



CLOVERS PLAZA
700 W. NEW HOPE ROAD SUITE 108
CEDAR PARK, TX 78613



Future Retail

183 and New Hope: 0.4 Miles
 New Hope and Bagdad: 0.2 Miles



For Lease: Suite 108 Asking \$27 NNN

Situated to the west of Bagdad Road and New Hope Drive in Cedar Park, TX, this infill site is now completed and ready for occupancy. The property is strategically located just minutes from Highway 183 and Whitestone Blvd. in the densely populated area of west Cedar Park. The project consists of two buildings equal to 13,382 square feet. Suite 108 is an endcap unit with an excess of natural light and totals 1,392 square feet. With a designated zoning of General Business, the site should support a variety of different uses including retail, office and medical. The project is also mere minutes away from anchored centers like The Parke, The Shops at Whitestone (Wal-Mart), Cedar Park Town Plaza (HEB) and 1890 Ranch. The New Hope expansion east to Sam Bass is slated to be completed in early 2025 providing direct access from Round Rock to the property.

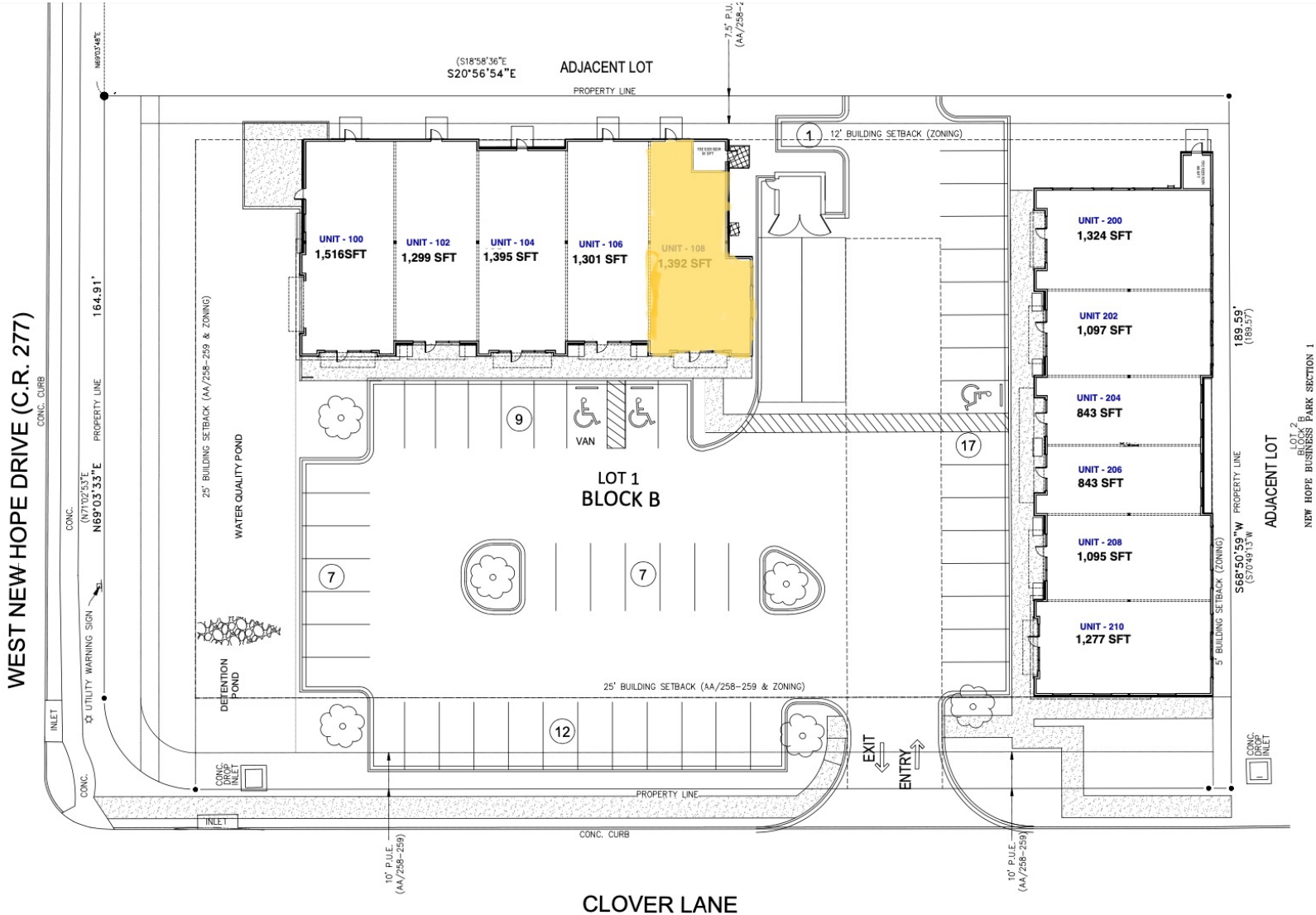
Dalton Shults	<u>Dalton@QuestRealtyAustin.com</u>	512.925.8077
John Cummings	<u>John@QuestRealtyAustin.com</u>	512.415.8508



