



Prime Commercial Land For Sale

Located at the lighted northwest corner of Whitestone Blvd. and Toro Grande in Cedar Park, this 21.15-acre tract is centrally positioned between the new Perfect Game sports facility at Ronald Reagan and New Hope Road and the massive mixed-use development Indigo Ridge on the 155 acres south of New Hope and West of Sam Bass Road. Cedar Park began construction on the New Hope extension to Sam Bass Road October of 2022, which is now completed. Additionally, the City is now under construction for the Toro Grande expansion between 1431 and New Hope, which is projected to be completed summer of 2026. These improvements will make this a major corner with five lanes on the southbound portion of Toro Grande. There are 3.36 acres remaining for the General Business (GB) ideal for retail, restaurants, medical, office, hotel and more. The LI pads are ideal for sports/fitness concepts as well as owner-users with industrial or manufacturing needs.

1.53-14.8 Acres Zoned LI
1.61-3.36 Acres Zoned GB

John Cummings

John@QuestRealtyAustin.com

512.415.8508



Median Break/Shared Access Driveway



GRAPHIC SCALE 1" = 100'

4
1.75 Acres: \$24/SF

5
1.61 Acres: \$26/SF

HTEAO LOT
0.57 AC

TACO BELL LOT
0.91 AC

GAS STATION LOT
1.56 AC

Right-In,
Right-Out

Direct Access to Whitestone!
Driveway under construction now

Commercial Pad Site Pricing

- Lot 1:** 1.56-acre gas station site. **SOLD**
- Lot 2:** 0.57-acre QSR pad. **UNDER CONTRACT**
- Lot 3:** 0.97-acre pad. **UNDER CONTRACT**
- Lot 4:** 1.75-acre hotel/retail asking \$24.00 per square foot
- Lot 5:** 1.61-acre office/retail/medical asking \$26.00 per square foot

Pricing for GB pads includes the following:

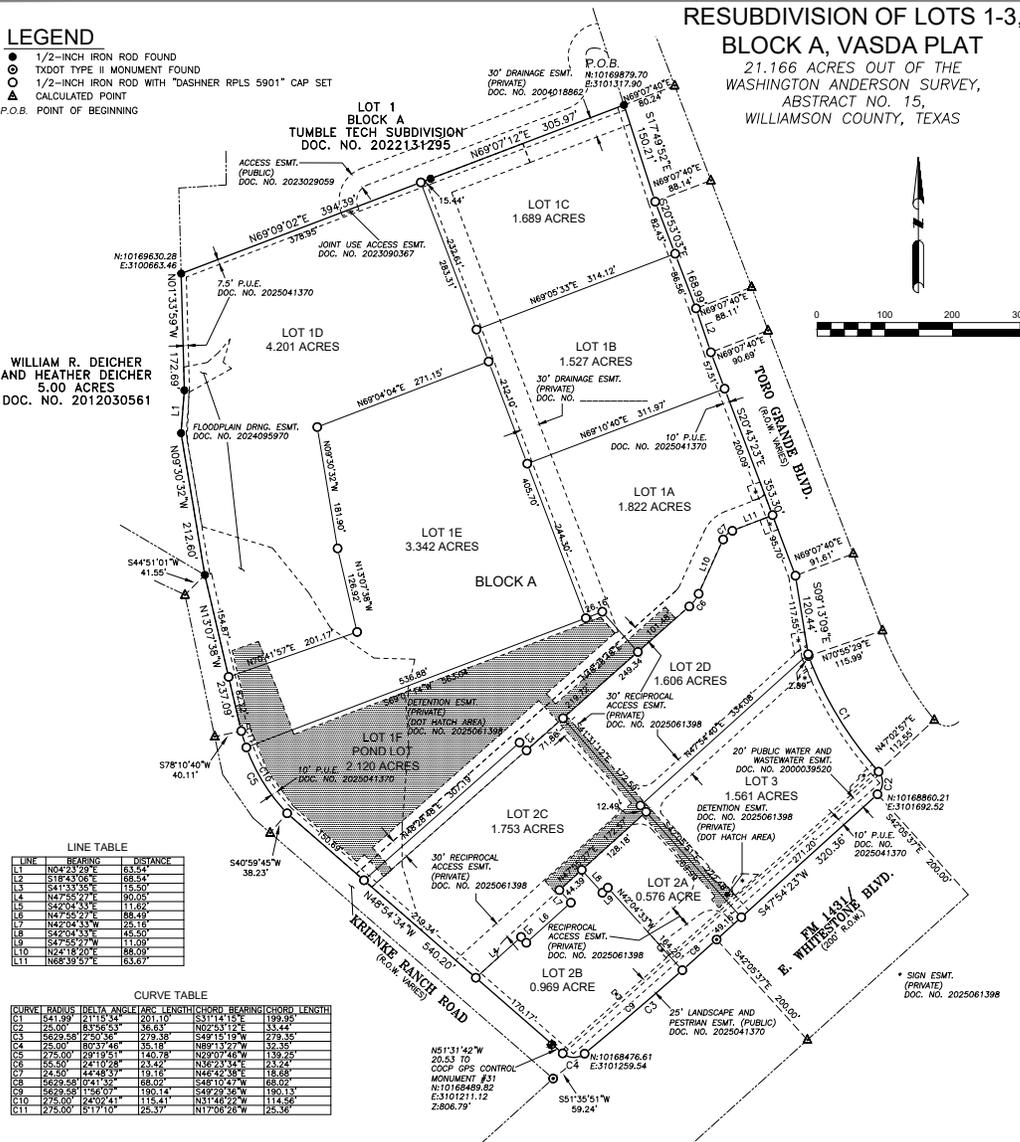
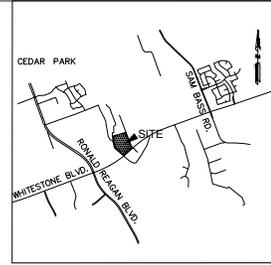
- Shared water-quality and detention pond (*off-site on LI tract)
- Construction of turn lane and median break for full access left turn from Toro Grande
- Construction of the access driveway along the northern property line and the interior circulation route with a stub to property line
- Stormwater pipe to be stubbed to property line
- Water, wastewater, electricity available within Toro Grande and Whitestone Blvd.
- Construction of TXDOT driveway to Whitestone



