

1900 EAST WHITESTONE BLVD.

Premier Freestanding Second-Generation Restaurant Property (Built 2014) Offered for Sale



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Pricing available upon request.
Please contact broker for offering details.

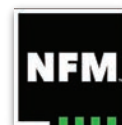




1900 EAST WHITESTONE BLVD.

1900 East Whitestone Blvd offers a highly visible location along one of the city's busiest commercial corridors. Situated at the intersection of Whitestone Blvd (FM 1431) and Arrow Point Rd., the site benefits from **strong daily traffic counts** and proximity to major retailers such as *H-E-B, Walmart, Target, and The Home Depot*. The surrounding trade area is characterized by rapid residential growth, affluent demographics, and a **mix of national and local tenants** serving Cedar Park and the greater northwest Austin market. This location provides **excellent accessibility, exposure, and long-term investment potential** within one of Central Texas's fastest-growing suburban communities.

AREA RETAILERS



→ [Click here for 3D virtual tour](#)

- 8,229 SF - Interior Square Footage
- Large Exterior Deck for Outdoor Dining
- Excellent Parking Field with 106 Spaces
- New Monument Sign Approved

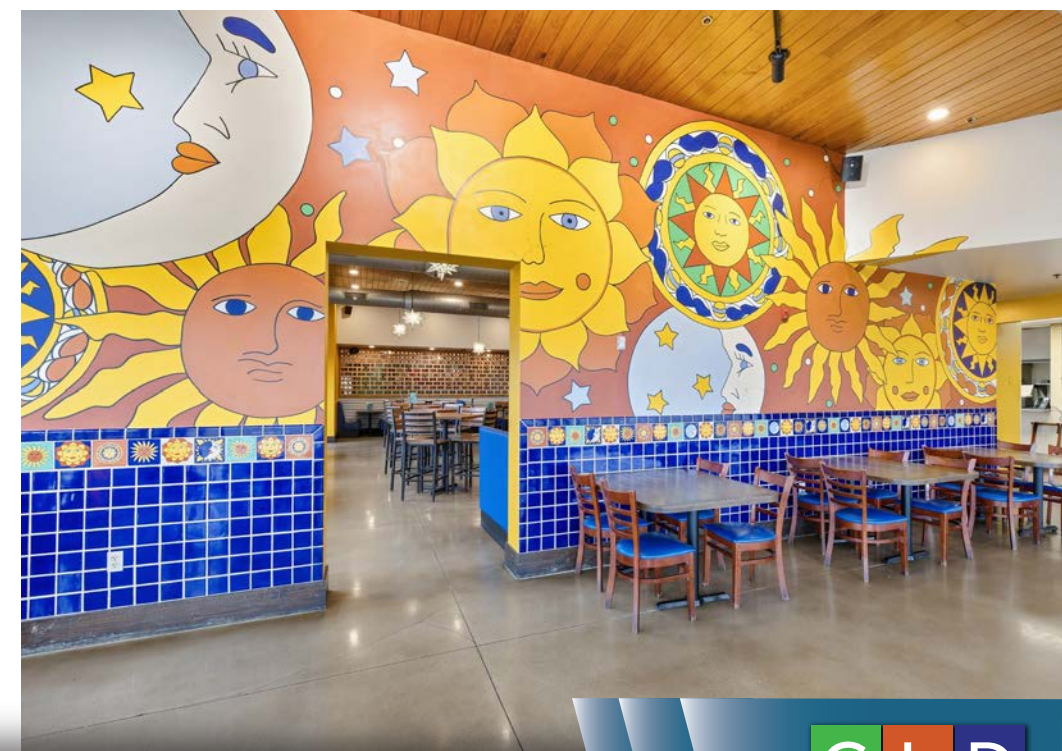
- 228,971 Population (5mi)
- \$175,166 Avg. HH Income (5mi)

