

FOR SALE OR LEASE

ARBAN PLAZA

RESTAURANT/RETAIL/OFFICE

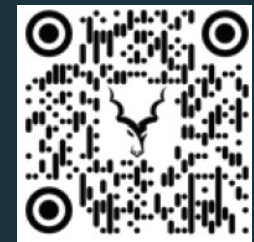


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KUDU
REALTY PARTNERS



**AN EXCEPTIONAL COMMERCIAL AND RETAIL DEVELOPMENT OPPORTUNITY
LOCATED ON BAGDAD RD BETWEEN WHITESTONE AND NEW HOPE**

Cedar Park, Texas



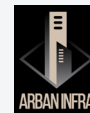
Kirkman Engineering
Civil Engineering
trustke.com



Blue Fin
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7801 N Capital of Texas Hwy, Suite 260
Austin, TX 78731

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Highlights

Opportunity Introducing a prime mixed-use development opportunity featuring up to 13 versatile units and 172 convenient parking spaces.

Size Units range from 1,200 to 31,000 square feet, accommodating a variety of business needs.

Visibility Enjoy exceptional visibility with high-traffic frontage, ensuring your business stands out. Each unit boasts prime exposure, facing directly towards Bagdad Rd.

Proximity Located close to key amenities, including retail stores, grocery outlets, restaurants, medical facilities, and hotels.

Education Within a one-mile radius, you'll find Leander ISD High School, Middle School, and Elementary School, providing excellent educational options for families.

Price For pricing details, please contact us directly.



Drive Times

9 minutes
Leander, TX

25 minutes
Round Rock, TX

30 minutes
Georgetown, TX

31 minutes
Downtown Austin, TX

Area Overview with amenities nearby



- H-E-B
- Walmart Supercenter
- Costco

Churches and Temples on New Hope:

- St. Margaret Mary Catholic Church
- Sri Venkateswara Temple of Austin
- Sri Shirdi Sai Baba Temple of Austin
- HEB Center at Cedar Park

- Target
- LA Fitness
- Sonic
- Starbucks
- First Bank
- Bagdad Park
- Amazon Locker
- Circle K Gas Station

- Exxon Gas Station
- Seven-Eleven Store
- CVS Pharmacy
- Giddens Elementary School
- Leander High School
- Big Bazaar Fresh Market
- Cedar Park Regional Medical Center
- Whole Foods

- The Parke
- NFM Nebraska Furniture Mart
- 1890 Ranch Shopping Center
- Cedar Park Sculpture Garden
- Cedar Park Recreation Center
- Veterans Memorial Park
- Cedar Park Public Library
- Lakeline Mall

