

10± Acres Development Opportunity

Utilities On-Site

For Sale

190 Oakwood Trail, Cedar Park, TX 78641



183A

- High-growth Corridor
- Adjacent to The Crossover – major sports & entertainment hub
- Across from H-E-B Center & Nebraska Furniture Mart



Neerja Kwatra
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Area : ±10 Acres
Net Usable Area : ±5.69 Acres
Utilities : All on Site
Zoning : DR
Price : Call



EXECUTIVE SUMMARY

This ±10-acre development site is strategically located within the rapidly expanding Cedar Park jurisdiction, along the high-growth Leander/Cedar Park corridor—one of the fastest-growing regions in the Austin Metroplex. The property offers a rare opportunity to acquire a fully serviced site with all utilities in place, significantly reducing development costs and accelerating project timelines.

The site is currently zoned DR (Development Reserve), and the City has demonstrated a strong willingness to work with developers toward commercial and light industrial uses, providing flexibility for a wide range of development scenarios.

Property Features

Property Highlights:

- ±10.00 Acres
- Development Reserve (DR) Zoning
- Level, Development-Ready Site
- All Utilities Available On-Site

Location Highlights:

- High-growth Leander / Cedar Park corridor
- Direct access to 183A Toll Road
- Adjacent to The Crossover (sports & retail hub)
- Near major retail including Nebraska Furniture Mart
- Strong surrounding residential growth

Traffic Counts:

- US Hwy 183 / 183A: 60,000–80,000 VPD
- FM 1431: 40,000–60,000 VPD
- Ronald Reagan Blvd: 25,000–35,000 VPD



PROPERTY DETAILS

CATEGORY	DETAILS
Area	±10.00 Acres
Usable Area	±5.69 Acres
Price	Call
Zoning	(DR)– future commercial or light industrial
Utilities	All Utilities Available On-Site
Zoning	(DR)– future commercial / light industrial
Topography	Mostly flat with natural drainage near flood plain
City/ County	Cedar Park/ Williamson
Access	Scottsdale Dr. & Oakwood Trl.
ideal uses	Light Industrial, Retail, Sport Complex, Community Center



UTILITIES

- **12" water line**
- **Wastewater on site**
- **Transformer pad installed to support up to 3000 KVA.**

