

Restaurant Opportunity

NWQ US-183 & Whitestone Blvd | Cedar Park, TX



2.31 ±AC
Available

Cross Parking
Available

Contact
Tyler Isbell
Wes Babb
Rate

ABOUT THE PROPERTY

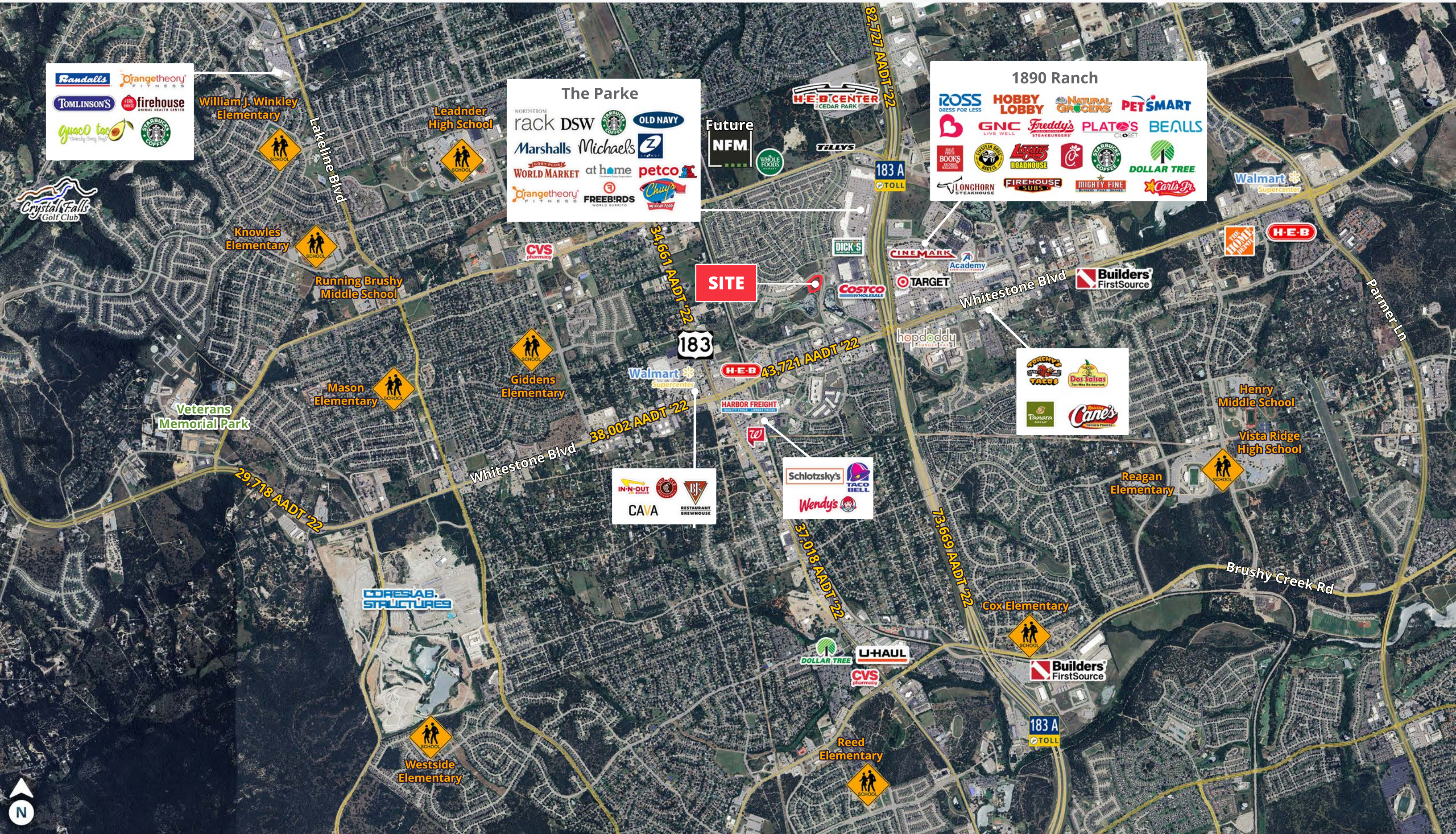
- Unique opportunity for Build-to-Suit or ground lease
- Access to new Nebraska Furniture Mart
- Great Circulation and excellent visibility
- Across the street from Spare Birdie and Costco
- Cedar Park is one of the fastest growing suburbs in the market according to Forbes magazine
- Avg household income over \$100,000 in 1,3,5 mile radii
- Dense suburban area with over 85,000 people in 3 mile radius
- Serene setting near water features, parks, and community athletic facility
- High barriers to entry
- Strong daytime population with over 78,000 in 3 mile radius
- Shared Parking Agreement: 458 Available Parking Spaces