LEGEND

- 1/2-INCH IRON ROD FOUND
- ⊙ TxDOT TYPE II MONUMENT FOUND
- 1/2-INCH IRON ROD WITH "DASHNER RPLS 5901" CAP SET
- ▲ CALCULATED POINT
- P.O.B. POINT OF BEGINNING

RESUBDIVISION OF LOTS 1-3, BLOCK A, VASDA PLAT 21.166 ACRES OUT OF THE WASHINGTON ANDERSON SURVEY, ABSTRACT NO. 15, WILLIAMSON COUNTY, TEXAS



SURVEYOR'S CERTIFICATION:

THE STATE OF TEXAS §
 COUNTY OF TRAVIS §

THAT I, ABRAM C. DASHNER, REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE FROM AN ACTUAL SURVEY MADE ON THE GROUND OF THE PROPERTY LEGALLY DESCRIBED HEREON, THAT ALL EXISTING EASEMENTS ON OR ADJACENT TO THE PROPOSED SUBDIVISION ARE SHOWN AS NOTED IN THE MOST RECENT TITLE SURVEY OR DISCOVERED WITH A TITLE SEARCH PREPARED IN CONJUNCTION WITH THE MOST RECENT PURCHASE OF THE PROPERTY, AND THAT THERE ARE NO APPARENT DISCREPANCIES, CONFLICTS, OVERLAPPING OF IMPROVEMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE, EXCEPT AS SHOWN ON THE ACCOMPANYING PLAT, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF CHAPTER 12 OF THE CITY OF CEDAR PARK, TEXAS CODE OF ORDINANCES.

TO CERTIFY WHICH, I WITNESS MY HAND AND SEAL AT AUSTIN, TRAVIS COUNTY, TEXAS, THIS _____ DAY OF _____ 20____.

