

NEW HOPE



2203 SCOTTSDALE DRIVE | CEDAR PARK, TX | 78641



[LIVEOAK.COM](https://www.liveoak.com)

New Hope is a 95 acre mixed-use development in Cedar Park. The first phase is a 26.07 acre industrial development that delivers approximately 271,689 square feet of Class A industrial product. Located off Highway 183A on Scottsdale Drive, just South of Scottsdale Crossing and North of New Hope Drive. New Hope is recognized as Triple Freeport and Foreign Trade Zone tax status.

**271,689 SF
TOTAL**

**Coming Soon
VIEW VIDEO TOUR**

**32'
CLEAR HEIGHT**

**2+ / 1,000 SF
PARKING RATIO**





1 BUILDING ONE 2203 Scottsdale Drive

AVAILABLE SQUARE FEET	44,576 SF
BAY SIZES	+/- 8,000 SF
SPEC OFFICE	TBD
PARKING	2.6/1,000 SF
DEPTH	160'
COLUMNS	50' x 50'
SPEED BAYS	60'
CLEAR HEIGHT	32'
DOCK HIGH DOORS	12
LOADING RAMPS	2
TRUCK COURT	200' Shared

2 BUILDING TWO 2007 Scottsdale Drive

AVAILABLE SQUARE FEET	38,763 SF
BAY SIZES	+/- 8,320 SF
INTERIOR SPEC OFFICE	1,400 SF
ENDCAP SPEC OFFICE	1,870 SF
PARKING	2.4/1,000 SF
DEPTH	160'
COLUMNS	52' x 50'
SPEED BAYS	60'
CLEAR HEIGHT	32'
DOCK HIGH DOORS	22
LOADING RAMPS	1
TRUCK COURT	200' Shared

3 BUILDING THREE 2105 Scottsdale Drive

AVAILABLE SQUARE FEET	149,429 SF
BAY SIZES	+/- 9,360 SF
SPEC OFFICE	+/- 3,000 SF
PARKING	1.9/1,000 SF
DEPTH	180'
COLUMNS	52 x 60'
SPEED BAYS	60'
CLEAR HEIGHT	32'
DOCK HIGH DOORS	48
LOADING RAMPS	2
TRUCK COURT	200' Shared