JOIN THESE RETAILERS



TRAFFIC COUNTS

US-183	73,669 AADT
Whitestone Blvd	43,721 AADT
Year: 2022 Source: TxDOT	



The Parke
NORDSTROM
rack DSW
Marshall's Michaels
WORLD MARKET at home petco
Orangetheory FITNESS FREEBIRDS
Starbucks Old Navy

1890 Ranch
ROSS HOBBY LOBBY NATURAL GROCERS PET SMART
GNC Freddy's PLATO'S BEALLS
DOLLAR TREE
Walmart Supercenter

SITE

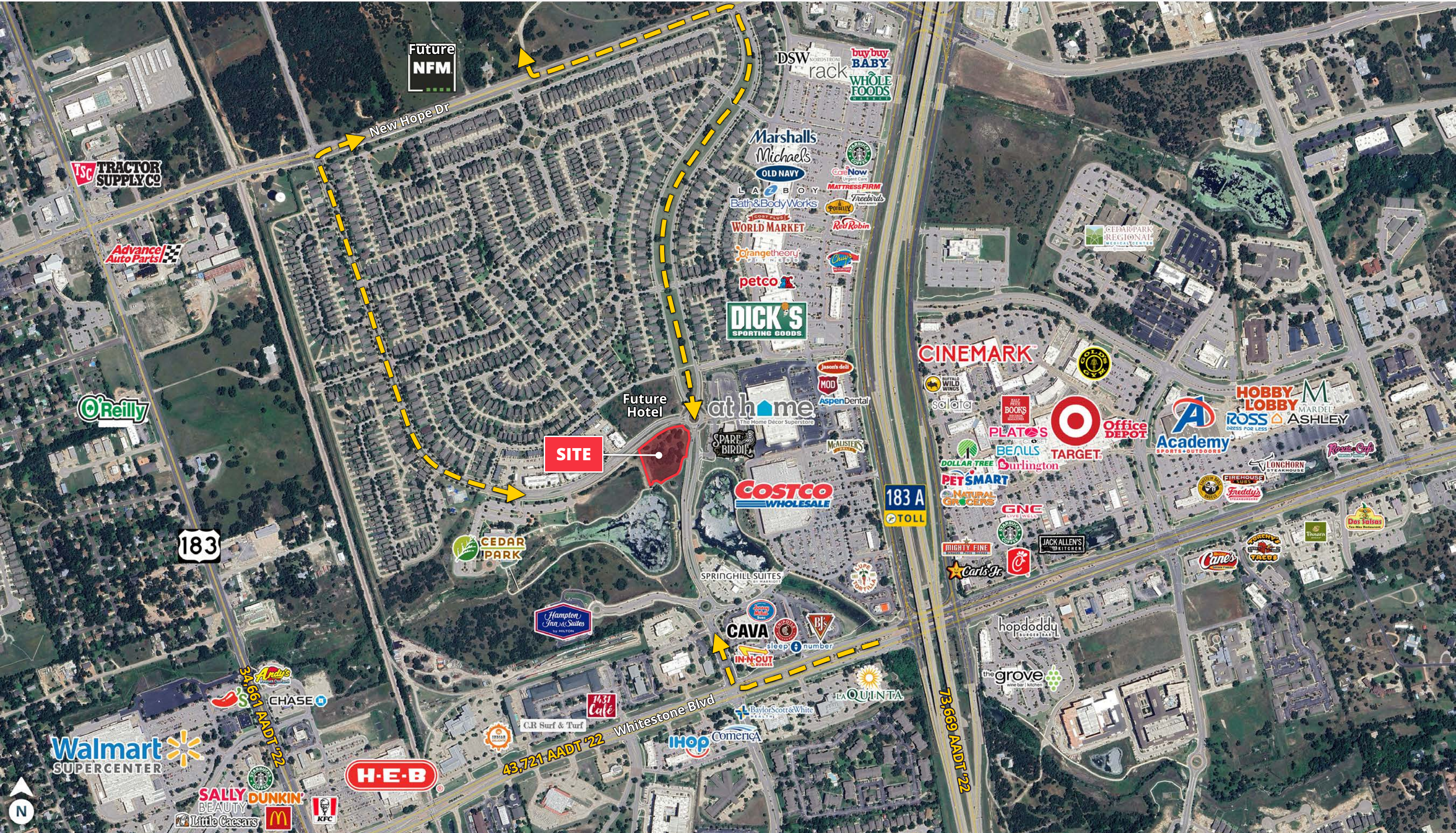
IN-N-OUT
CAVA
RESTAURANT BREWHOUSE

Schlotsky's TACO BELL
Wendys

Panera Bread
Cane's
Dos Salsas

US-183 & Whitestone Blvd

Cedar Park, TX



Future NFM

New Hope Dr

SITE

Future Hotel

183

183 A TOLL

73,669 AADT '22

43,721 AADT '22

Whitestone Blvd

Neighborhood Restaurants

Cedar Park, TX



Field House

Destination for entertainment, sports, games, and fun.



Jack Allen's

Serving southern comfort food with a Texas twist and warm hospitality to the Austin area. We work with local artists, farmers, ranchers, winemakers, distillers, brewers and coffee roasters, and highlight the artisans of Texas and Austin whenever possible.



Blue Corn Harvest

Our beautiful tree covered patio (at all locations) is the perfect place to enjoy the outdoors with one of our house margaritas. Our restaurant is a moderately priced, casual theme style establishment serving authentic Southwestern cuisine.



Freda's Seafood

Locally owned and operated, Freda's offers a dining experience as vibrant, welcoming and diverse in flavor as Texas itself. Freda designed her menu around her love of exceptional wines, fresh Cajun seafood and Texas' signature food: steak.



Soto

Creative spins on some classic Japanese fair and provides the best makimono in the area. We offer vibrant flavors, and use the highest quality ingredients for each of our dishes, giving you an experience you won't forget.



The Grove Wine Bar

The Grove has earned a reputation as one of Austin's cult classics. It's a food and wine haven where our neighborhood regulars and out-of-towners alike come to meet, visit, celebrate or just grab a casual drink and bite to eat.



Foxhole

Where social gathering meets a culinary experience. Our ultimate goal is to create a place with high quality food, a fun atmosphere and a refreshing change of pace for our local community. "Vibes are great. Would recommend to anyone looking for something low key."



Spare Birdie

Spare Birdie Public House is Cedar Park's destination for upscale entertainment. Conveniently located right off of 183 and featuring a full-service restaurant and bar, bowling, virtual golf, and live music. Spare Birdie aims to be your local hot spot for feast and folly.