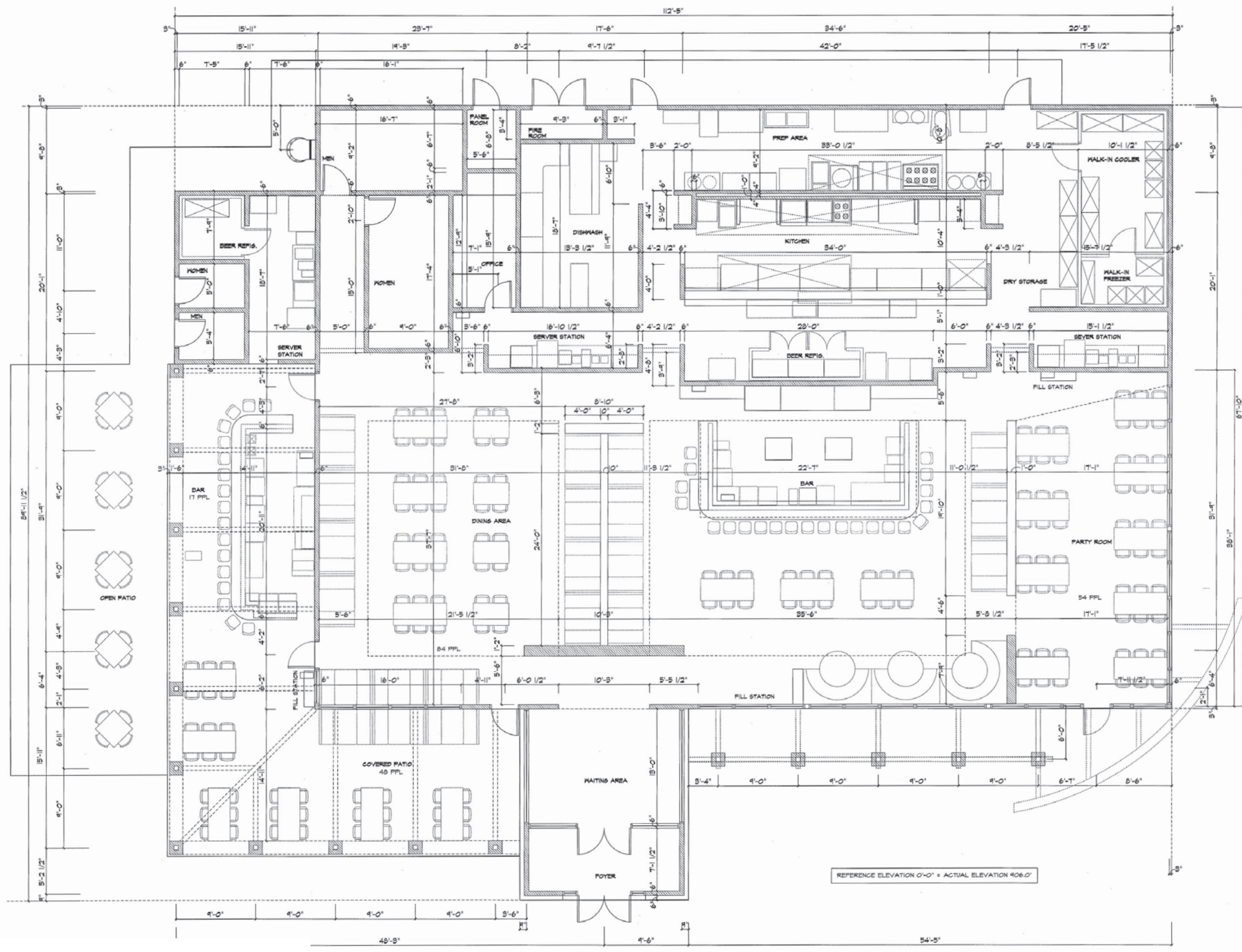
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