

16.88 ACRES IN CEDAR PARK
2225 W. Whitestone Blvd | Cedar Park, TX 78613

LAND FOR SALE



COMMERCIAL
INDUSTRIAL
PROPERTIES

Bob Springer, CCIM
bob@cipaustin.com

512 682 1000

9130 Jollyville Rd., Suite 300
Austin, TX 78759
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SUMMARY

16.88± AC of Commercial Land

2225 W. Whitestone Blvd | Cedar Park, Texas

Property Description:	The site has a gentle slope from the Southwest to the Northeast at the lighted intersection of Anderson Mill and FM 1431. The site sits on the going home side of two master planned communities, Trivisso (2200+ homesites) and Tessera (2000+ homesites). The City of Lago Vista has permitted 150 homes since the beginning of the year (2019). With the growth of homes in the area; many retail and office uses will need to be developed to service the residents in this fast growing corridor.
Address:	2225 W. Whitestone Blvd, Cedar Park, TX 78613
Size:	16.88± acres
Location:	Northwest corner of FM 1431 and Anderson Mill, across the highway from Cedar Park Quarry Redevelopment
Zoning:	GB
Frontage:	950ft of frontage on FM 1431
Utilities:	Water, wastewater, electric, and storm water drainage
Potential Uses:	Bank, pharmacy, quick service restaurant, medical/office condos, convenience store
Asking Price:	Contact broker for pricing details

For More Information Contact:

Bob Springer, Principal

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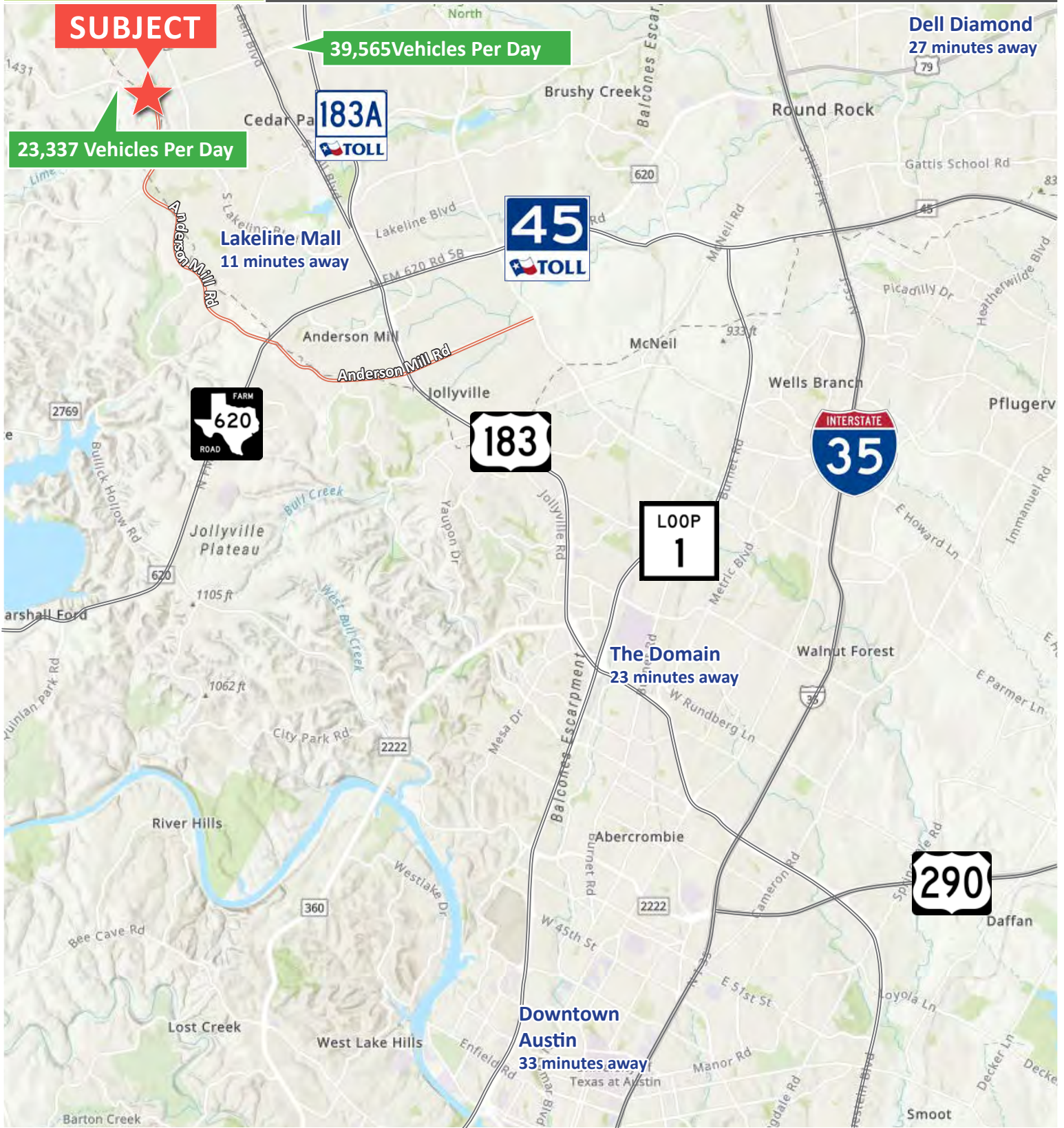
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REGIONAL MAP

