



Prime Commercial For Sale: 0.5-4.79 Acres

Located at the lighted northwest corner of Whitestone Blvd. and Toro Grande in Cedar Park, this 6.37-acre tract is centrally positioned between the new Perfect Game sports facility at Ronald Reagan and New Hope Road and the massive mixed-use development Indigo Ridge on the 155 acres south of New Hope and West of Sam Bass Road. Cedar Park began construction on the New Hope extension to Sam Bass Road October of 2022, which is expected to be completed by the fall of 2024. Additionally, the City has received funding for the Toro Grande extension south all the way to Parmer Lane, which will begin construction Q1 of 2025 making this a major corner with five lanes on the southbound portion of Toro Grande. There are 4.81 acres remaining for the General Business (GB) ideal for retail, restaurants, medical, office, hotel and more. The Seller will be moving forward with a three-lot plat for the 14.8 acres of industrial and 6.37 acres of GB; however, they are open to entertaining a sale or BTS lease of pads as small as 0.5 acres. Contact for more information today!

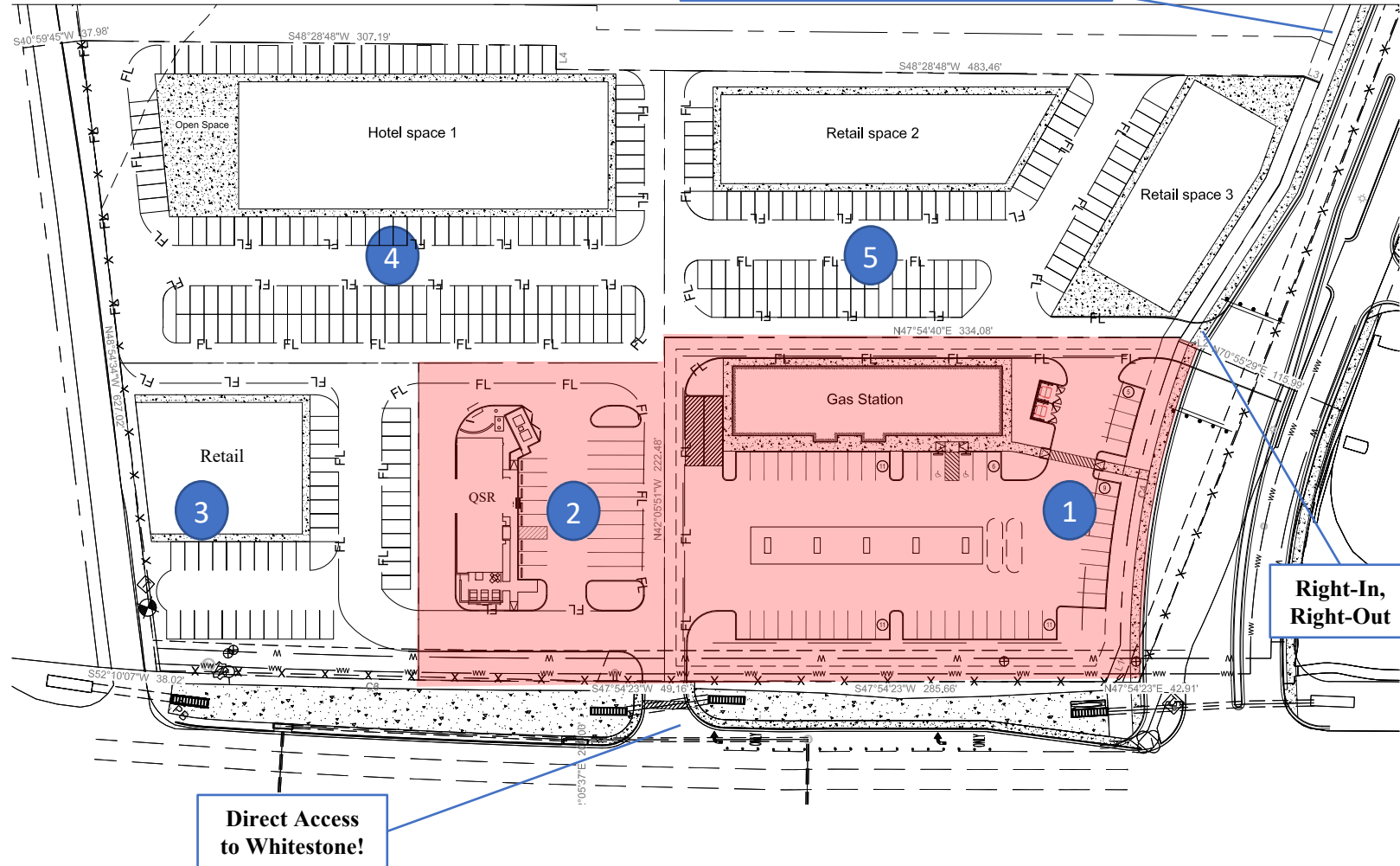
6.35 Acres GB: See Pad Pricing

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Median Break/Shared Access Driveway