Facts

- Address: 700 West New Hope Drive Suite 108, Cedar Park, TX 78613
- Asking \$27 plus NNN expenses estimated to be \$9.50
- Negotiable TI packages
- Currently in cold shell condition
- Legal address: CONDO REFERENCE ONLY ACCOUNT - C787 - CLOVERS PLAZA CONDO, 1.3412 ACRES, COMMON INT, (REF)
- Owner: New Hope Estates, LLC and Cedar Park Ventures, LLC
- Zoning: General Business (GB), which is defined as “Moderate and large retail centers, big-box stores, and malls that serve the retail and service needs of the community and broader region. This district includes site and building design and architectural standards to ensure quality, sustainable development.”
- [Link to Cedar Park Permitted Use Chart](#)

Site Plan



Suite 108: 1,392 square feet

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New Projects in Cedar Park



1. CPM Development is investing 400MM to build a 250-room hotel, 30,000 square foot convention center, 250,000 square feet of commercial and 1.2MM square feet for NFM, (Nebraska Furniture Mart) who operates the largest home furnishing retail stores in North America. The project is just 0.7 miles east from the subject property on New Hope.



2. Shop LC, one of the nation's fastest growing electronic retailers, which is currently operating in Austin, will be relocating to Cedar Park to build their national headquarters. The property is located on over 28 acres at 1500-1700 N Bell Blvd. The project will consist of a minimum of 200,000 square feet and the estimated completion date is Q3 2024. This will be a 0.6-mile drive from the subject property.



3. Perfect Game, the baseball scouting group, is also relocating their headquarters to the City. They are developing 16 new turf baseball fields on 80 acres at the southeast corner of New Hope and Ronald Regan. They are expected to break ground summer of 2022 and open in March of 2024. The location is a 1.6-mile drive from the subject property.



3. Cedar Park's mixed-use development, The Bell District, was designed to be a central gathering place for residents to live, eat, office and play. The project sits on over 50 acres with 16 of those being greenspace along Cluck Creek and will also include a new public library. The first phase began in 2020 with the realignment of Bell Blvd., which should be completed this year. The Bell District is a 2.3-mile drive south of the subject property.

[Link to Video](#)

11/2/2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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>John P. Cummings Jr.</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>348897</u> License No.	<u>Sean@TemplarDevelopment.com</u> Email	<u>(512)656-8030</u> Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>John P. Cummings III</u> Sales Agent/Associate's Name	<u>662316</u> License No.	<u>John@QuestRealtyAustin.com</u> Email	<u>(512)415-8508</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

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John Cummings

Information available at www.trec.texas.gov

IABS 1-0 Date
Kang Package

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