

RETAIL & INDUSTRIAL PADS FOR SALE

NWC Whitestone Blvd. and Toro Grande Cedar Park, Texas 78613

Toro Grande Blvd.

LOT 4
1.75 AC · \$24/SF
FOR SALE

14.8 ACRES LI: SALE PENDING

LOT 5
1.61 AC · \$26/SF
FOR SALE



NWC Toro Grande & Whitestone Blvd

1.61 – 3.36 AC · Zoned GB

14.8 AC · Zoned LI · Pending

Lighted Intersection

Pad-Ready

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PRIME COMMERCIAL LAND FOR SALE

The Opportunity

Located at the lighted northwest corner of Whitestone Blvd. (RM 1431) and Toro Grande in Cedar Park, this 21.15-acre tract sits between the future Perfect Game sports headquarters at Ronald Reagan and New Hope — now slated to begin construction in 2027 — and Cedar Park's fast-growing 1431 retail corridor.

The City has completed the New Hope Drive extension to Sam Bass Road, and the Toro Grande expansion between 1431 and New Hope is under construction, with a projected completion date for the 1431 to New Hope section by October 2026 — making this a major lighted corner with five lanes on the southbound portion of Toro Grande.

The remaining 3.36 acres of General Business (GB) frontage is ideal for retail, restaurant, medical or office users, joining Kudos, HTeaO and Taco Bell on the sold pads. The 14.8-acre Light Industrial (LI) tract is pending sale to a single buyer.

AREA MILESTONES

COMPLETE

New Hope Drive Extension
Extension to Sam Bass Road finished — new east-west connection north of the site.

UNDERWAY

Toro Grande Expansion
1431 to New Hope, under construction by the City — five southbound lanes at the corner.

2027 START

Perfect Game HQ
110-acre HQ, 16 tournament fields and 300-room hotel at Ronald Reagan & New Hope — construction begins 2027, completion 2029.



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LOOKING WEST TOWARD PARMER LANE · JULY 2026

The 1431 Retail Corridor



RETAILERS ALONG THE CORRIDOR

Whitestone Blvd. (RM 1431) is Cedar Park's primary east-west retail spine, carrying national anchors and daily-needs traffic west toward Parmer Lane. H-E-B, Walmart, Home Depot, Starbucks and Spec's draw from the surrounding neighborhoods, while Planet Fitness, The Great Greek, Dog Haus, Schlotzsky's, 7-Eleven, Jiffy Lube, UFCU and RBFCU fill the service and restaurant tiers immediately around the subject site.