Commercial Pad Site Pricing

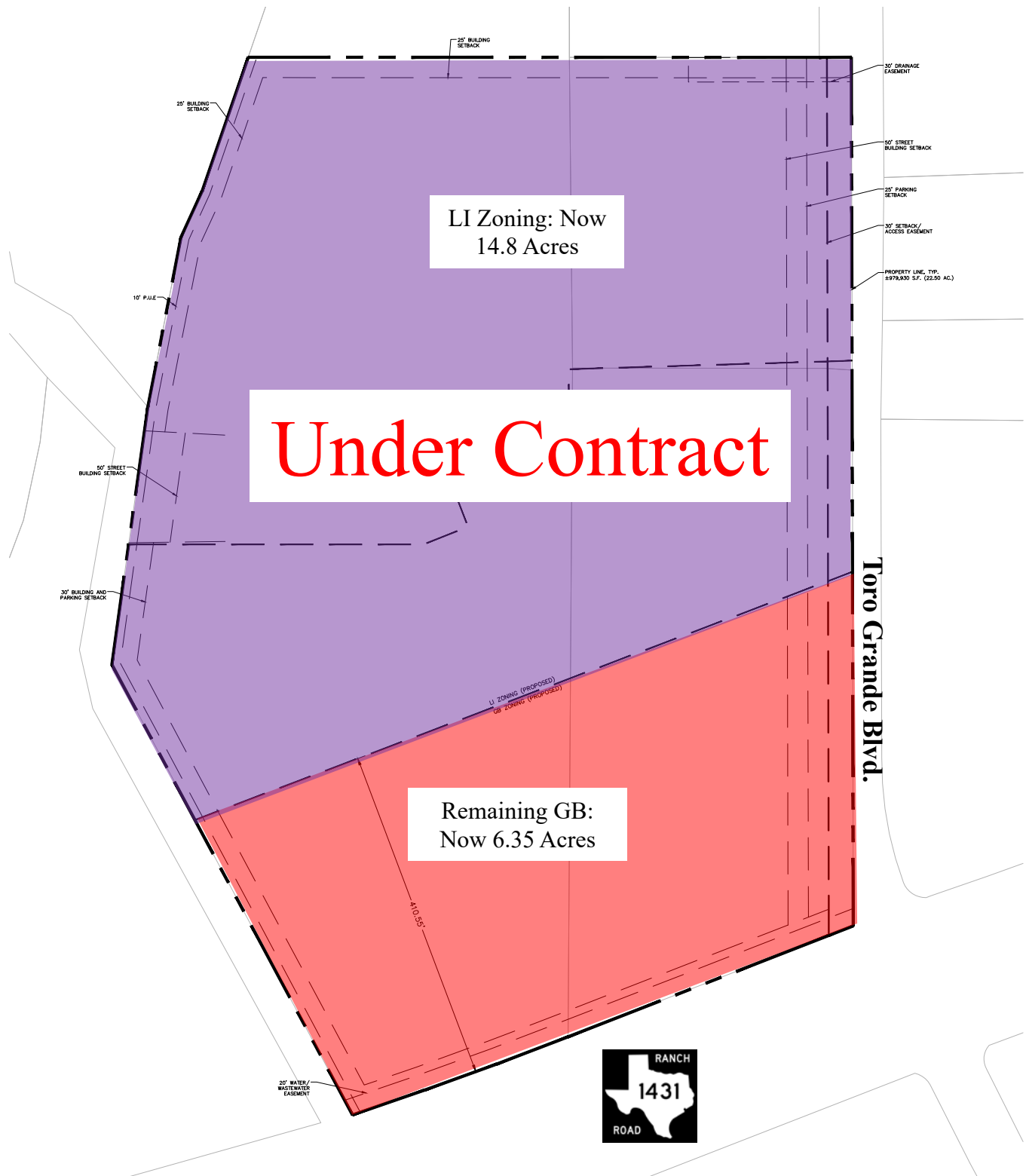
- Lot 1:** 1.56-acre gas station site. **UNDER CONTRACT**
- Lot 2:** 0.75-acre QSR pad. **SALE PENDING**
- Lot 3:** 0.84-acre pad asking \$28.00 per square foot
- Lot 4:** 1.7-acre hotel/retail asking \$24.00 per square foot
- Lot 5:** 1.5-acre office/retail/medical asking \$26.00 per square foot