16.88± AC of Commercial Land
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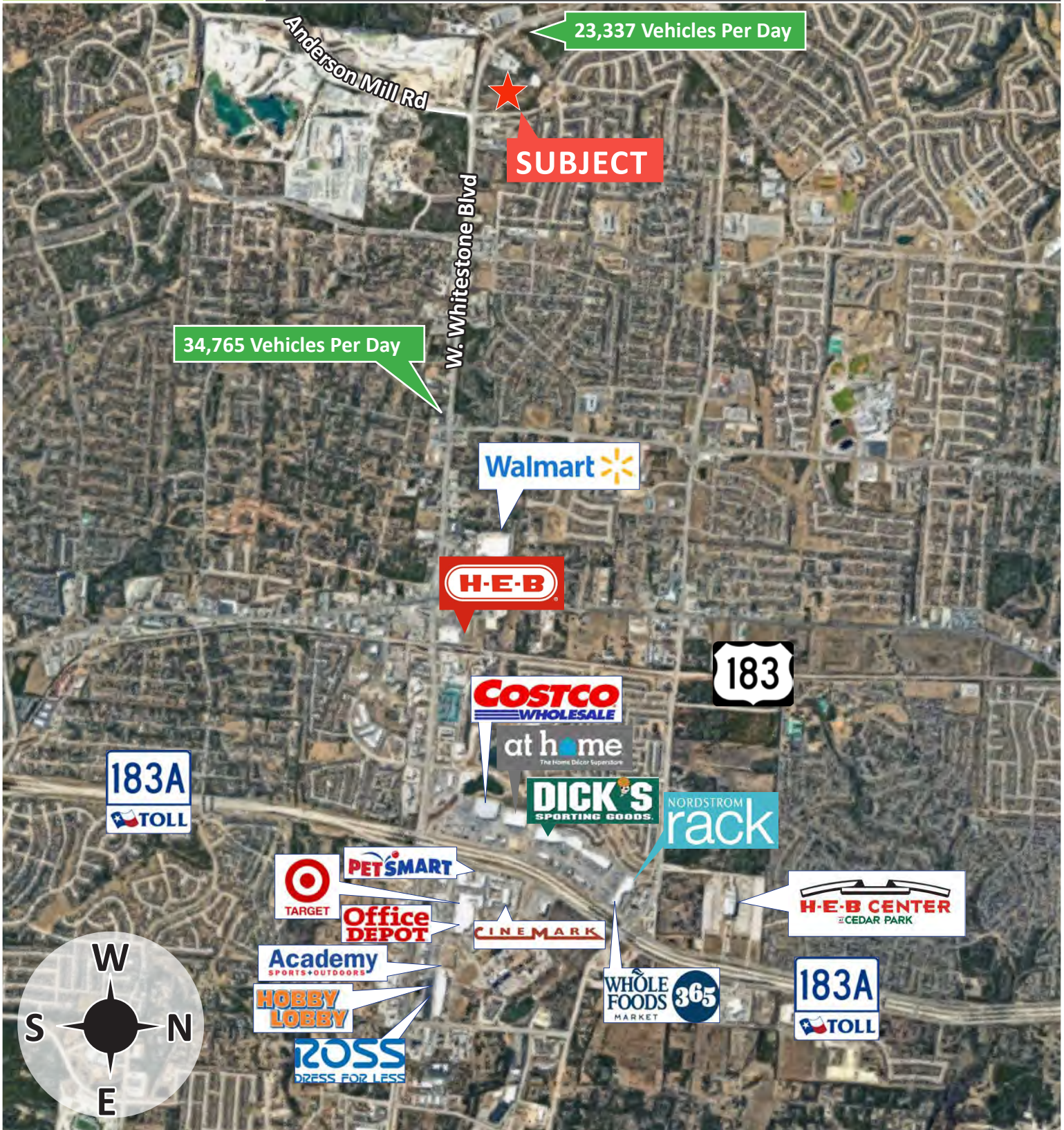
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AREA RETAILERS

