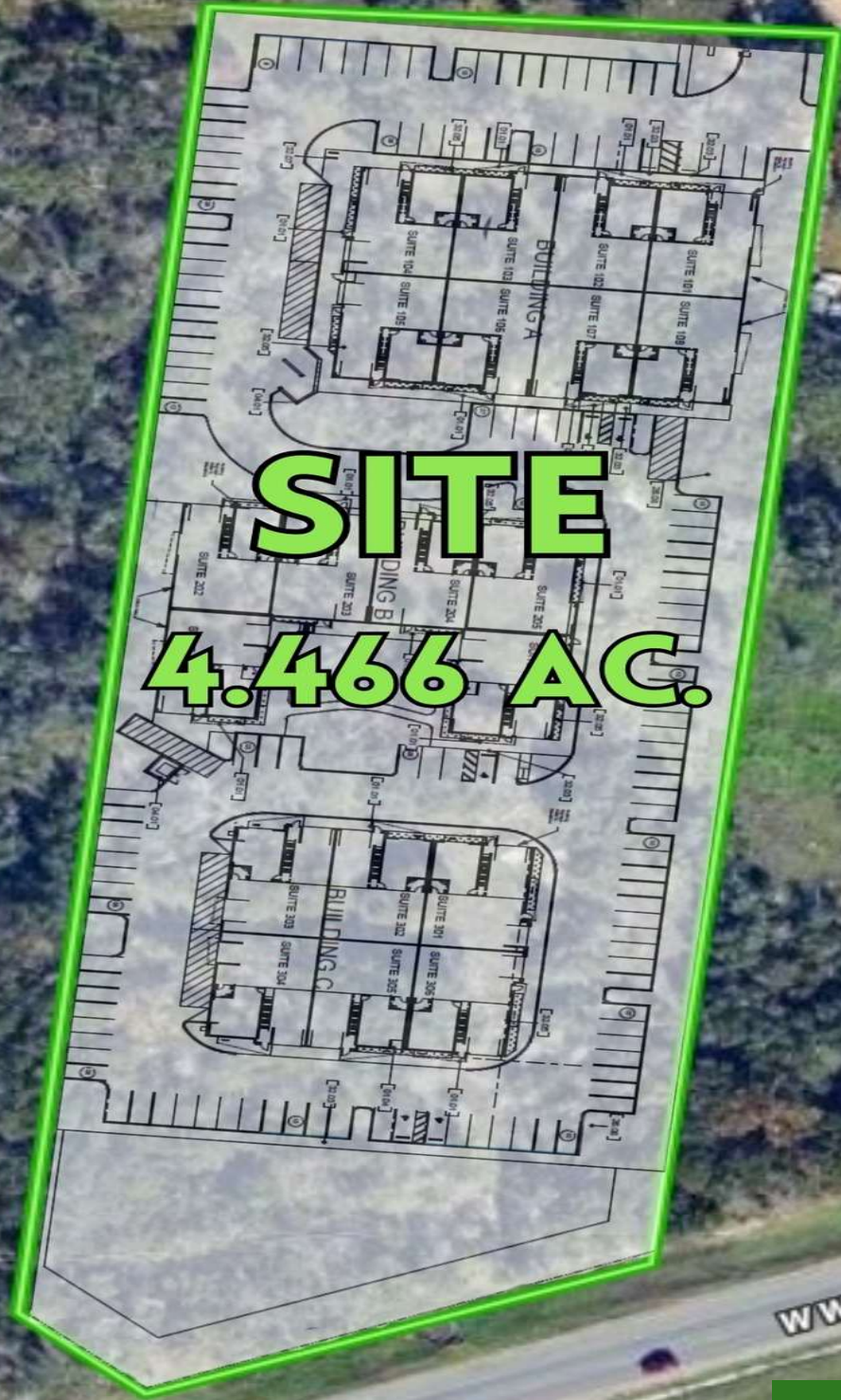


WOODALL DR



SITE
4.466 AC.