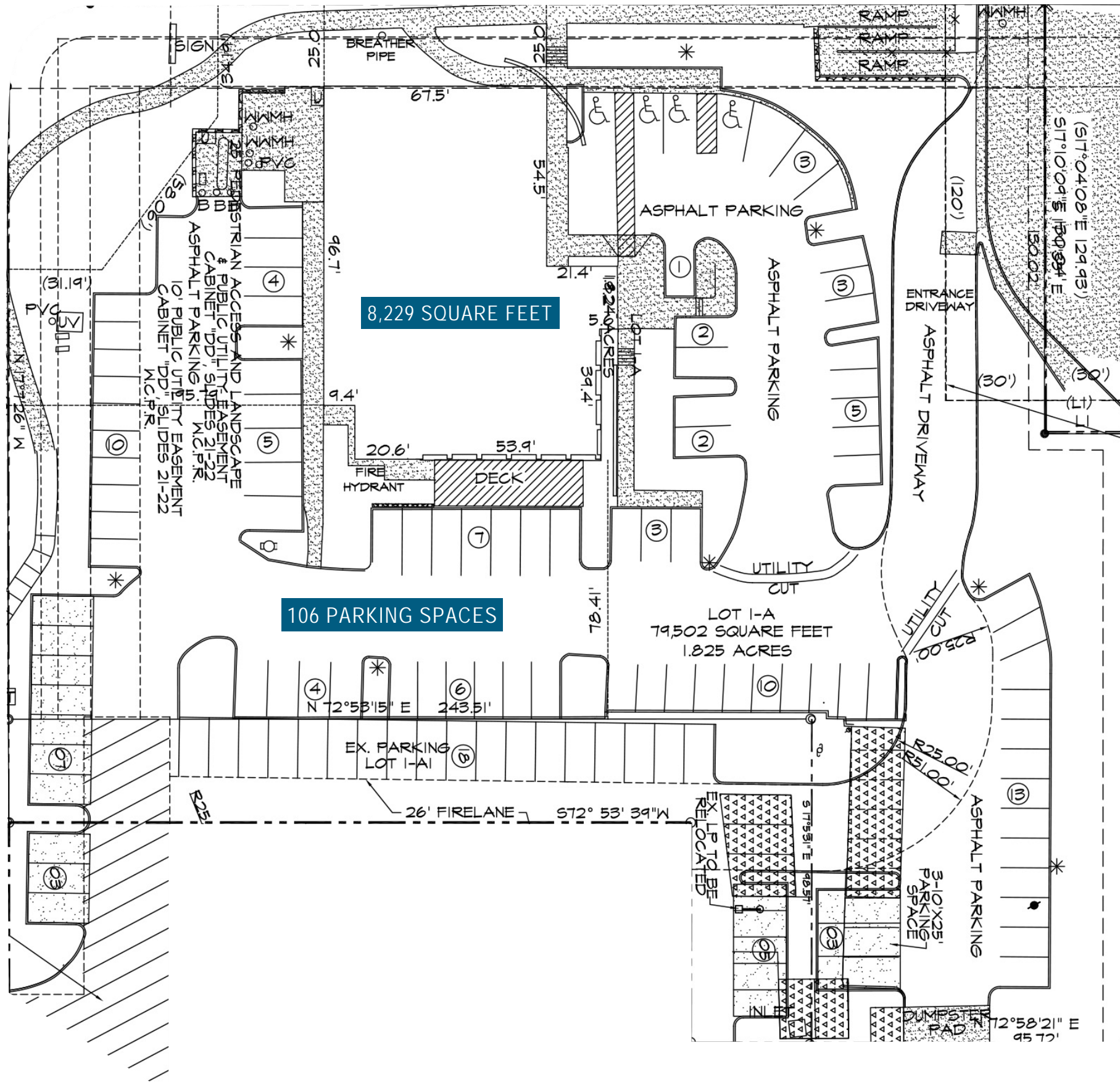








