

Gun Range + Excess Land

3100 Woodall Drive | Cedar Park | TX | 78613



COMMERCIAL
MARKET EXCHANGE

FOR SALE



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EXECUTIVE SUMMARY

Shady Oaks Gun Range | 3100 Woodall Dr. | Cedar Park | Tx | 78613

OFFERING SUMMARY

Sale Price:..... Call for Pricing
Zoning:..... Heavy Commercial
Lot Size (Acres):..... 7.202
Improvement Size (SF):... 13,052

PROPERTY OVERVIEW

Discover an exceptional investment & development opportunity in the heart of Cedar Park, Texas. This unique commercial real estate opportunity features Shady Oaks Gun Range, a well-established, fully operational indoor, 3 building, **13,052sf**, gun range situated on approximately **7.202 acres of Heavy Commercial (HC)** zoned land. There is approximately **3.88 acres of excess land** with development potential. Shady Oaks Gun Range provides a safe and accessible environment for firearm enthusiasts and professionals alike. This facility includes state of the art amenities designed to curate a top-tier experience for all customers. There are 16 indoor shooting ranges, two classrooms, and a retail area. This site provides ample parking with 70 spaces available.

Whether you're looking to acquire a thriving business with built-in growth opportunity or seeking a valuable land asset with income producing infrastructure, 3100 Woodall Dr. delivers both immediate and future value.

PROPERTY HIGHLIGHTS

- **Turnkey Operation:** State of the art shooting range ready for new operator
- **Prime Location:** 3100 Woodall Dr. offers excellent access and visibility in one of the fastest-growing communities in Central Texas.
- **Significant Development Potential:** The property includes approximately 3.88 acres of excess land, offering ample space for future expansion or complementary commercial development. The adjacent 4.466 acre HC tract is also available for sale. [Link to listing](#)
- **Infrastructure in Place:** Existing utilities, site improvements, and established traffic to the property provide a strong foundation for additional development
- **Potential to subdivide** - Open to selling excess land separately

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ADDITIONAL LAND AVAILABLE - 2940 Woodall Dr.

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OVERVIEW OF ADJACENT PROPERTY

The adjacent property at 2940 Woodall Drive is also listed for sale. 2940 Woodall Drive is a 4.466 acre site with permits submitted for a 64,024 SF (including mezzanine), 20 Unit, Flex / Industrial Project. Permits are expected by mid November 2025. Combine this tract with the excess land at 3100 Woodall for over 8 acres of Heavy Commercial Land. [Link to listing.](#)

PROPERTY HIGHLIGHTS

- 4.4660 acres
- Shovel Ready Project with permits expected by mid August
- 64,024 SF (including mezzanine) Flex / Office-Warehouse Project
- Highly visibly from Hwy 1431 & Woodall Drive
- Zoned HC (Heavy Commercial)
- Utilities near site

The adjacent property, 3100 Woodall Drive, is also listed for sale and offers an additional +/- 3.8 acres of excess land that can potentially be added to this project.



