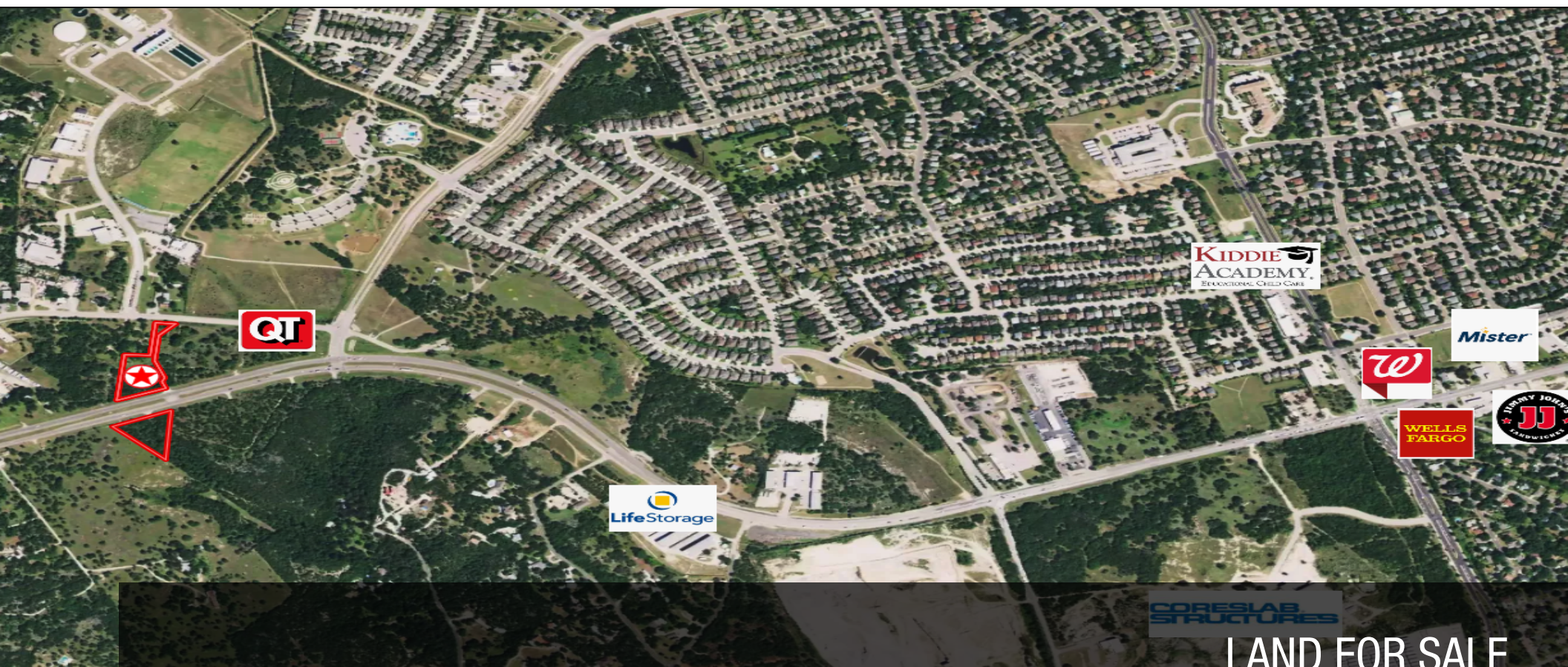


Retail/Restaurant Site

CEDAR PARK, TX



KW COMMERCIAL
7801 N. Capital of TX. Hwy.
Ste. 390
Austin, TX 78731

PRESENTED BY:

RICHARD GARY
Commercial Director
O: 512.901.9805
C: 512.415.9367
RichGary@KWCommercial.com
TX #0675838

RETAIL/RESTAURANT SITE

2901 West Whitestone Boulevard, Cedar Park, TX 78613



PROPERTY DESCRIPTION

Unlock your business's full potential with a remarkable commercial property located at 2901 West Whitestone in Cedar Park, Texas. This ideal and underserved retail location offers a multitude of possibilities, making it an excellent opportunity for investors and businesses alike.

Nestled in the heart of Cedar Park, this 3.9-acre property boasts exceptional visibility and accessibility for a wide range of uses. The location is conveniently situated near existing retail, major thoroughfares, and large master-planned neighborhood communities, ensuring seamless integration with the rest of Cedar Park.