Pricing for GB pads includes the following:

- Shared water-quality and detention pond (*off-site on LI tract)
- Construction of turn lane and median break for full access left turn from Toro Grande
- Construction of the access driveway along the northern property line and the interior circulation route with a stub to property line
- Stormwater pipe to be stubbed to property line
- Water, wastewater, electricity available within Toro Grande and Whitestone Blvd.
- Construction of TXDOT driveway to Whitestone

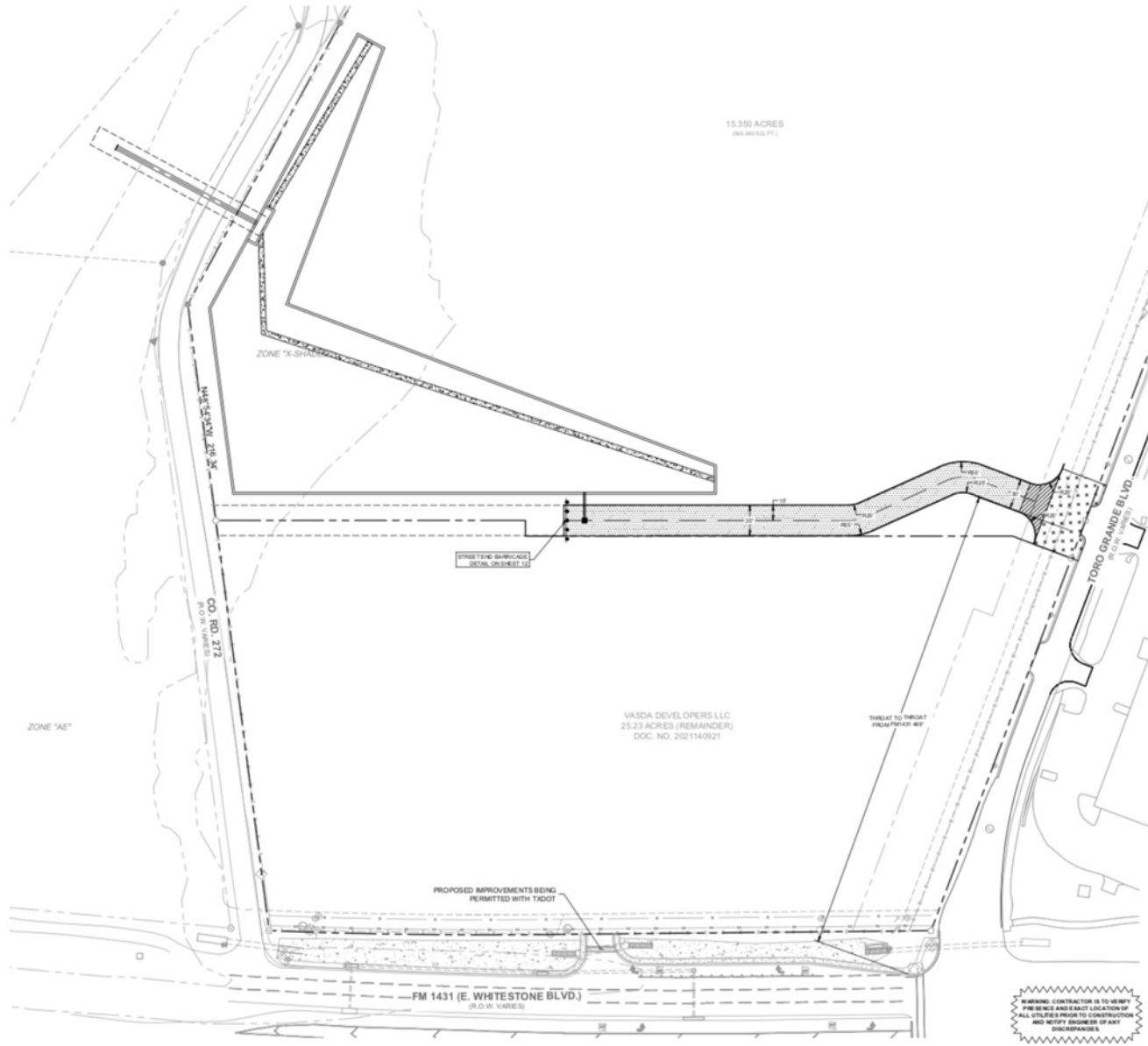


Approved Zoning Boundary





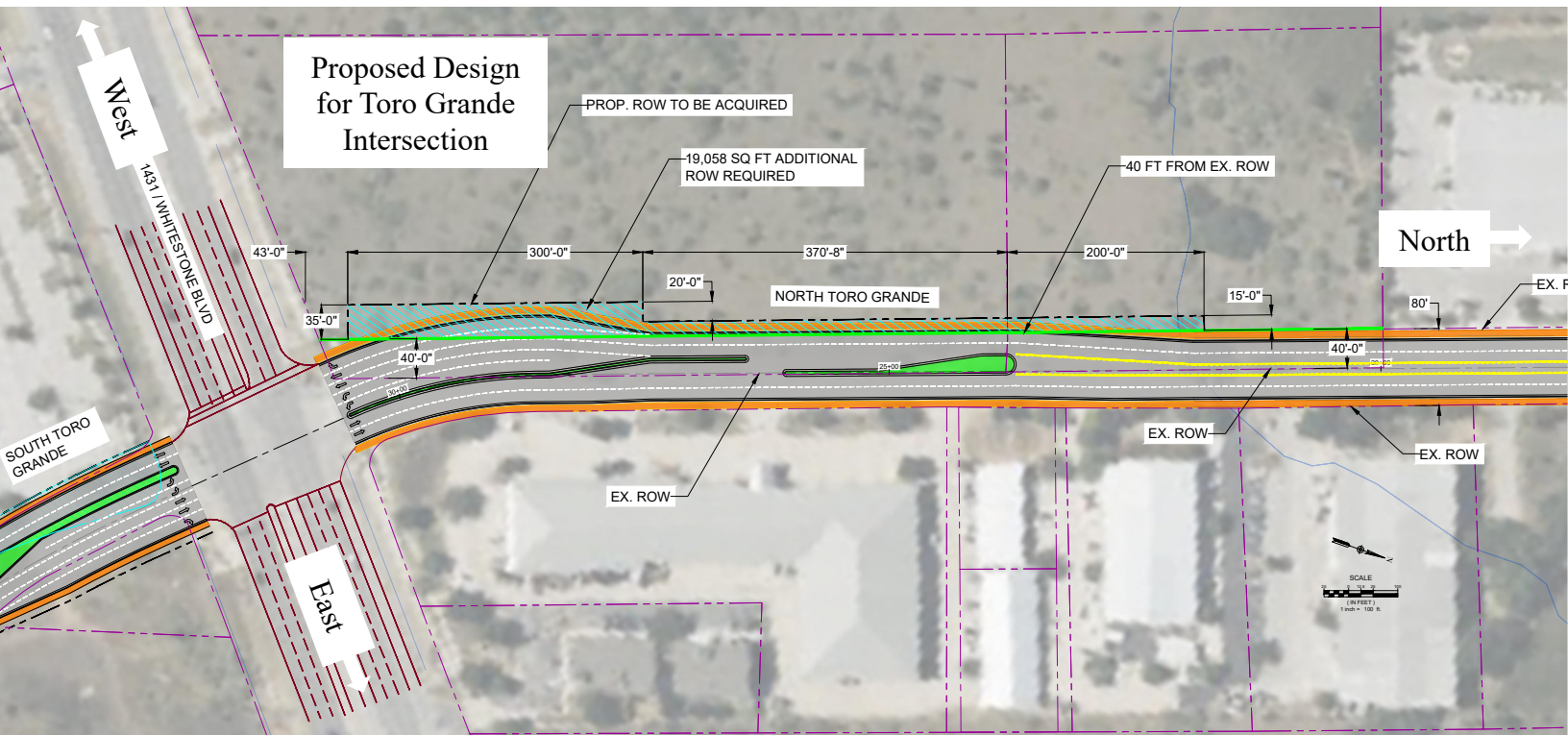
Shared Improvements Exhibit



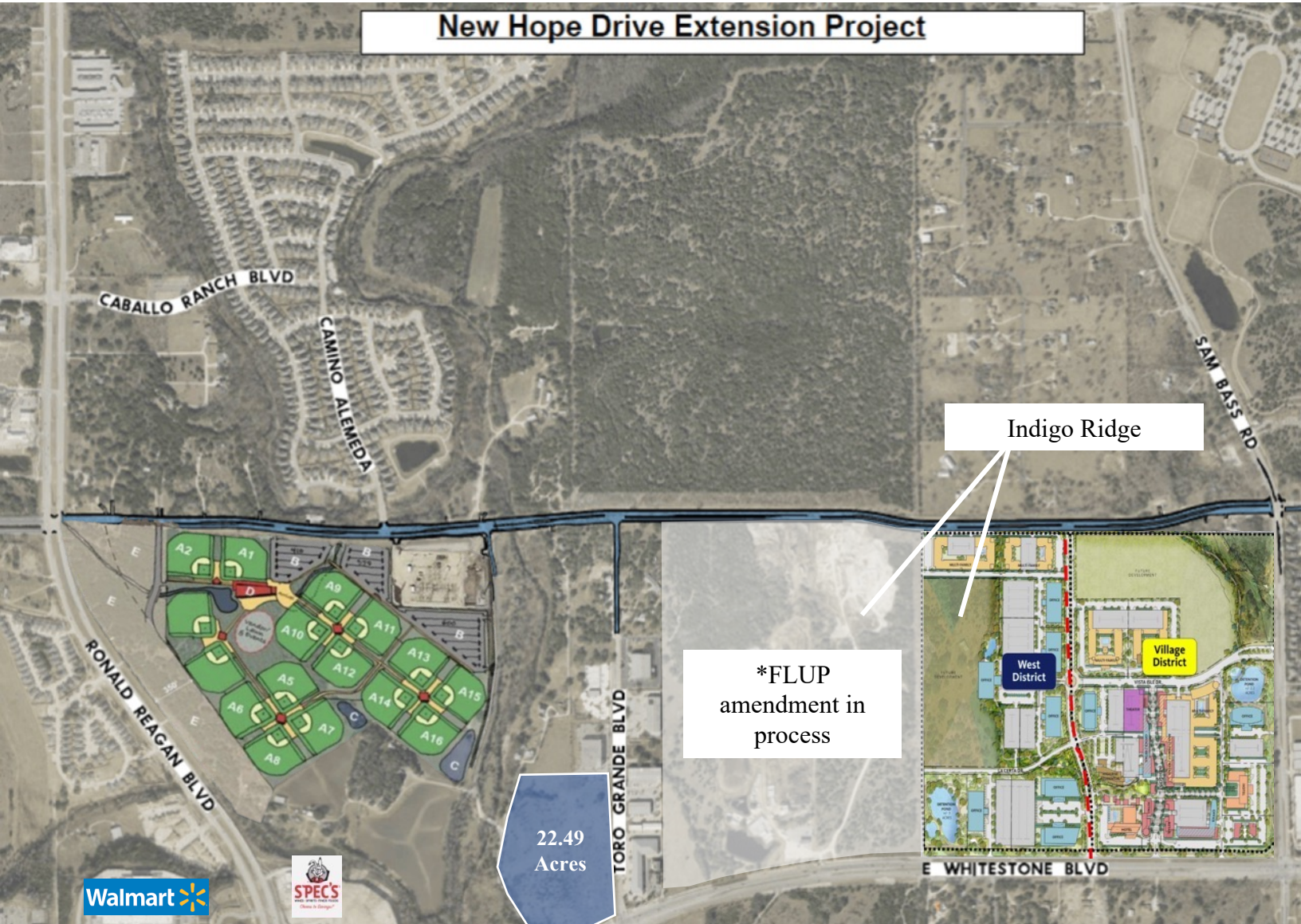
The Seller is currently processing a shared improvement site plan to address detention and drainage for both the LI and GB land as well as the shared access point from Toro Grande. Estimated approval for the site plan is by September of 2024.

1. Drainage improvements required for the stormwater discharge from both tracts to be able to cross 272 (aka Krienke Ranch Road) to the west dumping into Brushy Creek within the shared "Moore" easement area.
2. Construction of the median break and access drive at the property line, which will consist of (a) the median break, (b) full left turn lane and (c) the full access driveway, which will run along the property line of the both properties.
3. Shared water-quality and detention pond to be located on the southwest corner of the LI tract.

