

2401 W. WHITESTONE BLVD, CEDAR PARK, TX 78613

Land Size: 8.4621 Acres

Dealvision



8.4621 ACRES

W WHITESTONE BLVD

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PROPERTY DESCRIPTION

8.46 Acres – Prime GB Development Site | 2401 W. Whitestone Blvd, Cedar Park, TX

Position your project at the center of growth in Cedar Park, Texas. This 8.46-acre tract sits directly on West Whitestone Boulevard (FM 1431), one of the region’s most traveled commercial corridors. The site has just been rezoned to General Business (GB), unlocking maximum flexibility for retail, medical, office, hospitality, and service-driven development.

Physical	2401 W. Whitestone Blvd, Cedar Park,
Pricing:	\$4,425,000 (\$12/SF)
Land Size (AC):	8.4621 Acres
Zoning:	GB (General Business)
Utilities:	Onsite

Dashboard

PERMITTED USES

- Animal grooming
- Animal veterinary service, small animal
- Art studio, gallery
- Bank, credit union, and financial institution
- Civic club
- College, university or vocational school
- Commissary
- Data center
- Drug store
- Funeral home or mortuary
- Government office
- Grocery
- Gym
- Indoor arena or theater
- Indoor commercial amusement
- Laundromat
- Medical clinic
- Medical office
- Museum
- Non-emergency transport service
- Office, general
- Office/showroom/warehouse
- Personal services
- Place of religious assembly
- Print shop
- Public school (grades K-12)
- Utility services, general

CONDITIONAL USES

- Adult Day Care
- Alcoholic Beverage Establishment
- Alcoholic beverage sales, off-site consumption
- Automobile, minor service
- Automobile, rental
- Craft brewing/distillery/winery production with on-premise consumption
- Day-care center, incidental
- Hotel
- Nursery/greenhouse, retail
- Research, testing lab, or product development
- Restaurant, dine-in only
- Restaurant, drive-in or drive-through
- Retail sales
- Utility services, major
- Vending kiosk
- Wireless telecommunications facilities, building-mounted

SPECIAL USE

- Car wash
- Commercial parking lot
- Day-care center
- Event center
- Gasoline service station
- Kennel
- Mobile food establishment court
- Outdoor arena, stadium or amphitheater
- Outdoor commercial amusement, major
- Outdoor commercial amusement, minor
- Private school (grades K-12)
- Tattoo parlor/body piercing studio

HIGHLIGHTS



EXPLOSIVE GROWTH MARKET

Cedar Park's population has surged 10.6% in five years.



GENERAL BUSINESS (GB) ZONING

Recently approved, unlocking immediate potential for retail, medical, office, hospitality, or service-driven development.



INSTITUTIONAL-GRADE DEVELOPMENT OPPORTUNITY

One of the last large undeveloped parcels along Whitestone Blvd. With size, zoning, demographics, and demand aligned, this site represents a rare chance to deliver a flagship commercial project in one of Central Texas's fastest-growing corridors.



STRATEGIC REGIONAL POSITIONING

Adjacent to expanding residential communities, minutes from Lake Travis recreation, and surrounded by ongoing growth in Leander and Cedar Park.



HIGH-INCOME TRADE AREA

Households within a 10-minute drivetime boast a \$132,797 median income, ensuring robust demand for restaurants, retail, and professional services.



UNMET RESTAURANT & RETAIL DEMAND

Over \$189M in annual restaurant spending and \$171M in food-away-from-home demand highlights the opportunity for new operators.



STRONG HEALTHCARE SPENDING BASE

More than \$109M in annual medical expenditures makes this corridor attractive for clinics, dental offices, and wellness providers.