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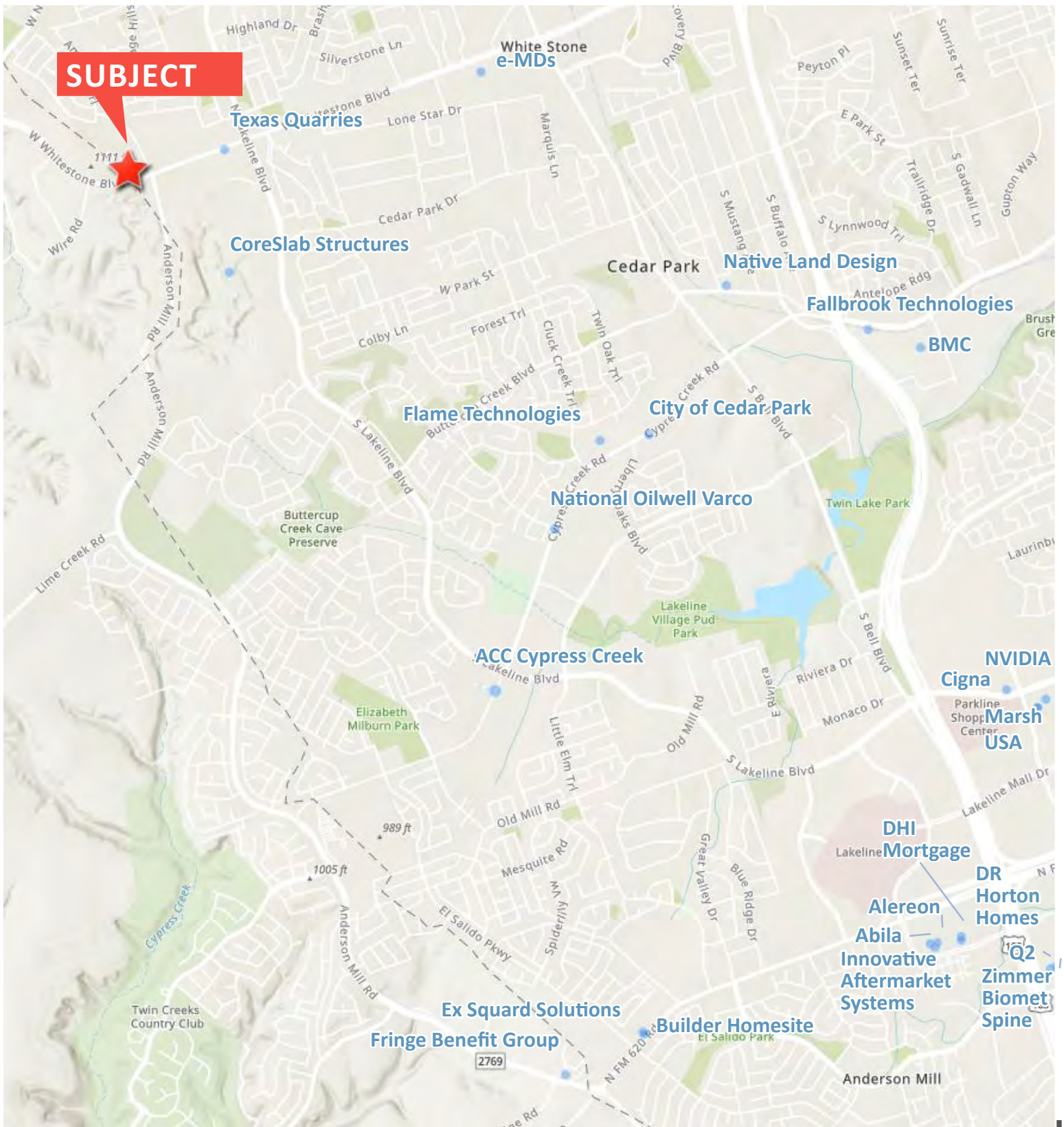
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**AREA
EMPLOYERS MAP**