Toro Grande Extension



New Projects in Cedar Park: Indigo Ridge



- Cedar Park’s premier mixed-use destination for retail, restaurants, office, entertainment and urban living
- Future home of the U.S. Tennis Association Texas
- Rezoning approved and the developer is working through site plan design now
- Endeavor currently processing FLUP amendment to change area highlighted in white to “Planning Area” that could allow for mixed-use development and additional land for Indigo Ridge. City council reading for FLUP July 13th, 2023.
- [Click for more information](#)

New Projects in Cedar Park



1. CPM Development is investing 400MM to build a 250-room hotel, 30,000 square foot convention center, 250,000 square feet of commercial and 1.2MM square feet for NFM, (Nebraska Furniture Mart) who operates the largest home furnishing retail stores in North America.



2. Shop LC, one of the nation's fastest growing electronic retailers, which is currently operating in Austin, will be relocating to Cedar Park to build their national headquarters. The property is located on over 28 acres at 1500-1700 N Bell Blvd. The project will consist of a minimum of 200,000 square feet and the estimated completion date is Q3 2024.



3. Perfect Game, the baseball scouting group, is also relocating their headquarters to the City. They are developing 16 new turf baseball fields on 80 acres at the southeast corner of New Hope and Ronald Regan. They are expected to break ground summer of 2022 and open in March of 2024. The location is adjacent to the subject tract.



4. Cedar Park's mixed-use development, The Bell District, was designed to be a central gathering place for residents to live, eat, office and play. The project sits on over 50 acres with 16 of those being greenspace along Cluck Creek and will also include a new public library. The first phase began in 2020 with the realignment of Bell Blvd., which should be completed this year.

[Link to Video](#)

DEMOGRAPHICS

Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	4,727		74,610		200,888	
2023 Estimate	4,123		66,672		180,677	
2010 Census	1,535		41,428		124,103	
Growth 2023 - 2028	14.65%		11.91%		11.19%	
Growth 2010 - 2023	168.60%		60.93%		45.59%	
2023 Population by Hispanic Origin	785		11,529		35,880	
2023 Population	4,123		66,672		180,677	
White	3,003	72.84%	49,045	73.56%	136,223	75.40%
Black	275	6.67%	3,506	5.26%	9,874	5.47%
Am. Indian & Alaskan	18	0.44%	374	0.56%	1,239	0.69%
Asian	666	16.15%	11,503	17.25%	27,042	14.97%
Hawaiian & Pacific Island	6	0.15%	118	0.18%	306	0.17%
Other	154	3.74%	2,126	3.19%	5,993	3.32%
U.S. Armed Forces	0		42		192	
Households						
2028 Projection	1,763		26,350		73,230	
2023 Estimate	1,534		23,460		65,597	
2010 Census	544		14,061		43,586	
Growth 2023 - 2028	14.93%		12.32%		11.64%	
Growth 2010 - 2023	181.99%		66.84%		50.50%	
Owner Occupied	916	59.71%	18,004	76.74%	47,905	73.03%
Renter Occupied	618	40.29%	5,456	23.26%	17,692	26.97%
2023 Households by HH Income	1,534		23,461		65,598	
Income: <\$25,000	43	2.80%	996	4.25%	3,460	5.27%
Income: \$25,000 - \$50,000	142	9.26%	2,331	9.94%	7,949	12.12%
Income: \$50,000 - \$75,000	151	9.84%	3,147	13.41%	9,855	15.02%
Income: \$75,000 - \$100,000	117	7.63%	2,626	11.19%	7,914	12.06%
Income: \$100,000 - \$125,000	242	15.78%	3,843	16.38%	9,482	14.45%
Income: \$125,000 - \$150,000	187	12.19%	2,674	11.40%	7,011	10.69%
Income: \$150,000 - \$200,000	300	19.56%	3,847	16.40%	10,826	16.50%
Income: \$200,000+	352	22.95%	3,997	17.04%	9,101	13.87%
2023 Avg Household Income	\$156,627		\$138,287		\$128,310	
2023 Med Household Income	\$134,625		\$117,112		\$109,547	

11/2/2015



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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Designated Broker of Firm</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>John P. Cummings III</u>	<u>662316</u>	<u>John@QuestRealtyAustin.com</u>	<u>(512)415-8508</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TAR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date