South side of FM 1431 (Whitestone) can serve as off-site water treatment/retention or will host about 800 Sq. Ft. building with its own detention.

PROPERTY HIGHLIGHTS

- Two parcels totaling 3.9 acres
- 2.2 developable acres
- Lot water quality located offsite on the 1.7 acre southern lot
- Broad zoning under Cedar Park's GC/GB designation
- Restaurant, Daycare, Medical, Gym, Medical Office, and many other possibilities
- Public access easement for shared drive with access to a signalized intersection
- Traffic Count W Whitestone 40,563 VPD

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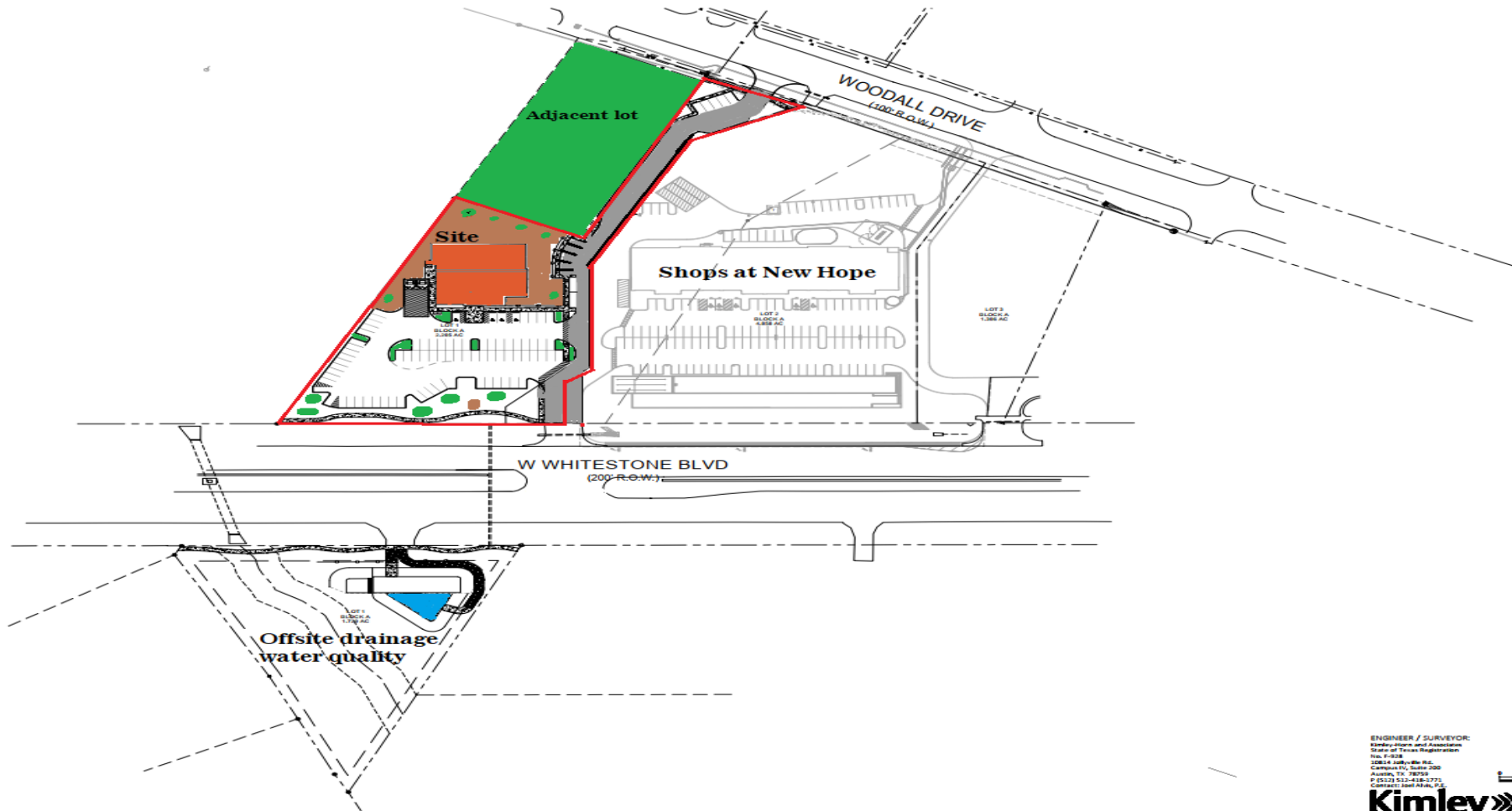
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LAND FOR SALE

