

**S. BELL BLVD - US 183**

**SITE**

**1.3 ACRES**

**LITTLE ELM TRAIL**

*Land for Sale*

# Shovel Ready Day Care Site

1360 Little Elm Trl, Cedar Park, TX 78613

**JIM ROURKE**  
Principal & Broker  
512.921.1234  
jim@sagecommercialtx.com

# SHOVEL READY DAY CARE SITE

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FOR SALE

## Property Summary



### PROPERTY DESCRIPTION

Fully entitled 1.3 acres preschool, daycare site available for purchase. Seller has fully approved site plans, architectural plans, survey, and TCEQ approvals to build a multi-level, 17,650 square foot building. Buyer can begin construction upon closing. Existing entitlements and approvals will save buyer 2 years of time. Located just one block west of Little Elm Trail and US-183 intersection. All utilities to site. Close to Dell Children's Medical Center, YMCA, Cedar Park Library, Lakeline Park, Reed Elementary, and Calloway's Nursery. It's the perfect location for a preschool. Additionally, Owner is willing to provide a turn-key delivery opportunity, or Buyer can build themselves. See broker for further details.

### VIDEO

### PROPERTY HIGHLIGHTS

- fully entitled day care/preschool site, approved site plans, architectural plans, survey, and TCEQ approvals.
- Multi-level, 17,650 SF Building
- All utilities to site
- 1 block west of US-183 & Little Elm Trail
- BTS opportunity available
- Family friendly, visible location
- Close to Dell Children's MC, YMCA, Cedar Park Library, Lakeline Park, and Reed Elementary

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,960	44,425	86,800
Total Population	12,047	113,047	229,908
Average HH Income	\$125,411	\$143,845	\$156,294

### OFFERING SUMMARY

Sale Price:	\$1,800,000
Lot Size:	1.3 Acres

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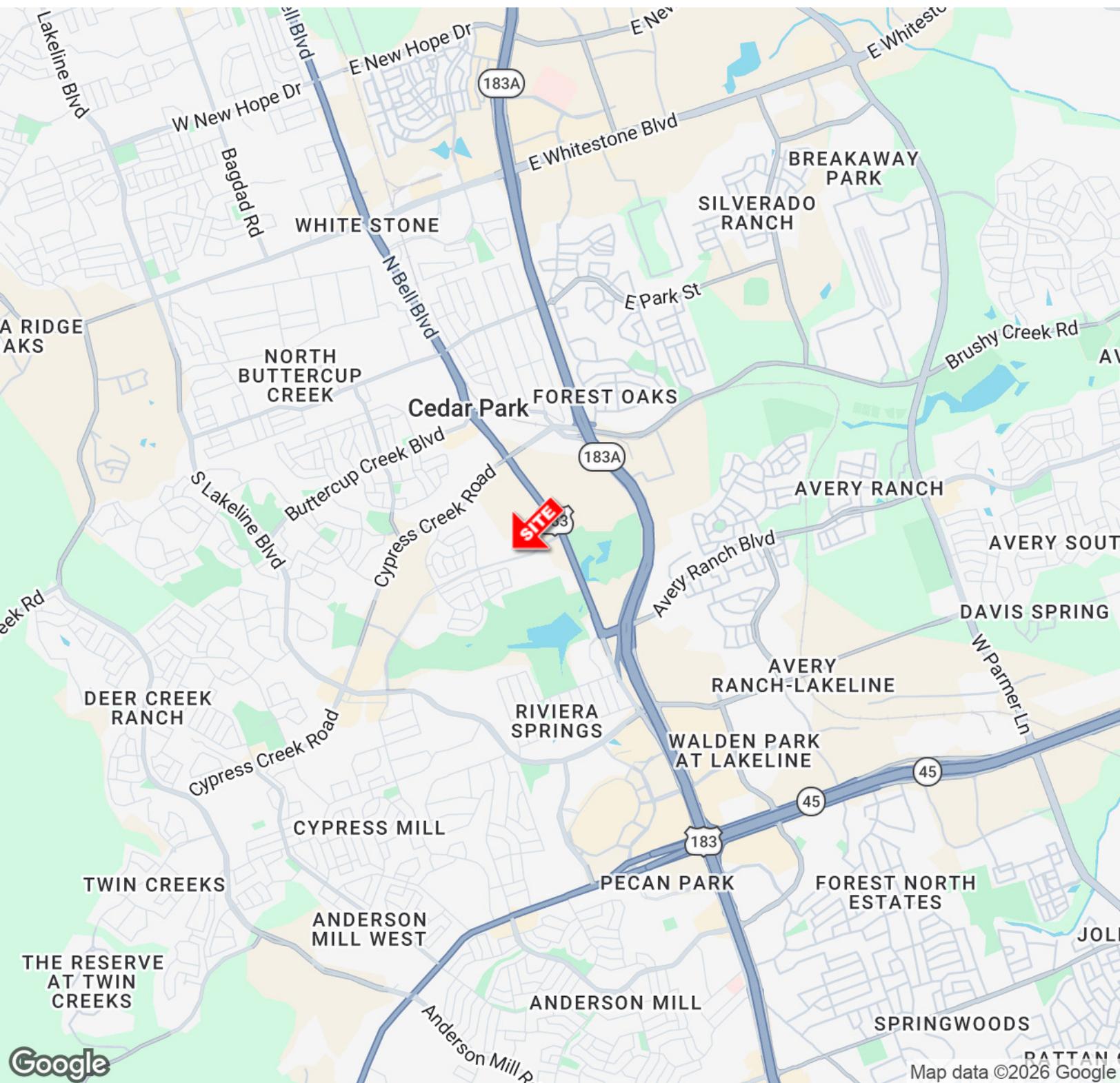
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## Location Map



