

16.26 Acre Cedar Park Commercial Tract

CITY:

City of Cedar Park

ZONING:

Professional Office (PO)

PARCEL SIZE:

16.26 Acres

AREA:

On Colonial Parkway and Market Street. Close proximity to the major intersection of Parmer and FM 1431, HEB, Home Depot, and 183A.

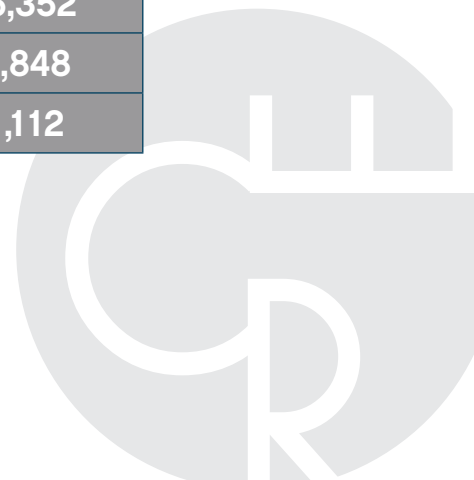
OFFERING PRICE:

\$19.00 to \$22.00 Per SF, depending on size and location

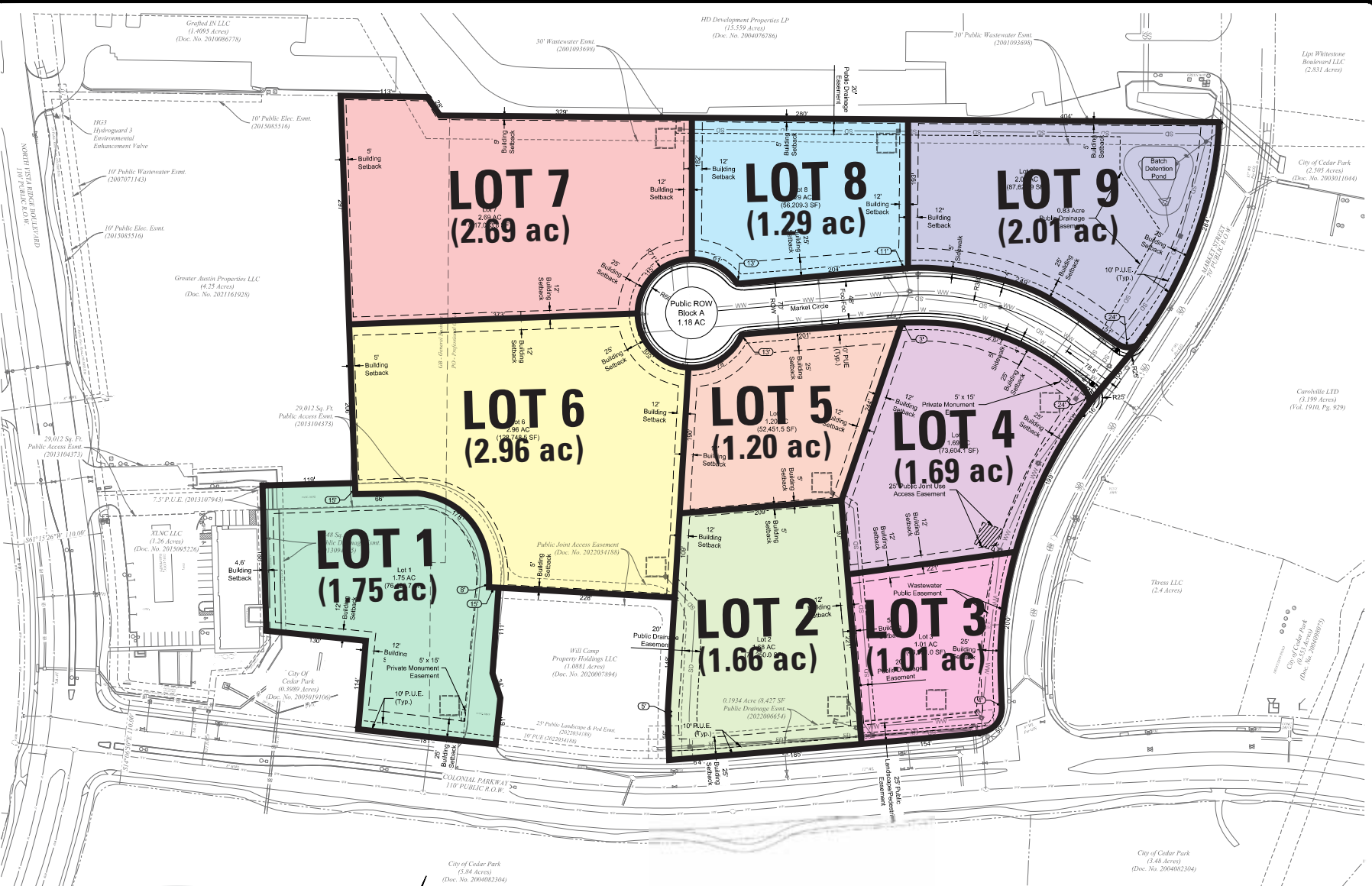
LOT 1	1.75 Acres	\$20 per foot	\$1,524,600
LOT 2	1.66 Acres	\$21 per foot	\$1,518,502
LOT 3	1.01 Acres	\$22 per foot	\$967,903
LOT 4	1.69 Acres	\$20 per foot	\$1,472,328
LOT 5	1.20 Acres	\$19 per foot	\$993,168
LOT 6	2.96 Acres	\$19 per foot	\$2,449,814
LOT 7	2.69 Acres	\$19 per foot	\$2,226,352
LOT 8	1.29 Acres	\$20 per foot	\$1,123,848
LOT 9	2.01 Acres	\$20 per foot	\$1,751,112