RETAIL/RESTAURANT SITE

2901 West Whitestone Boulevard, Cedar Park, TX 78613



ENGINEER / SURVEYOR:
Kimley-Horn and Associates
State of Texas Registration
No. 5-258
20814 Kimley-Horn Rd.
Cedar Park, Texas 78613
Austin, TX 78758
P (512) 512-4188-1771
Cedar Park, TX



Kimley-Horn

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LAND FOR SALE

RETAIL/RESTAURANT SITE (ADJACENT TO NEW HOPE RETAIL)

2901 West Whitestone Boulevard, Cedar Park, TX 78613



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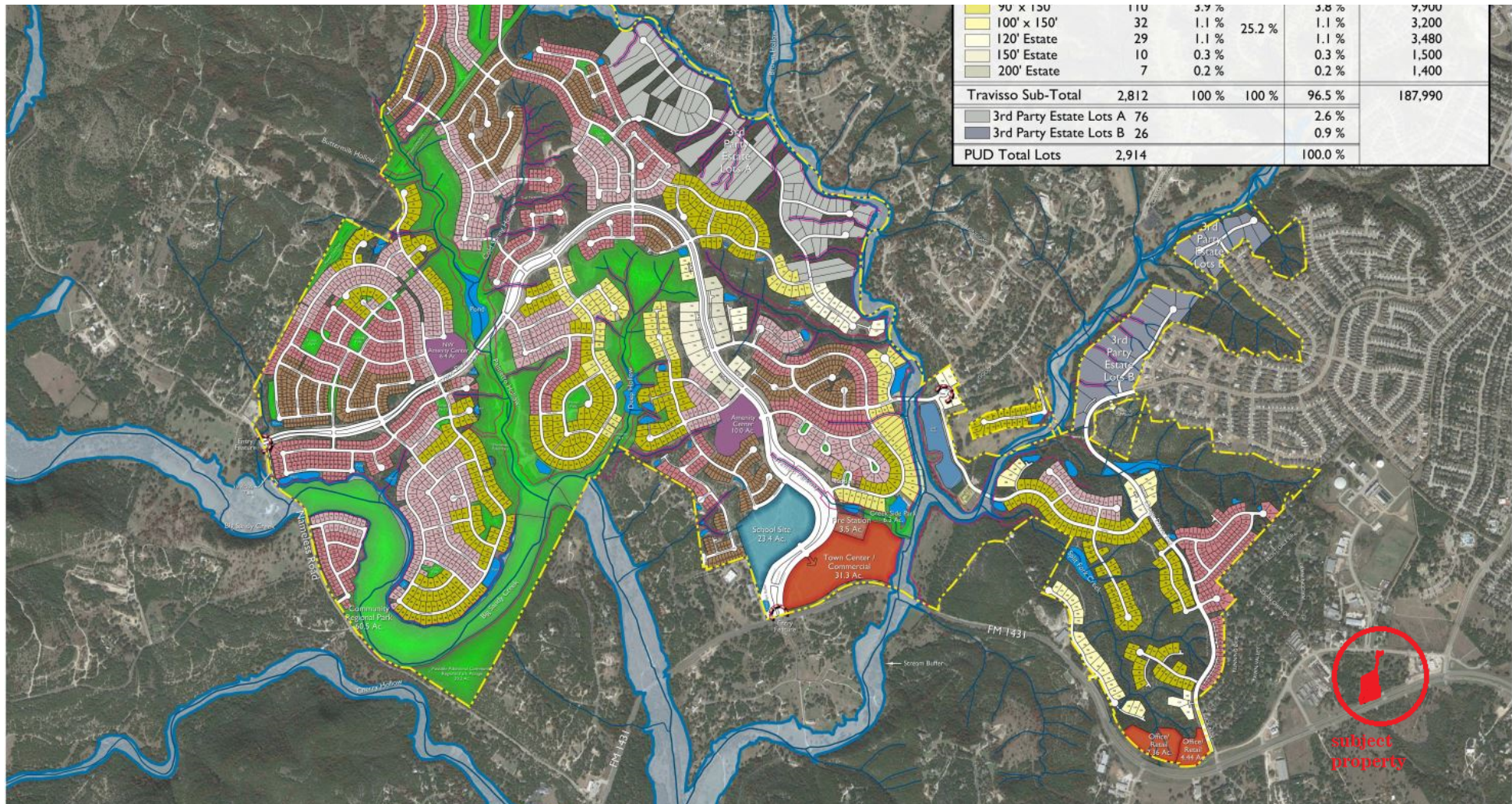
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LAND FOR SALE