W WHITESTONE BLVD

WWW.CMEATX.COM

FULLY DESIGNED FLEX INDUSTRIAL PROJECT FOR SALE

2940 WOODALL DRIVE, CEDAR PARK, TX 78613

FULLY DESIGNED FLEX INDUSTRIAL PROJECT FOR SALE

2940 WOODALL DRIVE, CEDAR PARK, TX 78613

EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Introducing a prime development opportunity at 2940 Woodall Drive in Cedar Park, TX. This 4.4660-acre property is fully designed with permit ready plans for an approximately 64,024 SF (including mezzanine), 20 unit flex/office-warehouse project. There are building permits and site plan permits that expired in 2022. Offering great visibility from highly trafficked FM1431 & Woodall Drive, this strategically located site is zoned HC (Heavy Commercial) and is primed for development. The property is near the recently completed retail center, Shops at New Hope, as well as Quick Trip. With its sought-after zone and its location within the Austin MSA area, this property presents a compelling prospect for investors and developers looking to capitalize on a sought-after location in the thriving commercial real estate market.

PROPERTY HIGHLIGHTS

- 4.4660 acres
- Fully Designed Project with EXPIRED site and building permits
- Plans and Expired Permits for 64,024 SF (including mezzanine) Flex / Office-Warehouse Project
- Hwy 1431 & Woodall visibility
- Zoned HC (Heavy Commercial)
- Utilities near site

FULLY DESIGNED FLEX INDUSTRIAL PROJECT FOR SALE

2940 WOODALL DRIVE, CEDAR PARK, TX 78613

AERIAL MAP



3 | MATT DELAHOUSAYE // BROKER // MATT@CMEATX.COM // 512.585.5313
BAILEY MORSE // COMMERCIAL REAL ESTATE ADVISOR // BAILEY@CMEATX.COM // 512.630.9888

2301 BAGDAD RD, #405, CEDAR PARK, TX 78613 // CMEATX.COM



FULLY DESIGNED FLEX INDUSTRIAL PROJECT FOR SALE

2940 WOODALL DRIVE, CEDAR PARK, TX 78613

BUILDING RENDERINGS



4 | **MATT DELAHOUSAYE** // BROKER // MATT@CMEATX.COM // 512.585.5313
BAILEY MORSE // COMMERCIAL REAL ESTATE ADVISOR // BAILEY@CMEATX.COM // 512.630.9888

2301 BAGDAD RD, #405, CEDAR PARK, TX 78613 // CMEATX.COM



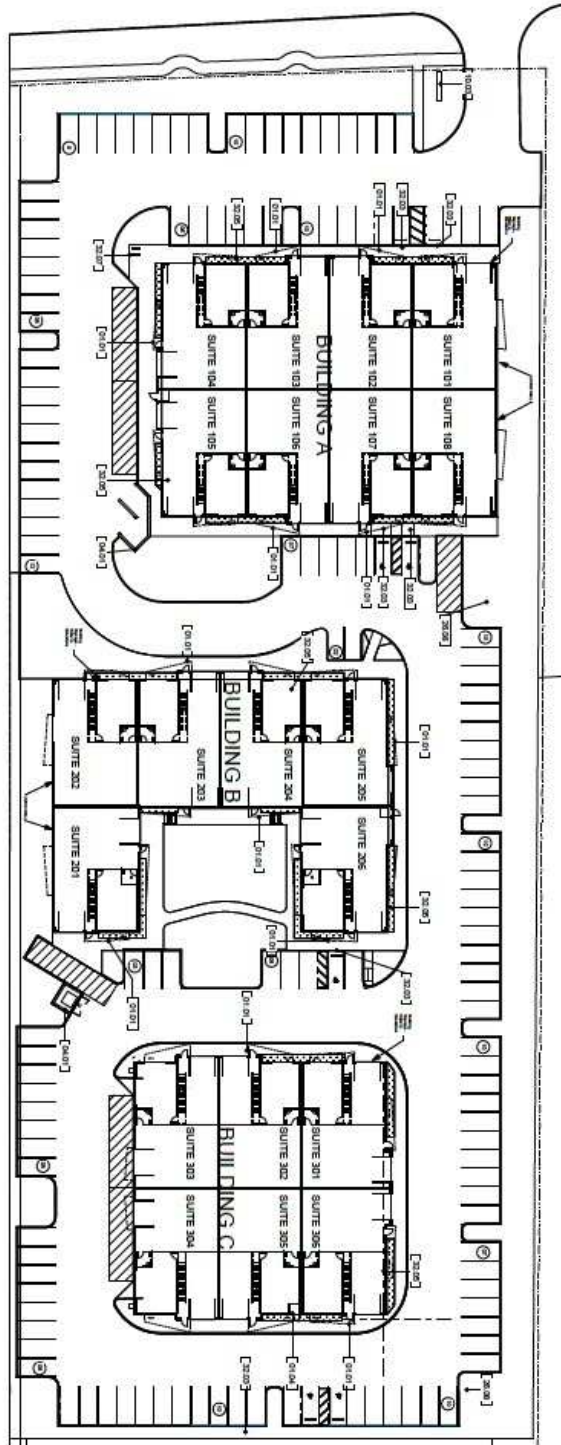
FULLY DESIGNED FLEX INDUSTRIAL PROJECT FOR SALE