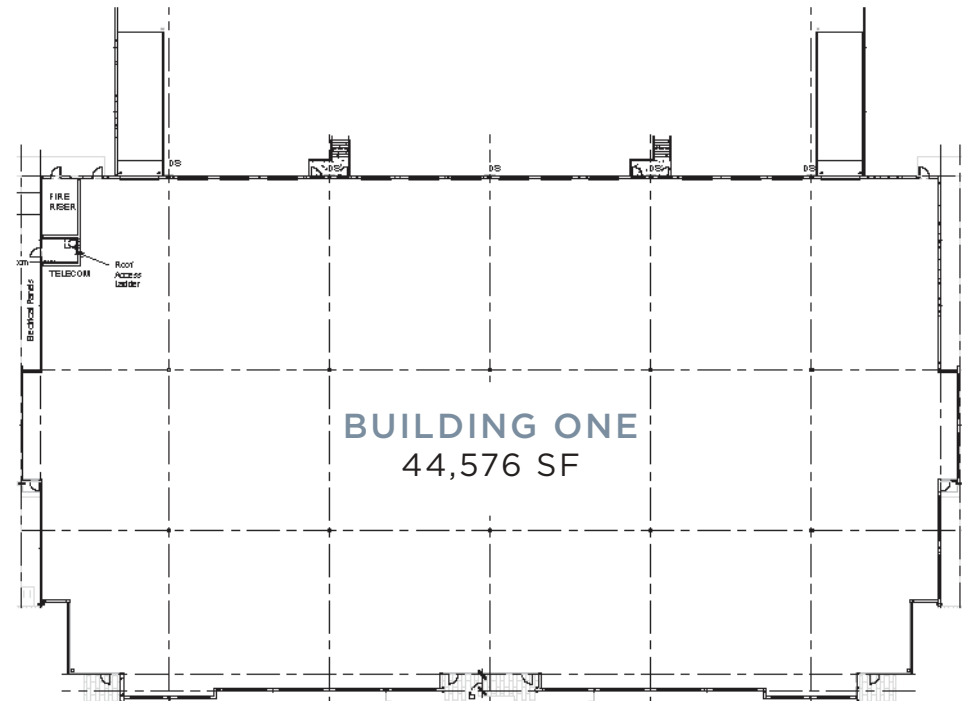
Coming Soon
VIEW VIDEO
Tour





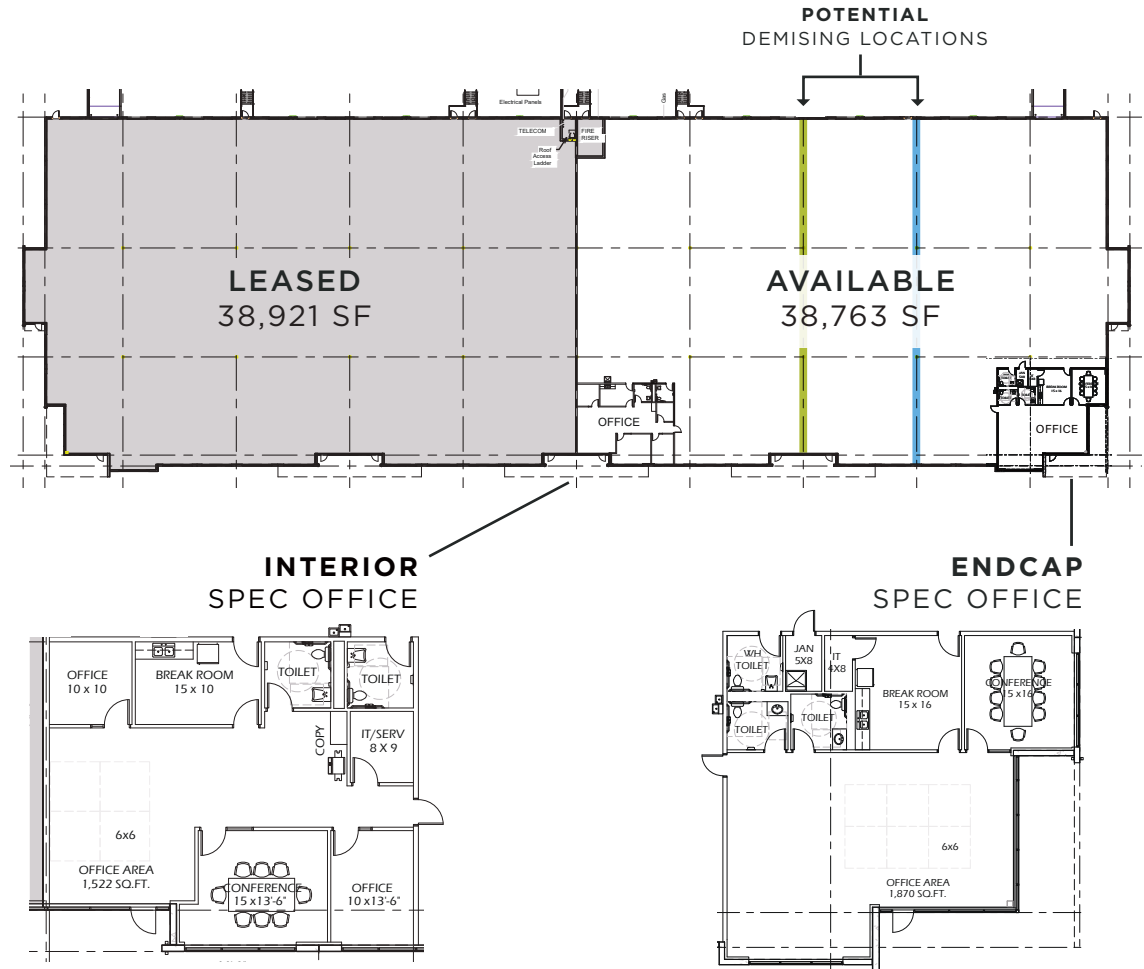
BUILDING ONE

AVAILABLE SQUARE FEET	44,576 SF
BAY SIZES	+/- 8,000 SF
SPEC OFFICE	TBD
PARKING	2.6/1,000 SF
DEPTH	160'
COLUMNS	50' x 50'
SPEED BAYS	60'
CLEAR HEIGHT	32'
DOCK HIGH DOORS	12
LOADING RAMPS	2
TRUCK COURT	200' Shared