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SITE PLAN

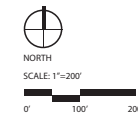
16.88± AC of Commercial Land
2225 Whitestone Blvd | Leander, Texas



Conceptual Site Plan			
Retail			
Building 1	10,500 sf	77 spaces	2.8 acres
Building 2 (Corner Store)	4,800 sf	18 spaces	
Townhome Units (60'x150')	110 Units	262 spaces	14.08 acres
Detention Pond			
Total SF		357 spaces	16.88 acres



Conceptual Site Plan
2225 Whitestone Boulevard
Cedar Park, Texas



ISSUE DATE: SEPTEMBER 18, 2019
All drawings are preliminary and subject to change.
© 2019 Hitchcock Design Group



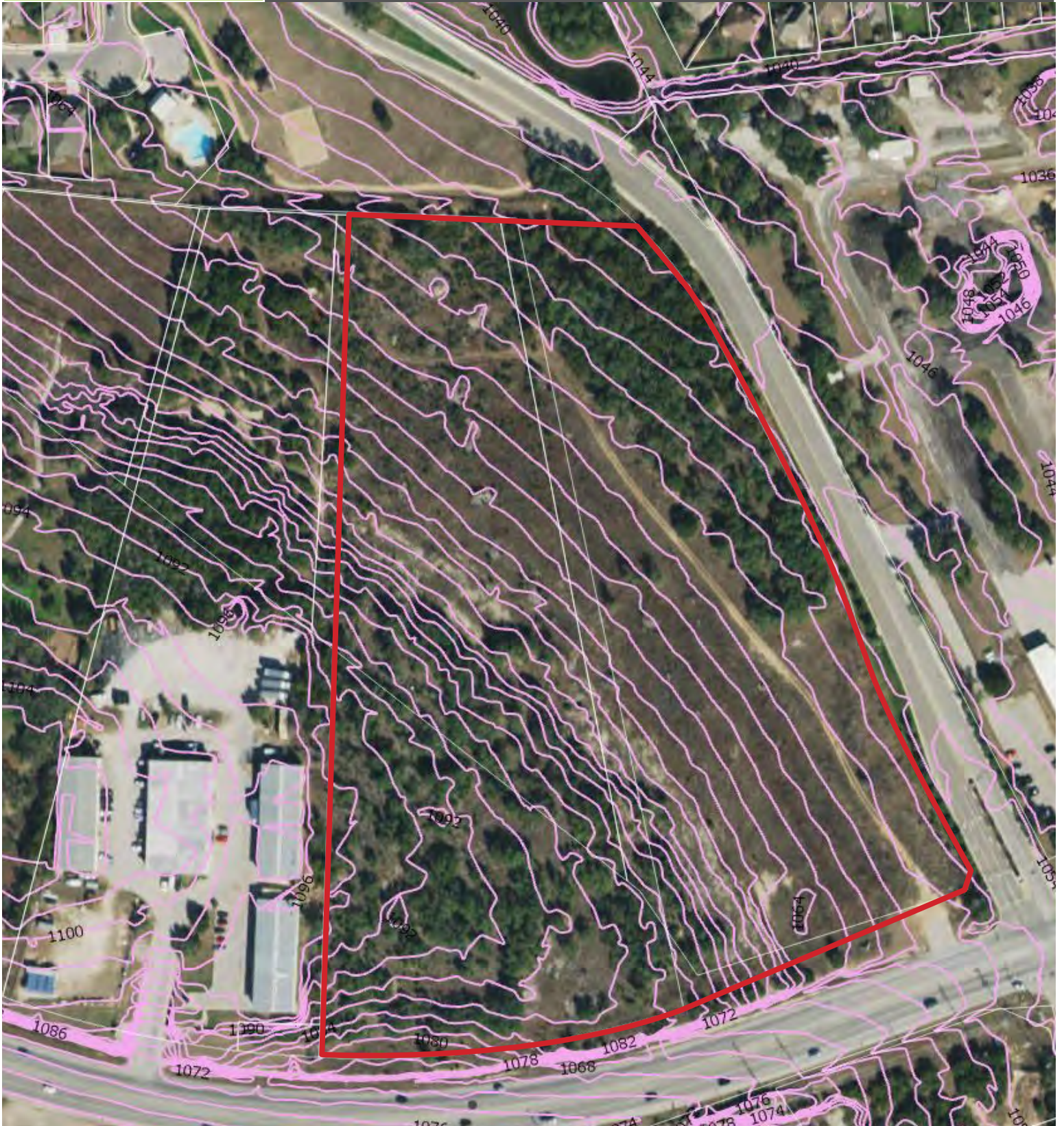
This is a conceptual plan and should only be considered an idea of what could be built on the site. No approvals have been completed for this design and the exact layout remains flexible.