2940 WOODALL DRIVE, CEDAR PARK, TX 78613

SITE PLAN



01 Architectural Site Plan
Scale: 1" = 30'

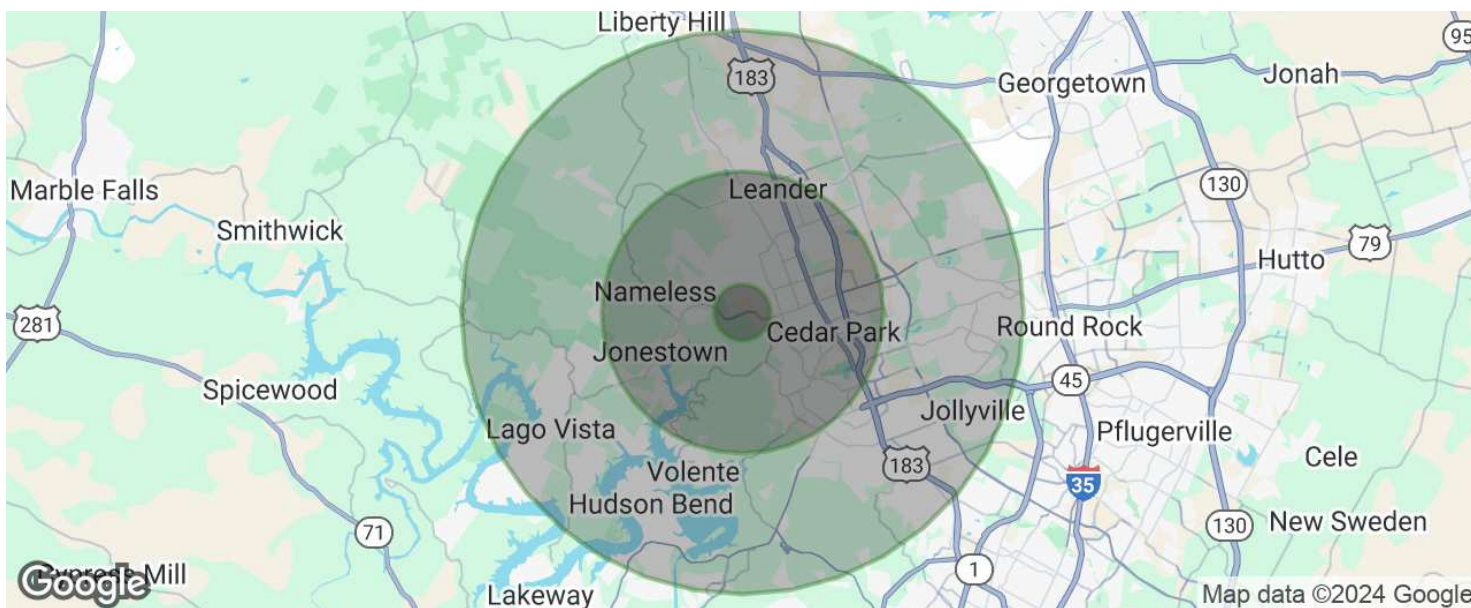


BUILDING	FLOOR AREA	MEZZANINE	TOTAL
BUILDING A	20,346 SF	5,056 SF	25,402 SF
BUILDING B	15,543 SF	3,872 SF	19,415 SF
BUILDING C	15,341 SF	3,866 SF	19,207 SF
TOTAL	51,230 SF	12,794 SF	64,024 SF

FULLY DESIGNED FLEX INDUSTRIAL PROJECT FOR SALE

2940 WOODALL DRIVE, CEDAR PARK, TX 78613

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total population	5,790	143,754	489,437
Median age	38	38	37
Median age (Male)	38	37	37
Median age (Female)	39	39	38

HOUSEHOLDS & INCOME

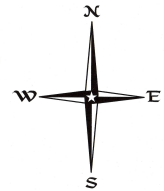
	1 MILE	5 MILES	10 MILES
Total households	1,881	51,355	183,728
# of persons per HH	3.1	2.8	2.7
Average HH income	\$193,129	\$153,064	\$160,872
Average house value	\$647,388	\$531,057	\$584,376

