

# Gun Range + Excess Land can separate



**COMMERCIAL**  
MARKET EXCHANGE

3100 Woodall Drive | Cedar Park | TX | 78613

# FOR SALE PRICE REDUCED



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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. Potential for the Gun Range Operator to continue operating business.

## PROPERTY HIGHLIGHTS

- **Turnkey Operation:** State of the art shooting range ready for new operator, or investor.
- Potential for operator to stay on board to operate gun range facility
- **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 heavy commercial land, offering ample space for future expansion or complementary commercial development.
- **Infrastructure in Place:** Existing utilities, site improvements, and established traffic to the property provide a strong foundation for additional development
- **Willing to subdivide** - Open to selling excess heavy commercial land separately



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# AERIAL SITE MAP

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# SITE AERIAL

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



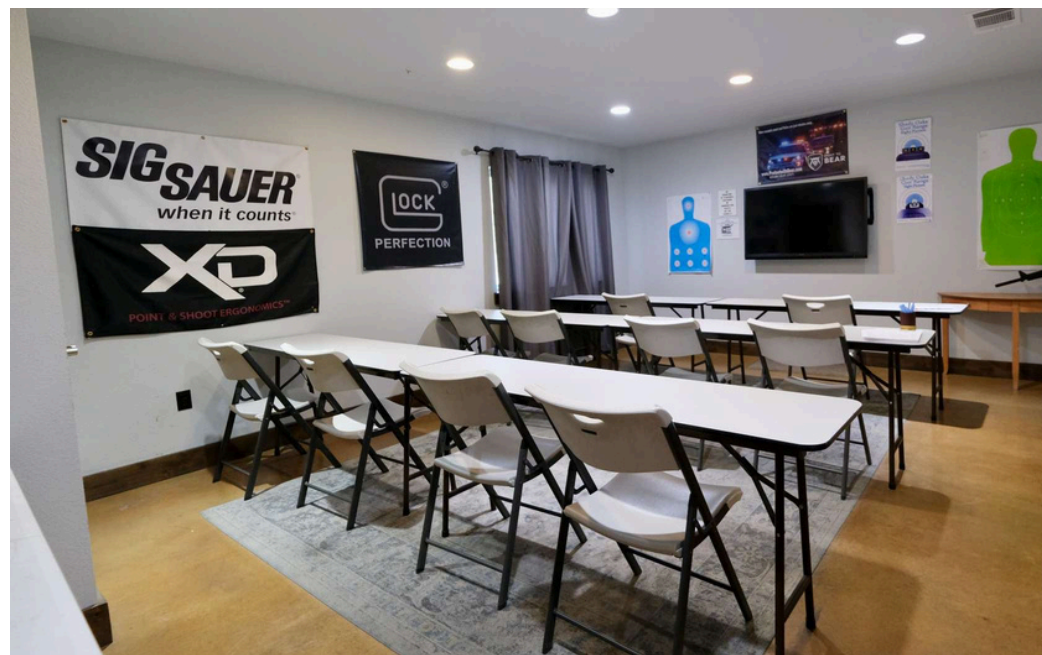
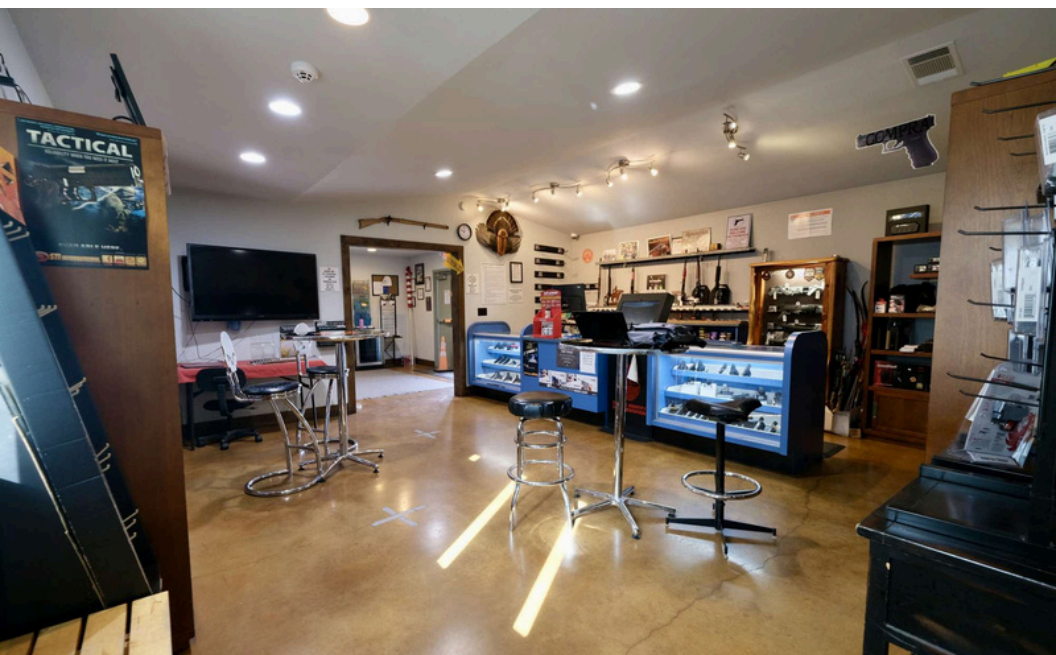
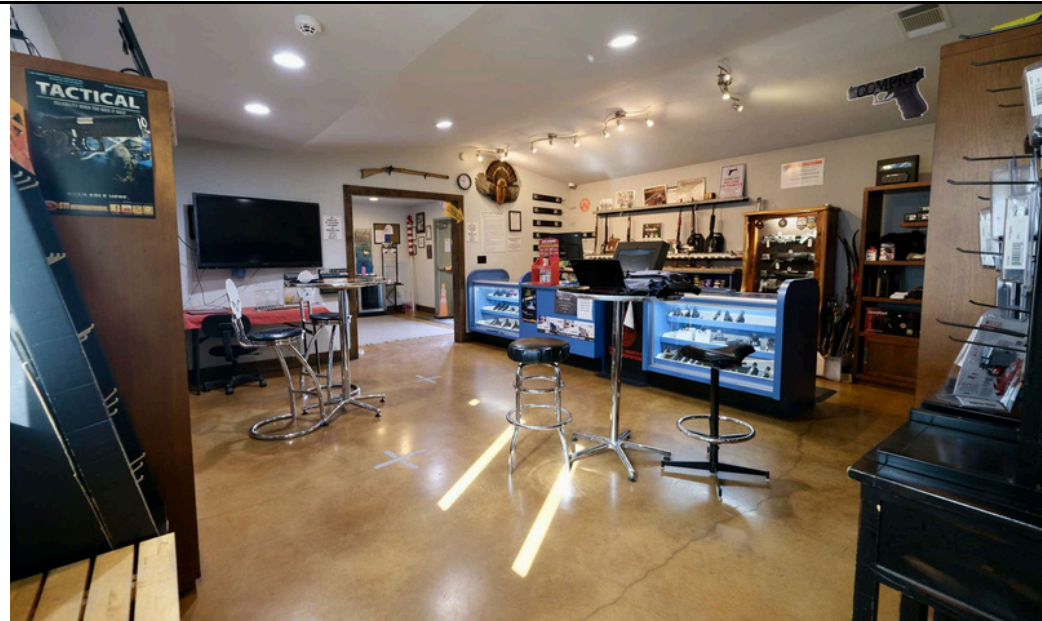
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# INTERIOR PHOTOS - Retail Area