458 Total Parking Spaces





REV	DATE	DESCRIPTION

DAVID HARTWELL AIA
PRELIMINARY DRAWING
NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION
DATE: NOVEMBER 27, 2023

NORTH SHORE AT:
TOWN CENTER LAKE
MAIN STREET AT DISCOVERY BLVD. CEDAR PARK, TEXAS

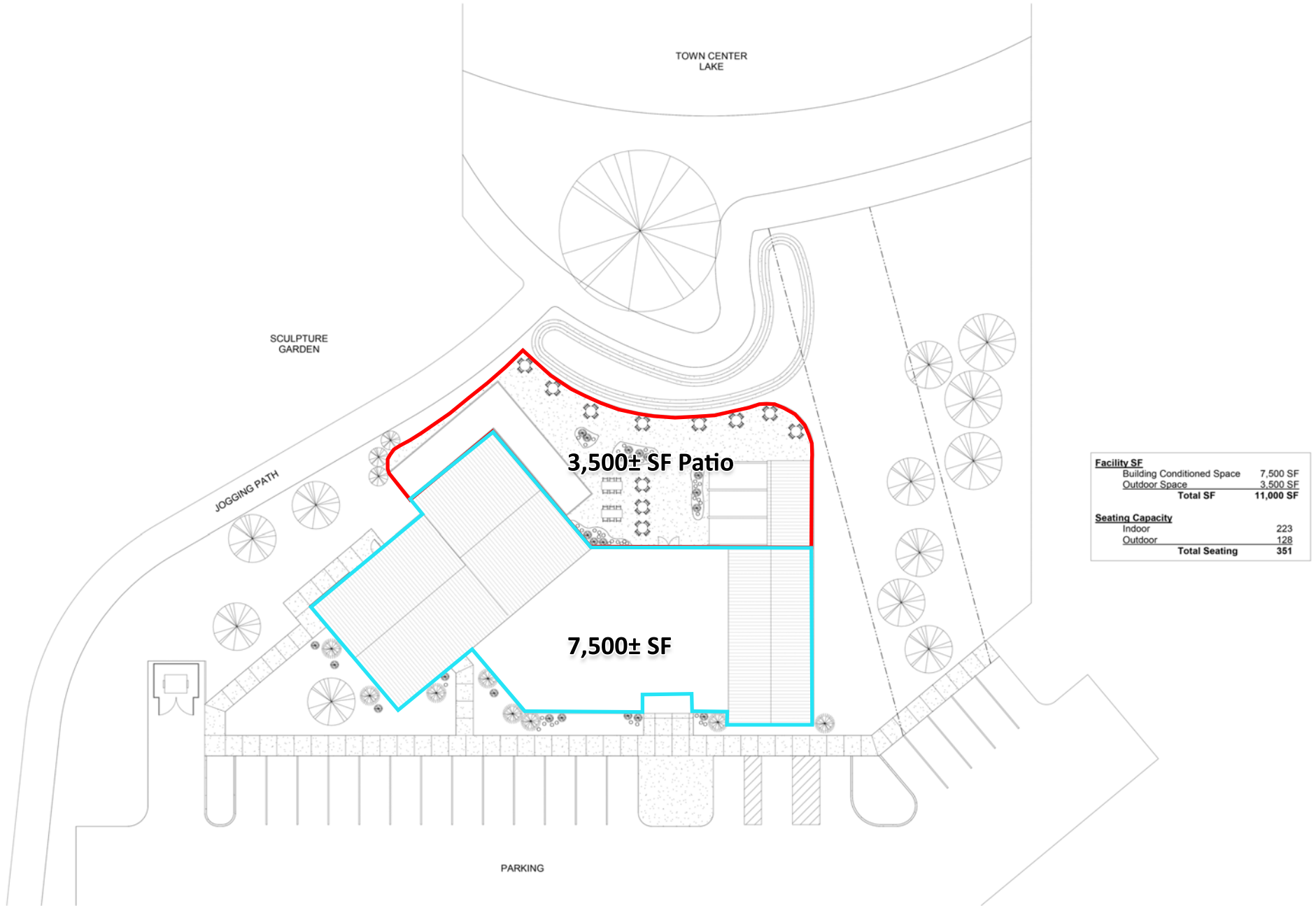
BYS Architects
1005 Ninth Street - Suite 200 - Wichita Falls, Texas 76301 (940) 761-2404
Member American Institute of Architects

