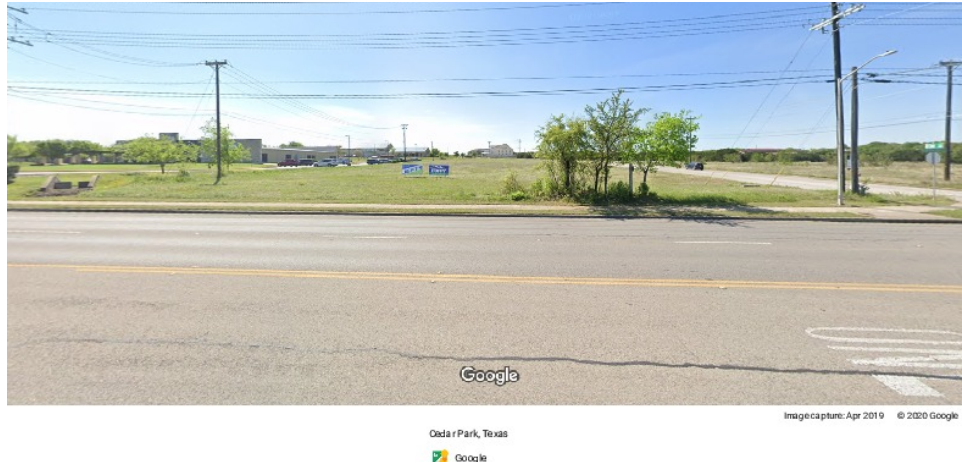


HIGH VISIBILITY CORNER DEVELOPMENT TRACT

700 W New Hope Rd, Cedar Park, TX 78613



OFFERING SUMMARY

SALE PRICE:	\$515,000
LAND SF:	58,457 SF
PRICE/SF:	\$8.81/SF
LOT SIZE:	1.342 Acres
ZONING:	GB Commercial
MARKET:	Austin MSA
SUBMARKET:	Cedar Park

PROPERTY OVERVIEW

Corner lot on highly trafficked New Hope Dr arterial ready for development. Level site with all City utilities and GB Zoning; classified as Regional Office/Retail/Commercial uses. Cedar Park is a business friendly community that offers extensive medical services at Seton's Cedar Park Regional Medical Center. Cedar Park also offers commercial services, entertainment and sports at HEB Cedar Park Center. Further info can be viewed at Cedar Park Econ Dev <https://cedarparktexasdc.com/> and at their video overview at: <https://www.elocallink.tv/m/v/player.php?pid=w8a8y3y3z81>

Well located commercial corner fronting both W. New Hope and Clover Ln in Cedar Park. Situated just 1 block east of Bagdad Road and 1/2 mile west of Bell Blvd.(Hwy.183). Nearby area services include CVS Pharmacy, Walmart, multiple restaurants, high quality schools in addition to many attractive and sought after residential subdivisions.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,451	20,504	35,471
TOTAL POPULATION	10,391	60,068	101,217
AVERAGE HH INCOME	\$84,918	\$85,057	\$84,995