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Building Renderings



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| 1801 S. MoPac Expy, Suite 100, Austin, TX 78746

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Aerial Overview



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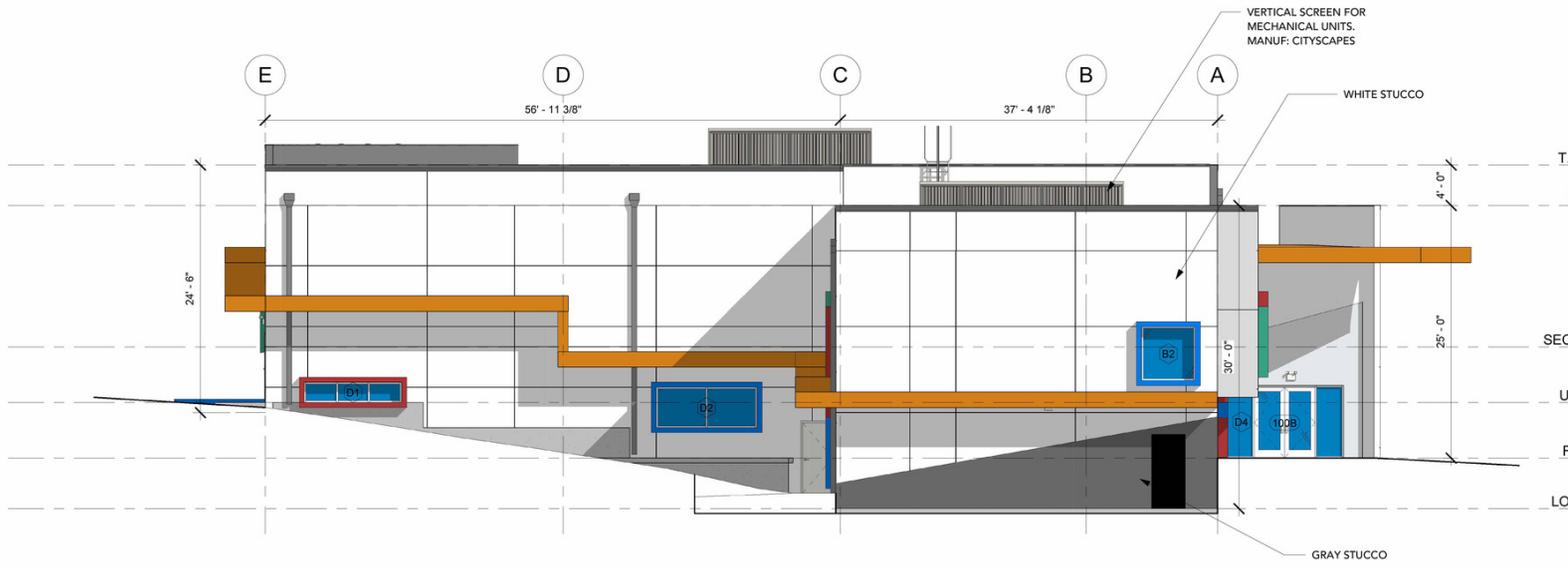