ABRAM C. DASHNER
 REGISTERED PROFESSIONAL SURVEYOR
 NO. 5901 STATE OF TEXAS

ENGINEER'S CERTIFICATION:

THE STATE OF TEXAS §
 COUNTY OF TRAVIS §

I, JUSTIN KRAMER, REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SUBDIVISION IS IN THE EDWARDS AQUIFER CONTRIBUTING ZONE AND THAT NO PORTION OF THIS TRACT IS LOCATED IN SPECIAL FLOOD HAZARD AREAS IN THE 100-YR. FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP PANEL NO. 48491C0470F, EFFECTIVE DECEMBER 20, 2019, AND THAT EACH LOT CONFORMS TO THE CITY OF CEDAR PARK REGULATIONS.

THE FULLY DEVELOPED, CONCENTRATED STORM WATER RUNOFF RESULTING FROM THE ONE HUNDRED (100) YEAR FREQUENCY STORM IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN AND/OR PUBLIC RIGHTS-OF-WAY DESIGNATED BY THIS PLAT.

TO CERTIFY WHICH, I WITNESS MY HAND AND SEAL AT CEDAR PARK, WILLIAMSON COUNTY, TEXAS, THIS _____ DAY OF _____ 2025.

JUSTIN KRAMER, PE NO. 122309
 KIMLEY-HORN
 10814 JOLLYVILLE ROAD #200
 AUSTIN, TX 78759
 (512) 418-1771

OWNER: VASDA DEVELOPERS LLC
 3109 KENAI DRIVE UNIT 109
 CEDAR PARK, TX 78613
 (512) 500-4165

PATENT SURVEY: WASHINGTON ANDERSON, ABSTRACT NO. 15
 ACREAGE BY LOT TYPE: COMMERCIAL DEVELOPMENT - 21.166
 NEW R.O.W. - N/A
 NUMBER OF LOTS BY TYPE: COMMERCIAL DEVELOPMENT - 10
 DETENTION - 1
 SUBMITTAL DATE: 9/22/2025

SURVEYOR: 3701 VINELAND LLC
 3701 VINELAND DRIVE
 AUSTIN, TX 78722
 (512) 905-4369

ENGINEER: KIMLEY-HORN
 10814 JOLLYVILLE RD, #200
 AUSTIN, TX 78759
 (512) 418-1771

CHECKED BY: AD
 JOB NUMBER: 108-05
 ISSUE DATE: 09/22/2025
 SHEET: 1 of 2

LINE	BEARING	DISTANCE
L1	N04°23'29"E	63.54
L2	S17°43'05"E	68.54
L3	S41°13'35"E	15.50
L4	S44°24'33"E	11.09
L5	N42°52'24"E	11.09
L6	N44°25'27"E	88.49
L7	N42°52'24"E	11.09
L8	S44°24'33"E	45.50
L9	N42°52'24"E	11.09
L10	N24°18'20"E	88.59
L11	N68°39'57"E	63.67

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD	BEARING	CORD LENGTH
C1	541.89	211°54'	101.04	S11°11'51"E	119.95	
C2	25.00	83°56'53"	36.63	N02°24'12"E	33.44	
C3	869.58	12°50'56"	174.89	S89°19'27"W	173.95	
C4	25.00	86°37'46"	35.18	N89°19'27"W	32.95	
C5	25.00	24°10'28"	23.42	N56°21'14"E	23.62	
C6	25.00	24°10'28"	23.42	N46°42'36"E	18.88	
C7	25.00	44°48'37"	13.18	N46°42'36"E	18.88	
C8	25.00	25°02'41"	18.02	S88°12'28"W	18.02	
C9	25.00	115°07'	190.14	S49°28'28"W	190.13	
C10	25.00	143°30'41"	113.41	N11°14'28"E	113.41	
C11	275.00	5°17'10"	25.37	N17°08'28"W	25.38	

- Lot 1E:** 3.34 acres asking \$15.00/SF
- Lot 1D:** 4.2 acres asking \$15.00/SF.
- Lot 1A:** 1.82 acres asking \$18.00/SF.
- Lot 1B:** 1.53 acres asking \$18.00/SF.
- Lot 1C:** 1.69 acres asking \$18.00/SF.