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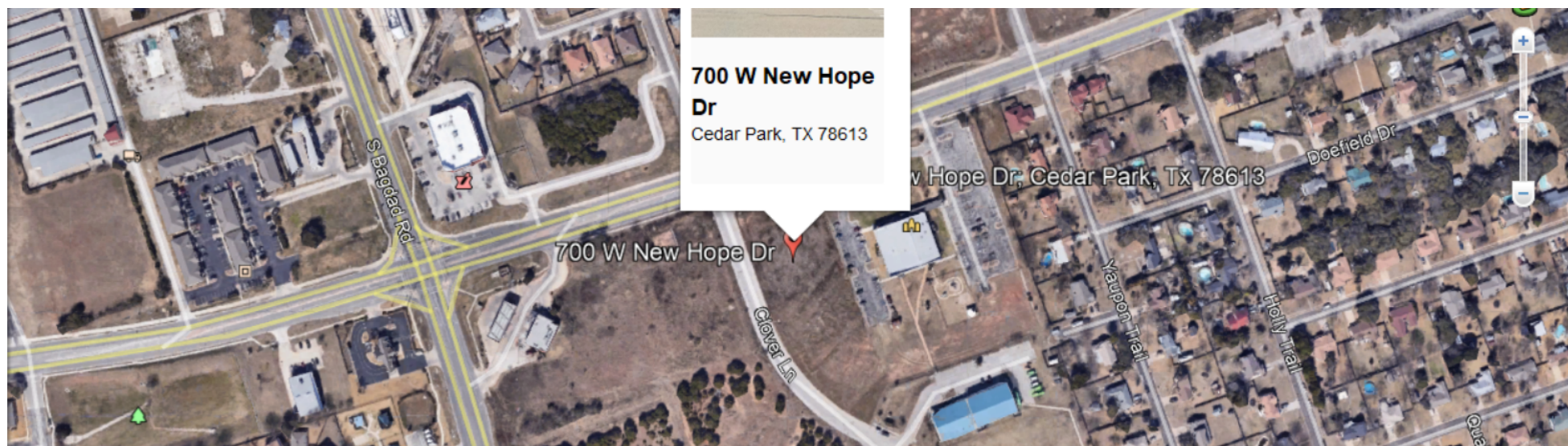
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LAND FOR SALE

HIGH VISIBILITY CORNER DEVELOPMENT TRACT

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CEDAR PARK



The Fastest Growing City in Williamson County

As the third largest city in the Austin metropolitan area, Cedar Park is an integral part of the rapid growth and burgeoning prosperity of Central Texas and Williamson County. Known for excellent schools and a pro-business environment, it was named one of *Family Circle's* Top 10 places to raise a family, in part due to its abundance of amenities and its relaxed lifestyle as well as a commitment to community and effective government. Just 17 miles from downtown Austin and on the edge of the Texas Hill Country, Cedar Park offers the best of small community life – parks, nature trails and comfortable neighborhoods –combined with the energy of an innovative and booming metropolis. It's a combination that makes Cedar Park a great place for families and businesses to call home.

Between 2000 and 2010 Cedar Park was the tenth fastest growing city in Texas for cities with a population between 25,000 and 100,000, with a growth rate of 88 percent. From a population of 5,161 in 1990, Cedar Park has exploded on the popularity scale, developing into a community of about 60,000 residents today. Cedar Park attracts a

qualified workforce with an exceptional level of educational attainment: 83 percent have at least some college and nearly half hold a four-year degree or higher. The area's labor force offers a wide range of skills with the largest group of occupational skills being professional/ managerial at 76.8%, followed by office-related skills at 67%.

Cedar Park's Popularity is No Surprise

Whether you are a citizen, visitor or someone who is interested in opening a business here, you'll feel right at home in Cedar Park. See why Cedar Park is home to many innovative high tech firms such as *National Oilwell Varco*, *Dana Corporation*, *ETS Lindgren*, *Firefly Space Systems*, and *Fallbrook Technologies*.

"After extensive research in several communities among different States, it was an obvious decision to relocate our business from Silicon Valley to Silicon Hills. Cedar Park specifically, offered exactly what we were looking for, a highly educated quality labor pool, a progressive and pro-business government combined with unbeatable incentives. Cedar Park provides a high quality of life for our employees with the best community we have seen to live, work, learn and play."