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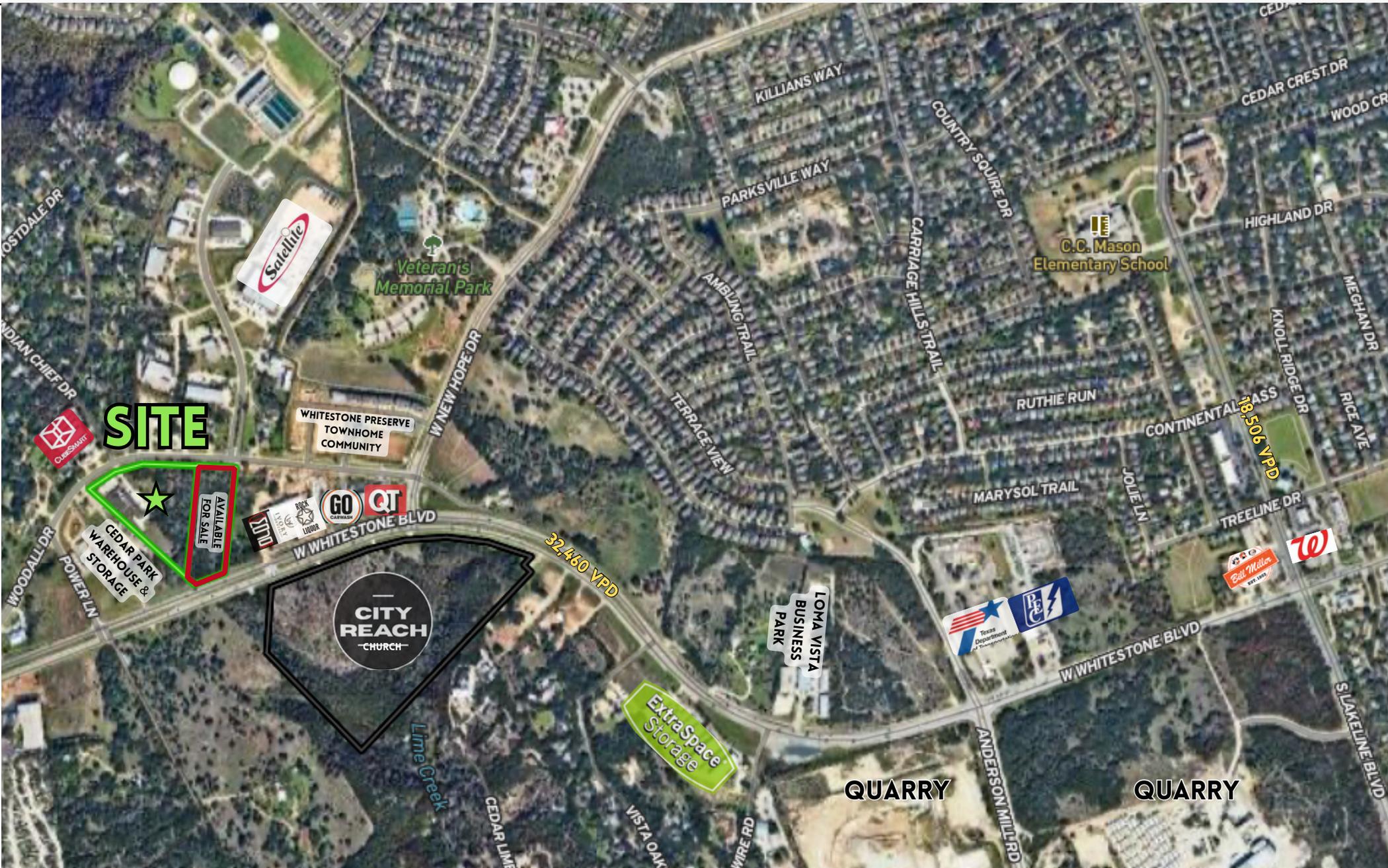
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AERIAL SITE MAP

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SITE AERIAL

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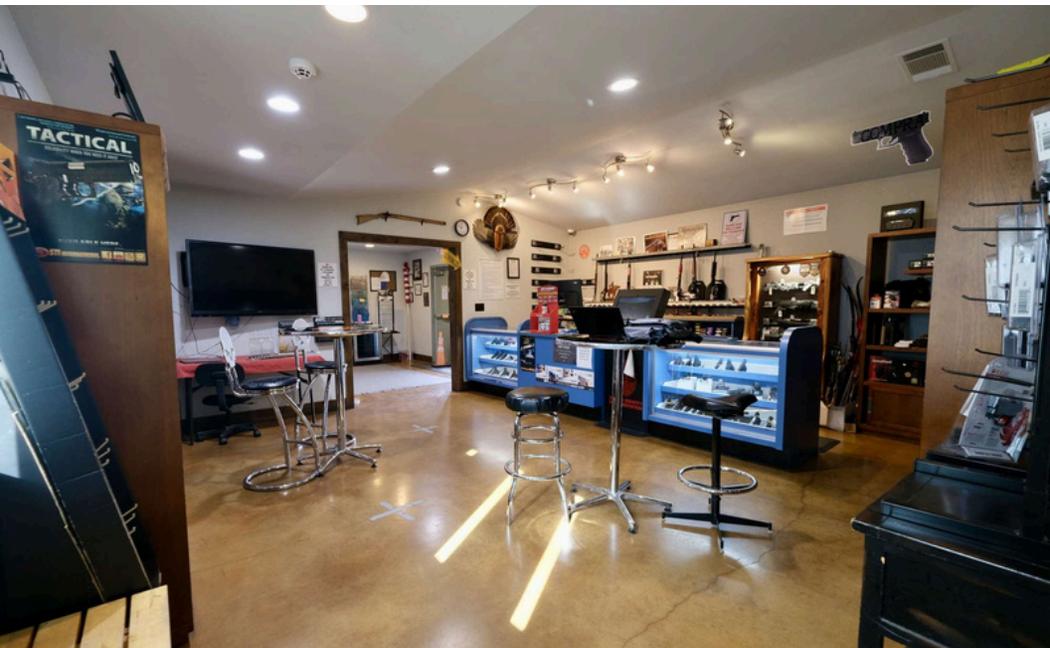
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INTERIOR PHOTOS - Retail Area

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INTERIOR PHOTOS - Range Areas

