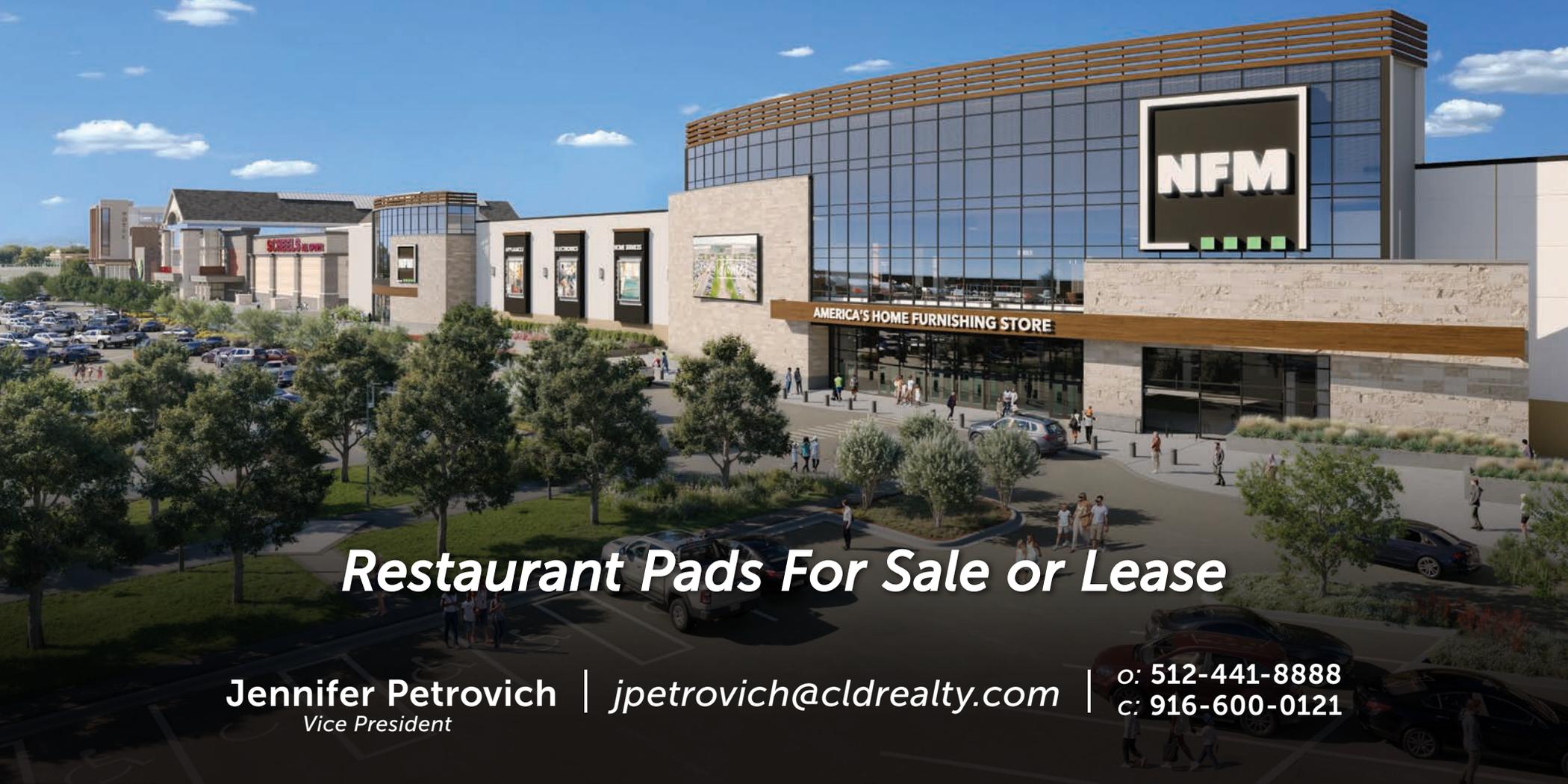




# CedarView

750 E. New Hope Dr., Cedar Park, TX 78613



***Restaurant Pads For Sale or Lease***

**Jennifer Petrovich**  
Vice President

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# PROJECT OVERVIEW

117 acres

1,100,000 SF NFM

260,000 SF Schools

30,000 SF Convention Center

297 Key Full Service Hotel

Ancillary Retail Development





# CedarView



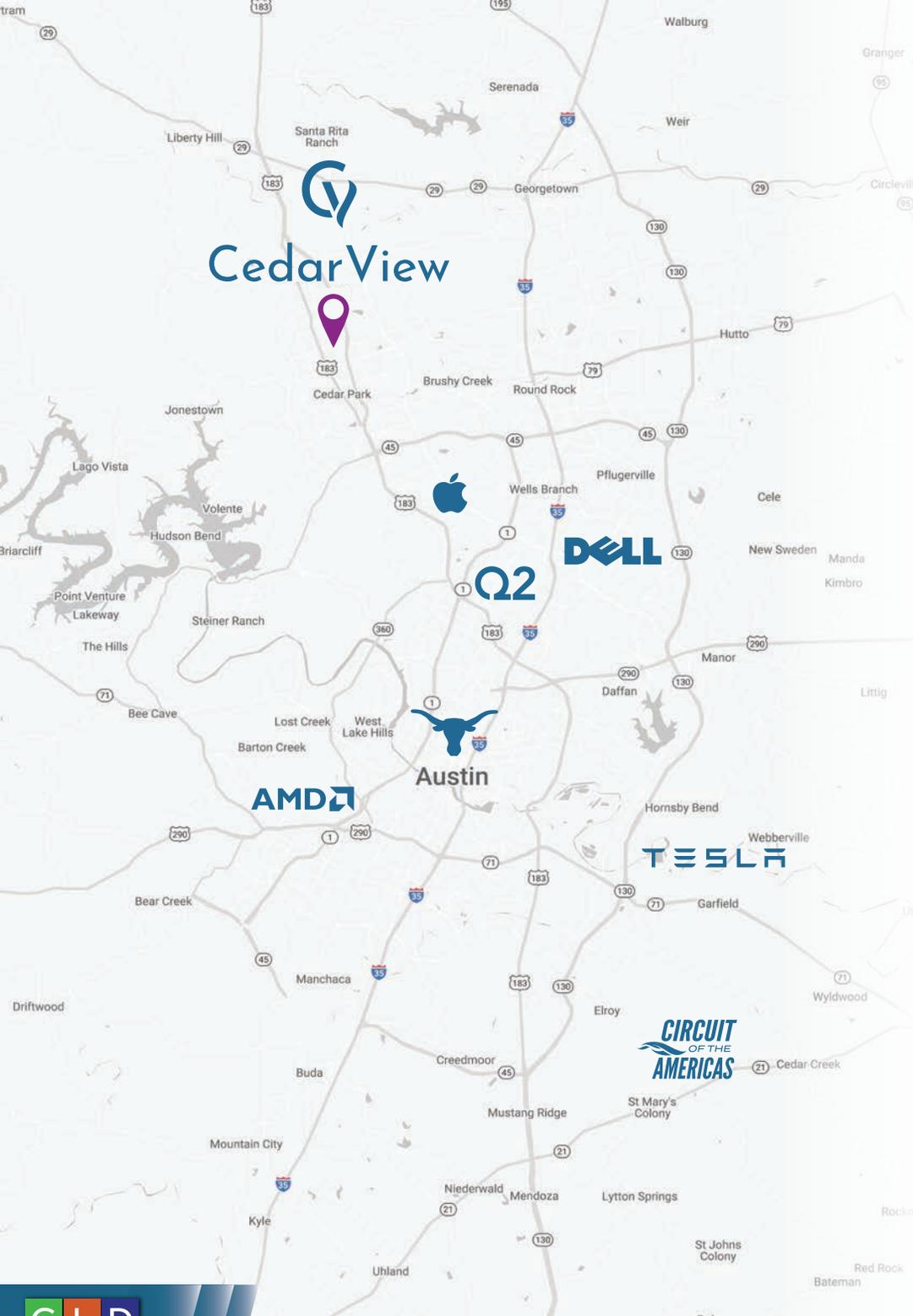
- A “once-in-a-generation” project that’s expected to generate the greatest economic return in Cedar Park’s history, according to Cedar Park’s Director of Economic Development.
- Irreplaceable real estate with excellent visibility, accessibility, cotenancy and demographics.
- Located in a dominant, affluent retail corridor in the Austin MSA.
- Surrounded by dense residential.
- Population has grown by 217% since 2000

## AREA RETAILERS



# CEDAR PARK. TX

Cedar Park, Texas is a vibrant community situated just 17 miles from downtown Austin. Cedar Park is located in Williamson County, and is an integral part of the Greater Austin regional economy. Cedar Park is home to two professional sports teams: the Texas Stars and the Austin Spurs. The city also serves as national and regional headquarters for several companies, including National Oilwell Varco, Firefly Aerospace, Hylilion, ABEO, Corvalent, eDaptive Power, James Avery Artisan Jewelers and several others.