UTILITIES:

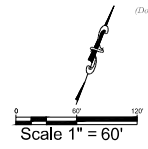
All Available



ORIGINAL LAYOUT SHEET - 2/20/24



Street Table				
Street Type	Street Name	Right of Way	Pavement (FOC-FOC)	Linear Feet
Public Road	Market Circle	70'	48'	588'



Legal Description
AW0170 - Damon, S. Sur., ACRES 17.4633

Benchmarks
T.B.M. = CUT IN B.O.C. AT N.W. COR. OF INLET
ELEV. = 659.35'



The location of all existing utilities shown on these plans has been based upon record information only and may not match locations as constructed. The contractor shall contact Texas 811 for assistance in determining existing utility locations prior to beginning construction. Contractor shall fill void ventry locations of utility crossings prior to beginning construction.

PREPARED BY THIS APPLICATION DOES NOT constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her work product, whether or not the application is reviewed for Code compliance by City engineers.

Revised	Date	By	App	Comment

Prepared For:
Caroville LTD, Silcar LLC,
2911 Dover Place
Austin, Texas 78757

Project No:
7701 San Felipe Blvd., Site 200, Austin TX 78729
Texas Firm Registration No. F-678
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Preliminary Site Plan
Vista Ridge East
Colonial Parkway
Cedar Park, Texas 78613
Williamson County

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AUSTIN BRYAN CONROE HOUSTON

Design: TME
CAD: TME Review: JB
Project No.: CAR 7033
Sheet: 03 of 13



Information About Brokerage Services

11-2-2015

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.

<u>Cook Commercial Real Estate</u>	<u>9004236</u>	<u>josh@ccretx.com</u>	<u>(512) 656-2964</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Josh Cook</u>	<u>0421924</u>	<u>josh@ccretx.com</u>	<u>(512) 656-2964</u>
Designated Broker of Firm	License No.	Email	Phone

_____	_____	_____	_____
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

IABS 1-0

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University Village 1.2

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