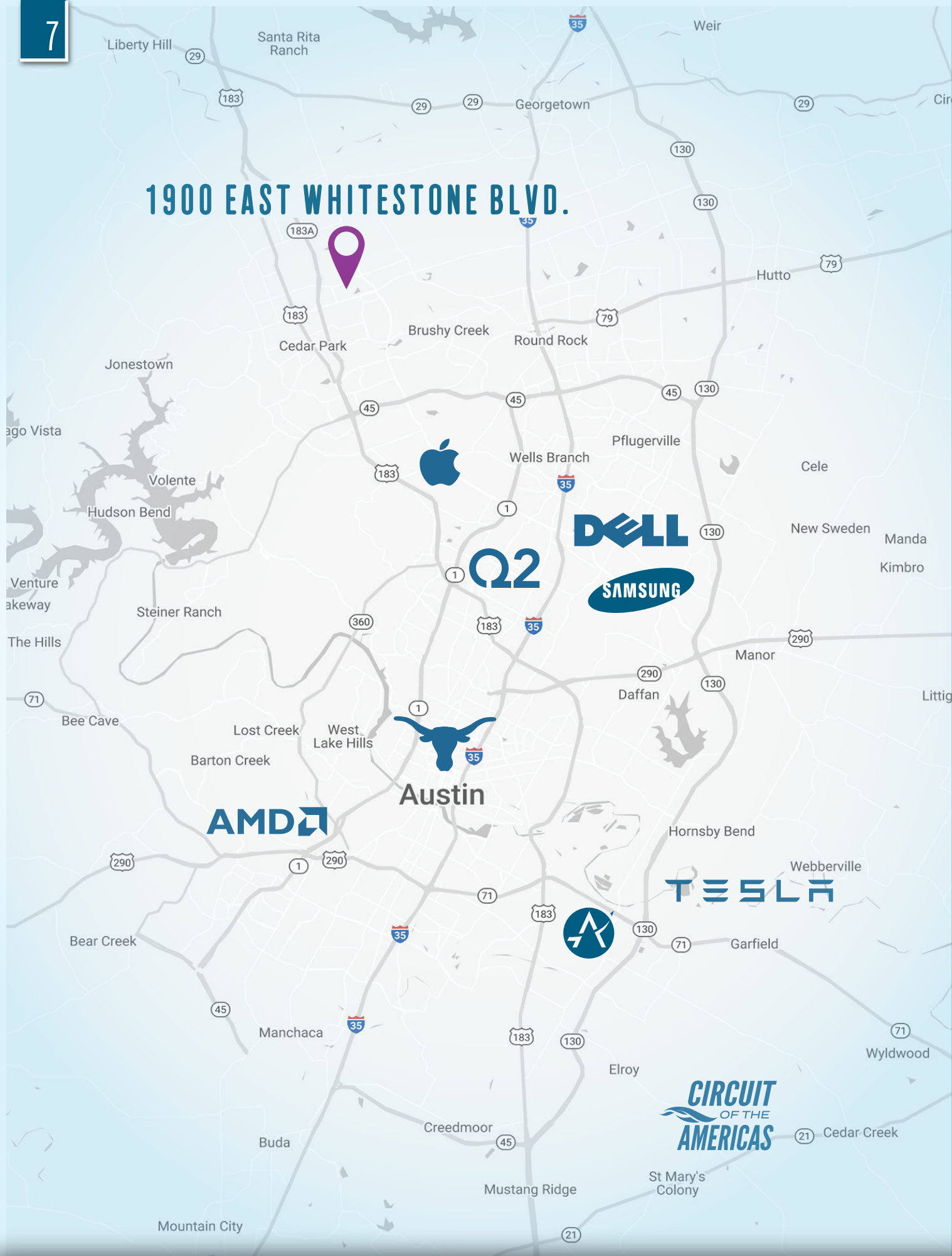
8,229 Interior Square Feet
 (6,943 SF main restaurant + 1,286 SF enclosed porch with roll up doors)