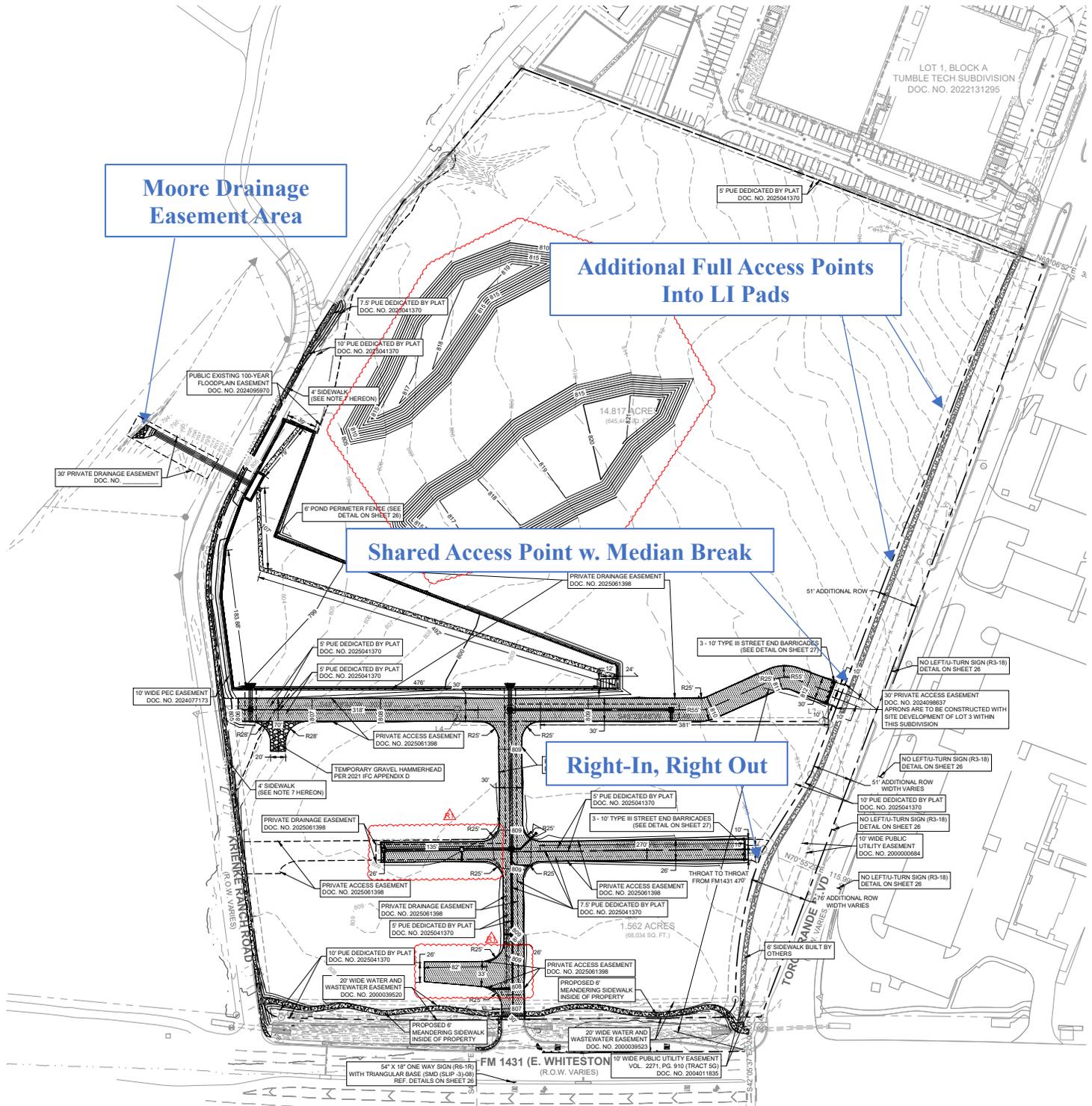
Pricing for LI pads includes the following:

- Shared water-quality and detention pond. **Lot sizes are based on usable acreage, and you will save approximately 10% of the land by having off-site detention.**
- Lots now legally platted for fee simple ownership
- Shared access driveway between LI and GB sites.
- Shared access driveway between Toro Grande pads for access to back lots.
- Storm water will be stubbed to detention pond for lots 1D, 1B and 1C. Lots 1E and 1A have direct access to pond and stormwater easements will be provided via the preliminary plan.
- Water and wastewater will be stubbed to lots 1E and 1D. Lots fronting Toro Grande can pull water/wastewater directly from the street.