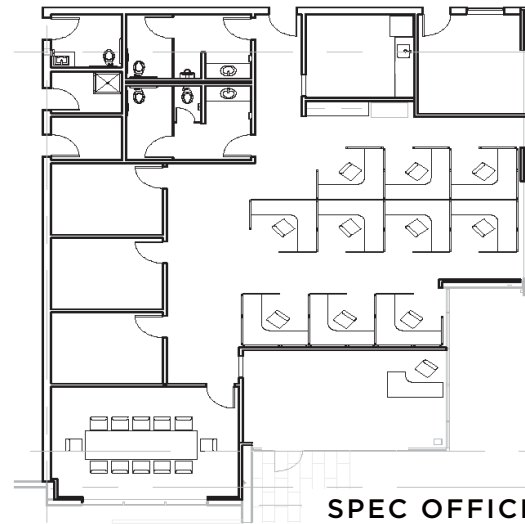
BUILDING TWO

AVAILABLE SQUARE FEET	38,763 SF
BAY SIZES	+/- 8,320 SF
INTERIOR SPEC OFFICE	1,400 SF
ENDCAP SPEC OFFICE	1,870 SF
PARKING	2.4/1,000 SF
DEPTH	160'
COLUMNS	52' x 50'
SPEED BAYS	60'
CLEAR HEIGHT	32'
DOCK HIGH DOORS	22
LOADING RAMPS	1
TRUCK COURT	200' Shared



BUILDING THREE

AVAILABLE SQUARE FEET	149,429 SF
BAY SIZES	+/- 9,360 SF
SPEC OFFICE	+/- 3,000 SF
PARKING	1.9/1,000 SF
DEPTH	180'
COLUMNS	52 x 60'
SPEED BAYS	60'
CLEAR HEIGHT	32'
DOCK HIGH DOORS	48
LOADING RAMPS	2
TRUCK COURT	200' Shared