→ [Click here for 3D virtual tour](#)

Excellent parking field with 106 spaces

2.06 acres - Land Area



CEDAR PARK. TX

Cedar Park, Texas is a vibrant community situated just 17 miles from downtown Austin. Cedar Park is located in Williamson County, and is an integral part of the Greater Austin regional economy. Cedar Park is home to two professional sports teams: the Texas Stars and the Austin Spurs. The city also serves as national and regional headquarters for several companies, including National Oilwell Varco, Firefly Aerospace, Hylilion, ABEO, Corvalent, eDaptive Power, James Avery Artisan Jewelers and several others.



Population

1 mile	2 mile	3 mile	5 mile
7,127	29,878	75,474	228,971



Daytime

1 mile	2 mile	3 mile	5 mile
5,669	14,885	22,320	59,480



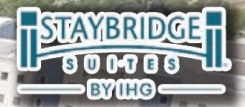
Avg. HH Income

1 mile	2 mile	3 mile	5 mile
\$165,901	\$159,966	\$171,571	\$175,166





ARROW POINT BUSINESS PARK



FUTURE



SITE

E. WHITESTONE BLVD. 43,000 VPD



CEDAR VIEW DEVELOPMENT

1890 RANCH

CRUNCH, GNC, Burlington, Massage Envy, Starbucks, EUROPEAN WAX CENTER, Office DEPOT, OfficeMax, target, CVS pharmacy, NUTRISHOP, NATURAL GROCERS, CINEMARK, BUFFALO WILD WINGS, HALF PRICE BOOKS, Chick-fil-ee, Carl's Jr., PET SMART

PERFECT GAME DEVELOPMENT

1890 RANCH

HOBBY LOBBY, Freddy's STEAKBURGERS, ROSS DRESS FOR LESS, LONGHORN STEAKHOUSE, Rosas Cafe, MARDEL, Walmart Supercenter, goodwill

THE PARKE

Chips, WAXING THE CITY, Dutch Bros, Michaels, petco, TORRID, Freebirds, TILLY'S, WORLD MARKET, Marshalls, WHOLE FOODS MARKET, COST PLUS WORLD MARKET, DSW DESIGNER SHOE WAREHOUSE, Bath & Body Works, Starbucks, Red Robin, OLD NAVY, Rack, maurices