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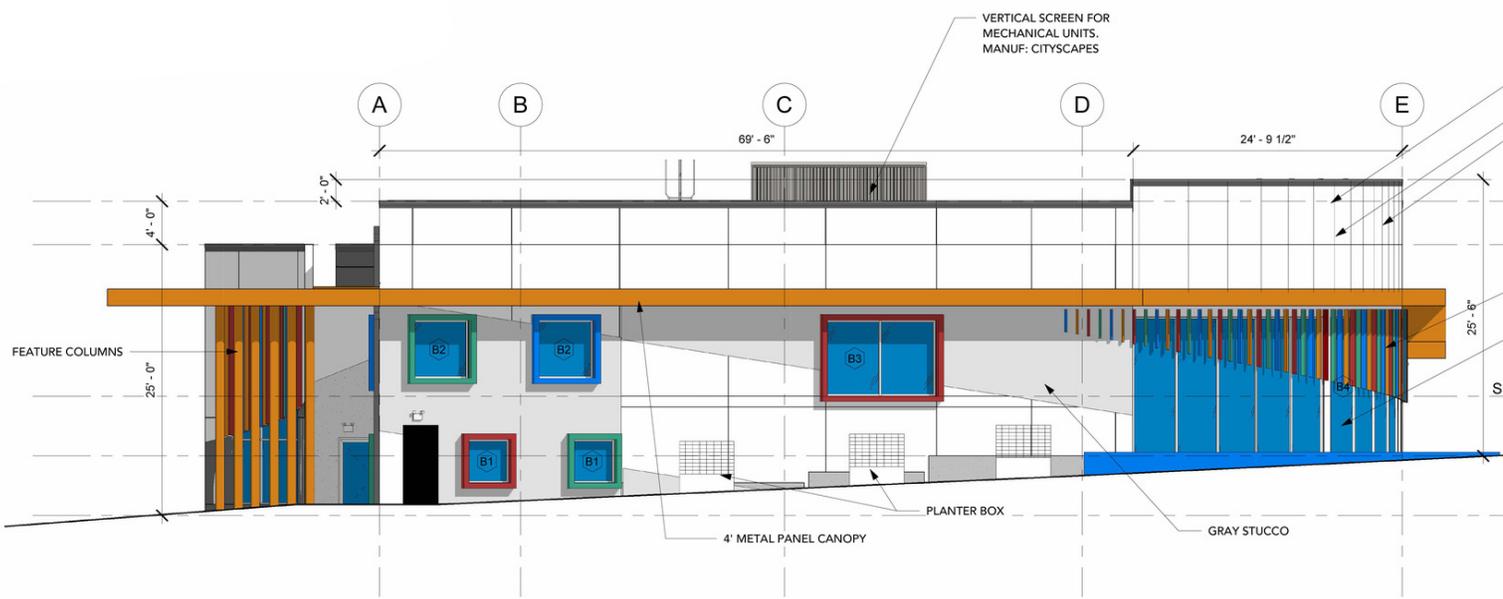
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## Building Elevation Plans - North & South



② SOUTH ELEVATION COLOR  
1/8" = 1'-0"



① NORTH ELEVATION COLOR  
1/8" = 1'-0"

