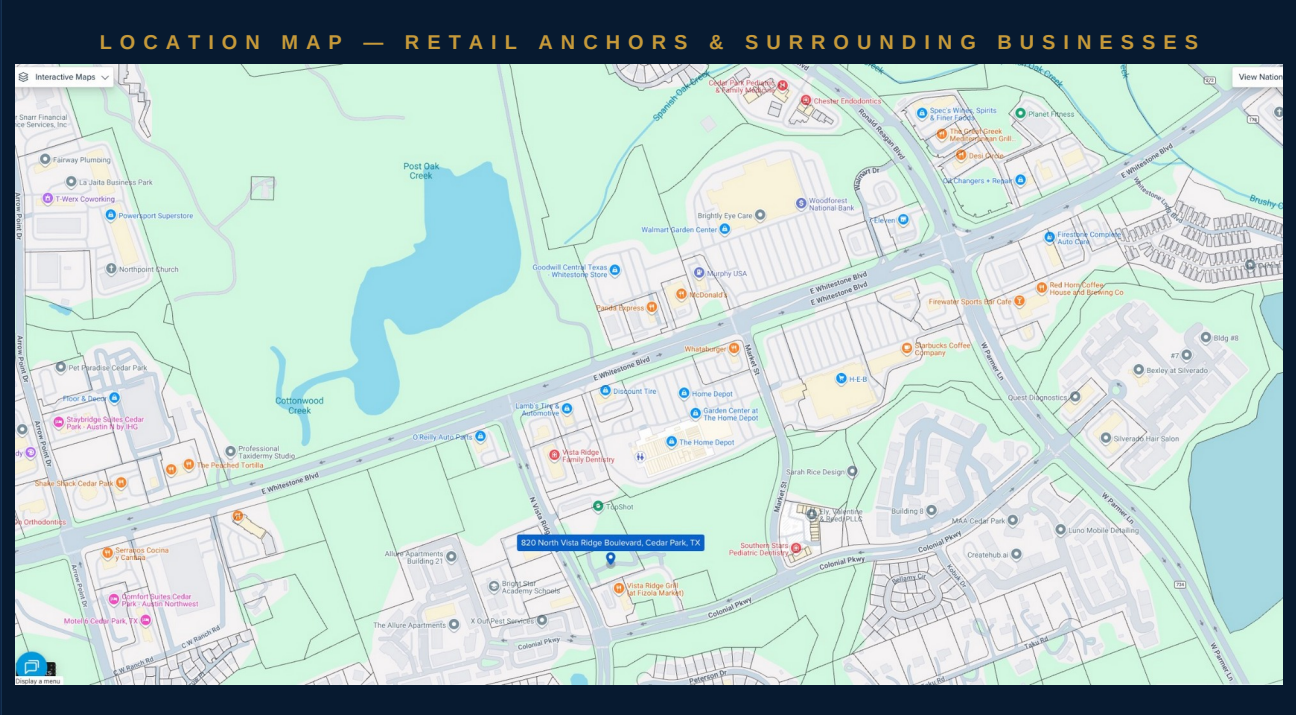
Address	820 N Vista Ridge Blvd
City	Cedar Park, TX
Land Area	1.93 Acres
Zoning	General Business (GB)
Entitlements	18,000 SF Retail
Parking	72 Spaces + Shared Agreement
Status	Fully Developed

PARKING LOT & BUILDING PAD — COMPLETED INFRASTRUCTURE



LOCATION & DEMOGRAPHICS

\$156,584 Median HH Income (1-Mile)	300,981 Population (5-Mile)	+11.4% Population Growth (5-Mile, 2020–2024)
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ACCESS & TRANSPORTATION

- US-183A Toll Road (primary access)
- FM 1431 (major arterial)
- Established retail corridor

DENSE RETAIL & MEDICAL CLUSTER

- H-E-B • Home Depot • Walmart • Target • Costco • Cedar Park Medical Center

RETAIL AND MEDICAL DEMAND CONTINUES TO OUTPACE SUPPLY

TRADE AREA	1 MILE	3 MILE	5 MILE
Population (2024)	25,032	123,365	300,981
Median HH Income	\$156,584	\$131,640	\$129,997
Daytime Employees	18,401	94,717	233,011

Source: Crexi | 2024

DEVELOPMENT OPTIONS & HIGHEST USE

SUGGESTED CONFIGURATION

- Corner restaurant pad facing Vista Ridge Blvd (drive-thru capable, maximum visibility)
- Retail bays along remainder of 18,000 SF footprint
- Medical conversion option for any or all bays
- Parking optimized for shared access across restaurant and retail tenants

ACCESS

- 3 ingress/egress points with excellent frontage and visibility

BUILD-TO-SUIT OPPORTUNITY

Build-to-suit option available for qualified tenants, end-users, or condo option for physician groups. Fully prepared site enables accelerated delivery timeline.

Use Type	Size	Notes
Retail Strip Center	18,000 SF	Multi-tenant retail
Medical / Surgery Center	15,000–18,000 SF	Ideal for ASC; strong demographics
Restaurant / QSR	Pad site	Corner pad, drive-thru capable, Vista Ridge Blvd frontage
Bank / Financial	Pad site	Drive-thru capable
Hotel	60–80 keys	Limited-service; Marriott, Hilton flags

HIGHEST & BEST USE COMPARISON

Use Type	Rent	Cap Rate	Complexity	Value Outcome
Retail / Restaurant	Medium	6.75–7.25%	Low	Stable baseline
Medical Office	High	6.25–6.75%	Medium	Strong value
Surgery Center	Very High	5.75–6.25%	Medium	Premium valuation
Hotel	Variable	7.5–8.5%	High	Operator upside

**RECOMMENDED: CORNER RESTAURANT PAD + RETAIL BAYS
OR MEDICAL / SURGERY CENTER DEVELOPMENT**

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CONTACT

EXCLUSIVELY OFFERED BY

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R E K O N N E C T I O N L L C

Cedar Park, Texas