— Ed Trevis, CEO
Corvalent Corporation

Demographics

Population: 60,481

Average Age: 35

Median HH Income: \$81,866

Median Home Value: \$219,497

HIGH VISIBILITY CORNER DEVELOPMENT TRACT

700 W New Hope Rd, Cedar Park, TX 78613



CEDAR PARK



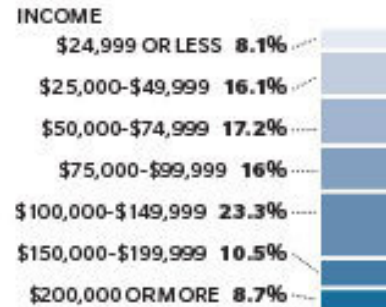
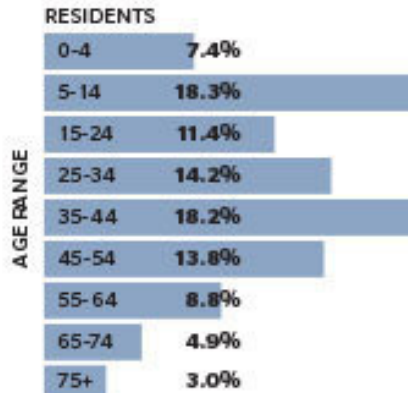
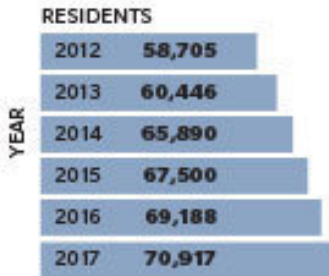
CITY POPULATION
ESTIMATES FOR 2017
70,917

AVERAGE
RESIDENT AGE
34.3



MEDIAN ANNUAL
HOUSEHOLD INCOME
\$87,466

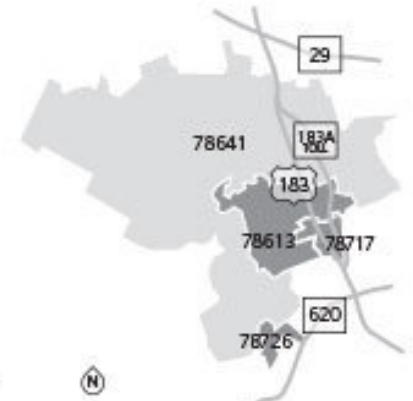
MEDIAN
HOME VALUE
\$230,900



95.6%
OF RESIDENTS HAVE
A HIGH SCHOOL
DIPLOMA



44.5 %
OF RESIDENTS
HAVE A BACHELOR'S
DEGREE OR HIGHER



Taxing entities

- City of Cedar Park
- Leander ISD
- Williamson County/Travis County
- Others including MUD, Upper Brushy Creek WCID

Phone numbers to know

- Trash and recycling:** 512-401-5300
- Library:** 512-401-5600
- Animal control:** 512-260-4622
- Recreation center:** 512-401-5516
- Permitting:** 512-401-5100
- Parks and recreation:** 512-401-5500
- Police department:** 512-260-4600
- Fire department:** 512-401-5220

AVERAGE
HOUSEHOLD
3.08
PEOPLE



SINGLE WITH NO KIDS, LIVES WITH FAMILY 5.2%
LIVES WITH NON-FAMILY 5.3%
SINGLE WITH KIDS 8.2%

**MARRIED WITH
CHILDREN 35.5%**

**MARRIED WITH
NO CHILDREN 25.5%**

**LIVES ALONE
20.2%**



Percentages may not add to 100 percent due to rounding.