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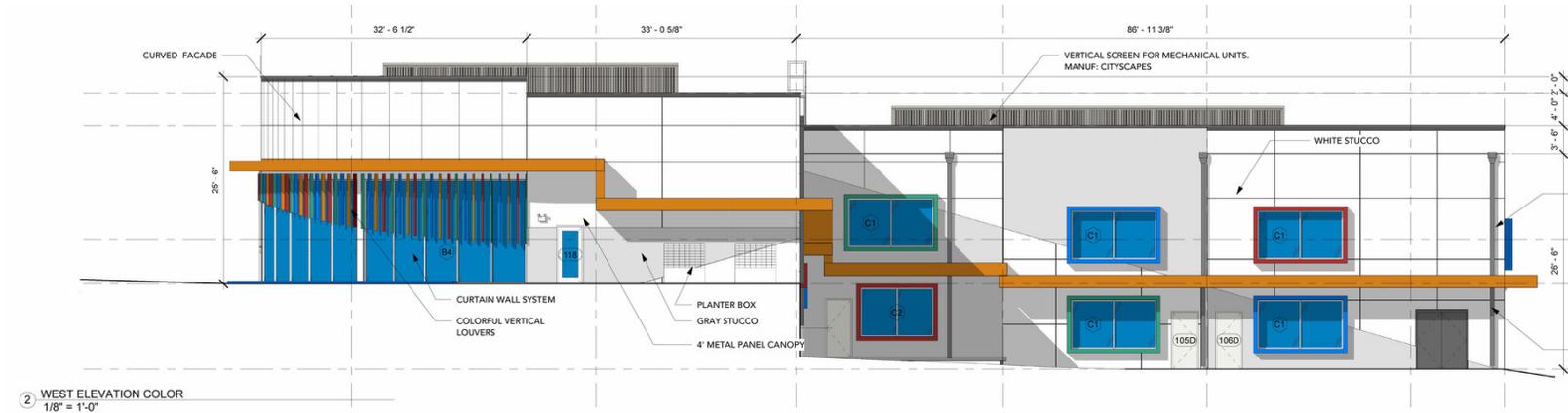
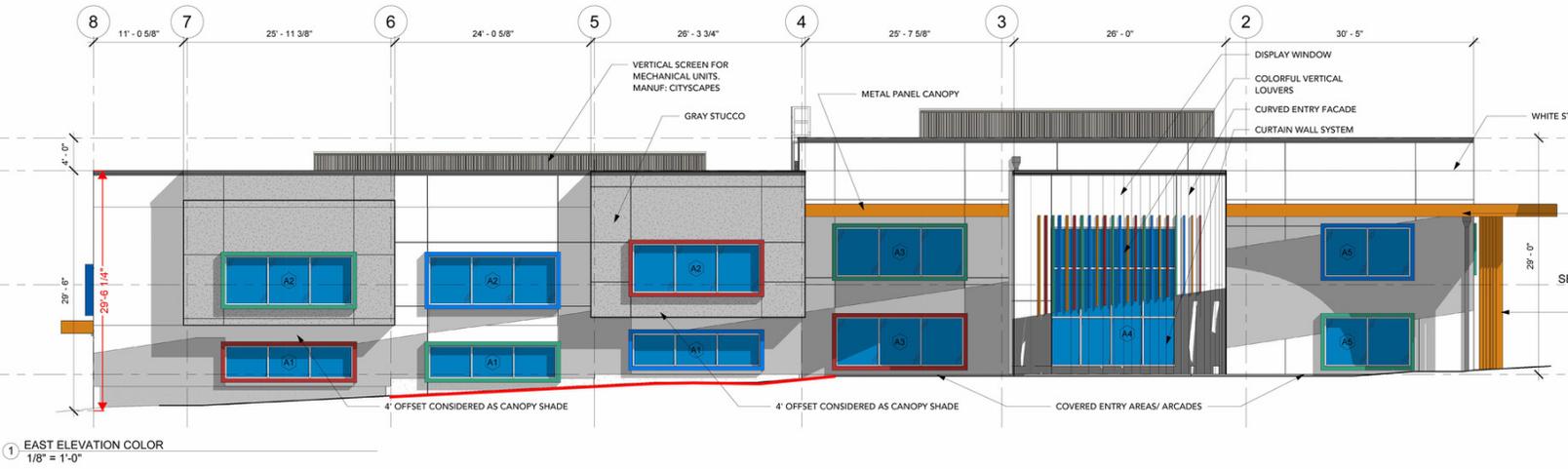


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## Building Elevation Plans - East & West