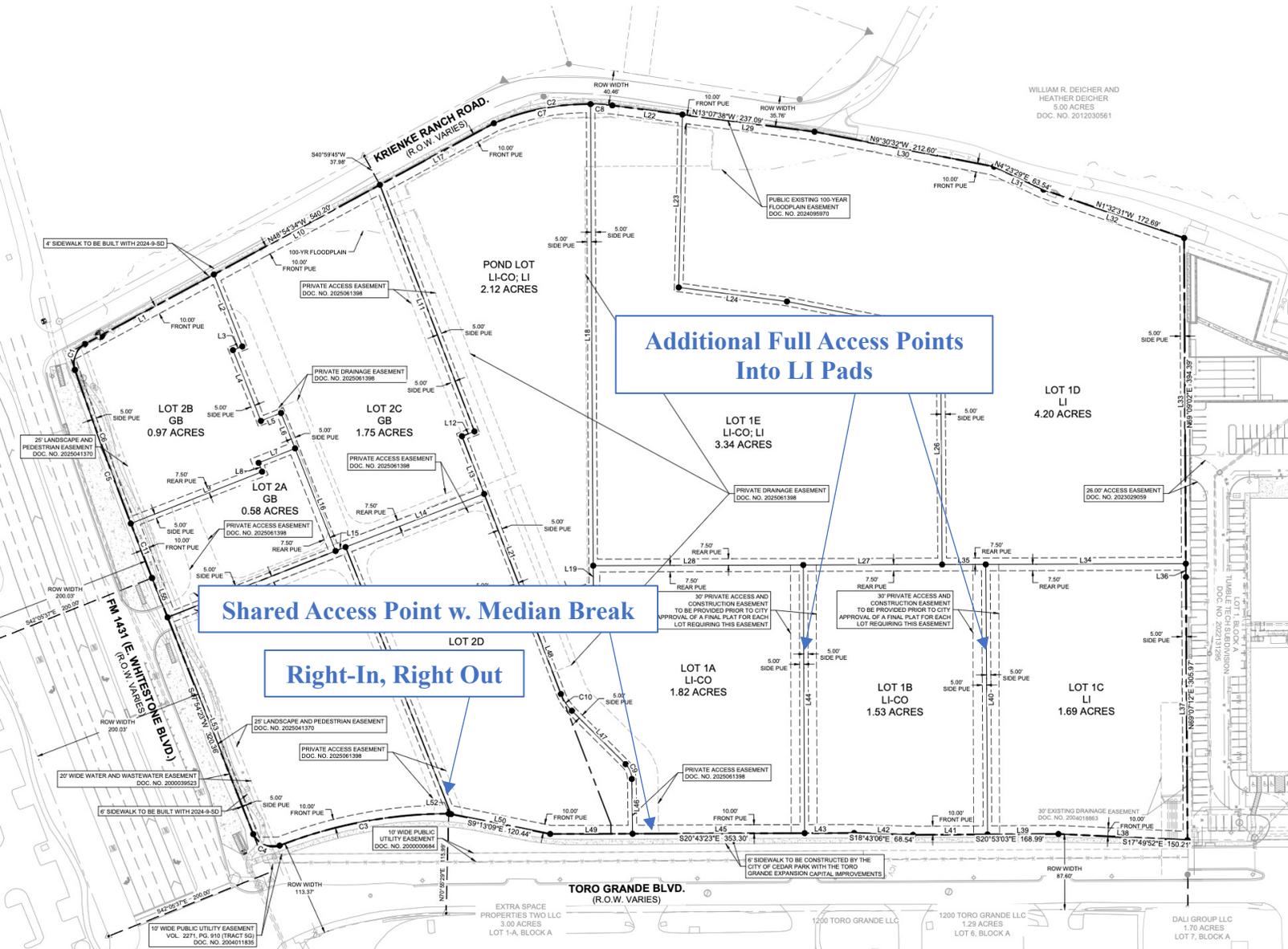
Shared Improvements Exhibit (GB Zoning)



The Seller is currently processing a shared improvement site plan to address detention and drainage for both the LI and GB land as well as the shared access point from Toro Grande. Estimated approval for the site plan is by **May of 2025**.