21.15 AC

total tract at a lighted corner

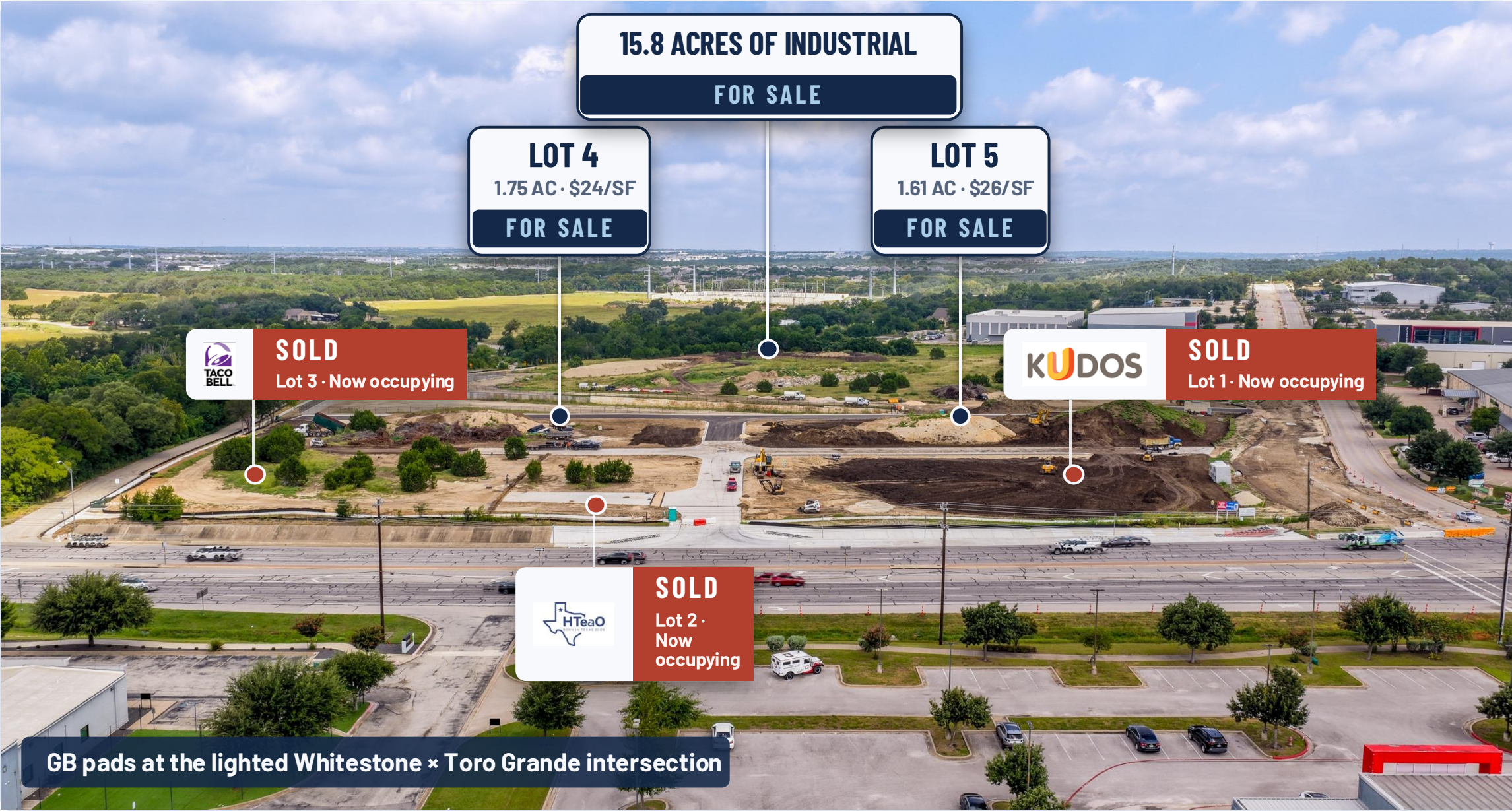
3.36 AC

GB pad frontage remaining

2 MI

to the future Perfect Game HQ

Commercial Pad Pricing



Lot 1	Kudos Convenience Store • 1.56-acre gas station site	SOLD
Lot 2	HTeaO • 0.57-acre QSR pad	SOLD
Lot 3	Taco Bell • 0.97-acre pad	SOLD
Lot 4	1.75 acres • Hotel / Retail / Restaurant	\$24.00 / SF
Lot 5	1.61 acres • Office / Retail / Medical / Restaurant	\$26.00 / SF

GB PAD PRICING INCLUDES

- Shared water-quality and detention pond (off-site)
- Turn lane and median break for full-access left turn from Toro Grande
- Access driveway along the northern property line with interior circulation stubbed to property line
- Stormwater pipe stubbed to property line
- Water, wastewater stubbed to property
- Electricity (PEC) available along Toro Grande and gas available with Whitestone Blvd.
- TXDOT driveway to Whitestone – direct access, driveway complete