Site Plan

Total Leasable Area

Coming soon Q1-2026

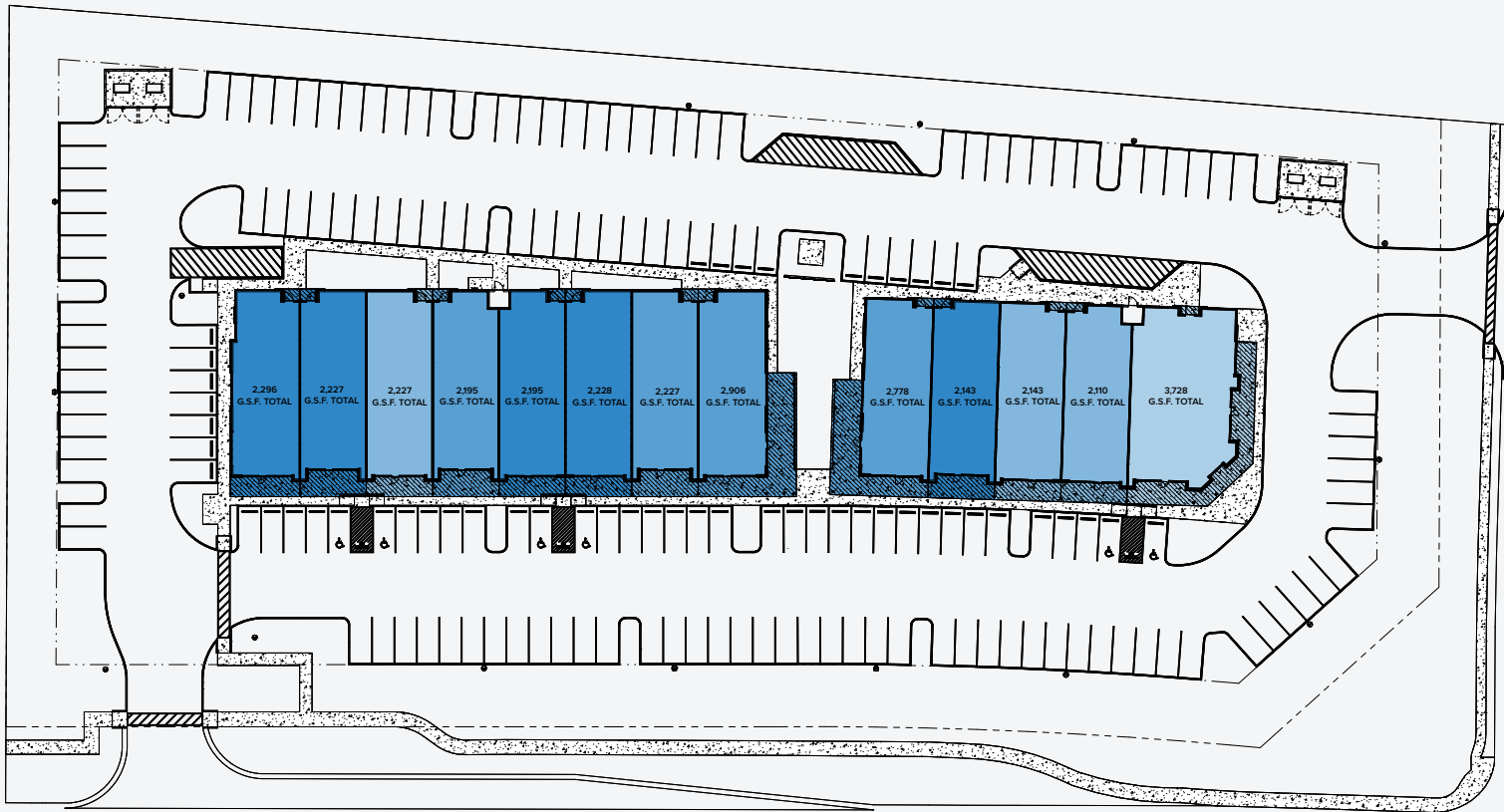


BFD # 24108

ARBAN PLAZA

CEDAR PARK, TEXAS 78613

SEAL:



LEASABLE AREA
1" = 20'-0"



DATE: 2024.07.19

DRAWN BY: GRM

LEASABLE AREA

DRAWING NUMBER:

AS301

SCALE: AS INDICATED

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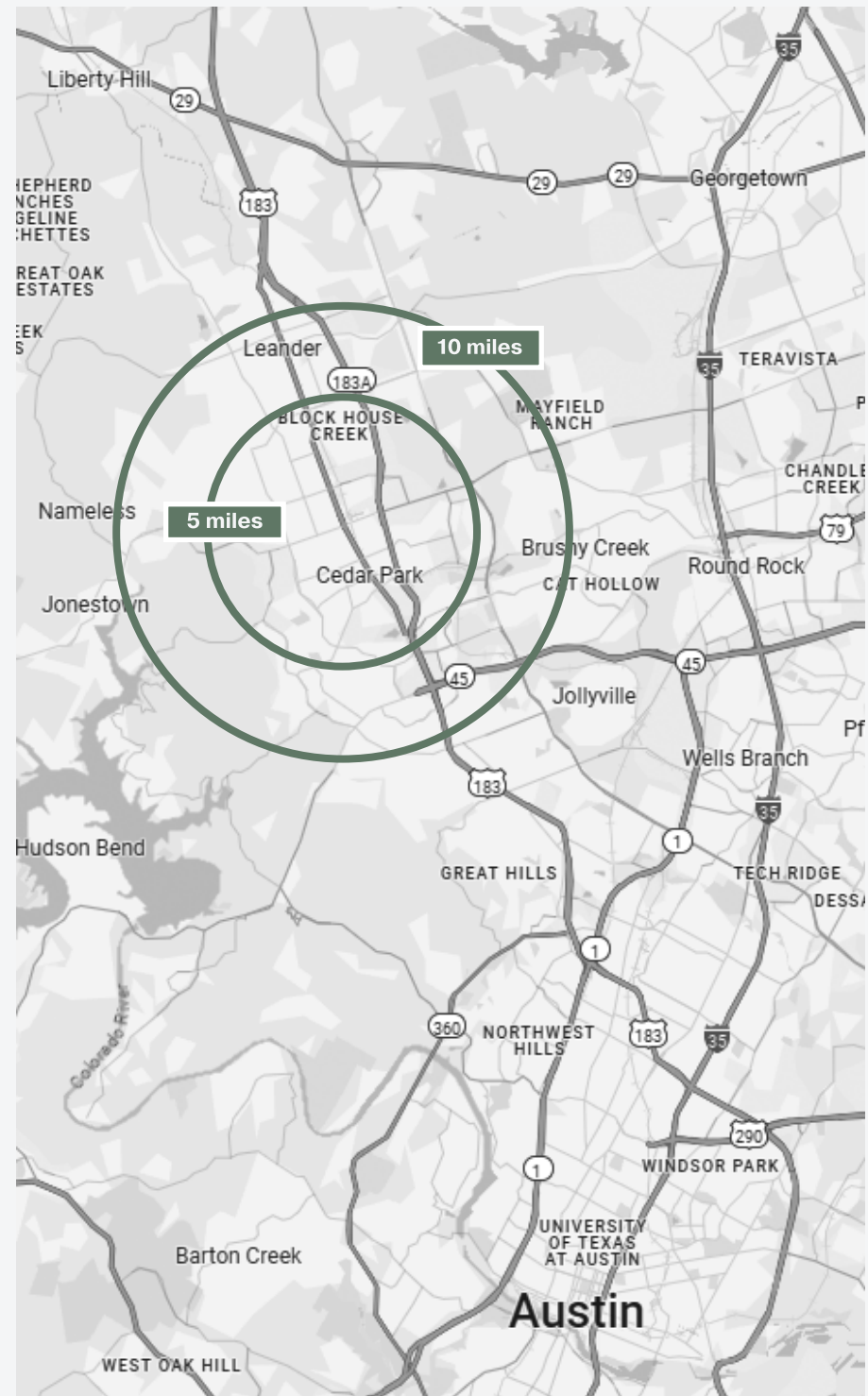


Demographics

Cedar Park, Texas

Population	78,910	2024 Population
Households	38,325	2024 Households There are 26% more households who own their homes than there are renters.
Income	\$121,928 62.53%	2024 Avg. Household Income of the households earn more than the national average each year.
Median Household Expenditure	\$101,487	Household expenditures average \$101,487 per year.

One of the fastest growing cities in the United States





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.

11-2-2015



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.

KUDU Realty Partners <small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	409333 <small>License No.</small>	revans@cadre-usa.com <small>Email</small>	(512) 750-1866 <small>Phone</small>
Ronald D Evans <small>Designated Broker of Firm</small>	409333 <small>License No.</small>	revans@cadre-usa.com <small>Email</small>	(512) 750-1866 <small>Phone</small>
Ronald D Evans <small>Licensed Supervisor of Sales Agent/ Associate</small>	409333 <small>License No.</small>	revans@cadre-usa.com <small>Email</small>	(512) 750-1866 <small>Phone</small>
Joe Golden <small>Sales Agent/Associate's Name</small>	734670 <small>License No.</small>	jgolden@kudurealty.com <small>Email</small>	512-585-6816 <small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials

Date

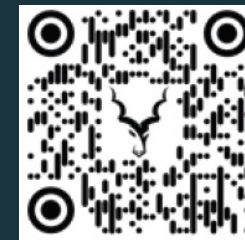
Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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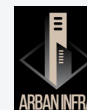
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