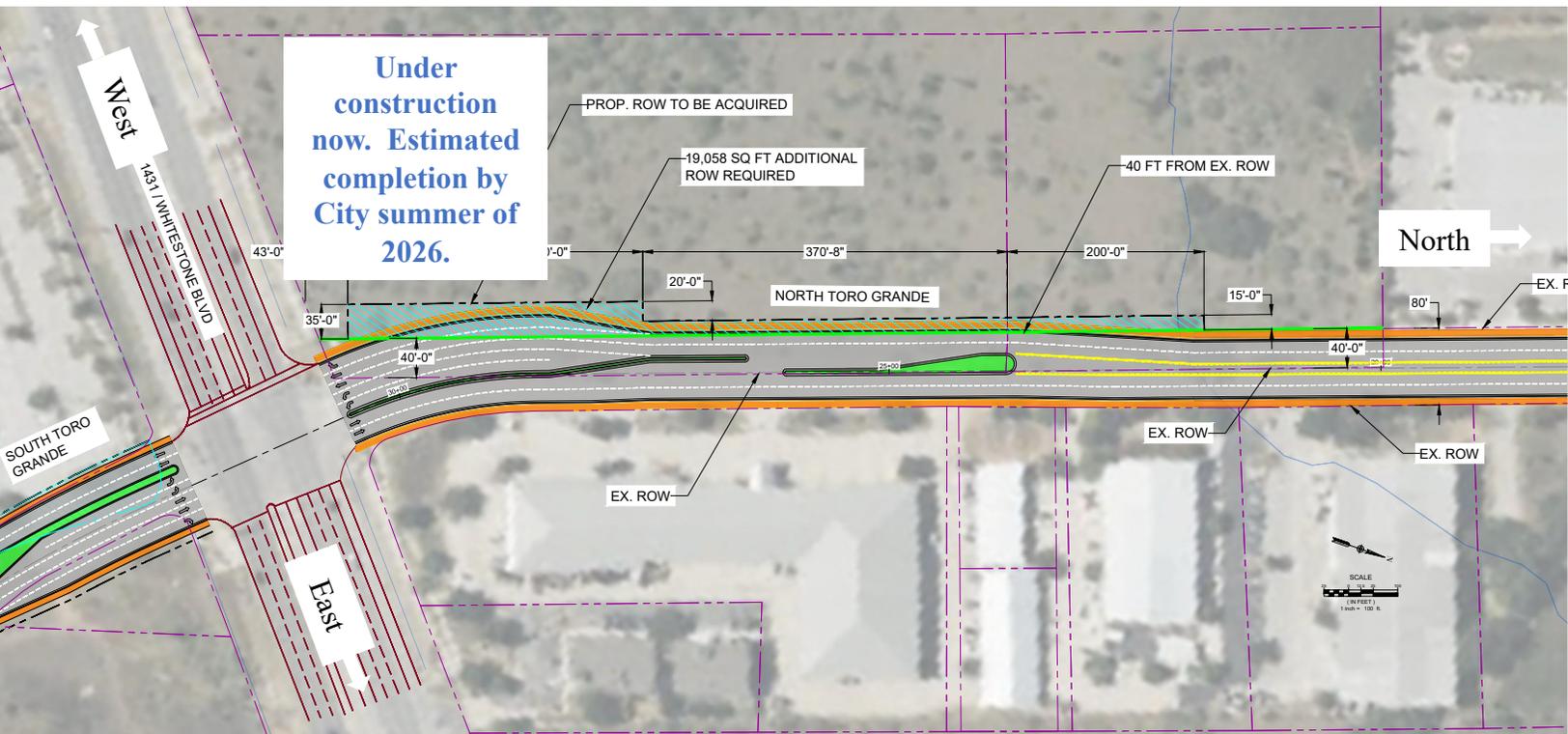
Preliminary Plan (LI Zoning)



