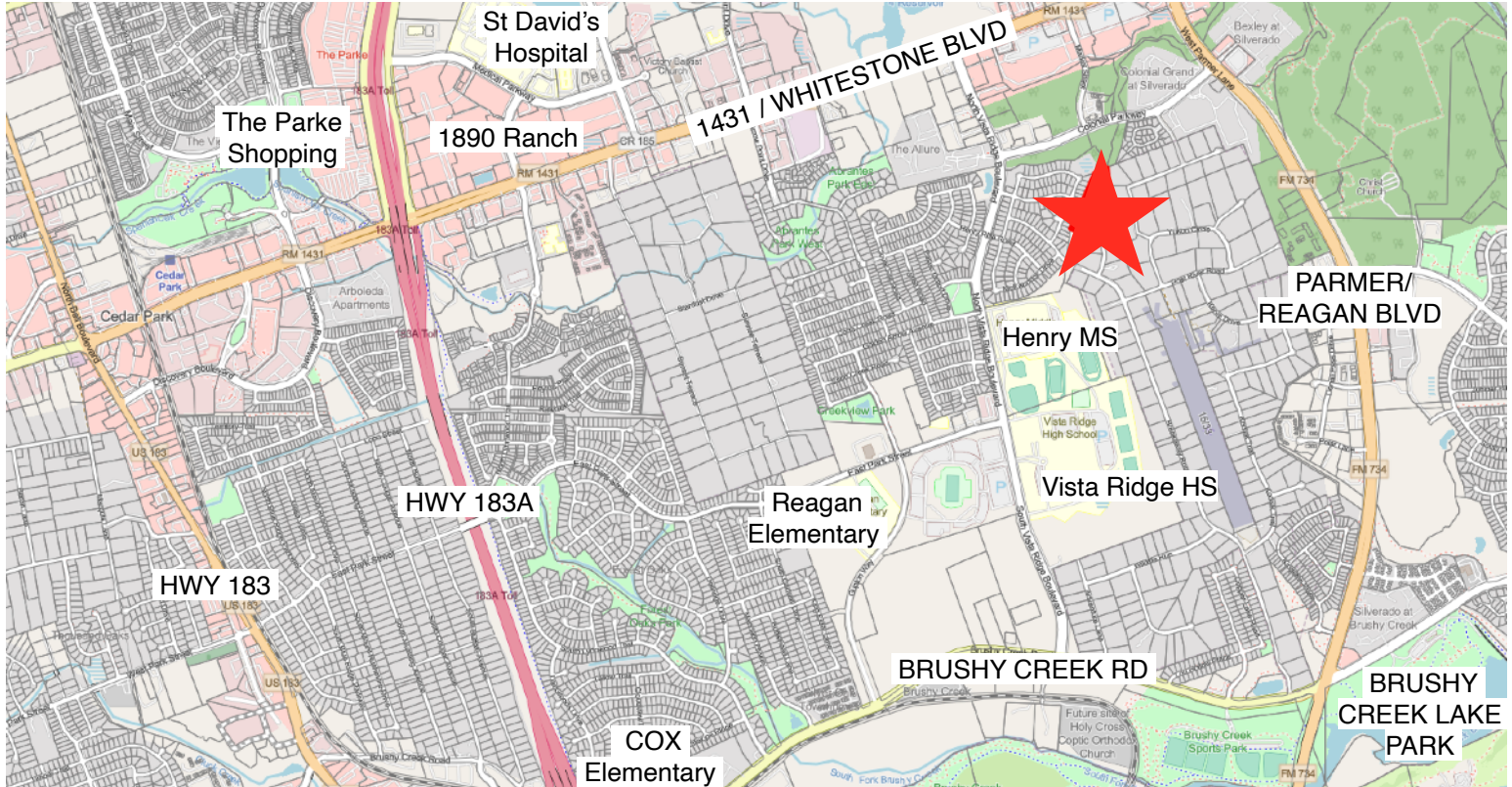




RARE RESIDENTIAL LOT IN PREMIERE FLY-IN NEIGHBORHOOD

Size: ±7.38ac Residential Lot

Location: CR 180, Cedar Park Tx 78613

[Between 2605 Chitina Ct & 2608 Chitina Ct]

West of Parmer Lane/Reagan Blvd in Cedar Park's ETJ

- ± 7.5m to IH-35
- ± 1m to Parmer Lane/Ronald Reagan Blvd
- ± 2m to RM 1431/Whitestone
- ± 2m to Brushy Creek Road
- ± 4m to Hwy 183A Toll Road
- ± 4.5m to Hwy 183

Access: Cul-de-sac at north end of Chitina Court in Breakaway Park

Jurisdiction: City of Cedar Park ETJ, Williamson County, Texas

HOA: NONE

Water: Well

Waste Water: Septic

Price: Inquire with Agent



Cierra Cannon
512.818.1231 call/text
cierra@matexas.com

McAllister & Associates
201 Barton Springs Road, Austin Texas 78704
www.matexas.com • 512.472.2100

Marci Cannon
512.422.5870 call/text
marci@matexas.com

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.

R325467
CR 180
Cedar Park, Tx 78613

R328440
2608 Chitina Ct,
Cedar Park, Tx 78613

Marci Cannon
512.422.5870 call/text
marci@matexas.com

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.

Breakaway Park is Cedar Park's Premier Aviation & Acreage Community

Nestled in the heart of Cedar Park, Breakaway Park offers a distinctive lifestyle built around privacy, luxury, and convenience. One of Central Texas' rare residential communities with direct runway access—perfect for pilots and aviation enthusiasts. With large wooded lots and a wide variety of custom homes, this unique neighborhood is perfect for those who want more - more space, more freedom, and more character.



Community Highlights

- Private Airstrip & Hangar Access - Hank Sasser Airport: 40XS
- Large 1-3 acre Lots
- No Home Owners Associations
- Diverse Architectural Styles
- Generous Home Sizes

Drive Times

- Downtown Austin: ±30 min
- Austin-Bergstrom Airport: ±40 min
- Apple, Dell, and North Austin Tech Hubs: ±15 min

Central Location - Cedar Park's ETJ

Nearby Parks:

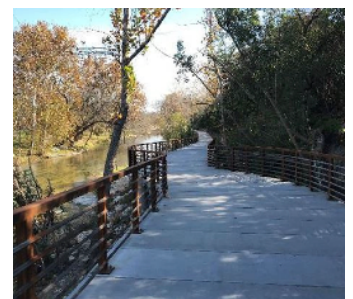
- Brushy Creek Lake Park
- Ranch Trails Park
- Silverado Springs Park
- Brushy Creek Sports Park

Nearby Schools:

- Reagan Elementary
- Henry Middle School
- Vista Ridge High School
- Gupton Stadium

Great Shopping & Hospital:

- HEB
- 1890 Ranch
- Cedar Park Regional Hospital





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.

McAllister & Associates	403756	joewillie@matexas.com	512-472-2100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John T. Baker II	517348	johntbaker2@gmail.com	512-472-2100
Designated Broker of Firm	License No.	Email	Phone
Joe Willie McAllister	336887	joewillie@matexas.com	512-472-2100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Marci Cannon	614158	Marci@matexas.com	512-472-2100
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date