Shady Oaks Gun Range | 3100 Woodall Dr. | Cedar Park | Tx | 78613



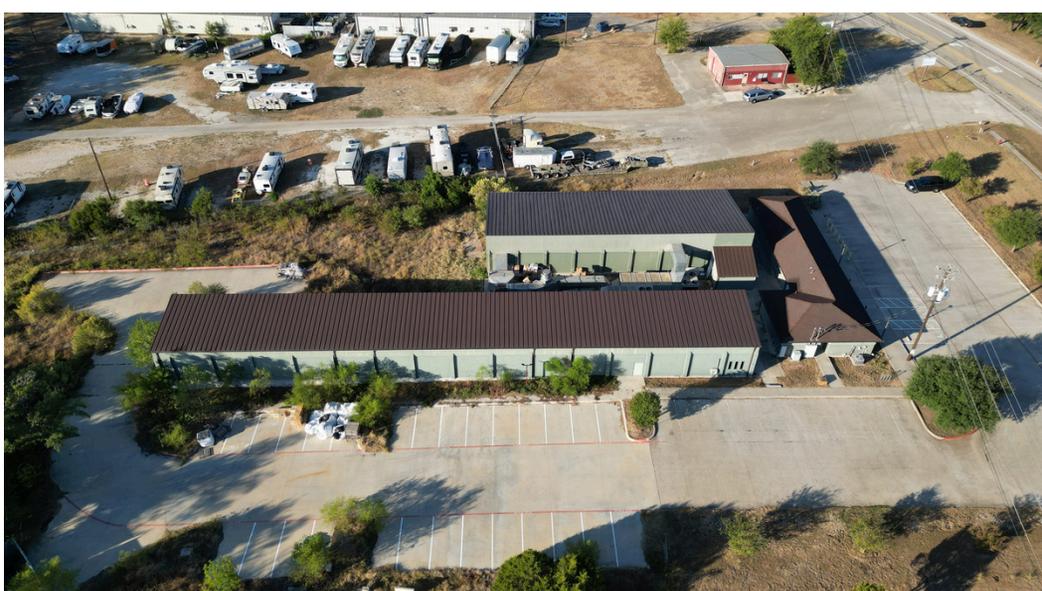
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EXTERIOR PHOTOS

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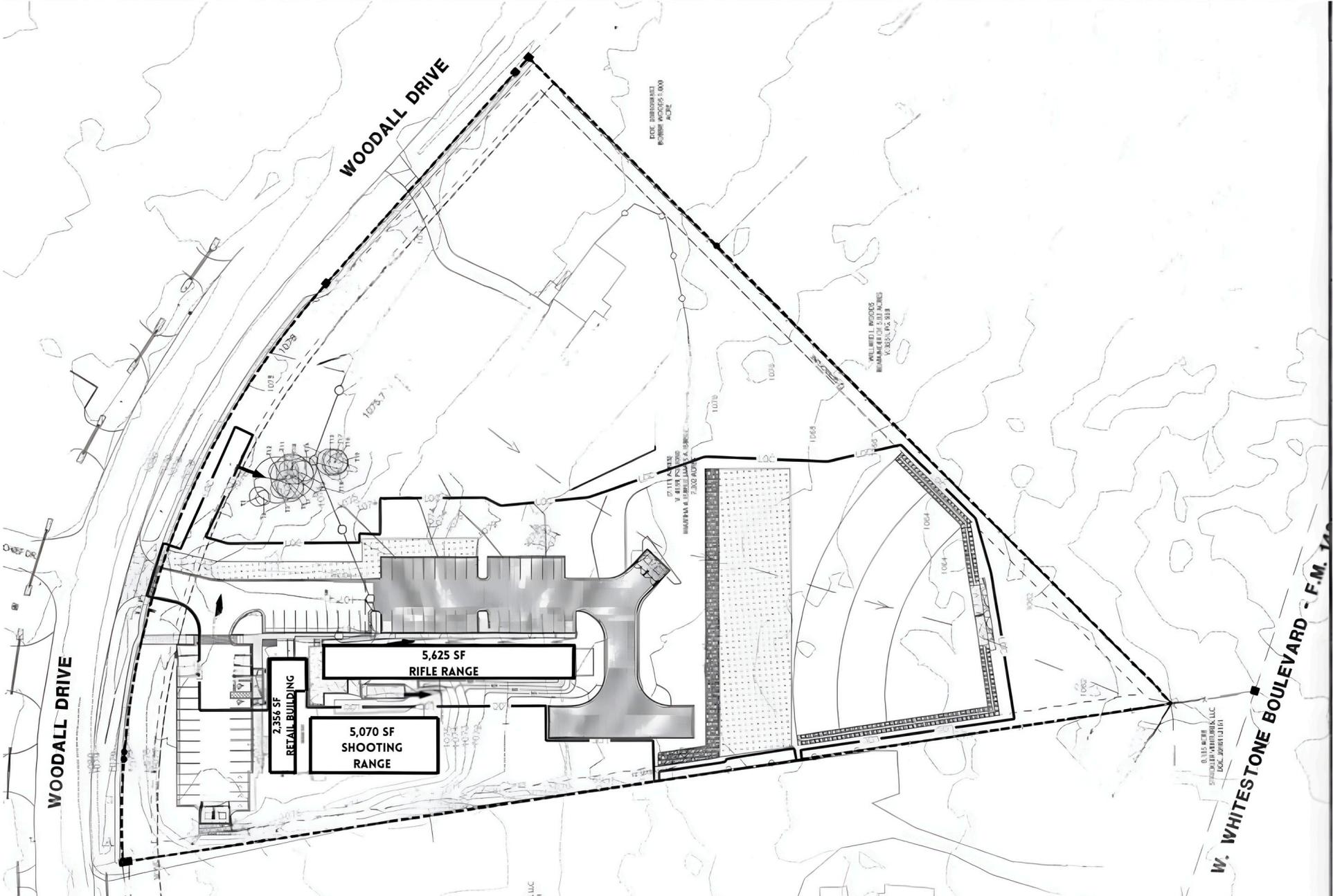
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SITE PLAN