SITE

FIRST WATCH, TORCHY'S TACOS, SHERWIN-WILLIAMS, Cane's CREEKVIEW

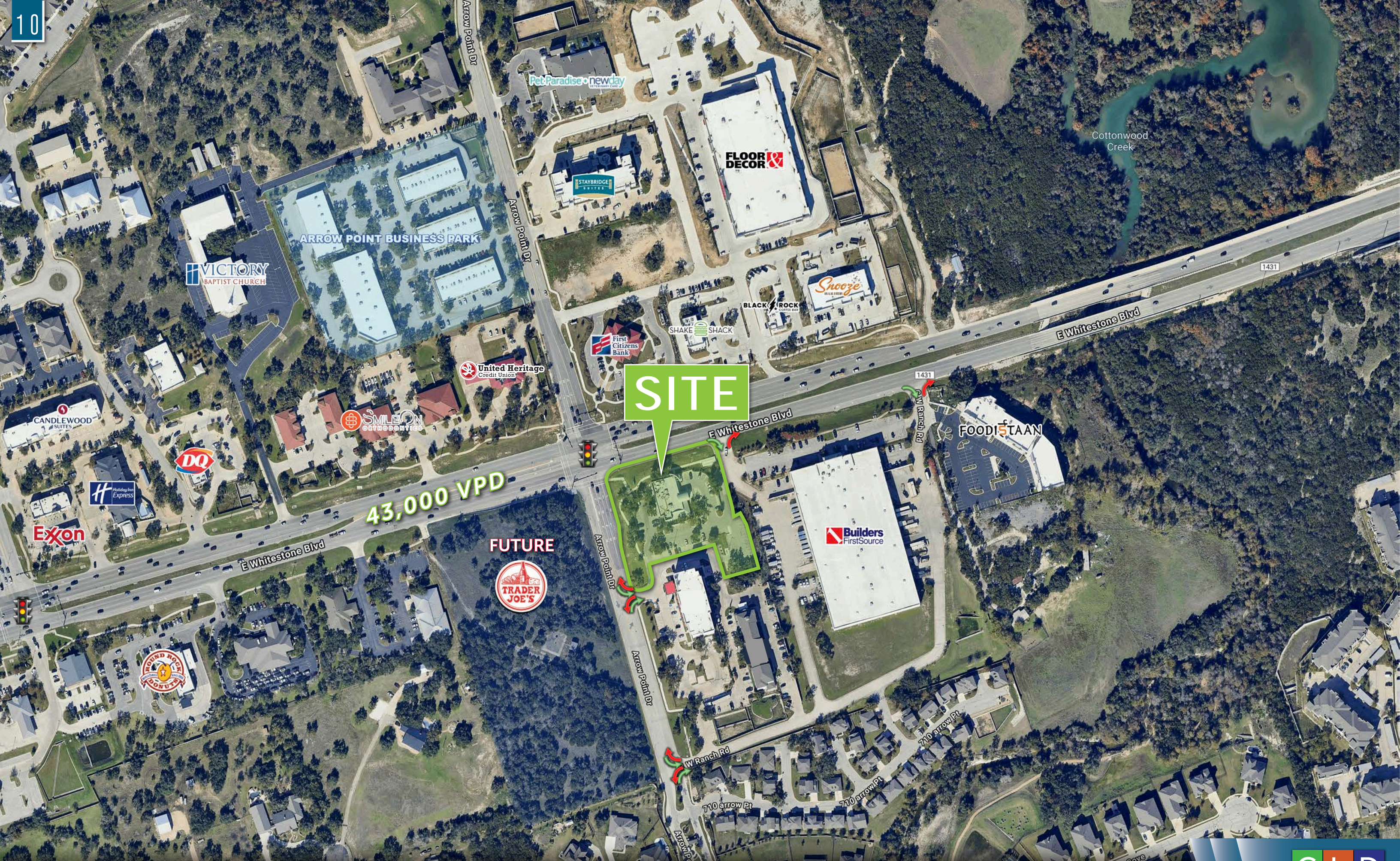
SHOPS AT WHITESTONE

GameStop, Starbucks, WING STOP, TACO CABANA, McDonald's, DUNKIN', Walmart