DRAWN BY	
CHECKED BY	DBH
DATE	11/27/23
PROJECT NO.	21028

SITE PLAN
SP101

Site Plan

NWQ US-183 & Whitestone Blvd | Cedar Park, TX

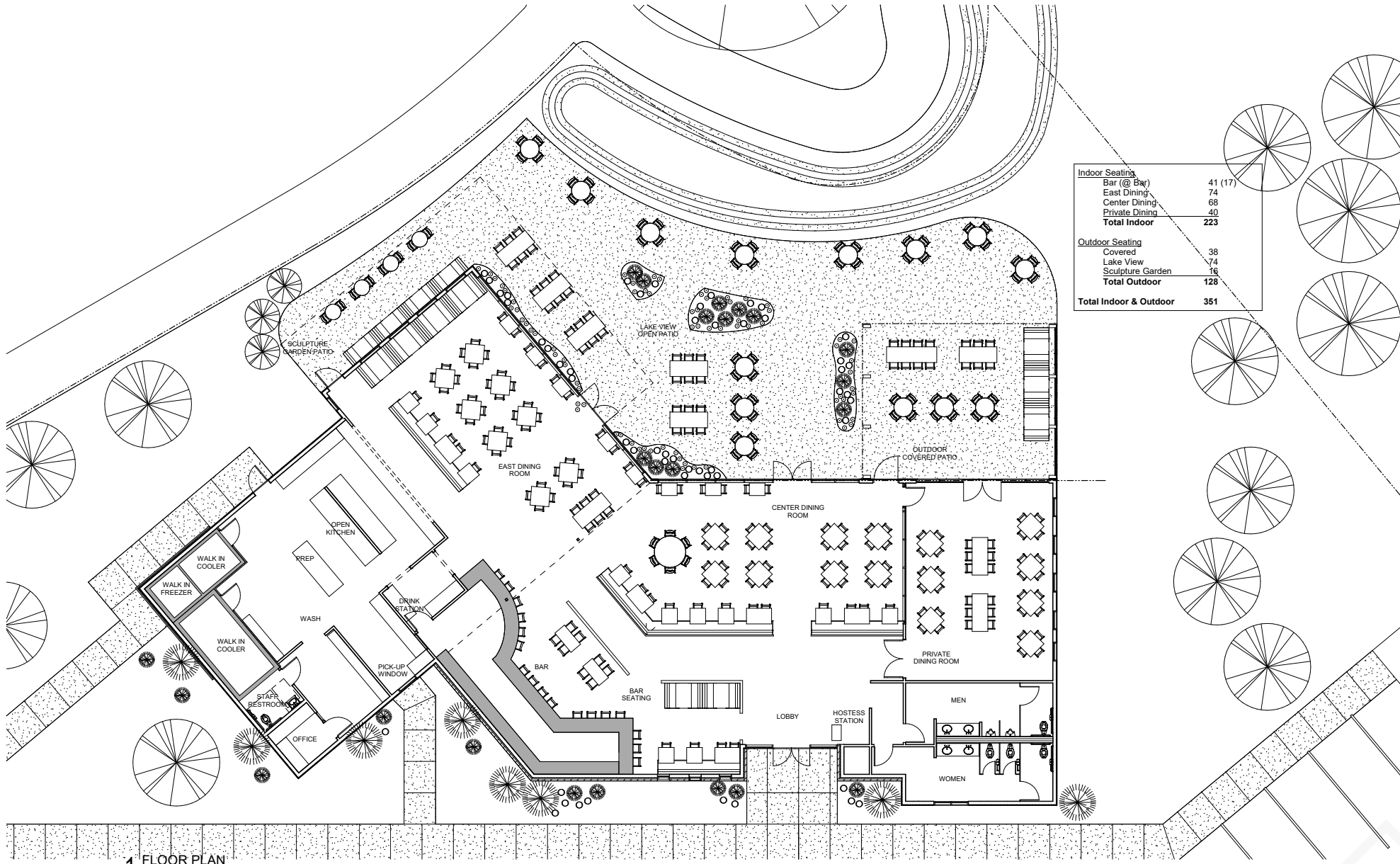


Facility SF	
Building Conditioned Space	7,500 SF
Outdoor Space	3,500 SF
Total SF	11,000 SF

Seating Capacity	
Indoor	223
Outdoor	128
Total Seating	351

Floor Plan

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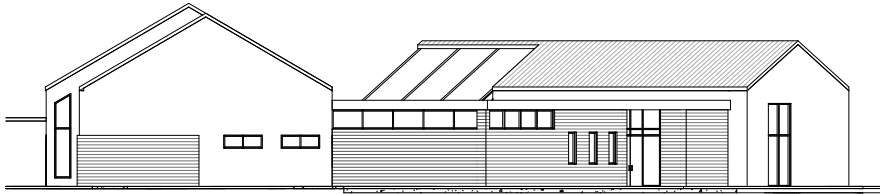


Indoor Seating	
Bar (@ Bar)	41 (17)
East Dining	74
Center Dining	68
Private Dining	40
Total Indoor	223
Outdoor Seating	
Covered	38
Lake View	74
Sculpture Garden	16
Total Outdoor	128
Total Indoor & Outdoor	351

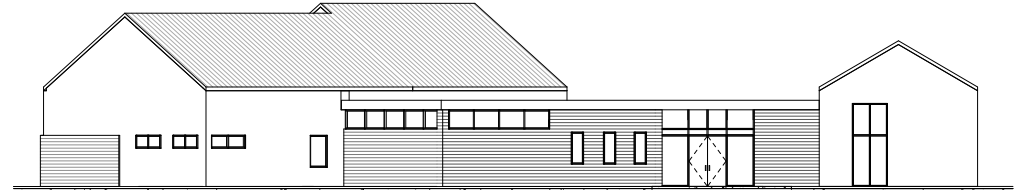
1 FLOOR PLAN
1/8" = 1'-0"