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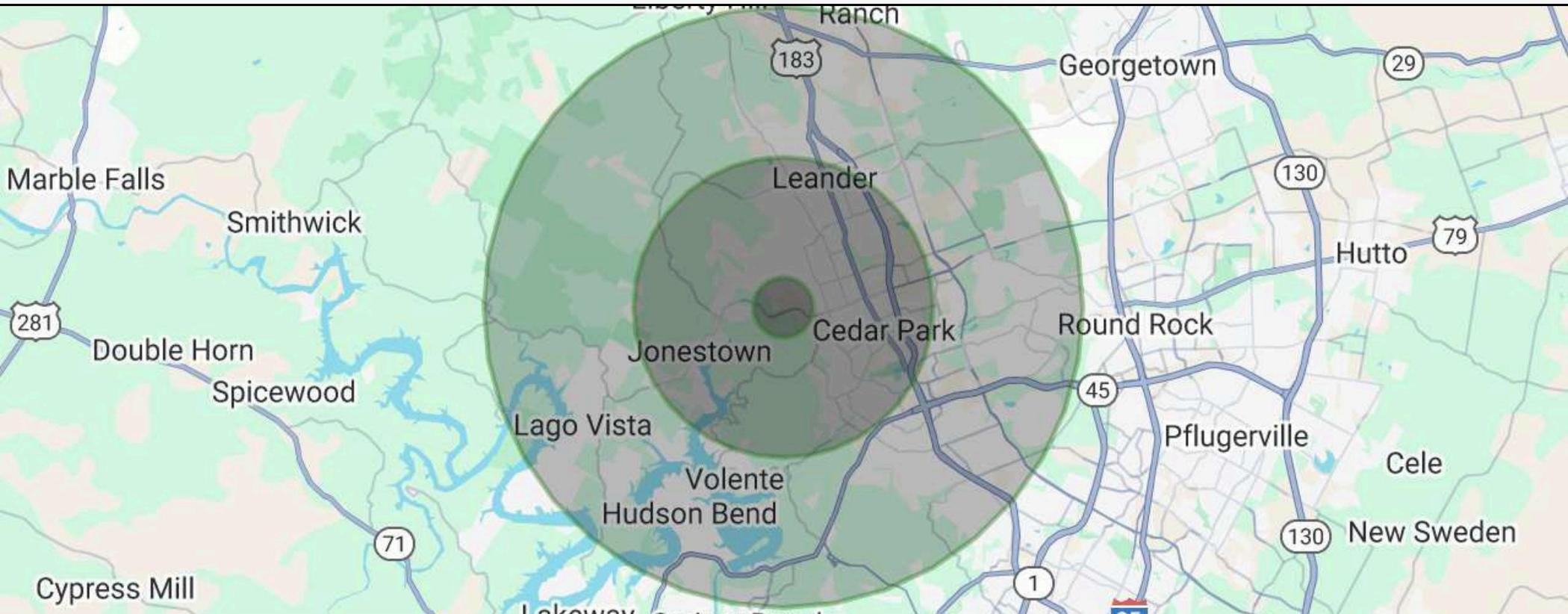
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AREA DEMOGRAPHICS

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POPULATION

Total Population

Average Age Average

Age (Male) Average

Age (Female)

1 MILE

5 MILES

10 MILES

5,304

143,754

442,226

38

38

37

38

37

37

39

39

38

HOUSEHOLDS & INCOME

Total Households

of Persons per HH

Average HH Income

Average House Value

1 MILE

5 MILES

10 MILES

1,718

51,355

165,964

3.1

2.8

2.7

\$197,850

\$153,064

\$163,143

\$669,420

\$531,057

\$599,840

Demographics data derived from AlphaMap

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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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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date