CEDAR PARK TOWN CENTER

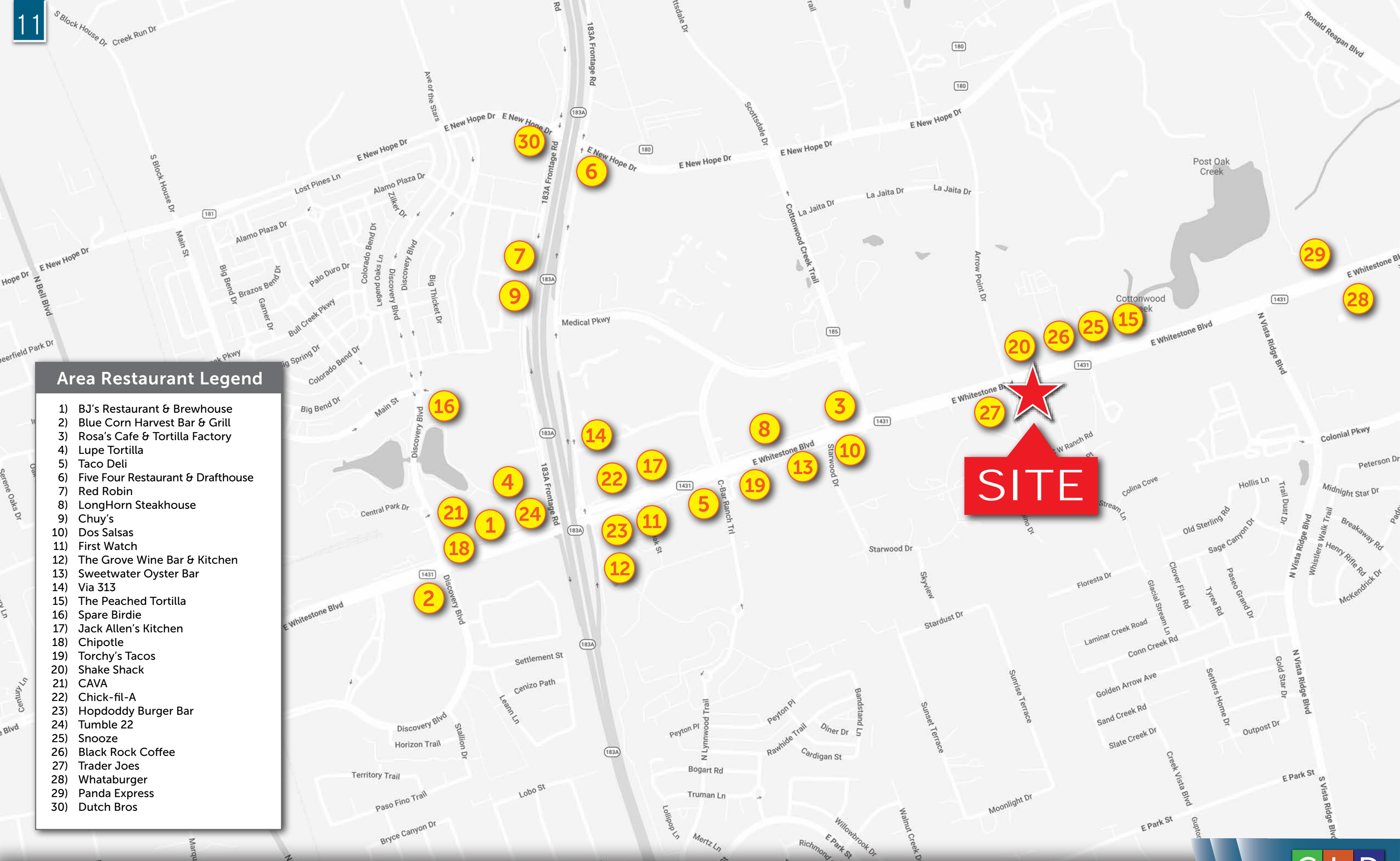
CAVA, SMOOTHIE KING, menchie's frozen yogurt, BJ's RESTAURANT BREWHOUSE, COSTCO WHOLESALE, IN-N-OUT BURGER, CHIPOTLE MEXICAN GRILL

