

# FOR SALE

## COMMERCIAL DEVELOPMENT

4.67+/- ACRES



1754 Bagdad Rd  
Unit Lots, B, C, E, F



WWW.TXRANCHBROKERS.COM

**TEXAS RANCH BROKERS, LLC**

313 S Main Street

Burnet Tx 78611

CONTACT: PATRICK BOYKIN

512-965-6100





# 1754 BAGDAD RD UNIT LOTS, B, C, E, F

## PAD SITE INFORMATION

Total Combined Square Feet : 50,000+ / -SF Bldg. Space

Land Size: 4.67+ / - Acres

Sale Price: \$1,900,000

## EXECUTIVE SUMMARY

This property is situated in a rapidly growing area of Cedar Park, Texas. Zoned GB - General Business. All lots are platted with the city. A total of over 50,000 square feet of building space platted. Unit B - 13,496 sq ft, Unit C - 9,000 sq ft, Unit E - 16,798 sq ft, and Unit F - 12,000 sq ft. Units B and C have parking lots and spaces completed.

## DESCRIPTION

The 4 lots available for purchase are a part of a Condominium Association with 2 other lots owned and built out with existing businesses in place.

## PAD SITE HIGHLIGHTS

- Retail development site fully permitted on prime Cedar Park with frontage on the highly trafficked Bagdad Road. In close proximity to many retailers and schools.
- Prime Location: Positioned at the high-traffic intersection of Bagdad Rd in the fast-growing Cedar Park market.
- High-Growth Area: Located in Cedar Park, one of the fastest growing suburbs in the Austin MSA, the City of Cedar Park reports population is approximately 83,159 (2024)
- Nearby Retail & Anchors: Walmart (2,038,436 Yearly Visits), HEB (916,752 Yearly Visits), Costco (1,877,107 Yearly Visits), Target (1,613,112)

## DEMOGRAPHICS

Population (2024)

1 mi- 11,166

3 mi- 84,128

5 mi- 181,211

Average Household Income

1 mi- \$127,195

3 mi- \$164,232

5 mi- \$167,758

Est. Total Household Expenditure (2024)

1 mi- \$485.55 M

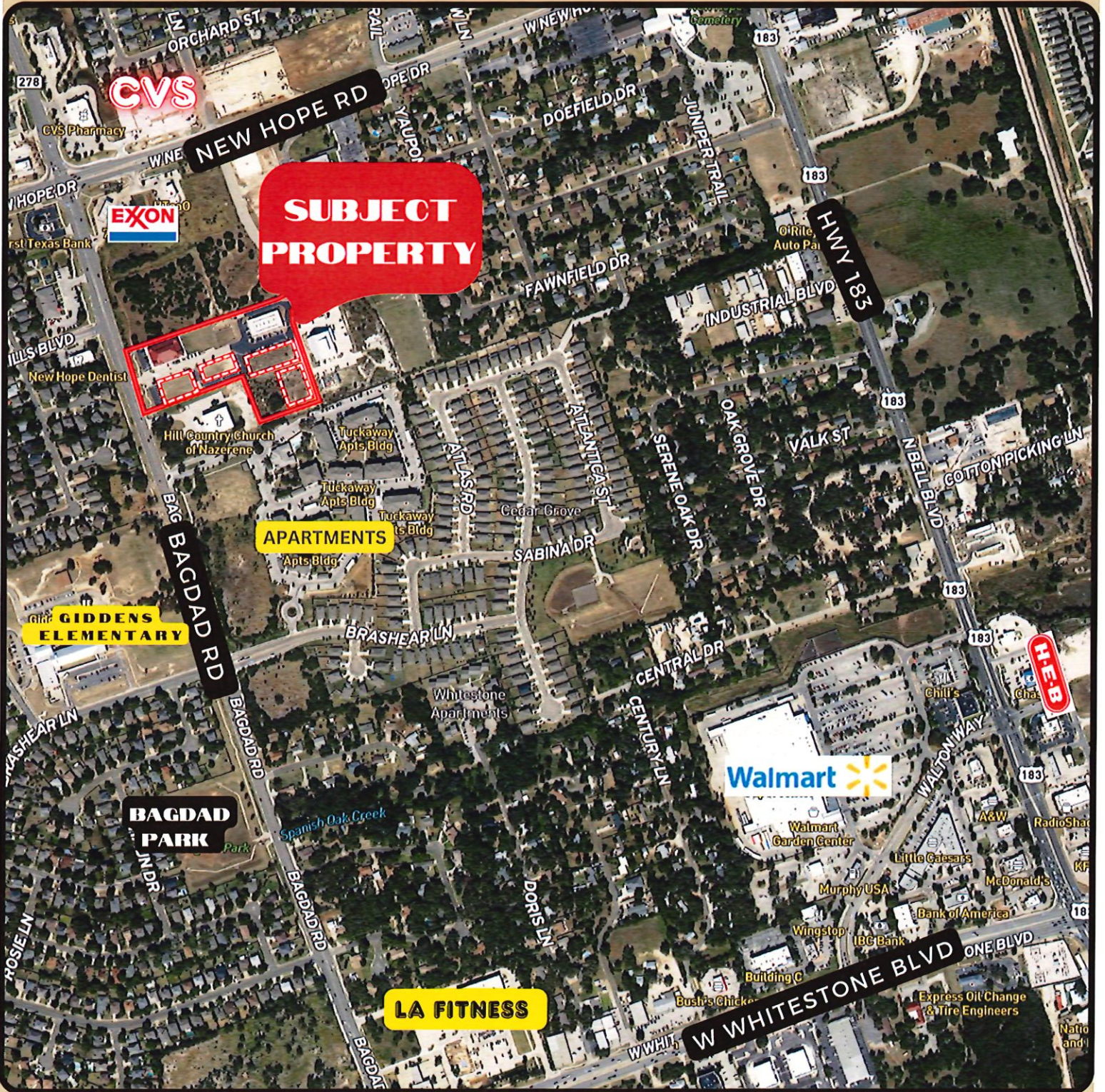
3 mi- \$4 B







# 1754 BAGDAD RD UNIT LOTS, B, C, E, F







# 1754 Bagdad Rd Unit Lots, B, C, E, F



**Lot Size 4.67 AC** Price \$1,900,000 Price Per AC \$406,852.25

Ready to build lots. All utilities, sewer, water and electric are installed. Property is accessed by two separate entrances, one off of Bagdad Road and the other from Clover Lane. Great exposure from Bagdad Road with plenty sidewalk and curb.

**CALL:** *Patrick Boykin 512-965-6100*





# TEXAS RANCH BROKERS, LLC

313 S Main Street  
Burnet, TX 78611

2-10-2025



## 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. An owner's agent fees are not set by law and are fully negotiable.

**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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**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.

<u>Texas Ranch Brokers, LLC</u>	<u>9003375</u>	<u>info@txranchbrokers.com</u>	<u>(512)756-7718</u>
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>
<u>Michael (Mike) Bacon</u>	<u>273134</u>	<u>mike@txranchbrokers.com</u>	<u>(512)940-8800</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Patrick Boykin</u>	<u>724284</u>	<u>patrick@txranchbrokers.com</u>	<u>(512)965-6100</u>
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](http://www.trec.texas.gov)

Texas Ranch Brokers LLC, P.O. Box 1338 Burnet TX 78611  
Mike Bacon Drew Cebis

Phone: 5127567718 Fax: [www.trec.com](http://www.trec.com)  
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwoll.com](http://www.lwoll.com)

IABS 1-1  
2015 FORMS