

MIXED-USE DEVELOPMENT OPPORTUNITY · RETAIL · OFFICE · FLEX

Commercial Land In Cedar Park for Sale with Partial Entitlements

A rare, partially entitled 6.88-acre site permitted for 78,540 SF of restaurant, retail, and creative flex/office space — with \$6.2M in Phase 1 pre-sales already secured.



6.88 Acres of Land	78,540 SF Entitled Building Program	General Business Zoning Designation
\$6.2M Phase 1 Pre-Sales Secured	\$180–\$190/SF Est. Construction Cost	\$6.0M+ Projected Net Profit

THE OPPORTUNITY

- 6.88 acres zoned General Business — permitted for 78,540 SF of restaurant, retail, and creative flex/office space.
- Partial entitlements in place; Site Development Permit (SDP) pending.
- Prime arterial frontage with strong visibility and gateway positioning.
- Flexible delivery in two phases of roughly six buildings each.
- Estimated horizontal + vertical construction of \$180–\$190/SF per bids acquired.
- \$6.2M in Phase 1 pre-sales secured at \$400+/SF, validating pricing for remaining inventory.

DEVELOPMENT PROGRAM

Restaurant	4,730 SF
Retail	3,850 SF
Office / Flex — 1st Floor	53,680 SF
Office / Flex — 2nd Floor	16,280 SF
TOTAL ENTITLED PROGRAM	78,540 SF

Deliverable in two ~6-building phases. Partial entitlements in place; Site Development Permit (SDP) pending.

For pricing, please contact us.

CONTACT

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