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# INTERIOR PHOTOS - Range Areas

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# EXTERIOR PHOTOS

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



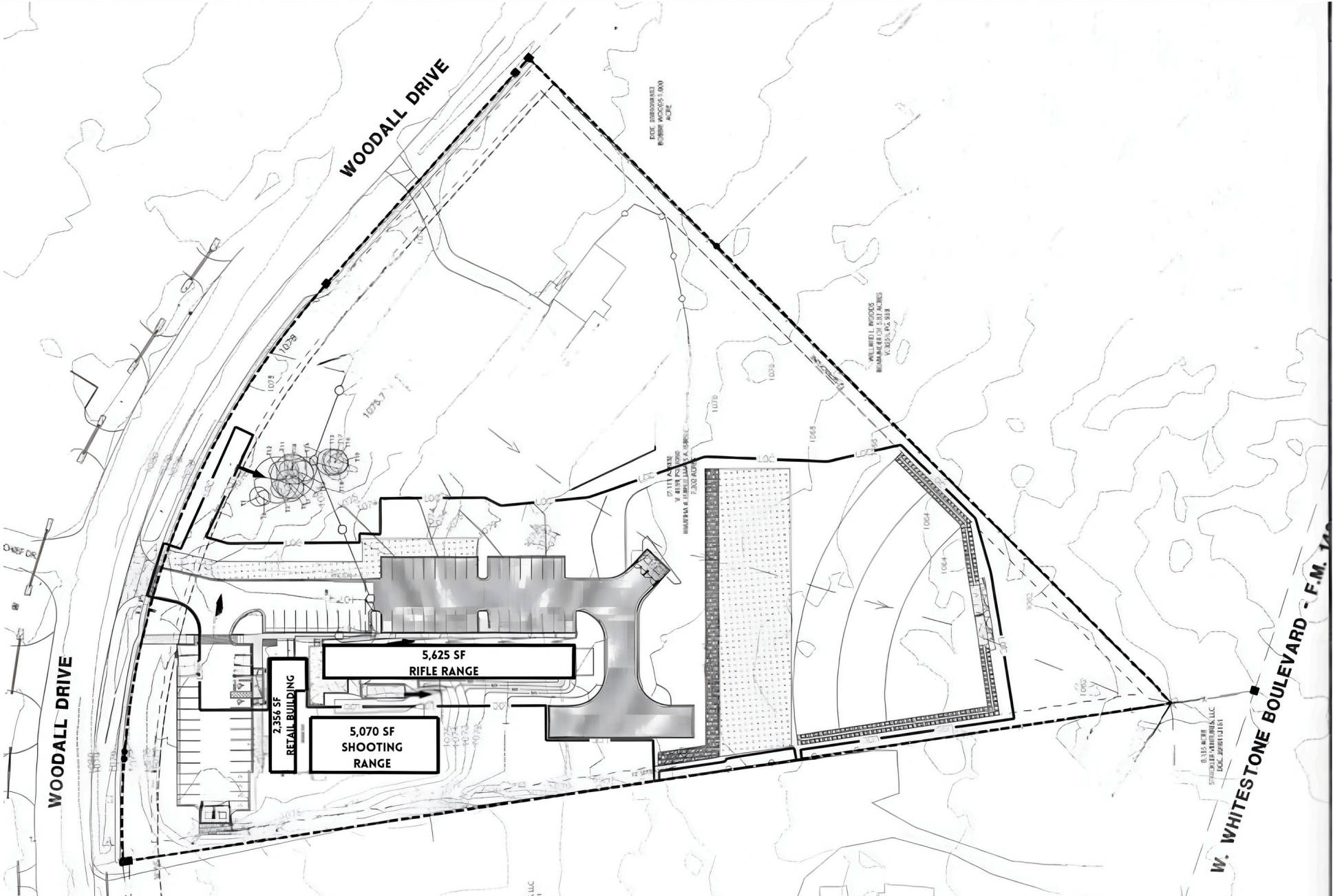
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# SITE PLAN