SOURCES: AMERICAN COMMUNITY SURVEY BY THE U.S. CENSUS BUREAU, CITY OF CEDAR PARK/COMMUNITY IMPACT NEWSPAPER

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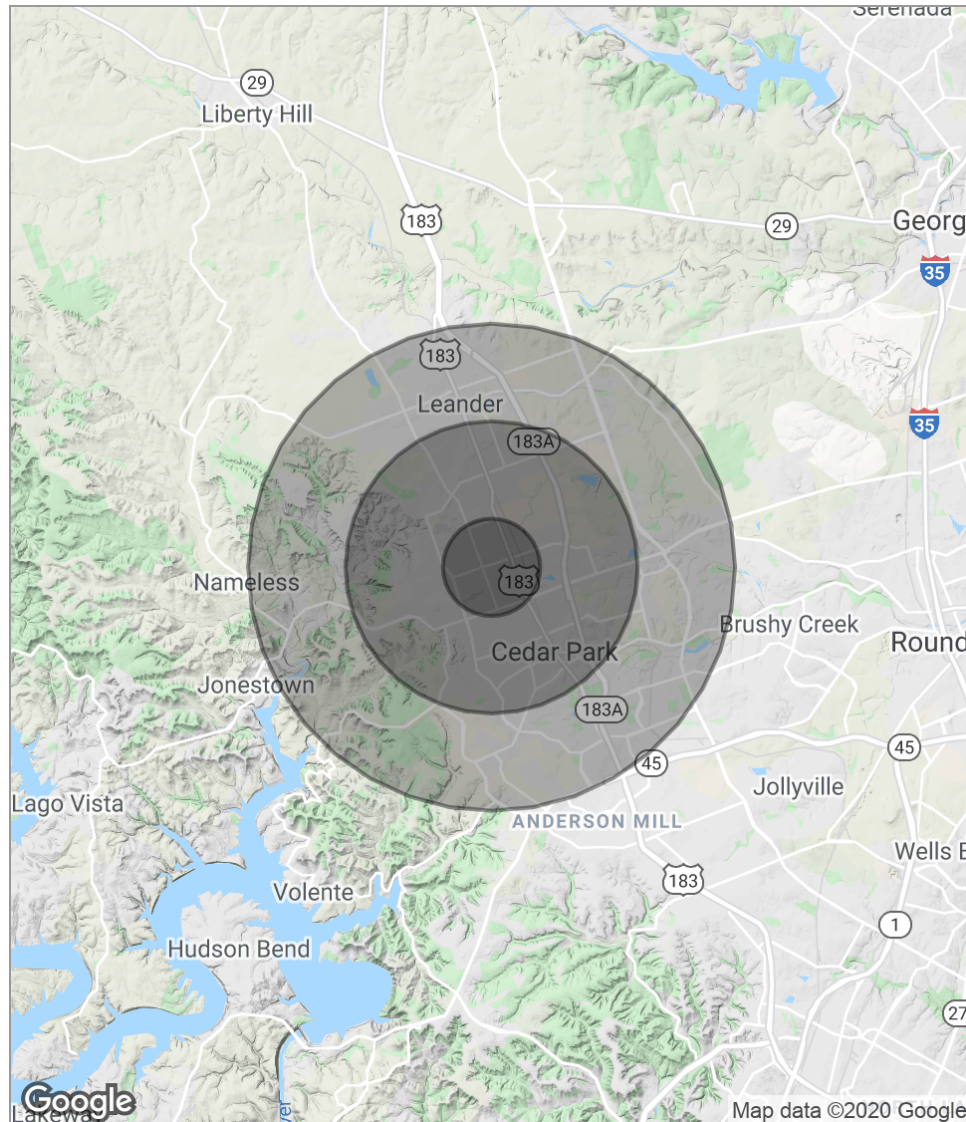
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HIGH VISIBILITY CORNER DEVELOPMENT TRACT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,391	60,068	101,217
Median Age	31.1	32.7	33.0
Median Age (Male)	32.3	33.3	33.3
Median Age (Female)	30.6	32.2	32.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,451	20,504	35,471
# Of Persons Per HH	3.0	2.9	2.9
Average HH Income	\$84,918	\$85,057	\$84,995
Average House Value	\$149,350	\$180,677	\$191,759

** Demographic data derived from 2010 US Census*

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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.

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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Designated Broker of Firm	License No.	Email	Phone
ALICE CARON	0336633	alicecaron@kw.com	512-637-8311
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Richard S. Hall dotloop verified 04/07/16 9:45PM EDT BNVK-DD5M-BSSY-6CTM	0396960	rshall03@gmail.com	512-659-8587
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials			
			Date