* Demographic data derived from 2020 ACS - US Census

SCALE 1" = 40'

Legend

- Iron Rod Found
- ⊕ Iron Pipe Found
- Capped Iron Rod Found noted
- Concrete Monument Found
- Wire Fence
- Overhead Utility Line (Record Bearing and Distance)



formerly
FM HIGHWAY 1431 (100')
now known as
WOODALL DRIVE

KICKINGASS GUN RANGE LLC
(7.202 ACRES)
Document No. 2013014333

JOHN C. SANDFORD and
KURT M. PROSSNER
(TRACT 1 3.588 ACRES)
Document No. 2015018286

FARSHAD BAMDAD
(1.00 ACRE)
Document No. 2017141374

WILLARD LEE WOODS
(8.02 ACRES)
Volume 3551 Page 939

JOHN C. SANDFORD and
KURT M. PROSSNER
(TRACT 1 3.588 ACRES)
Document No. 2015018286

TOPOGRAPHIC SURVEY MAP OF:
4.47 ACRES AND 0.002 ACRE OF LAND OUT OF THE JOSE I. SANCHEZ SURVEY,
ABSTRACT NO. 693 IN TRAVIS COUNTY, TEXAS, BEING PORTIONS OF THAT
CERTAIN 15.02 ACRES TRACT OF LAND AS CONVEYED TO WILLARD LEE WOODS
RECORDED IN VOLUME 3551 PAGE 939 OF THE DEED RECORDS OF TRAVIS COUNTY,
TEXAS.

TREE LIST


- 1 Two-18" Live Oak (27" total)
- 2 10" Live Oak
- 3 8" and 9" Live Oak (13" total)
- 4 8" Cedar Elm
- 5 9" Cedar Elm
- 6 8" Cedar Elm
- 7 8" Live Oak
- 8 8" Live Oak
- 9 9" Live Oak
- 10 10" Live Oak
- 11 8" Live Oak
- 12 8" Live Oak
- 13 9" Live Oak
- 14 5", 6", and 8" Live Oak
- 15 8" Live Oak
- 16 8" Live Oak
- 17 8" Cedar Elm
- 18 12" Cedar Elm
- 19 13" Cedar Elm
- 20 9" Live Oak
- 21 9" Live Oak
- 22 9" Cedar Elm
- 23 8" Cedar Elm
- 24 8" Cedar Elm
- 25 11" Cedar Elm
- 26 10" Cedar Elm
- 27 10" Cedar Elm
- 28 8" Live Oak
- 29 8" Live Oak
- 30 9" Cedar Elm
- 31 8" Live Oak
- 32 9" Live Oak
- 33 11" Cedar Elm
- 34 11" Live Oak
- 35 9" Live Oak
- 36 9" Live Oak
- 37 14" Live Oak
- 38 8" Live Oak
- 39 8" Live Oak
- 40 9" Live Oak
- 41 9" Live Oak
- 42 8" and 9" Live Oak (13" total)
- 43 9" Live Oak
- 44 10" Live Oak
- 45 9" Live Oak
- 46 Two-8" Live Oak (12" total)
- 47 9" Live Oak
- 48 9" Live Oak
- 49 9" Live Oak
- 50 7" and 9" Live Oak (12.5" total)
- 51 13" Live Oak
- 52 12" Live Oak
- 53 12" Live Oak
- 54 8" Live Oak
- 55 9" Live Oak
- 56 8" Live Oak
- 57 8" Live Oak
- 58 8" Live Oak
- 59 8" Live Oak
- 60 8" Live Oak
- 61 12" Cedar Elm
- 62 11" Live Oak
- 63 8" Live Oak
- 64 11" Live Oak
- 65 8" Live Oak
- 66 11" Cedar Elm
- 67 11" Cedar Elm
- 68 11" Cedar Elm
- 69 9" Spanish Oak
- 70 9" Live Oak
- 71 13" Cedar Elm
- 72 Two-9" Live Oak (13.5" total)
- 73 9" Live Oak
- 74 Two-13" Live Oak (19.5" total)
- 75 10" Live Oak
- 76 8" and 10" Live Oak (14" total)
- 77 9" and 11" Spanish Oak (15" total)
- 78 7", 8", and 9" Live Oak (16.5" total)
- 79 10", 13", and 10" Live Oak (27.5" total)
- 80 9" Live Oak
- 81 Two-4" and 8" Live Oak
- 82 11" Live Oak
- 83 9" Live Oak
- 84 11" Live Oak
- 85 9" Live Oak
- 86 10" Live Oak
- 87 10" Live Oak
- 88 8" Live Oak
- 89 8" Live Oak
- 90 8" Live Oak
- 91 9" Live Oak
- 92 11" Live Oak
- 93 Two-8" and 9" Cedar Elm (19.5" total)
- 94 11" and 12" Live Oak (17.5" total)
- 95 16" Live Oak
- 96 11" Live Oak
- 97 10" and 13" Live Oak (18" total)
- 98 16" Live Oak
- 99 12" Live Oak
- 100 8" Live Oak