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Traffic Counts

Street name

US Hwy 183 / 183A Toll Road: 80,000 VPD

FM 1431 60,000 VPD

Ronald Reagan Blvd 35,000 VPD

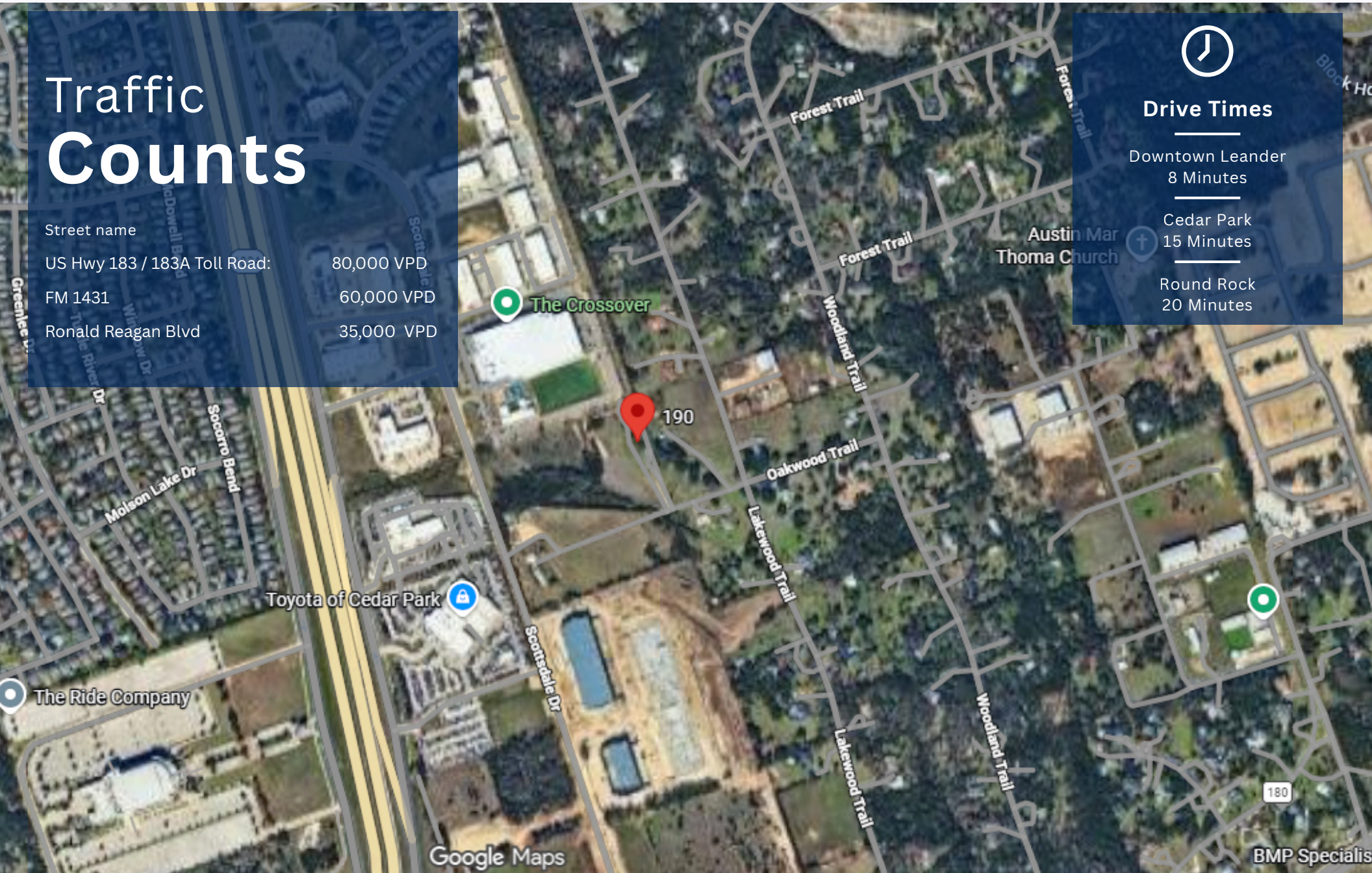


Drive Times

Downtown Leander
8 Minutes

Cedar Park
15 Minutes

Round Rock
20 Minutes



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190 Oakwood Trail