SUBJECT PROPERTY & UTILITIES

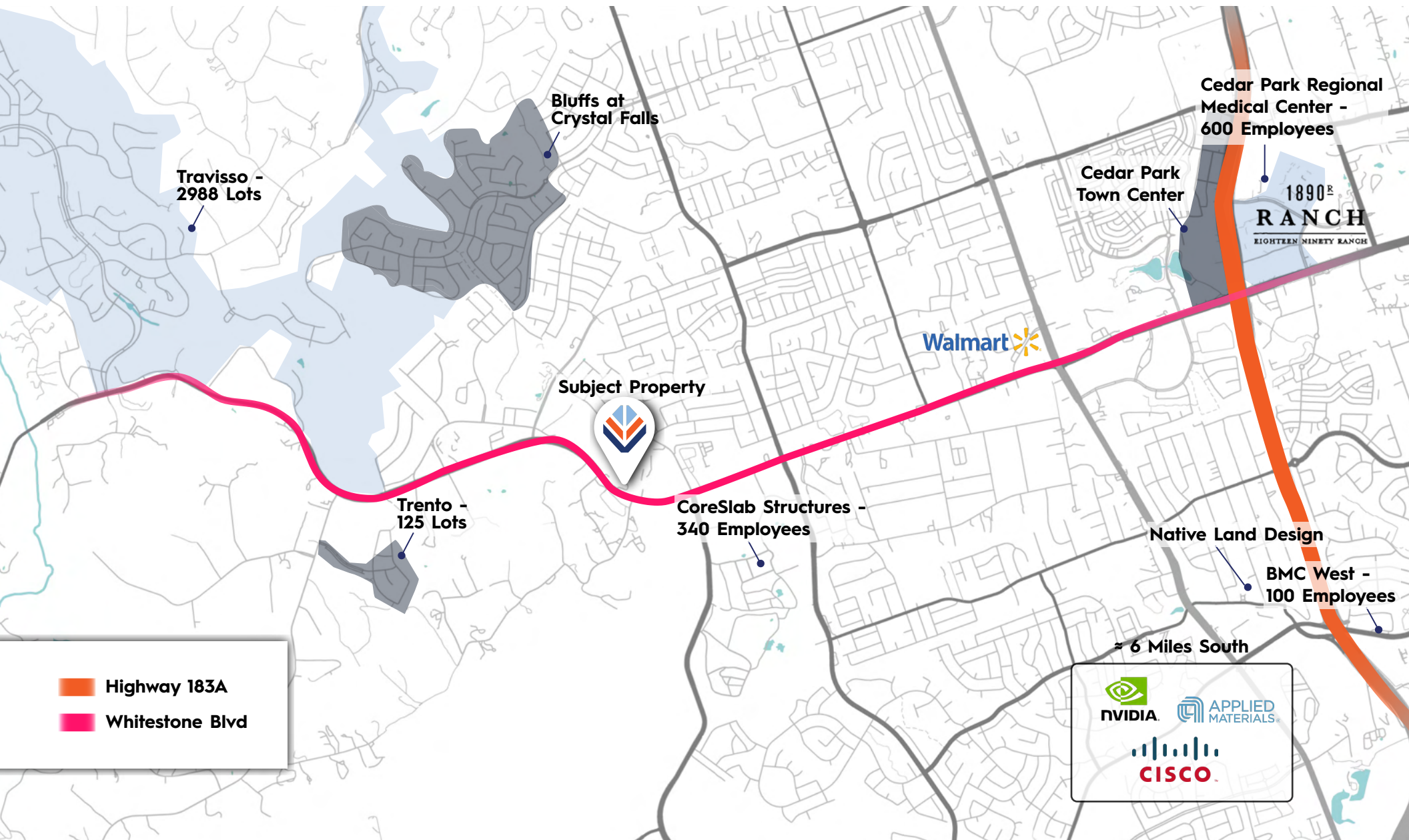
- Access
- Water
- Sewer



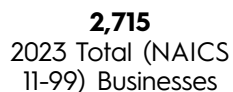
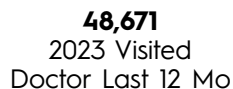
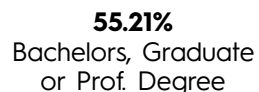
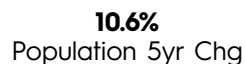
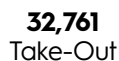