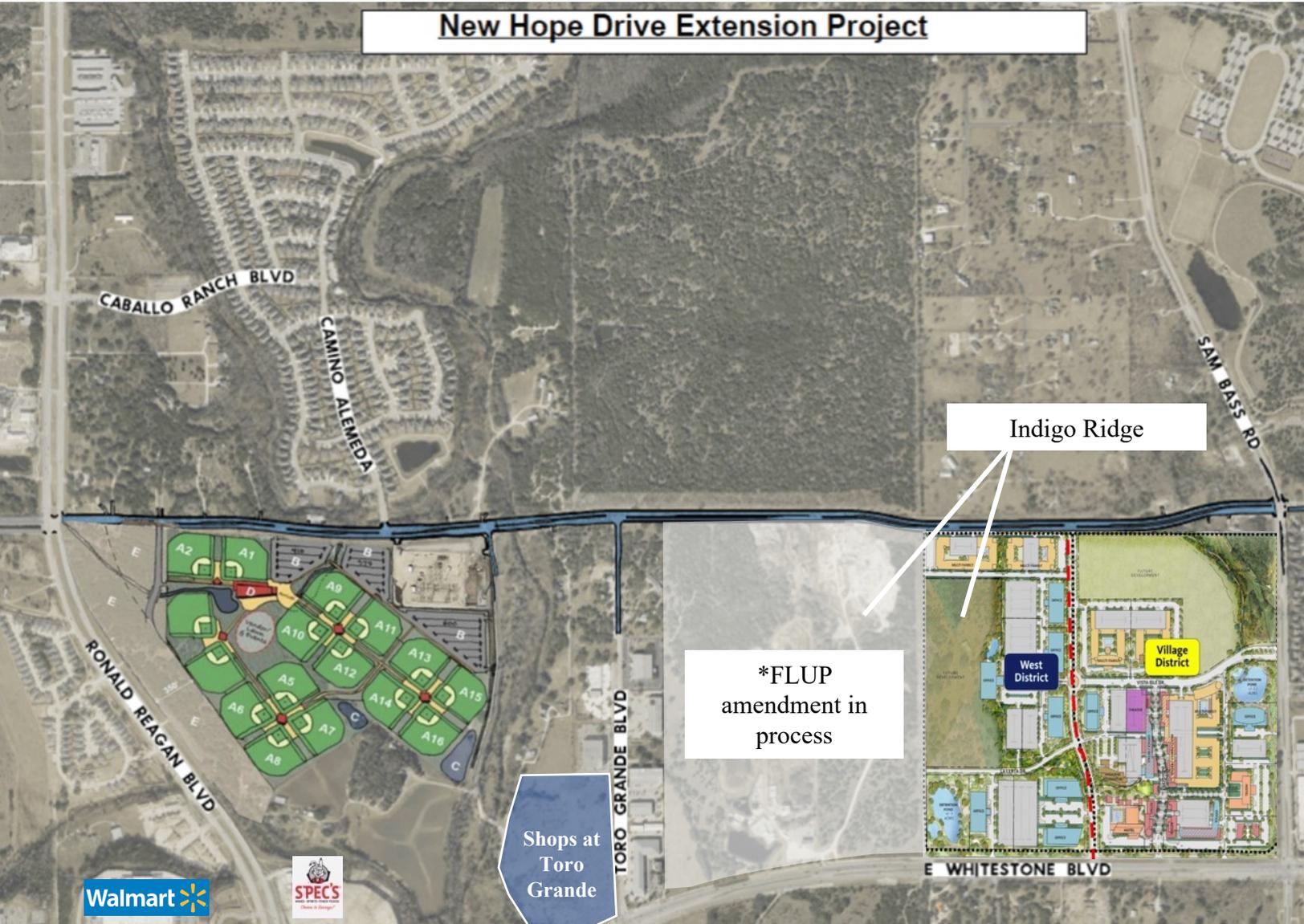
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Toro Grande Extension