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TOPO MAP

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W-WW STORMWATER MAP

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LEGEND

- Water Main
- Sewer Main
- Stormwater
- Site



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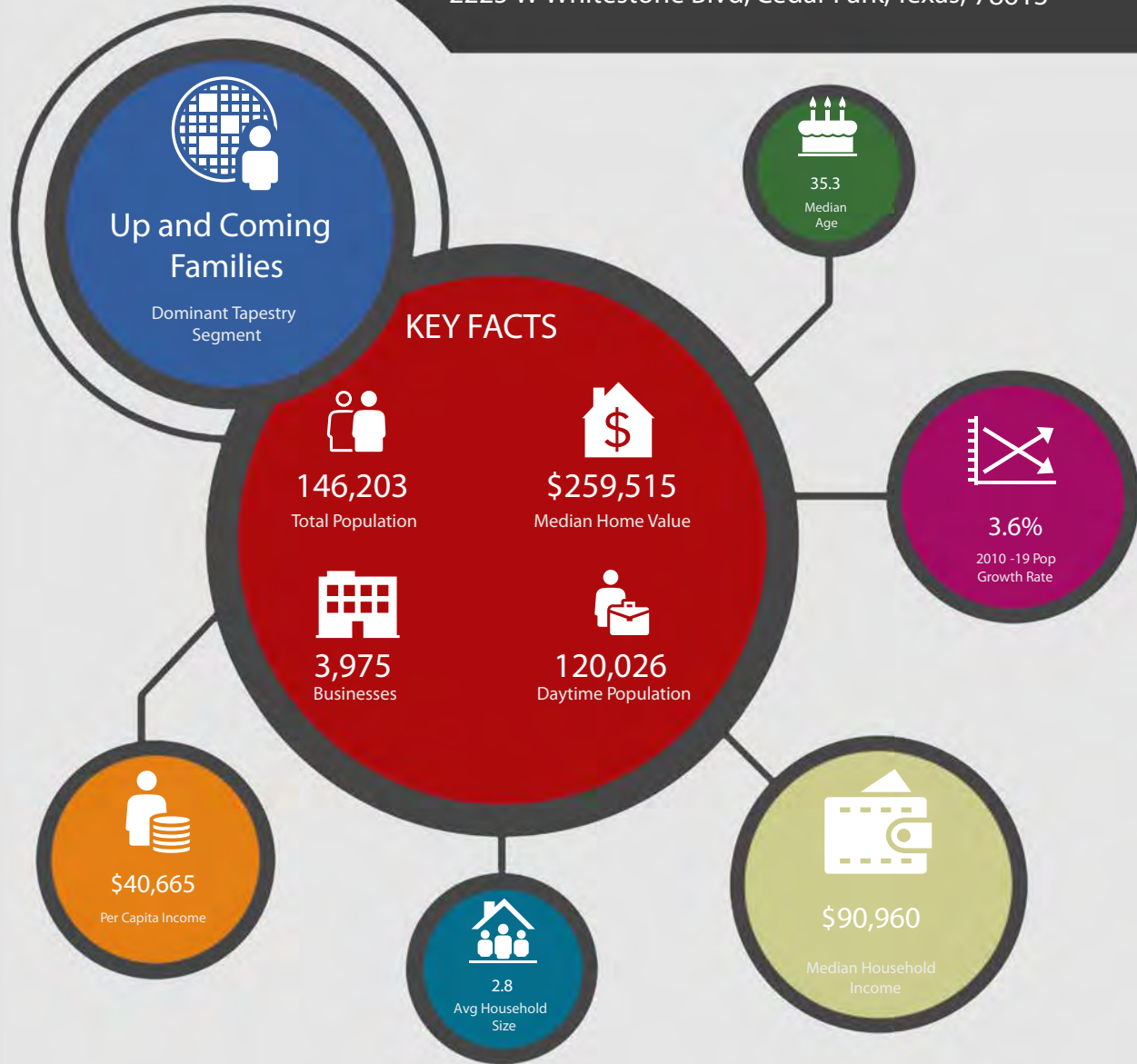
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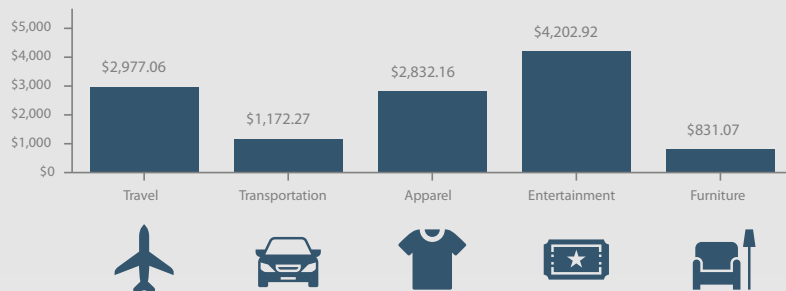
DEMOGRAPHICS WITHIN 5 MILES

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2225 W Whitestone Blvd, Cedar Park, Texas, 78613



KEY SPENDING FACTS



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Spending facts are average annual dollars per household



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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:
 - 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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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Robert Springer	627720	bob@cipaustin.com	512) 682-1001
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date