TREE LIST

- 101 12" and 13" Live Oak (19" total)
- 102 11" Live Oak
- 103 10" Live Oak
- 104 15" Live Oak
- 105 13" and 15" Live Oak (21.5" total)
- 106 13" Live Oak
- 107 12" Live Oak
- 108 9" Live Oak
- 109 11" Live Oak
- 110 9" and 8" Live Oak (11.5" total)
- 111 9" Live Oak
- 112 8" Live Oak
- 113 9" Live Oak
- 114 9" and 10" Live Oak (14.5" total)
- 115 9" and 11" Live Oak (15.5" total)
- 116 8" Live Oak
- 117 8" Live Oak
- 118 9" Live Oak
- 119 9" Live Oak
- 120 9" Live Oak
- 121 14" Live Oak
- 122 12" Live Oak
- 123 12" Hackberry
- 124 16" Hackberry
- 125 12" Live Oak
- 126 8" Live Oak
- 127 9" Live Oak
- 128 9" Live Oak
- 129 9" Live Oak
- 130 10" Live Oak
- 131 9" Live Oak
- 132 9" Live Oak
- 133 Two-9" Live Oak (13.5" total)
- 134 12" Live Oak
- 135 8" Live Oak
- 136 9" Live Oak
- 137 8" Live Oak
- 138 12" Live Oak
- 139 14" Post Oak
- 140 13" Live Oak
- 141 16" Live Oak
- 142 10" Live Oak
- 143 16" Live Oak
- 144 17" Spanish Oak
- 145 6" and 8" Live Oak (11" total)
- 146 8" Live Oak
- 147 9" and 8" Live Oak (11.5" total)
- 148 Two-4" and 9" Live Oak (20.5" total)
- 149 12" and 17" Live Oak (23" total)
- 150 8" Live Oak
- 151 8" Live Oak
- 152 11" Live Oak
- 153 10" Live Oak
- 154 9" Live Oak
- 155 7" and 11" Live Oak (14.5" total)
- 156 9", 12", and 13" Live Oak (25.5" total)
- 157 14" Live Oak
- 158 14" Live Oak
- 159 9" and 14" Live Oak (18.5" total)
- 160 11" Live Oak
- 161 11" Live Oak
- 162 11" Live Oak
- 163 11" Live Oak
- 164 16" Live Oak
- 165 15" Post Oak
- 166 10" Live Oak
- 167 10" and 14" Live Oak (19" total)
- 168 9" Cedar Elm
- 169 8" Live Oak
- 170 8" Live Oak
- 171 15" Live Oak
- 172 Two-15" and 12" Live Oak (23" total)
- 173 15" Live Oak
- 174 13" Hackberry

CHARLES POWER SURVEY
ABSTRACT NO. 675

NOTES:
1. NAVD83 Elevations shown hereon are based upon post processed static GPS observations.
2. Tree "crowns" shown hereon are drawn as a function of one inch of trunk diameter equals one foot of "crown" radius. Trees with multiple trunks are calculated by adding the diameter of the largest trunk plus half the diameter of the smaller trunks.

PREPARED: May 1st, 2018
BY: 
Holt Carson
Registered Professional Land Surveyor No. 5166
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512)-442-0990
Firm Registration Number 10050700





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:
 - 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.

Commercial Market Exchange LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9003840 License No.	infocmeatx.com Email	(512)774-9520 Phone
Matt Delahoussaye Designated Broker of Firm	535200 License No.	matt@cmeatx.com Email	(512)535-5313 Phone
Jennifer Bernstein Licensed Supervisor of Sales Agent/ Associate	603557 License No.	jennifer@cmeatx.com Email	(512)774-9520 Phone
Bailey Morse Sales Agent/Associate's Name	776559 License No.	Bailey@cmeatx.com Email	(512)630-9888 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date