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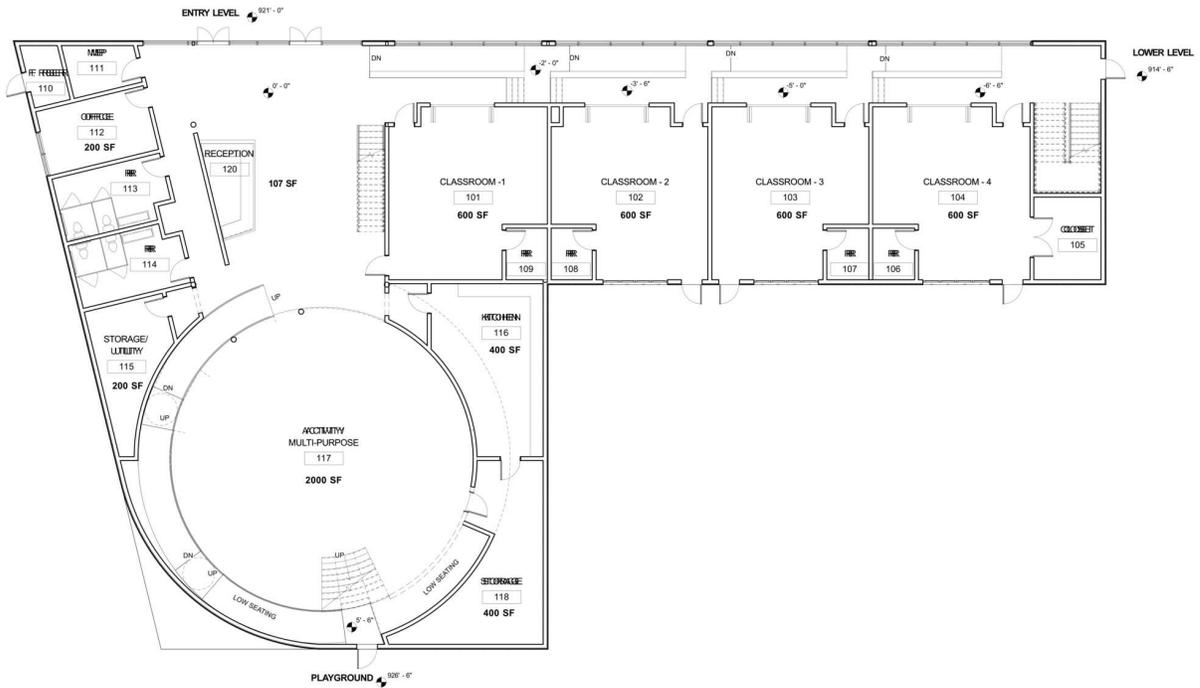
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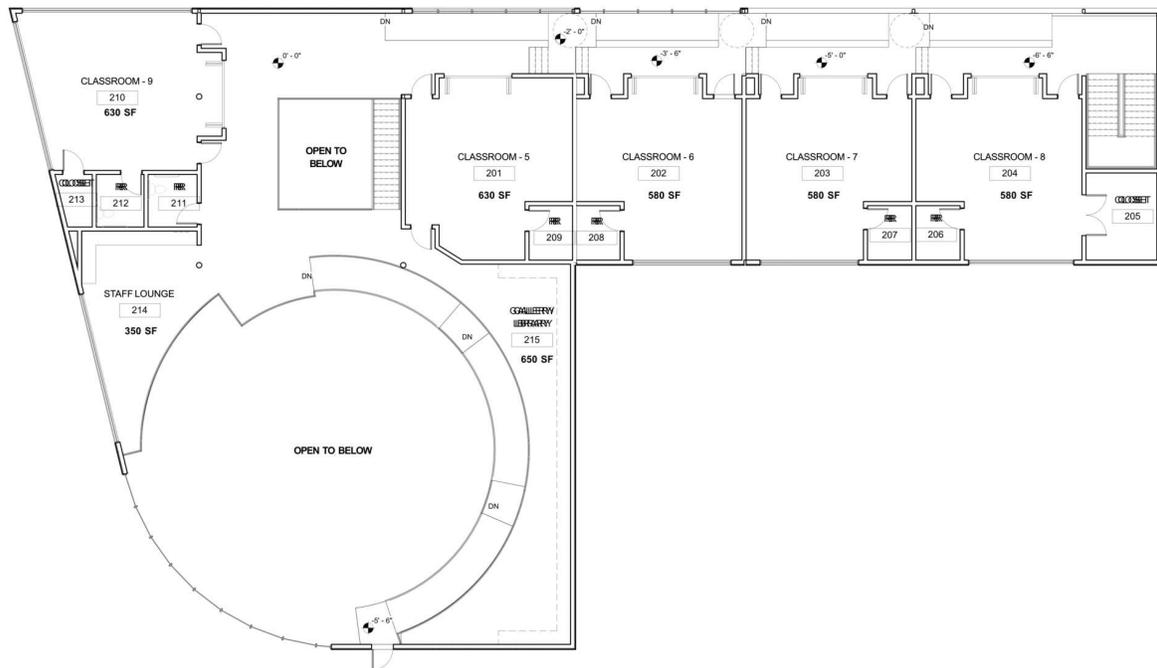
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## Floor Plans