Elevation

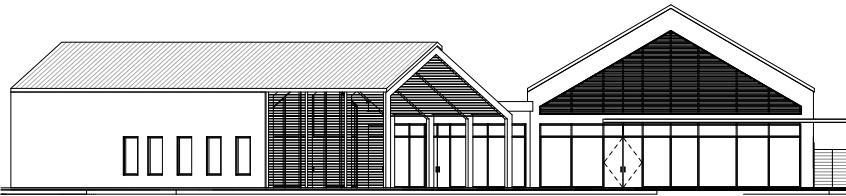
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1 NORTH EAST ELEVATION
3/32" = 1'-0"



2 NORTH ELEVATION
3/32" = 1'-0"



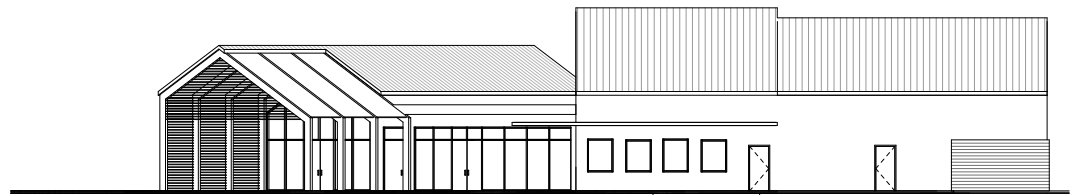
3 SOUTH WEST ELEVATION
3/32" = 1'-0"



4 SOUTH ELEVATION
3/32" = 1'-0"



5 WEST ELEVATION
3/32" = 1'-0"



6 EAST ELEVATION
3/32" = 1'-0"

Renderings

NWQ US-183 & Whitestone Blvd | Cedar Park, TX



DEMOGRAPHIC HIGHLIGHTS

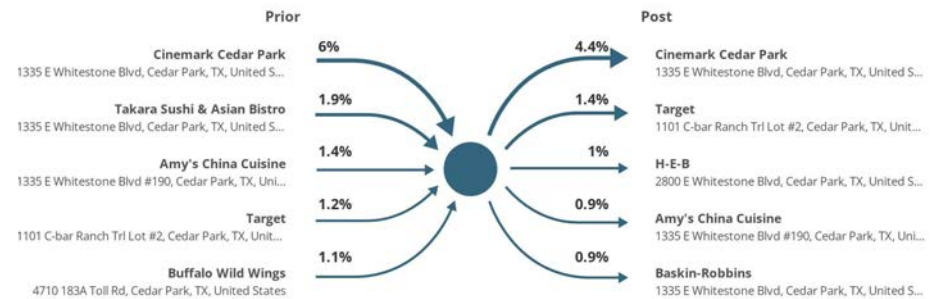
Population	1 mile	3 miles	5 miles
2023 Estimated Population	6,928	85,708	206,647
2028 Projected Population	6,838	88,956	220,026
Projected Annual Growth Rate 2023 to 2028	-0.26%	0.75%	1.26%
Daytime Population			
2023 Daytime Population	13,997	78,549	178,334
Workers	10,558	35,941	79,866
Residents	3,439	42,608	98,468
Income			
2023 Est. Average Household Income	\$109,445	\$133,304	\$144,096
2023 Est. Median Household Income	\$98,271	\$106,248	\$111,723
Households & Growth			
2023 Estimated Households	2,781	30,722	74,827
2028 Estimated Households	2,751	31,880	79,945
Projected Annual Growth Rate 2023 to 2028	-0.22%	0.74%	1.33%
Race & Ethnicity			
2023 Est. White	63%	62%	58%
2023 Est. Black or African American	5%	5%	5%
2023 Est. Asian or Pacific Islander	6%	10%	16%
2023 Est. American Indian or Native Alaskan	1%	1%	1%
2023 Est. Other Races	9%	7%	6%
2023 Est. Hispanic	27%	24%	21%

MOBILE DATA & FOOT TRAFFIC INSIGHTS

Trade Area



Customer Journey



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

Information About Brokerage Services

Texas Real Estate Commission (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.

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Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date



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