New Projects in Cedar Park: Indigo Ridge



- Cedar Park’s premier mixed-use destination for retail, restaurants, office, entertainment and urban living
- Future home of the U.S. Tennis Association Texas
- Rezoning approved and the developer is working through site plan design now
- Endeavor currently processing FLUP amendment to change area highlighted in white to “Planning Area” that could allow for mixed-use development and additional land for Indigo Ridge. City council reading for FLUP July 13th, 2023.
- [Click for more information](#)



New Projects in Cedar Park



1. CPM Development is investing 400MM to build a 250-room hotel, 30,000 square foot convention center, 250,000 square feet of commercial and 1.2MM square feet for NFM, (Nebraska Furniture Mart) who operates the largest home furnishing retail stores in North America.



2. Shop LC, one of the nation's fastest growing electronic retailers, which is currently operating in Austin, will be relocating to Cedar Park to build their national headquarters. The property is located on over 28 acres at 1500-1700 N Bell Blvd. The project will consist of a minimum of 200,000 square feet and the estimated completion date is Q3 2024.



3. Perfect Game, the baseball scouting group, is also relocating their headquarters to the City. They are developing 16 new turf baseball fields on 80 acres at the southeast corner of New Hope and Ronald Regan. They are expected to break ground summer of 2022 and open in March of 2024. The location is adjacent to the subject tract.



4. Cedar Park's mixed-use development, The Bell District, was designed to be a central gathering place for residents to live, eat, office and play. The project sits on over 50 acres with 16 of those being greenspace along Cluck Creek and will also include a new public library. The first phase began in 2020 with the realignment of Bell Blvd., which should be completed this year.

[Link to Video](#)

DEMOGRAPHICS

Radius	1 Mile		3 Mile		5 Mile	
Population						
2028 Projection	4,727		74,610		200,888	
2023 Estimate	4,123		66,672		180,677	
2010 Census	1,535		41,428		124,103	
Growth 2023 - 2028	14.65%		11.91%		11.19%	
Growth 2010 - 2023	168.60%		60.93%		45.59%	
2023 Population by Hispanic Origin	785		11,529		35,880	
2023 Population	4,123		66,672		180,677	
White	3,003	72.84%	49,045	73.56%	136,223	75.40%
Black	275	6.67%	3,506	5.26%	9,874	5.47%
Am. Indian & Alaskan	18	0.44%	374	0.56%	1,239	0.69%
Asian	666	16.15%	11,503	17.25%	27,042	14.97%
Hawaiian & Pacific Island	6	0.15%	118	0.18%	306	0.17%
Other	154	3.74%	2,126	3.19%	5,993	3.32%
U.S. Armed Forces	0		42		192	
Households						
2028 Projection	1,763		26,350		73,230	
2023 Estimate	1,534		23,460		65,597	
2010 Census	544		14,061		43,586	
Growth 2023 - 2028	14.93%		12.32%		11.64%	
Growth 2010 - 2023	181.99%		66.84%		50.50%	
Owner Occupied	916	59.71%	18,004	76.74%	47,905	73.03%
Renter Occupied	618	40.29%	5,456	23.26%	17,692	26.97%
2023 Households by HH Income	1,534		23,461		65,598	
Income: <\$25,000	43	2.80%	996	4.25%	3,460	5.27%
Income: \$25,000 - \$50,000	142	9.26%	2,331	9.94%	7,949	12.12%
Income: \$50,000 - \$75,000	151	9.84%	3,147	13.41%	9,855	15.02%
Income: \$75,000 - \$100,000	117	7.63%	2,626	11.19%	7,914	12.06%
Income: \$100,000 - \$125,000	242	15.78%	3,843	16.38%	9,482	14.45%
Income: \$125,000 - \$150,000	187	12.19%	2,674	11.40%	7,011	10.69%
Income: \$150,000 - \$200,000	300	19.56%	3,847	16.40%	10,826	16.50%
Income: \$200,000+	352	22.95%	3,997	17.04%	9,101	13.87%
2023 Avg Household Income	\$156,627		\$138,287		\$128,310	
2023 Med Household Income	\$134,625		\$117,112		\$109,547	