## LOWER LEVEL



## UPPER LEVEL

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## Aerial Photos



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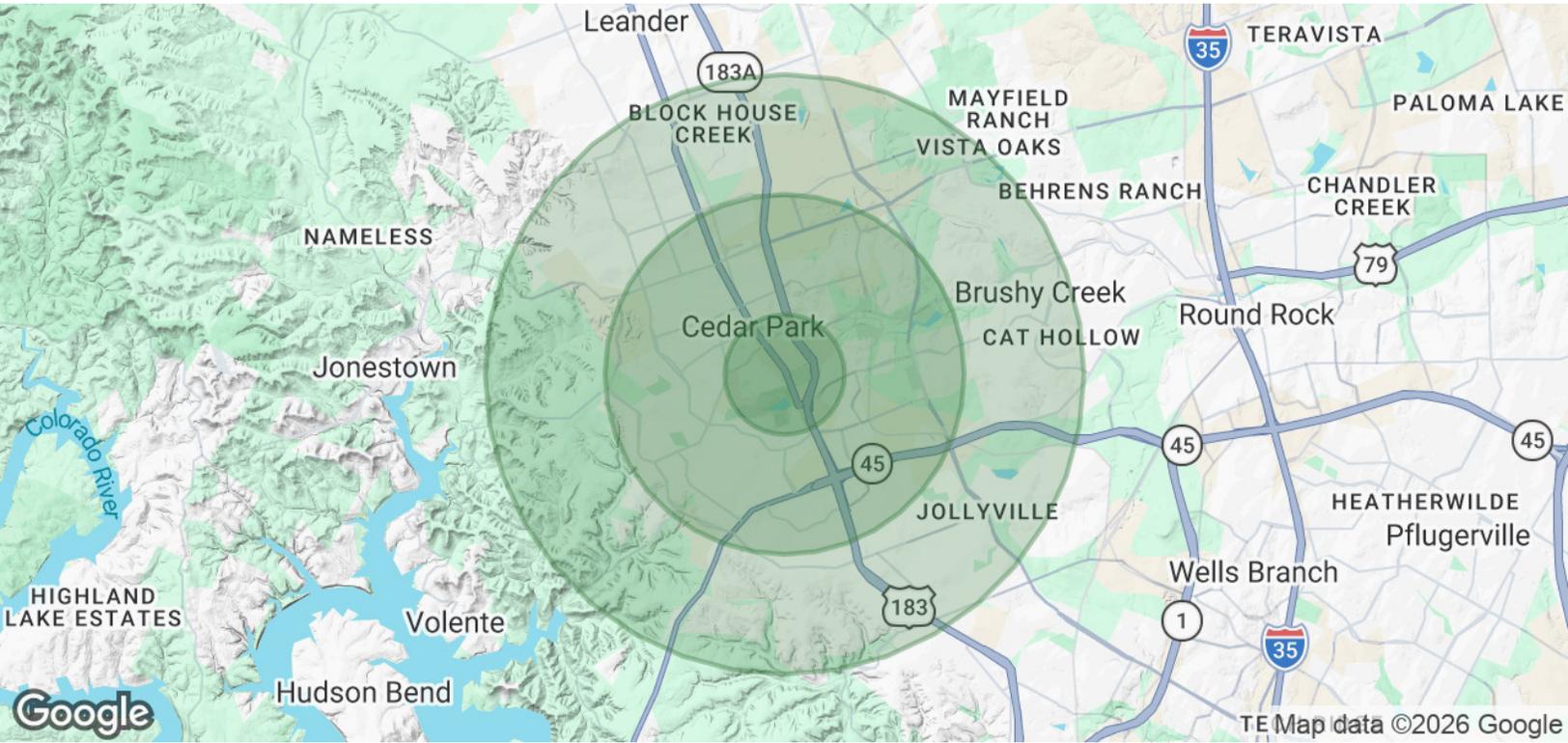
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## Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,047	113,047	229,908
Average Age	37	37	37
Average Age (Male)	36	36	36
Average Age (Female)	39	38	38
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,960	44,425	86,800
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$125,411	\$143,845	\$156,294
Average House Value	\$515,491	\$529,962	\$559,576

Demographics data derived from AlphaMap

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# 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.



### 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.

<b>SAGE COMMERCIAL</b>	<b>9015061</b>	<b>jim@sagecommercialtx.com</b>	<b>(512) 921-1234</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>JAMES ROURKE</b>	<b>559994</b>	<b>jim@sagecommercialtx.com</b>	<b>(512) 921-1234</b>
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