VR
2,594 Students



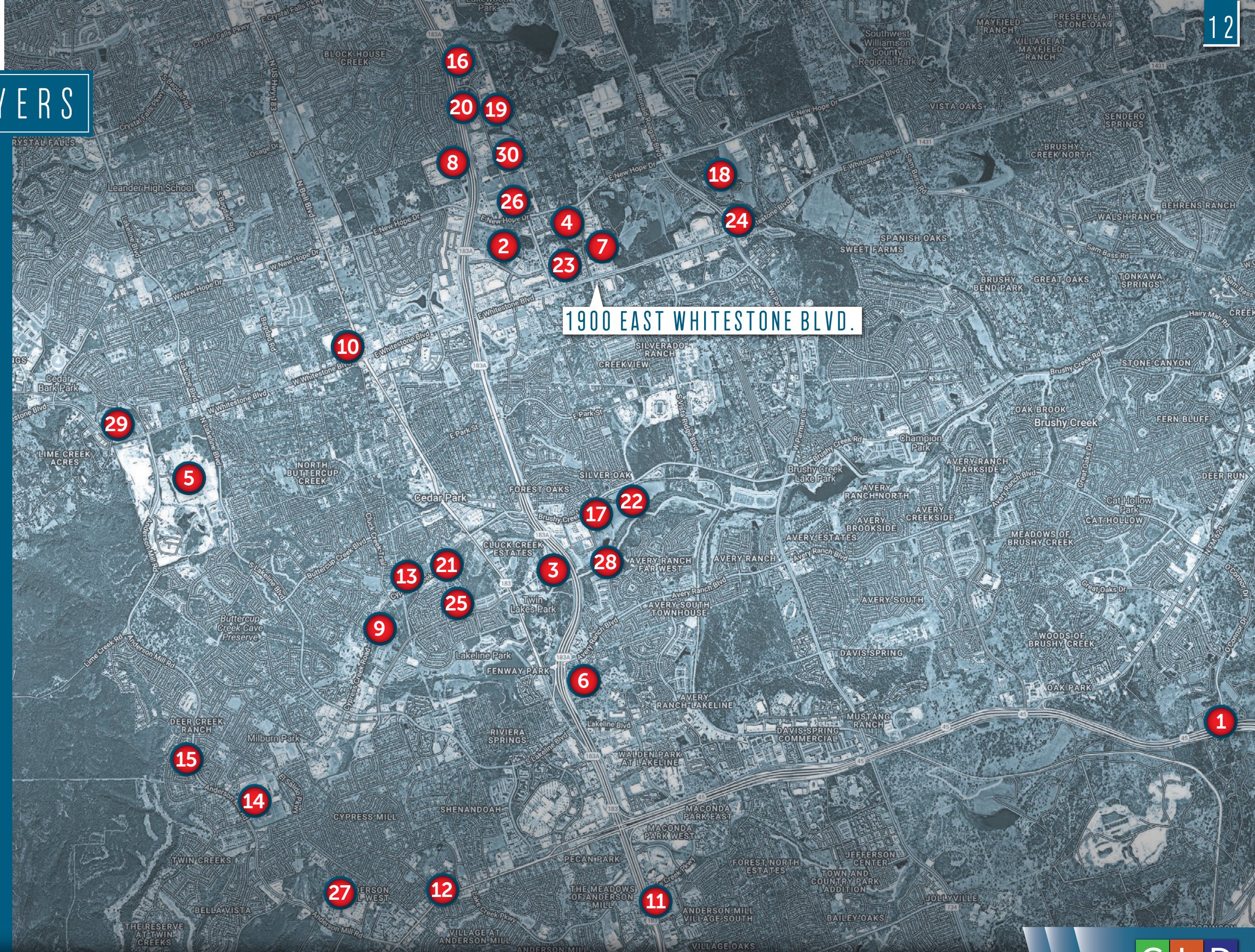
Area Restaurant Legend

- 1) BJ's Restaurant & Brewhouse
- 2) Blue Corn Harvest Bar & Grill
- 3) Rosa's Cafe & Tortilla Factory
- 4) Lupe Tortilla
- 5) Taco Deli
- 6) Five Four Restaurant & Drafhouse
- 7) Red Robin
- 8) LongHorn Steakhouse
- 9) Chuy's
- 10) Dos Salsas
- 11) First Watch
- 12) The Grove Wine Bar & Kitchen
- 13) Sweetwater Oyster Bar
- 14) Via 313
- 15) The Peached Tortilla
- 16) Spare Birdie
- 17) Jack Allen's Kitchen
- 18) Chipotle
- 19) Torchy's Tacos
- 20) Shake Shack
- 21) CAVA
- 22) Chick-fil-A
- 23) Hopdoddy Burger Bar
- 24) Tumble 22
- 25) Snooze
- 26) Black Rock Coffee
- 27) Trader Joes
- 28) Whataburger
- 29) Panda Express
- 30) Dutch Bros



MAJOR EMPLOYERS

- 1 Shop LC Headquarters
- 2 Cedar Park Regional Medical Center
- 3 City of Cedar Park Administration
- 4 ETS-Lindgren
- 5 CoreSlab Structures
- 6 Dell Childrens Medical Center
- 7 Firefly Aerospace
- 8 H-E-B Center at Cedar Park
- 9 National Oilwell Varco
- 10 Compedia
- 11 Trel and Dirigo Collaborative
- 12 BHI
- 13 Fallbrook Technologies
- 14 BMC Millwork
- 15 BMC West
- 16 James Avery Artisan Jewelry
- 17 Hyliion
- 18 Perfect Game
- 19 Hanyang ENG
- 20 Stewart & Stevenson / E-Daptive
- 21 TDK RF Solutions, Headquarters
- 22 ElementUSA Accelerator
- 23 Vicor Custom Power Systems
- 24 Austin Wood Recycling
- 25 Flame Technology, Headquarters
- 26 PD Labs
- 27 Austin Aerotech
- 28 Tolteq Original Engineering
- 29 Austin Dynamics, Headquarters
- 30 The Crossover



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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 on 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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