

CROSSCREEK MARKET

CEDAR PARK, TX | HIGHWAY 183A & FM 1431



MIXED-USE | RETAIL | RESTAURANT

A 37 acre regional retail development site at the southeast corner of FM 1431 & HWY 183A. This site is located across the street from 1890 Ranch, a regional power center anchored by Super Target, Academy and Cedar Park Regional Hospital.

DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2017 Population	7,850	77,606	175,878
2017 Total Households	2,973	27,508	63,116
2017 Daytime Population	8,762	56,891	136,299
2017 Average HH Income	\$96,916	\$101,669	\$107,476

TRAFFIC COUNTS:

Highway 183A: 45,020 VPD
FM 1431: 36,016 VPD

SIZE: 37,000 SF

AVAILABILITY:

1,200 SF-7,695 SF
1-4 ACRE PAD SITE

NNN: \$10.00 PSF

RATES: \$34.00-\$42.00 PSF

AREA RETAILERS:



FOR MORE INFORMATION, PLEASE CONTACT:

TRAVIS ROBERTSON

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THE **retail** CONNECTION

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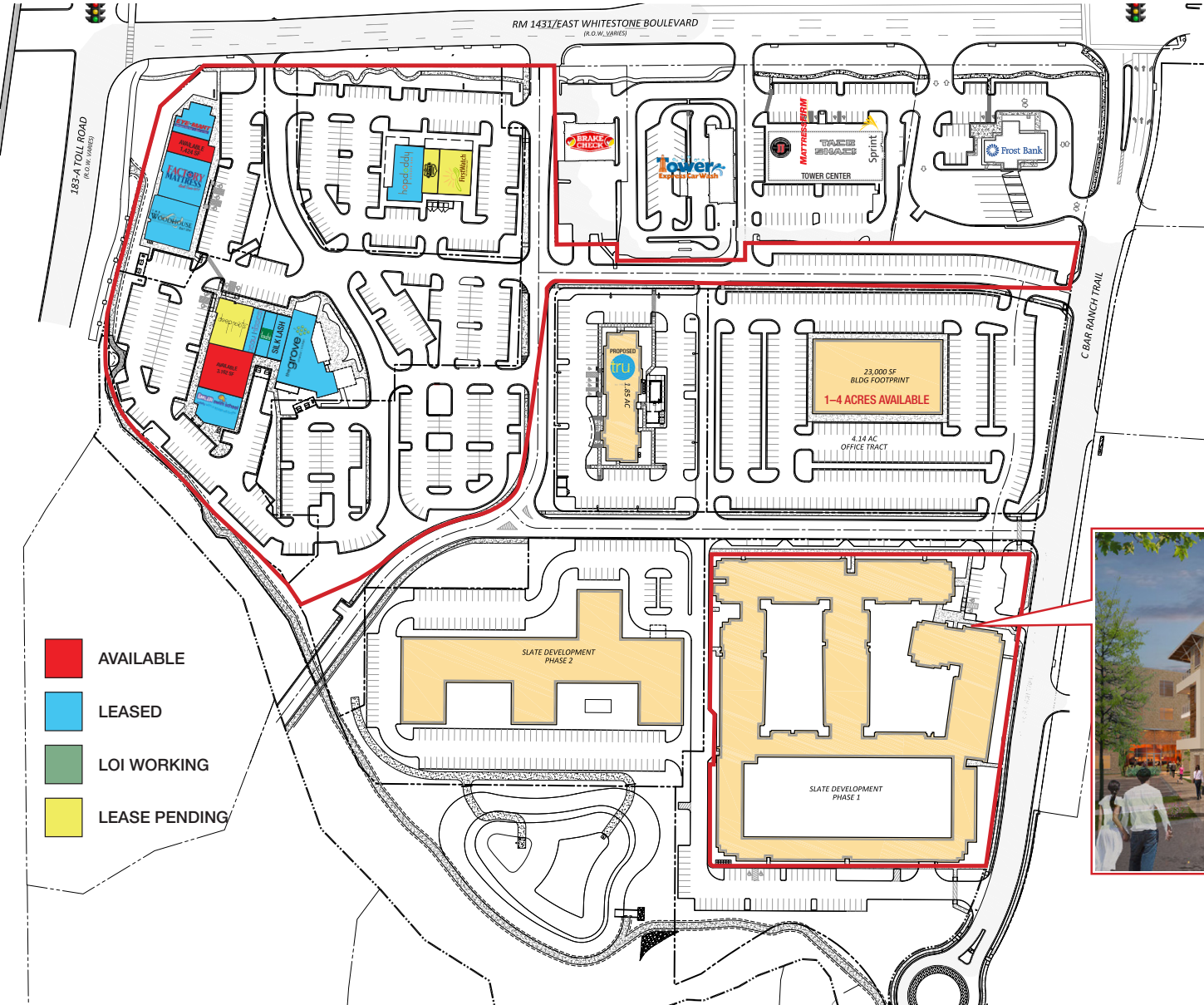
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