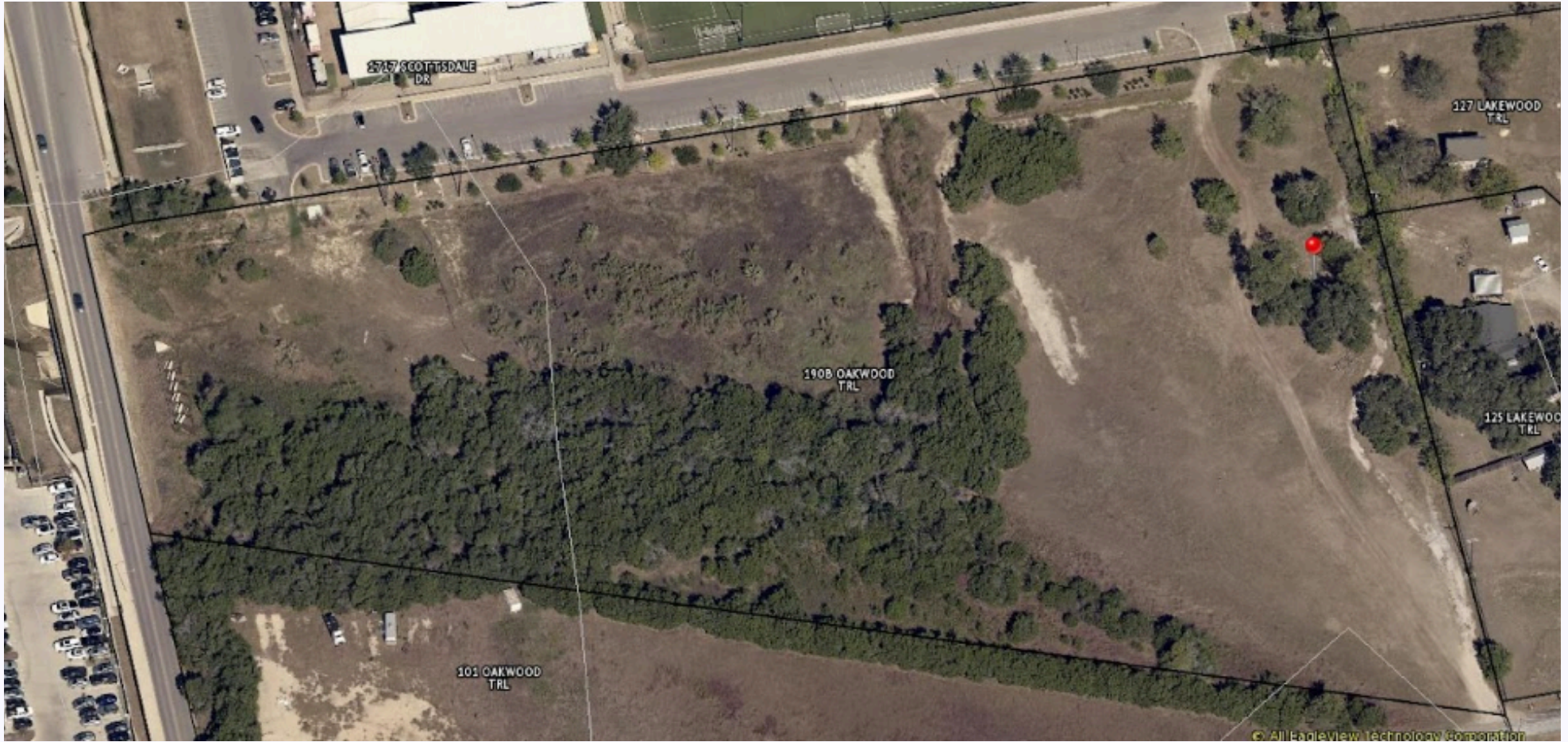


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PROPERTY PHOTO



±10 Acres | Hard Corner | Dual Access | Fully Serviced

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DUAL ACCESS & CONNECTIVITY

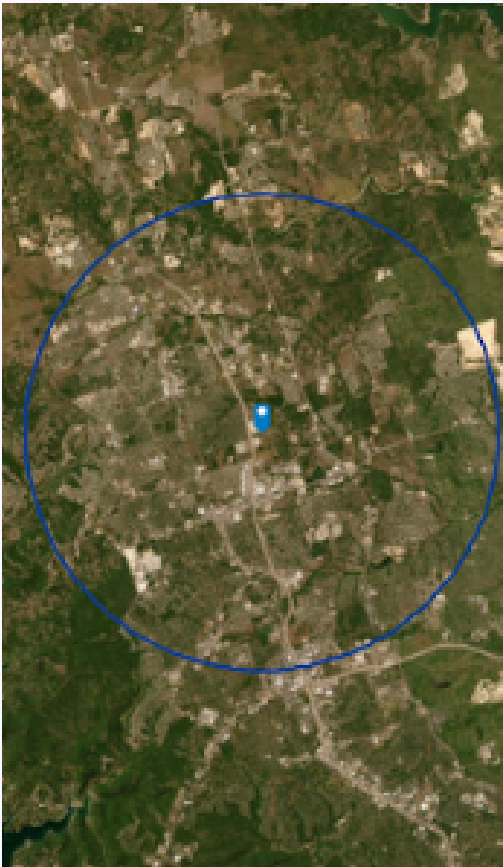


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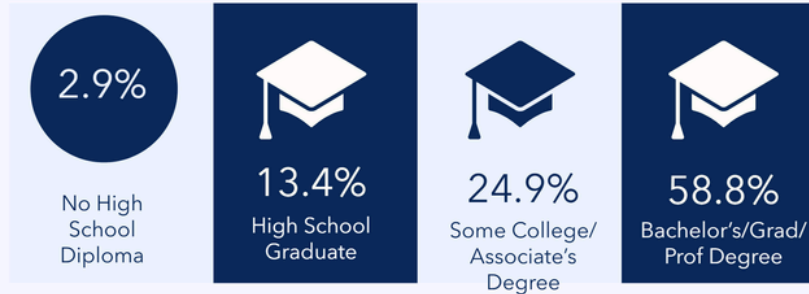