Industrial Tract

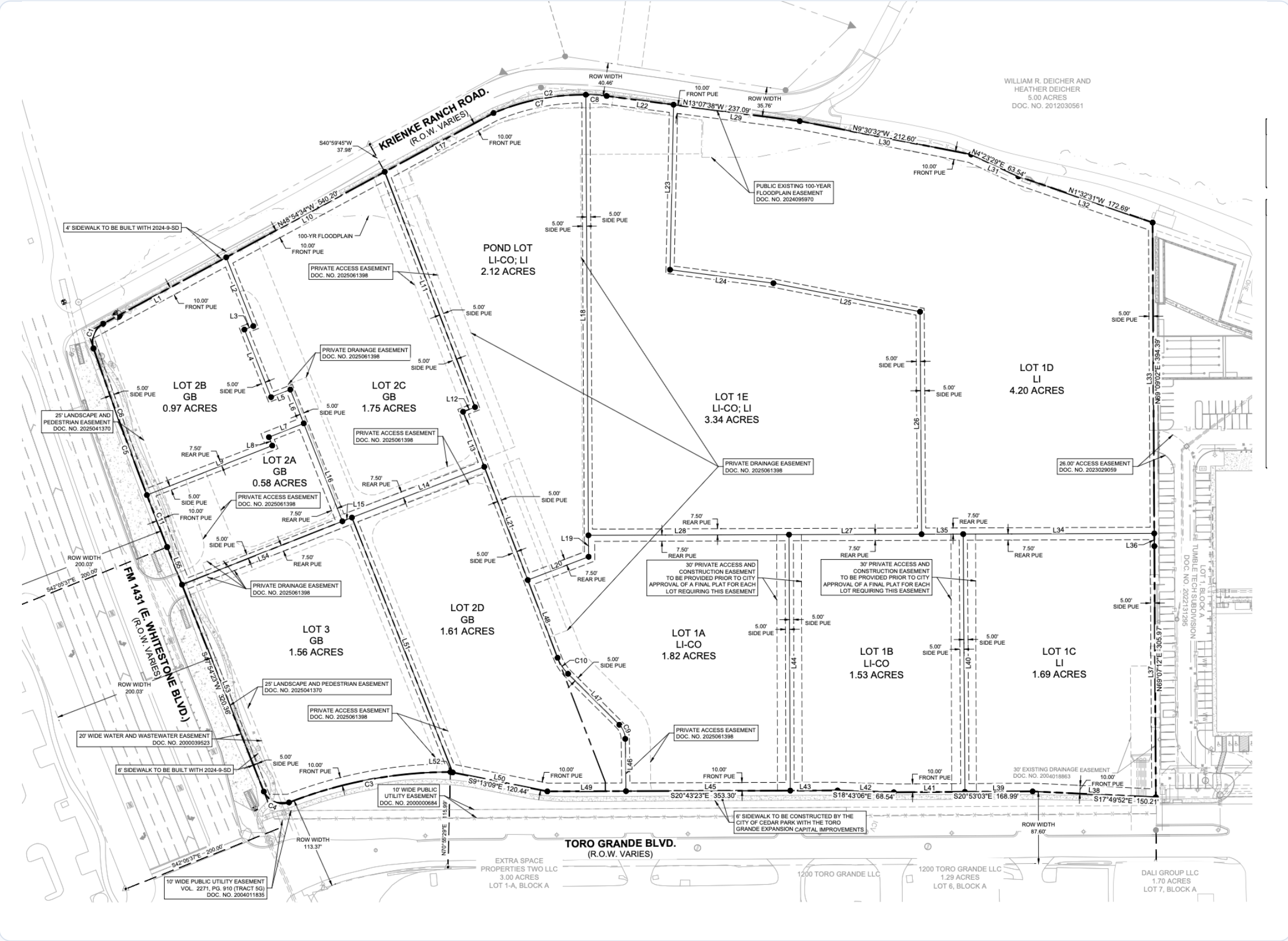
PENDING

The full 14.8-acre LI tract is pending sale to a single buyer. Individual lot pricing below for reference.

Lot 1A	1.82 acres	\$18.00 / SF
Lot 1B	1.53 acres	\$18.00 / SF
Lot 1C	1.69 acres	\$18.00 / SF
Lot 1D	4.20 acres	\$15.00 / SF
Lot 1E	3.34 acres	\$15.00 / SF

LI PRICING INCLUDES

- Shared water-quality and detention pond — off-site detention saves ~10% of usable land
- Lots legally platted for fee-simple ownership
- Shared access driveways between LI and GB sites and between Toro Grande pads
- Storm water stubbed to detention pond for Lots 1B, 1C and 1D; 1A and 1E have direct pond access with easements
- Water/wastewater stubbed to Lots 1D and 1E; lots fronting Toro Grande pull utilities from the street