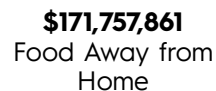
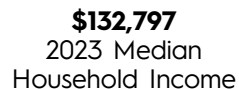
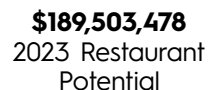
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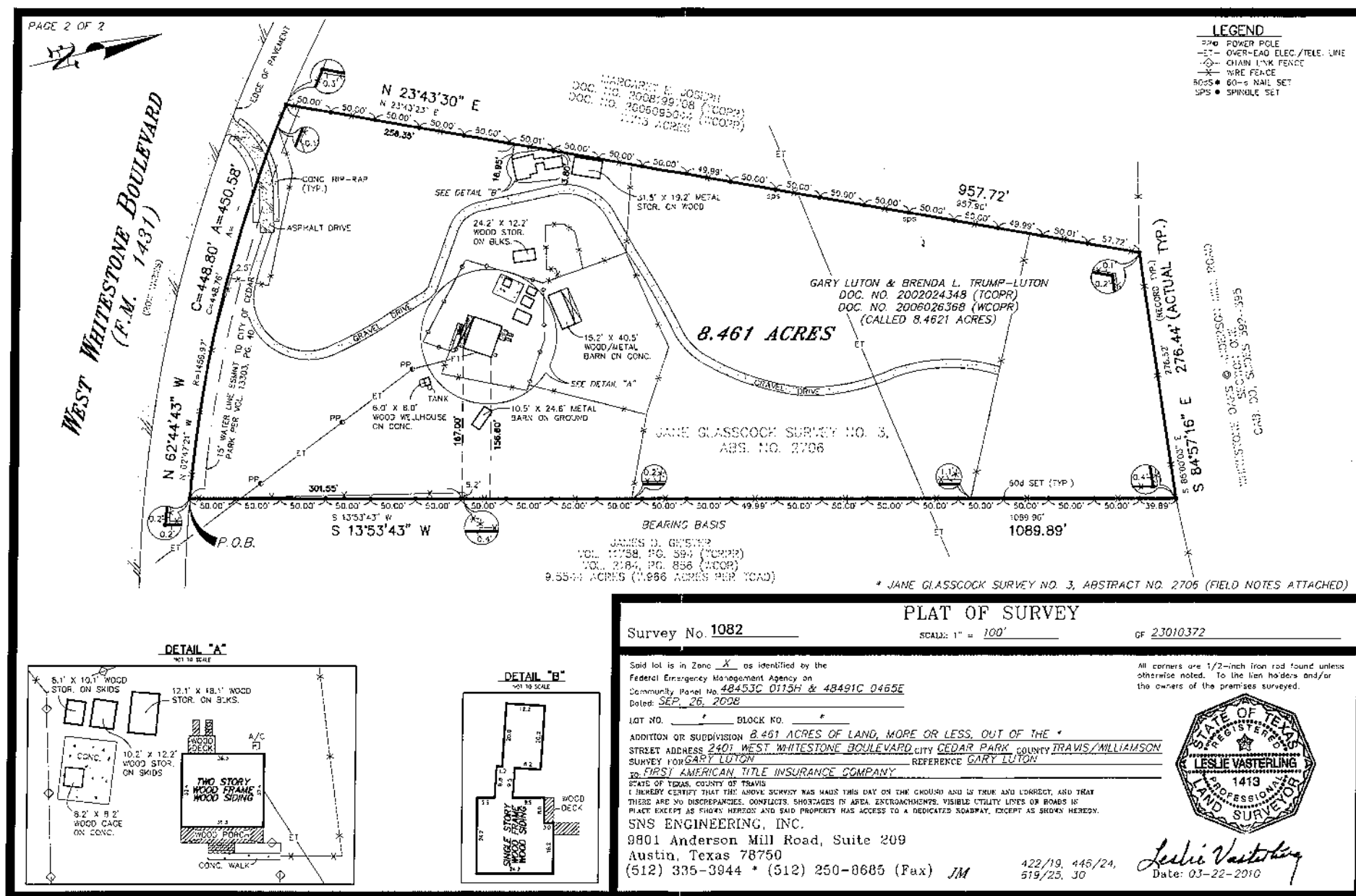
Dashboard













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