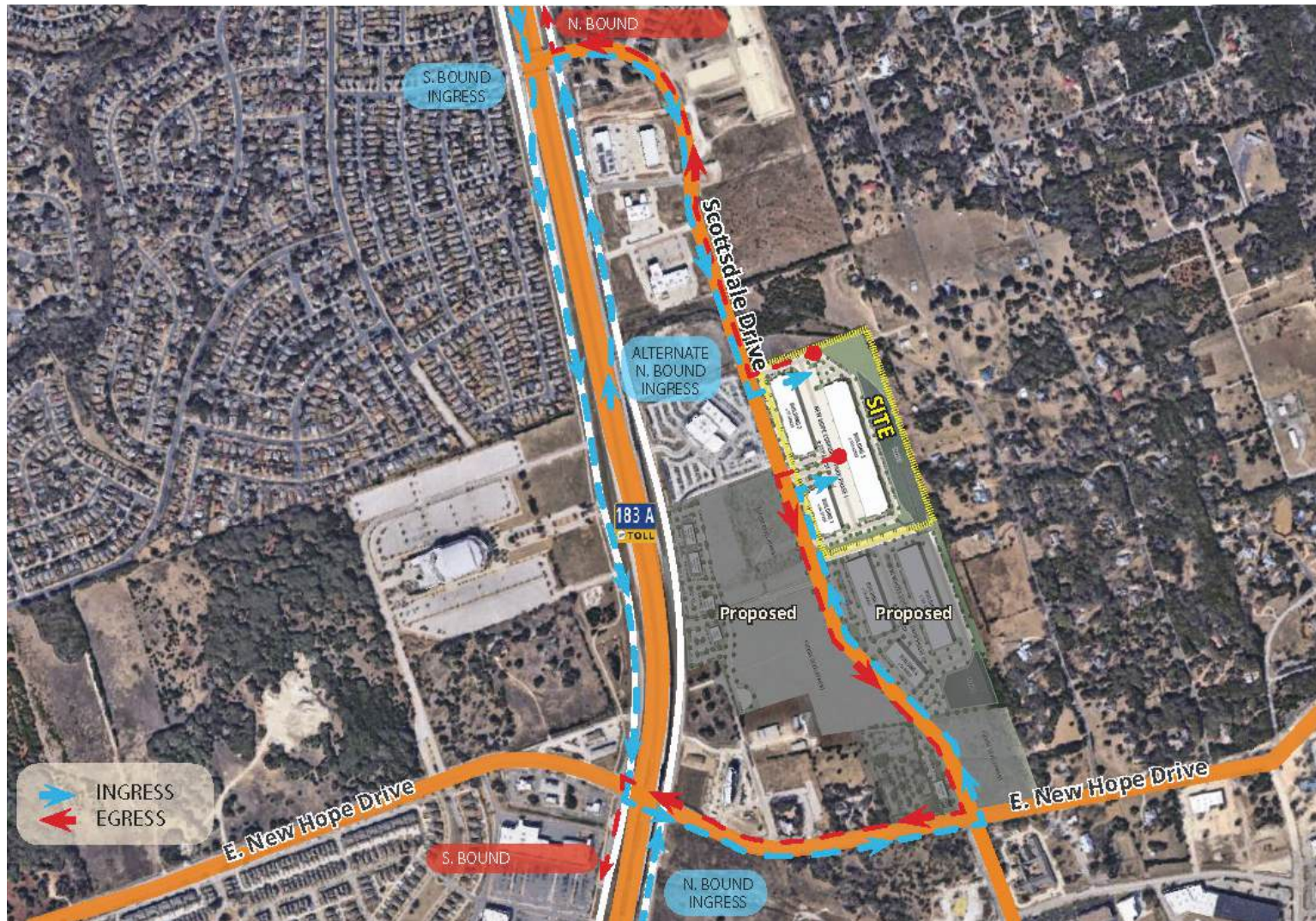
SPEC OFFICE



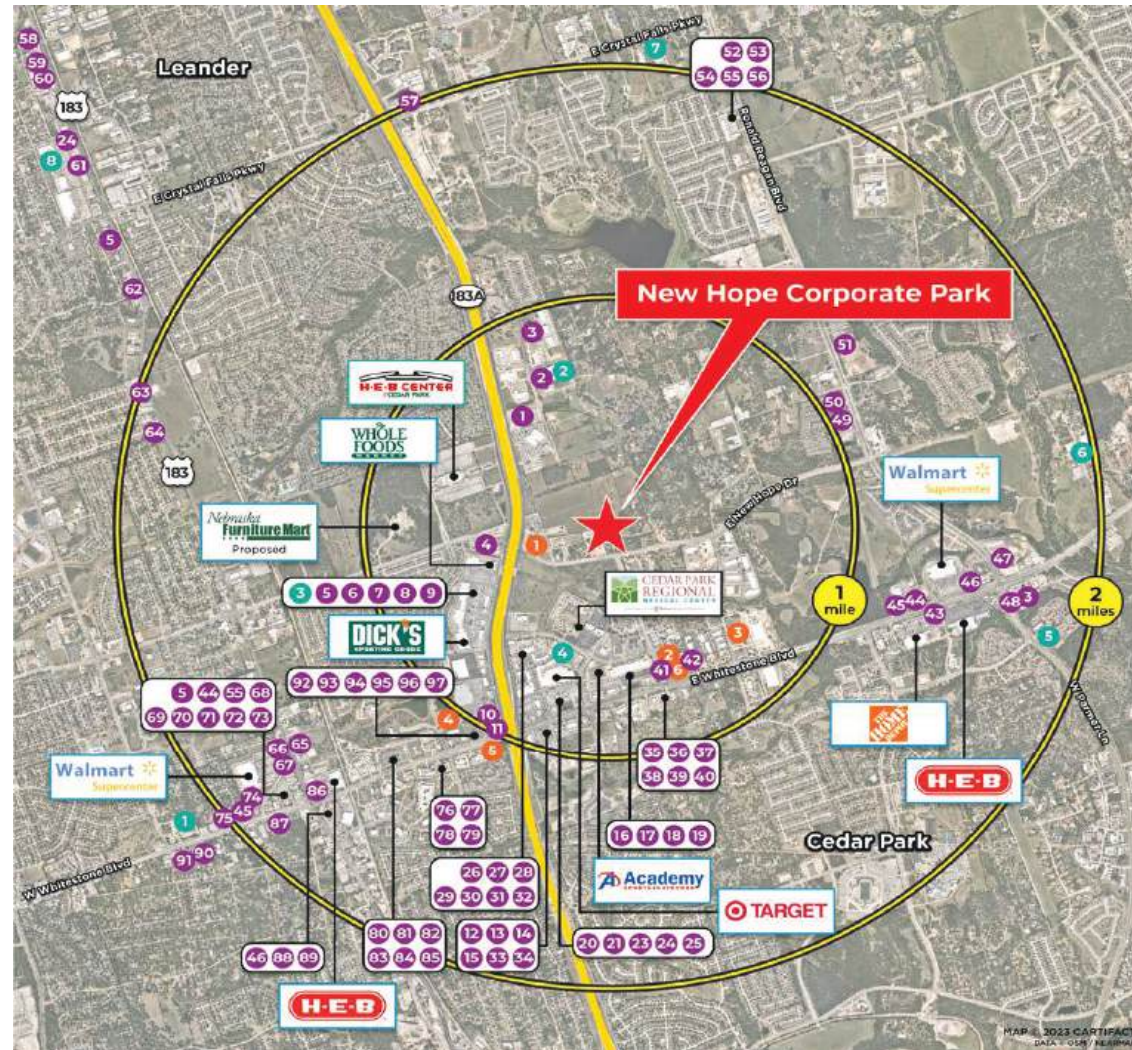
BUILDING THREE
149,429 SF

Spec Offices





- EATERIES**
- | | |
|---------------------------|----------------------------------|
| 1 Libby's Lunchbox | 50 Charminar Express |
| 2 The Fieldhouse | 51 Domino's Pizza |
| 3 Red Horn Brewery | 52 The Republic |
| 4 Dutch Bros Coffee | 53 Whipped Bakery & Café |
| 5 Starbucks | 54 Marco's Pizza |
| 6 Potbelly Sandwich Shop | 55 Grand Donuts |
| 7 Rod Robin Burgers | 56 Sherk's Burger |
| 8 Chuy's Tacos | 57 Popeyes |
| 9 Marble Slab Creamery | 58 Jardin Del Rey Mexican |
| 10 Lupe Tortilla Mexican | 59 Sonic Drive-In |
| 11 TumbleZZ Chicken Joint | 60 Golden Chick |
| 12 Fast Watch Breakfast | 61 Pizza Hut |
| 13 Hoppoddy Burger Bar | 62 Bella Sera of Leander |
| 14 Freshii | 63 Ziggy's Kleibasa House |
| 15 The Grove Wine Bar | 64 Poke Fit |
| 16 Rosa's Cafe | 65 Andy's Frozen Custard |
| 17 LongHorn Steakhouse | 66 Chili's Grill & Bar |
| 18 Freddy's | 67 Noodle Alley |
| 19 Einstein Bros Bagels | 68 Taco Cabana |
| 20 Nothing Bundt Cakes | 69 Dunkin' |
| 21 Via313 Pizza | 70 Tequileria La Tapatia |
| 22 Amy's Ice Creams | 71 Pho Haus & Bar |
| 23 Carris Jr | 72 Abby's Crab Shack |
| 24 Chick-fil-A | 73 Little Caesars Pizza |
| 25 Jack Allen's Kitchen | 74 Wingstop |
| 26 Buffalo Wild Wings | 75 Bush's Chicken |
| 27 Salsita | 76 IHOP |
| 28 Amy's China Cuisine | 77 Blue Corn Harvest Bar & Grill |
| 29 Baskin-Robbins | 78 Thunder Cloud Subs |