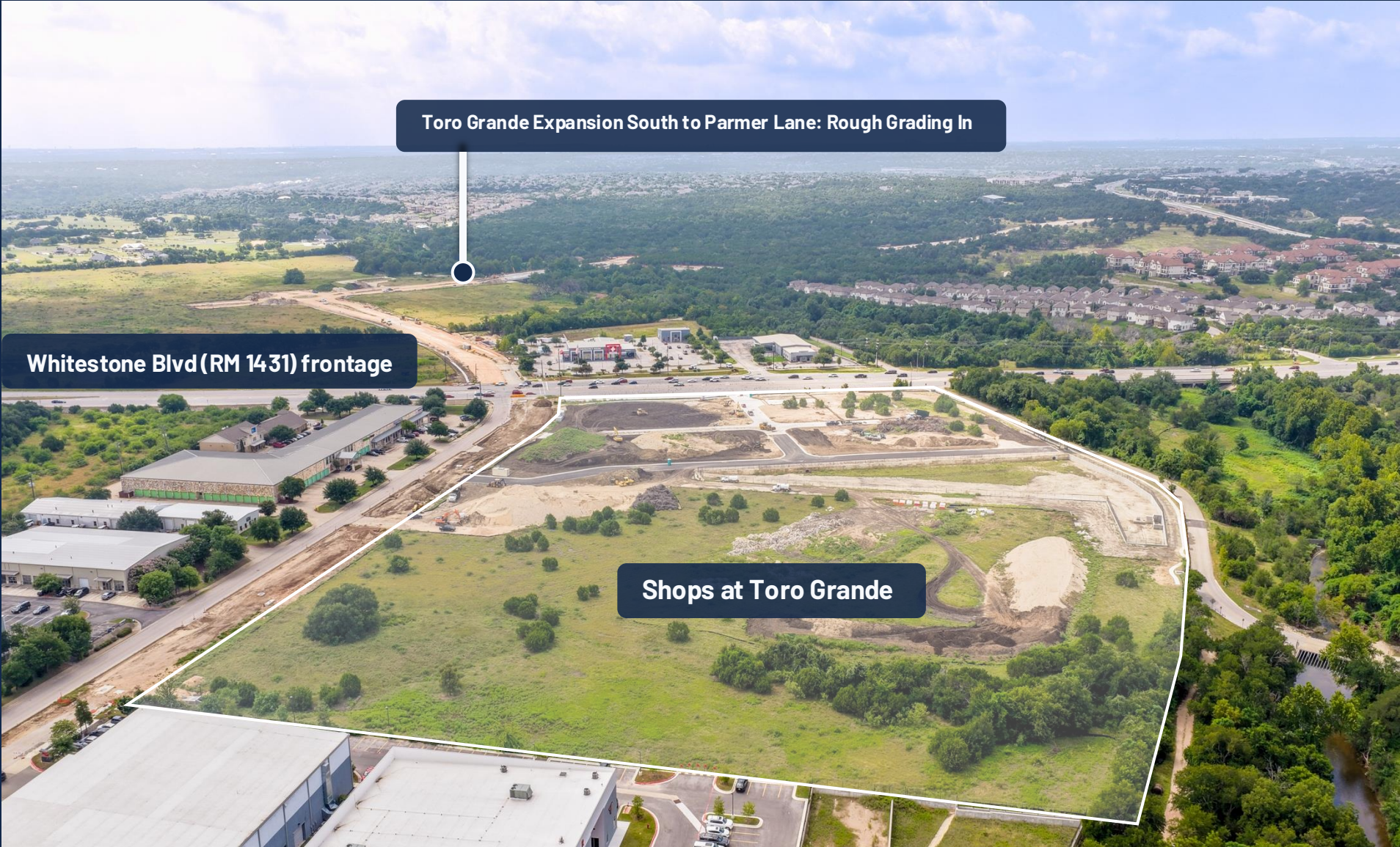
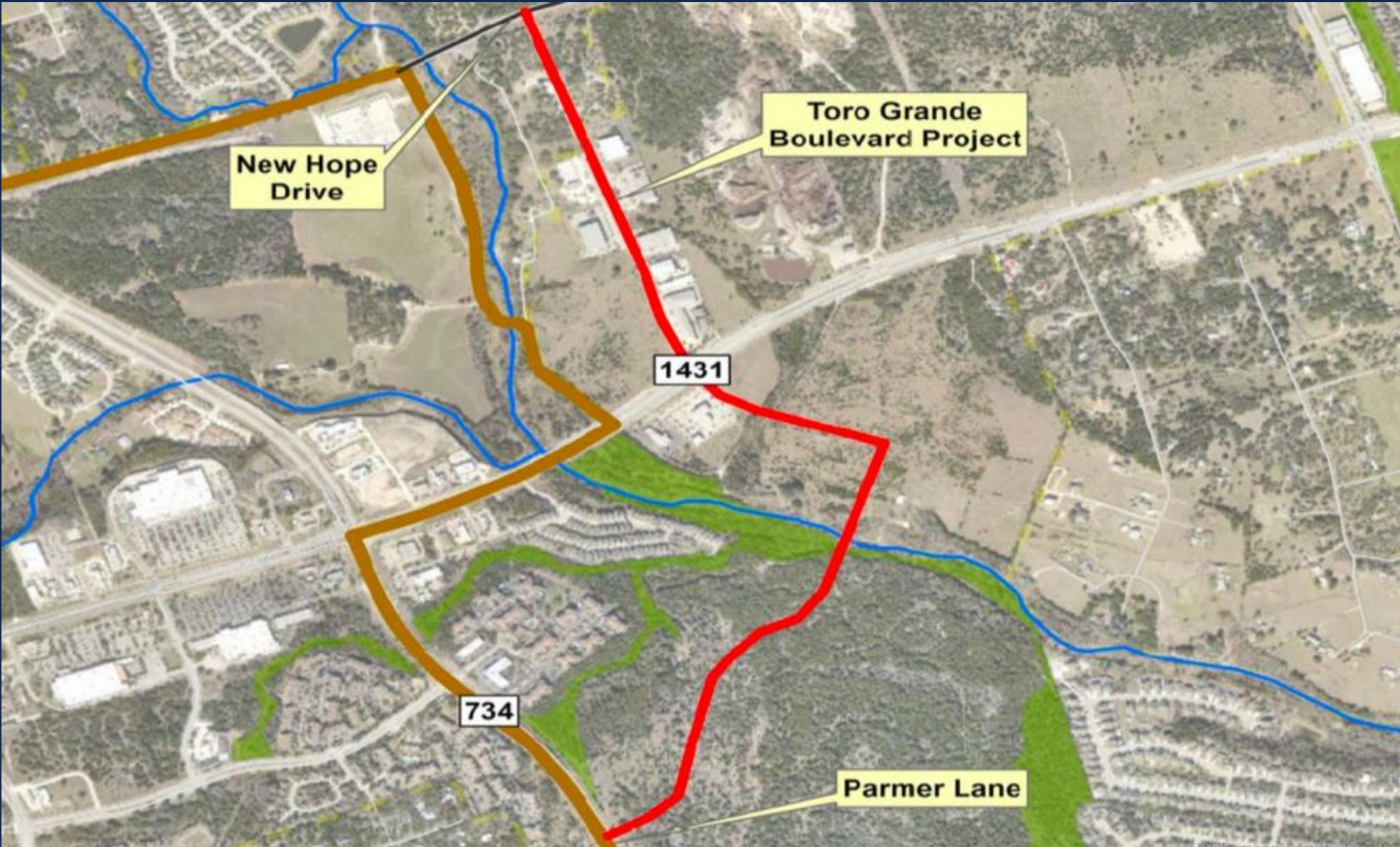