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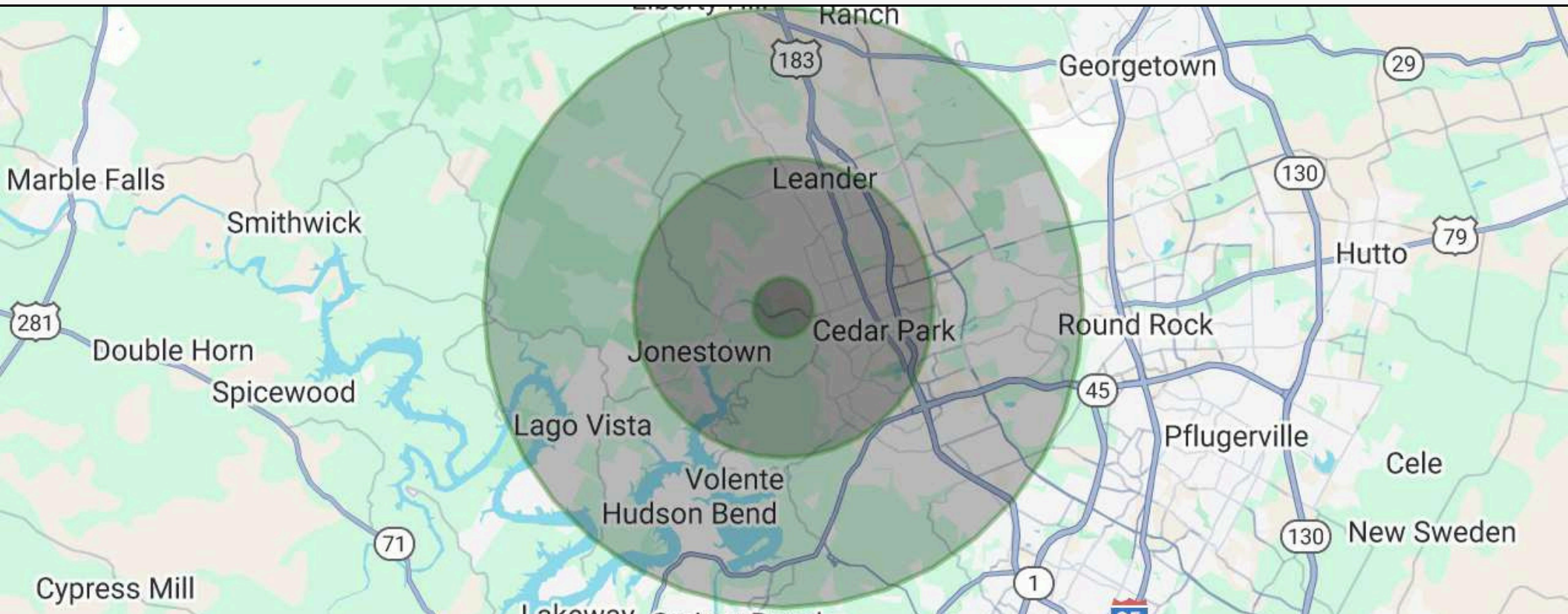
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# AREA DEMOGRAPHICS

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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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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)

IABS 1-0 Date