RETAIL/RESTAURANT SITE

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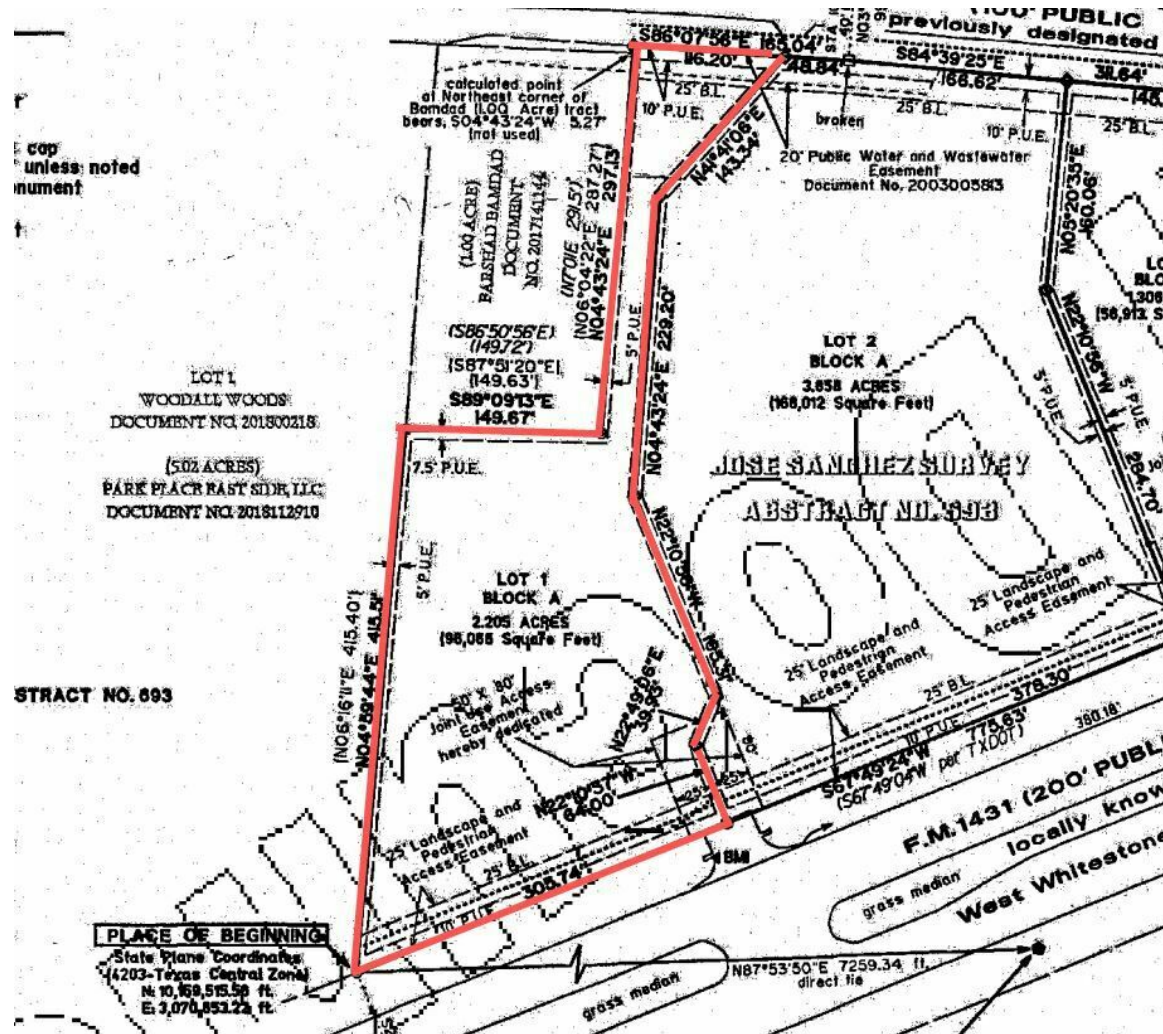
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RETAIL/RESTAURANT SITE