| 30 Chada Thai | 79 Jeremiah's Italian Ice |
| 31 Takara Sushi & Bistro | 80 Whitestone Brewery |
| 32 EurAsia Ramen | 81 Spotlight Karaoke |
| 33 Jimmy John's | 82 M31 Café |
| 34 Taco Shack | 83 Rockin' J Piano Bar |
| 35 Raising Cane's | 84 C.R. Surf & Turf |
| 36 Torchy's Tacos | 85 Indian Delights |
| 37 Salt N Pepper Indian | 86 KFC |
| 38 Panera Bread | 87 J&J BBQ & Burgers |
| 39 Dos Equis | 88 Taco Bell |
| 40 Round Rock Donuts | 89 Schlotzky's |
| 41 Church's Texas Chicken | 90 Rosati's Pizza |
| 42 Dairy Queen | 91 Stiles Switch BBQ |
| 43 Whataburger | 92 CAVA |
| 44 McDonald's | 93 BJ's Restaurant |
| 45 Panda Express | 94 In 'N Out Burger |
| 46 Wendy's | 95 Chipotle |
| 47 King and Cardinal | 96 Slab BBQ & Beer |
| 48 Damiano's Italian | 97 Sushi Fever |
| 49 The Toasted Yolk | |
- LODGING**
- Hyatt Place Austin
 - Candlewood Suites
 - Staybridge Suites
 - Springhill Suites by Marriott
 - La Quinta Inn & Suites
 - Holiday Inn Express
- FITNESS**
- LA Fitness
 - The Crossover Sports Complex
 - Orangetheory Fitness
 - Gold's Gym
 - Infinite8 Fitness
 - Austin Sports Center
 - Grand Mesa CrossFIT
 - Planet Fitness





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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.

Live Oak - Gottesman, LLC	590102	doug@liveoak.com	512.472.5000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Doug Thomas	515612	doug@liveoak.com	512.472.5000
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

IABS 1-0