  
**Population**

<b>1 mile</b>	<b>3 mile</b>	<b>5 mile</b>
8,092	83,737	191,043

  
**Daytime**

<b>1 mile</b>	<b>3 mile</b>	<b>5 mile</b>
4,871	23,464	43,824

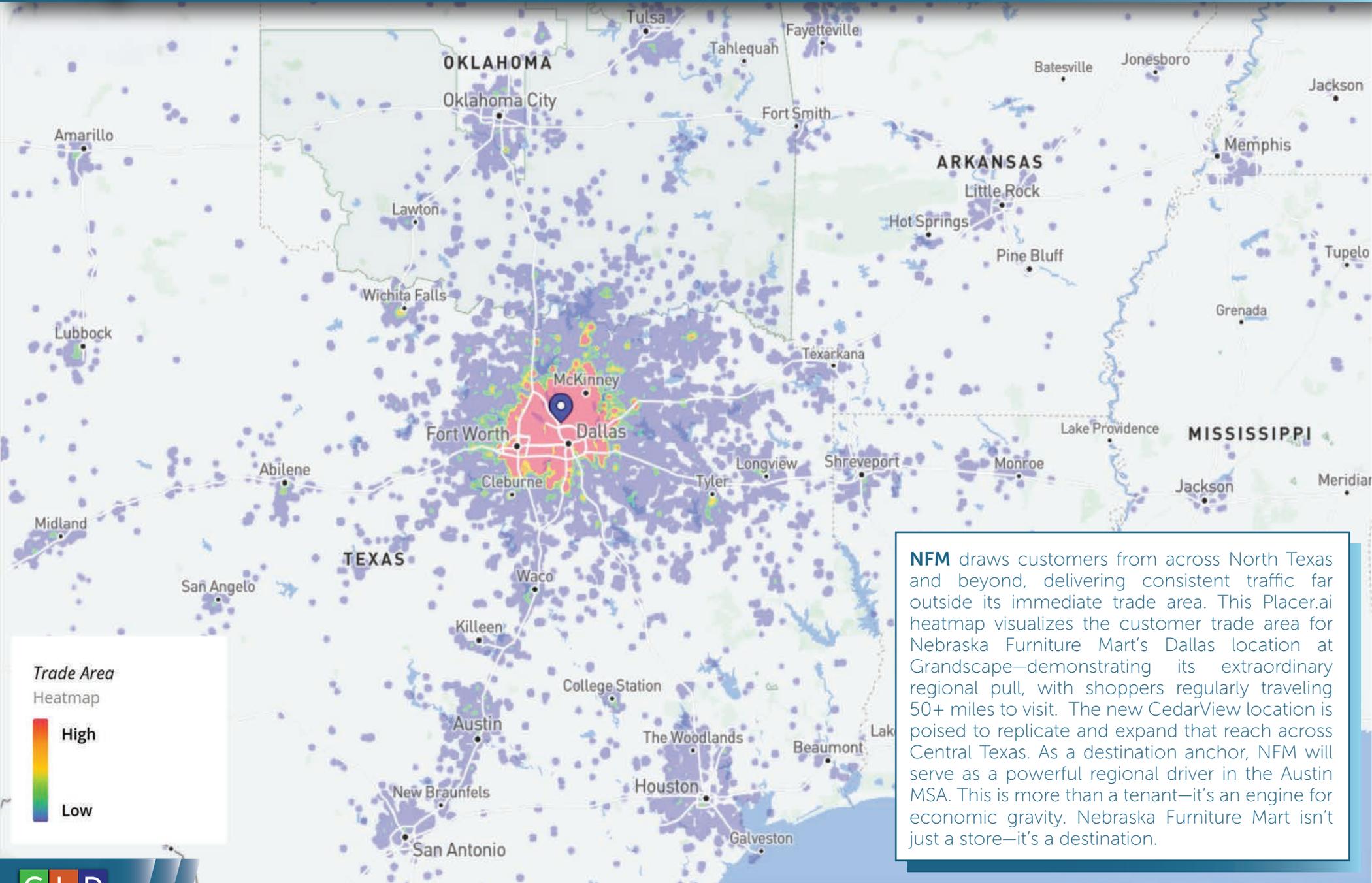
  
**Avg. HH Income**

<b>1 mile</b>	<b>3 mile</b>	<b>5 mile</b>
\$145,685	\$154,182	\$173,269





# THE NFM EFFECT



**NFM** draws customers from across North Texas and beyond, delivering consistent traffic far outside its immediate trade area. This Placer.ai heatmap visualizes the customer trade area for Nebraska Furniture Mart's Dallas location at Grandscape—demonstrating its extraordinary regional pull, with shoppers regularly traveling 50+ miles to visit. The new CedarView location is poised to replicate and expand that reach across Central Texas. As a destination anchor, NFM will serve as a powerful regional driver in the Austin MSA. This is more than a tenant—it's an engine for economic gravity. Nebraska Furniture Mart isn't just a store—it's a destination.





# MAJOR EMPLOYERS

- 1 Shop LC Headquarters
  - 2 Ascension Seton Cedar Park Hospital
  - 3 City of Cedar Park Administration
  - 4 ETS-Lindgren
  - 5 CoreSlab Structures
  - 6 Dell Childrens Medical Center
  - 7 Firefly Aerospace
  - 8 H-E-B Center at Cedar Park
  - 9 National Oilwell Varco
  - 10 Compedia
  - 11 Trestl and Dirigo Collaborative
  - 12 BHI
  - 13 Fallbrook Technologies
  - 14 BMC Millwork
  - 15 BMC West
  - 16 James Avery Artisan Jewelry
  - 17 Hylion
  - 18 Perfect Game
  - 19 Hanyang ENG
  - 20 Stewart & Stevenson / E-Daptive
  - 21 TDK RF Solutions, Headquarters
  - 22 ElementUSA Accelerator
  - 23 Vicor Custom Power Systems
  - 24 Austin Wood Recycling
  - 25 Flame Technology, Headquarters
  - 26 PD Labs
  - 27 Austin Aerotech
  - 28 Tolteq Original Engineering
  - 29 Austin Dynamics, Headquarters
  - 30 The Crossover
- New corporate HQ user pending in 85,000 sf