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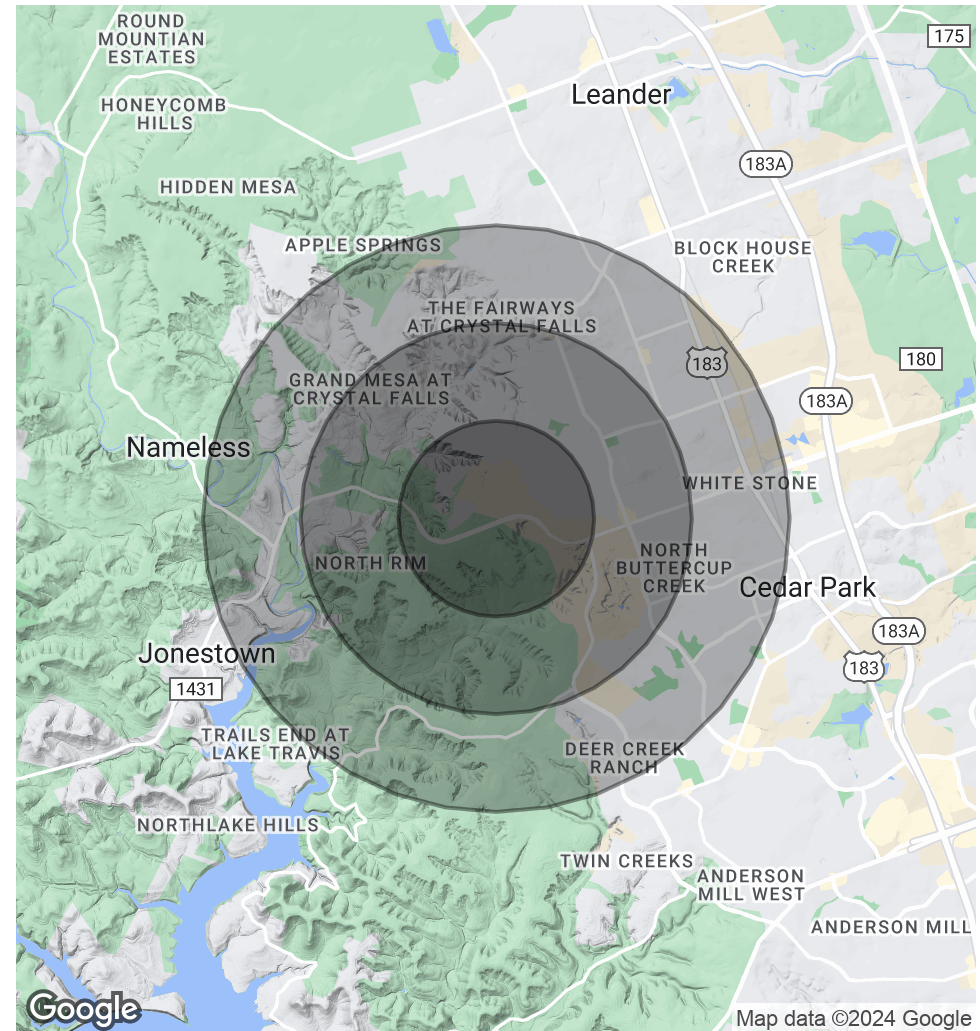
POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,154	22,065	53,518
Average Age	38.4	38.1	36.9
Average Age (Male)	38.0	36.6	35.8
Average Age (Female)	37.8	38.8	37.8

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,535	7,172	17,549
# of Persons per HH	3.4	3.1	3.0
Average HH Income	\$165,161	\$138,276	\$128,560
Average House Value	\$370,738	\$337,509	\$322,285

TRAFFIC COUNTS

Whitestone/ Anderson Mill /day

2020 American Community Survey (ACS)



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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.

Keller Williams Realty	9010968	klrw8@kw.com	(512)346-3550
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Designated Broker of Firm	License No.	Email	Phone
Michelle Bippus	557629	michelle@kwaustinnw.com	(512)346-3550
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Richard Gary	0675838	richgary@kwcommercial.com	(512)415-9367
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

IABS 1-0 Date