DEMOGRAPHIC & INCOME PROFILE

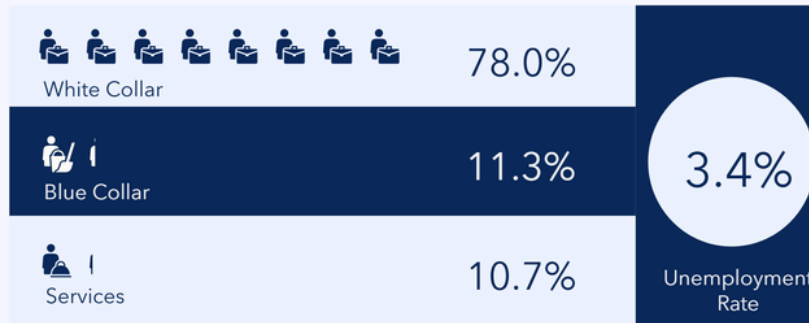


DEMOGRAPHIC DETAILS FOR 5 MILES

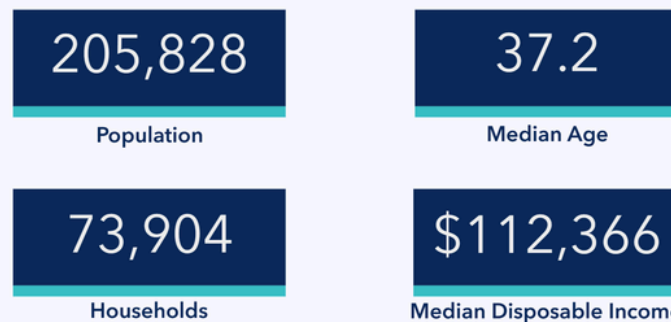
EDUCATION



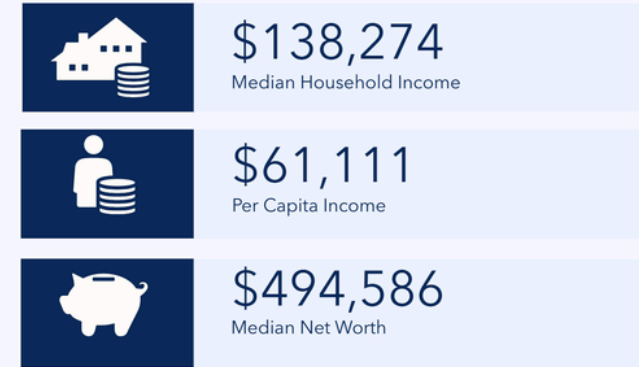
EMPLOYMENT



KEY FACTS



INCOME



HOUSEHOLD INCOME



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Overview

The Leander and Cedar Park submarket continues to rank among the fastest-growing regions within the Greater Austin metropolitan area. Driven by sustained population migration, expanding residential development, and ongoing infrastructure investment, the area has become an increasingly attractive destination for both residents and businesses.

The subject property is strategically positioned within this growth corridor, providing direct access to expanding residential communities and increasing consumer demand. As development continues to expand north of Austin, well-located land sites are becoming increasingly limited, enhancing long-term value.

Economy

The Austin metropolitan area serves as a major economic hub, driven by:

- Technology sector expansion
- Major employers across North Austin and surrounding areas
- Healthcare and education industries
- Continued infrastructure and transportation improvements

Leander benefits from its connectivity to these employment centers, strengthening its position as a desirable residential and commercial market.

Real Estate

The local real estate market remains highly active, with strong demand for development sites supporting:

- Retail centers
- Light industrial, office complex
- Quick-service restaurants (QSR)
- Medical and professional services
- Mixed-use developments

Limited supply of well-positioned land sites has contributed to increasing land values and sustained investor interest.





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 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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 our records.

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Licensed Broker /Broker Firm Name or	License No.	Email	Phone	Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Primary Assumed Business Name				<u>Neerja Kwatra</u>	<u>664880</u>	<u>nkwatra@newedgecre.com</u>	<u>(512)698-2730</u>
Designated Broker of Firm	License No.	Email	Phone	Sales Agent/Associate's Name	License No.	Email	Phone

Contact

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