- New corporate HQ user pending in 276,000 sf
- New corporate HQ user pending in 300,000 sf





CedarView, 750 East New Hope Dr., Cedar Park, TX 78613

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# CedarView CONSTRUCTION PROGRESS FALL 2025



CedarView, 750 East New Hope Dr., Cedar Park, TX 78613

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**SITE**

**1890 RANCH**

CRUNCH, GNC, Burlington, Massage Envy, Starbucks, Office DEPOT OfficeMax, target, CVS pharmacy, NUTRISHOP, NATURAL GROCERS, CINEMARK, BUFFALO WILD WINGS, HALF PRICE BOOKS, Chick-fil-A, Carls Jr., PETSMART

**PERFECT GAME DEVELOPMENT**

**1890 RANCH**

HOBBY LOBBY, Freddy's STEAKBURGERS, ROSS DRESS FOR LESS, LONGHORN STEAKHOUSE, Post Oak Creek, Hobby Lobby, Ross, Longhorn, MarDel, goodwill

**THE PARKE**

Chips, WAXING THE CITY, DUTCH BROS, Michaels, petco, TORRID, Freebirds, TILLY'S, WORLD MARKET, Marshalls, WHOLE FOODS MARKET, WORLD MARKET, DSW, RACK, maurices, Starbucks, Red Robin, OLD NAVY

**43,000 VPD**

FIRST WATCH, TORCHY'S TACOS, SHERWIN-WILLIAMS, Cane's, FLOOR DECOR, Builders FirstSource

**SHOPS AT WHITESTONE**

GameStop, Starbucks, WING-STOP, TACO CABANA, McDonald's, DUNKIN', Walmart

**CEDAR PARK TOWN CENTER**

CAVA, SMOOTHIE KING, merrchie's, BJ's, COSTCO WHOLESALE, IN-N-OUT BURGER, CHIROPO

**VR**

2,594 Students





**150+ Events & 1M visitors per year**  
 8,000 Seating Capacity with  
 Corporate Executive Suites  
 Home to the AHL Texas Stars  
 & NBAGL Austin Spurs

**SITE**



**EAST NEW HOPE DRIVE**

Widening from 4 to 6 lanes  
 and adding dedicated turn lanes

TX 183A 47,000 VPD





←

- NFM
- SCHEELS
- HOTEL
- CONVENTION CENTER
- SHOPS



**Jennifer Petrovich**

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# 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 on 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.

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