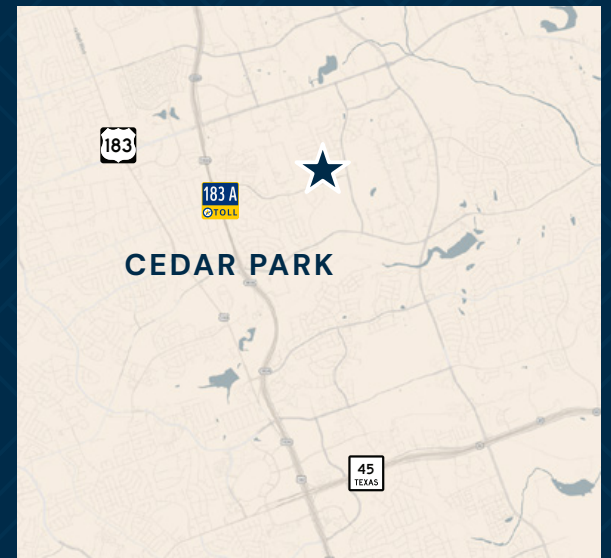


2001 E PARK ST CEDAR PARK, TX

±2.5 ACRES

**PRIME DEVELOPMENT
OPPORTUNITY**



**±2.5
ACRES**

Henry Middle School



Vista Ridge High School



Reagan Elementary School



Ty Walsh, Senior Associate
ty.walsh@dmre.com
254.493.9982

Tripp Rich, Principal
tripp.rich@dmre.com
512.575.5125

dmre.com

PROPERTY DETAILS

DUE DILIGENCE LINK

ADDRESS

2001 E Park St
Cedar Park, TX 78613

SIZE

±2.5 Acres

LAT., LONG.

30.51835931929531, -97.79439165999622

ZONING

LB – Local Business

PARCEL

R-17-W017-0000-0002-1B08

FLOODPLAIN

No floodplain

UTILITIES

Available to Site

TAX

1.96%

SCHOOLS

Leander ISD

Reagan Elementary School
Henry Middle School
Vista Ridge High School

LEGAL

AW0170 DAMON, S. SUR., ACRES 10.

PRICE

Call for Pricing



AREA ACTIVITY



±2.5 ACRES

CEDAR PARK

ROUND ROCK

NFM SCHEELS
EMPLOYEE OWNED
CEDARVIEW NEBRASKA FURNITURE MART
117 ACRE DEVELOPMENT
750K SQFT COMMERCIAL
700K SQFT WAREHOUSE
HOTEL & CONVENTION CENTER