Roadway Improvements

Site work photographed July 2026

COMPLETE New Hope Dr extension to Sam Bass Rd

UNDERWAY Toro Grande expansion, New Hope to Parmer



MARKET DRIVERS

New Projects in Cedar Park



Perfect Game HQ · 2027 START

110-acre HQ at Ronald Reagan & New Hope: 16 tournament fields, 300-room hotel, retail and restaurants. Construction begins 2027, completion 2029 — up to 750,000 visitors per year projected. Adjacent to the subject tract.



CedarView

100+ acre mixed-use district beside the H-E-B Center anchored by Nebraska Furniture Mart and SCHEELS, with a 300-key full-service Marriott hotel and convention center — a partnership of the City, Great Lakes Capital and NFM.



The Bell District

54-acre walkable district in the heart of Cedar Park by the City and RedLeaf Partners. The new 47,000 SF public library opened 2024; restaurants, retail, offices and residences follow around The Backyard park.



PopStroke · NOW OPEN

Tiger Woods and TaylorMade's golf-entertainment venue is open at 817 C-Bar Ranch Trail off 1431 — two 18-hole putting courses, full-service restaurant and sports bar, ice cream parlor and playground.



Indigo Ridge · RELOCATED

The planned mixed-use project has moved further south to Riverside's land across 1431 from the subject tract — keeping a major master-planned development in the immediate trade area.



A CORRIDOR IN MOTION

Sports tourism, destination retail and new roadway capacity are converging on the 1431 / Ronald Reagan corridor — with the subject tract at its lighted center.

Demographics

Radius from NWC Toro Grande & 1431

	1 MILE	3 MILES	5 MILES
Population (2023)	4,123	66,672	180,677
Population (2028 projection)	4,727	74,610	200,888
Growth 2023 – 2028	14.65%	11.91%	11.19%
Households (2023)	1,534	23,460	65,597
Average household income	\$155,627	\$138,287	\$128,310
Median household income	\$134,625	\$117,112	\$109,547

\$155K+

Average household income within 1 mile

200,888

Projected 5-mile population by 2028

14.65%

1-mile population growth, 2023 – 2028

Information About Brokerage Services



Texas law requires all real estate license holders to provide this notice to prospective buyers, tenants, sellers and landlords.



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Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11/2/2015

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
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TAR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date

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