H-E-B CENTER
CEDAR PARK

INDIGO RIDGE ENDEAVOR
FUTURE MIXED-USE
344 ACRES

RIVERSIDE RESOURCES
FUTURE MIXED-USE
249 ACRES

AVERY RANCH MPC
1600+ TOTAL ACRES
5,500+ RESIDENTIAL UNITS
2.9M SQFT COMMERCIAL

PEARSON RANCH MPC
INSPIRE DEVELOPMENT
120+ TOTAL ACRES
2,500+ MF UNITS
2.6M SQFT OFFICE
200K SQFT RETAIL

BRUSHY CREEK CORPORATE CENTER
231K SQFT INDUSTRIAL

PROLOGIS
FUTURE 629K SQFT INDUSTRIAL

Avery Ranch Golf Club

Apple
FUTURE CAMPUS
3M SQFT PLANNED
EST. UP TO 15K JOBS

AUSTIN COMMUNITY COLLEGE

dell children's

Lakeline Station

Texas Children's Hospital

LAKELINE MALL
A SIMON MALL

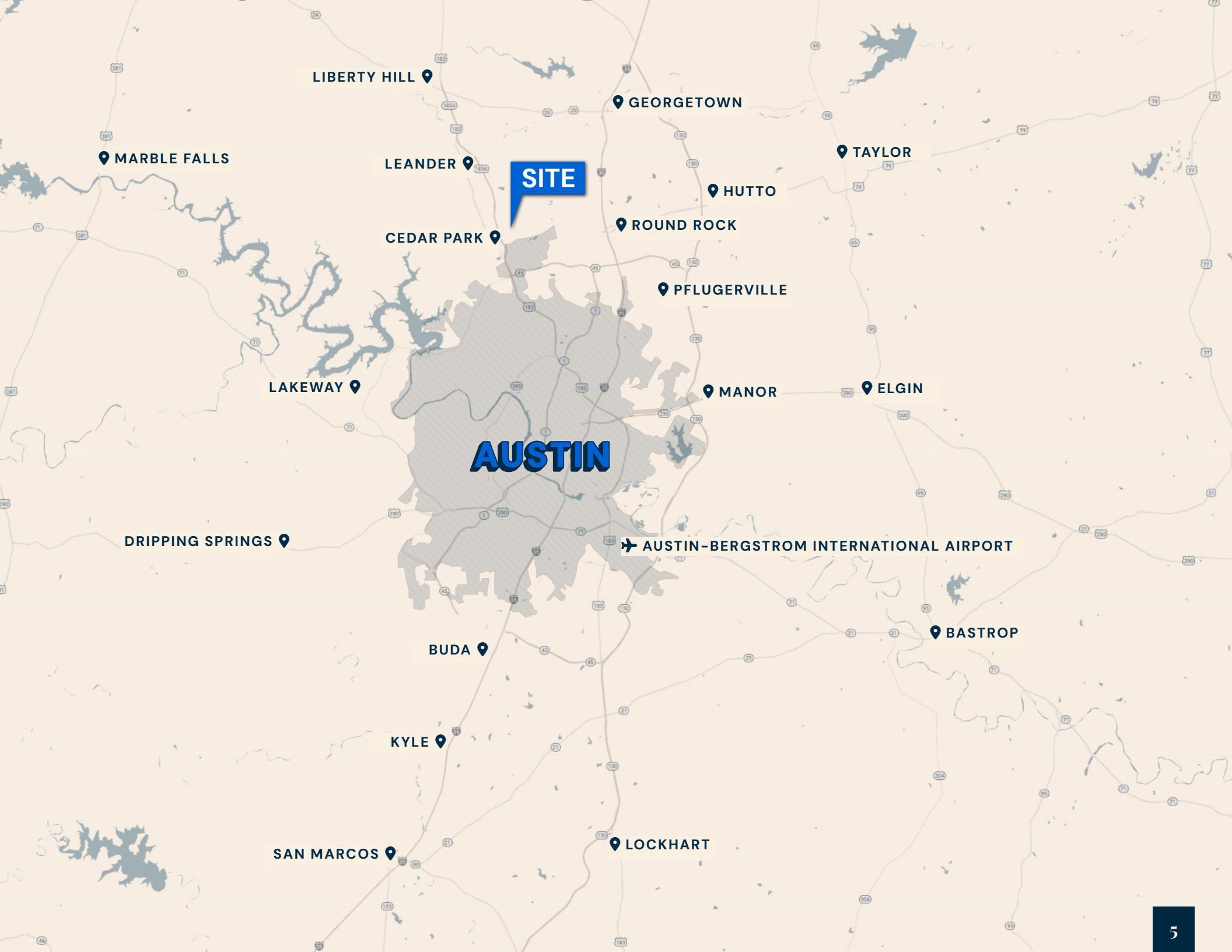


2025 TAX RATES

CITY OF CEDAR PARK	0.363000
WILLIAMSON COUNTY	0.355670
AUSTIN COMMUNITY COLLEGE	0.101300
WMSN CO FM/RD	0.044329
LEANDER ISD	1.086900
UPPER BRUSHY CREEK WCID	0.017000
TOTAL	1.968199

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION ESTIMATE	8,611	85,392	249,561
5 YEAR EST. POPULATION GROWTH	11.2%	13.8%	12.7%
AVERAGE HOUSEHOLD INCOME	\$157,601	\$153,971	\$155,426
MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS	\$507,426	\$543,549	\$492,165



LIBERTY HILL

GEORGETOWN

MARBLE FALLS

LEANDER

SITE

TAYLOR

HUTTO

CEDAR PARK

ROUND ROCK

PFLUGERVILLE

LAKEWAY

MANOR

ELGIN

AUSTIN

DRIPPING SPRINGS

AUSTIN-BERGSTROM INTERNATIONAL AIRPORT

BUDA

BASTROP

KYLE

LOCKHART

SAN MARCOS



Avery Ranch Golf Club



CapMetro Lakeline Station

PRIME LOCATION

Cedar Park, TX

- Cedar Park is the third largest city in the Austin metropolitan area, known for its outstanding schools, pro-business climate and relaxed family environment.
- Cedar Park is home to two professional sports teams: the Texas Stars, AHL hockey team affiliate of the NHL Dallas Stars; and the Austin Spurs, NBA G-League basketball team affiliate of the San Antonio Spurs. The Stars and Spurs play at the H-E-B Center at Cedar Park, a city-owned multipurpose venue that holds up to 8,700 guests and hosts more than 130 events per year.

Convenient Access to Major Thoroughfares

- The site is located 1 mile East of US-183A Toll with direct access via E Park St
- 3 miles North of TX-45
- 6 miles Northwest of Mopac Loop 1
- 6 miles West of I-35 & US-79

Close Proximity to Major Employers & Retail

- The Parke: 8 minutes
- Cedar Park Regional Med Center: 8 minutes
- HEB Center: 10 minutes
- Lakeline Station: 10 minutes
- Lakeline Mall: 12 minutes
- Round Rock Premium Outlets: 15 minutes
- Downtown Austin: 30 minutes

WHY AUSTIN?

The Austin metropolitan area stands out as one of the strongest job markets in the country and consistently ranks among the top-performing metros nationwide. Surpassing national averages in multiple categories, Austin has sustained an impressively low unemployment rate of 3.50%, which is 14% lower than the U.S. average of 4.10%.

Major projects like Apple's campus expansion, the completion of Samsung's fabrication plant in nearby Taylor, and the ongoing growth of Tesla's Gigafactory are key contributors that further accelerate the region's economic trajectory and reinforce its strong foundation for sustained growth.



3.6M

2040 FORECASTED
POPULATION

\$8.7B

ANNUAL ECONOMIC IMPACT
FROM VISITOR SPENDING

75,800

NEW JOBS ADDED
SINCE JAN. 2023



LAKE AUSTIN



TEXAS CAPITOL

#1

FASTEST GROWING
METRO
(Brookings Institute, 2024)

#1

HOTTEST JOB MARKET
IN TEXAS
(Wall Street Journal, 2024)

#1

HOT SPOT FOR
CORPORATE HEADQUARTERS
(Business Facilities, 2024)

#1

BEST CITY TO
START A BUSINESS
(USA Today, 2024)

#1

5-YEAR JOB GROWTH
FORECAST
(Greenstreet, 2024)

#1

TOP CITY FOR
REAL ESTATE INVESTMENT
(DLA Piper, 2023)

INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE. TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place

the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary

between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

BROKER FIRST NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

BUYER, SELLER, LANDLORD OR TENANT

CONTACT US



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Dallas, TX 75254
214.206.4154

Central Texas

901 S Mopac Expressway,
Bldg. 3, Suite 120
Austin, TX 78746
254.913.1931

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TEXAS LAND GUYS

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