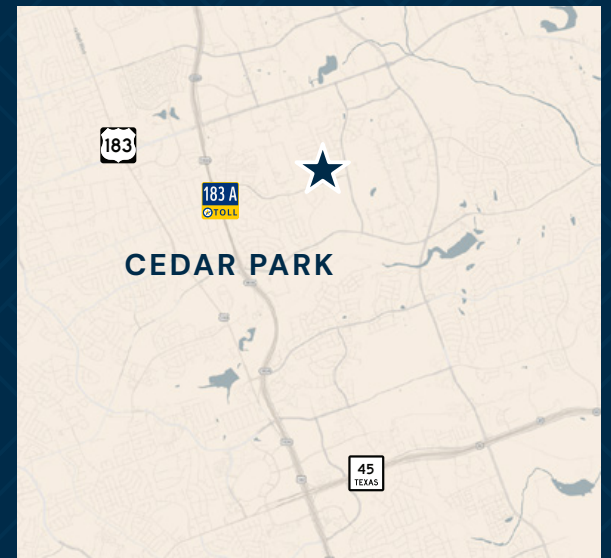


# 2001 E PARK ST CEDAR PARK, TX

**±10 ACRES**

**PRIME DEVELOPMENT  
OPPORTUNITY**



Ty Walsh, Senior Associate  
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254.493.9982

Tripp Rich, Principal  
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512.575.5125

dmre.com

# PROPERTY DETAILS

## DUE DILIGENCE LINK

### ADDRESS

2001 E Park St  
Cedar Park, TX 78613

### SIZE

±10 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



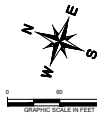
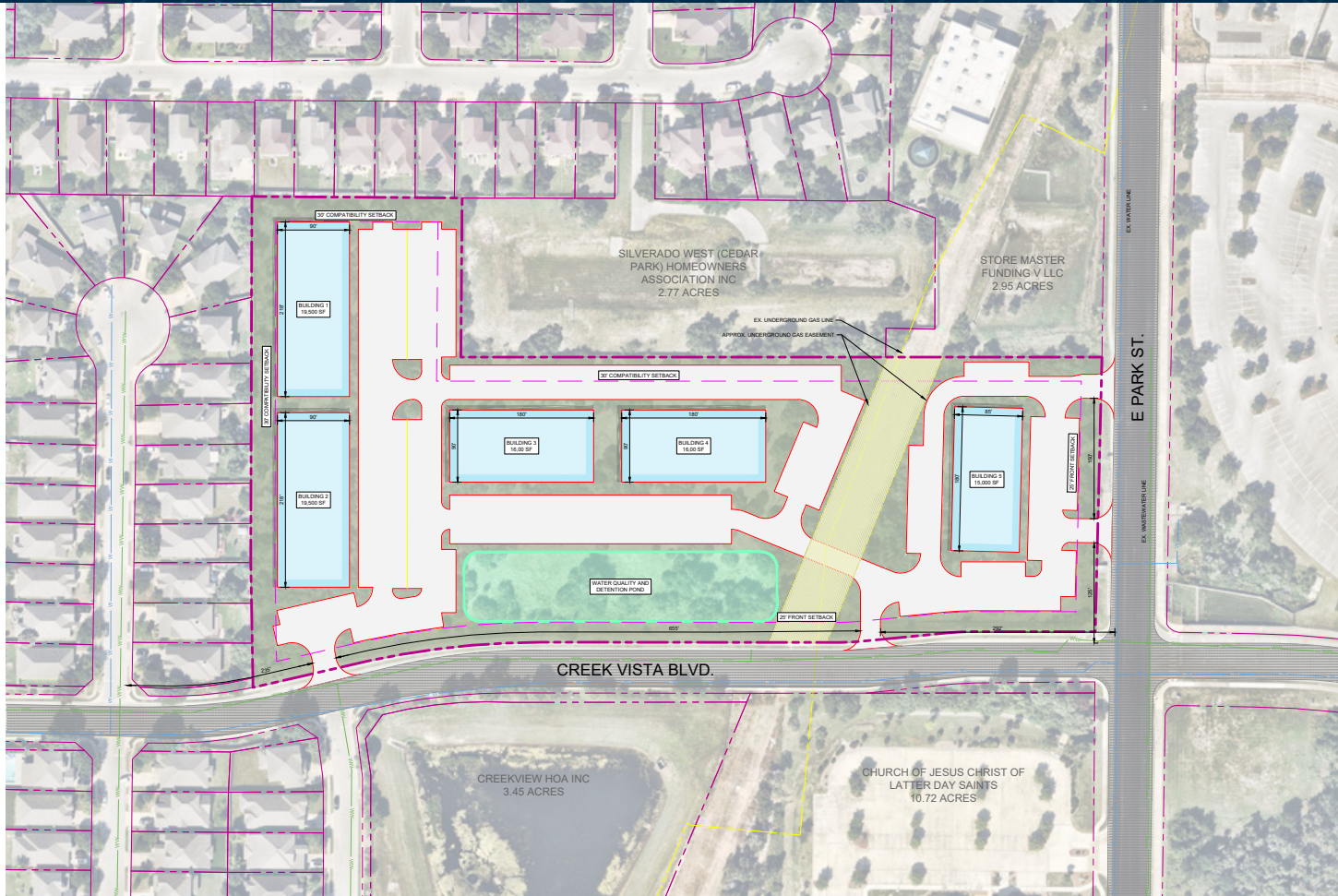
±10  
ACRES

CREEK VISTA BLVD

E PARK ST

GUPTON WAY DR

# SITE PLAN



**LEGEND**

|  |                              |
|--|------------------------------|
|  | PROPERTY LINE                |
|  | EXISTING OVERHEAD POWER LINE |
|  | EXISTING WATER LINE          |
|  | EXISTING WASTEWATER LINE     |
|  | EXISTING STORM SEWER LINE    |
|  | EXISTING POWER POLE          |
|  | EXISTING PIPE HYDRANT        |
|  | EXISTING WATER METER         |
|  | EXISTING WASTEWATER MANHOLE  |

**2001 E PARK ST.**  
**SITE LAYOUT EXHIBIT**  
 CEDAR PARK, TEXAS  
 May 25

2020 DATE: 05/25/2020  
 LAST REVISED: 05/25/2020  
 © 2020 CIVIL & SURVEYING SERVICES, TRAINING, CONSULTING & ENGINEERING, INC. 2001 E PARK ST. CEDAR PARK, TEXAS 78613. ALL RIGHTS RESERVED. EXHIBIT 2 SITE LAYOUT AND PLANNING LAYOUT AND PLAN EXHIBIT 2020  
 ENGINEER: J. D. PATE

**Kimley Horn**  
 512-646-2243  
 Ben.Green@kimley-horn.com  
 5301 SOUTHWEST PARKWAY  
 BUILDING 2, SUITE 100  
 AUSTIN, TEXAS 78735  
 State of Texas Registration No. F-928  
THIS PLAN HAS BEEN PREPARED BY AN ENGINEER OR ARCHITECT REGISTERED IN THE STATE OF TEXAS. THE ENGINEER OR ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF A SURVEY, TOPOGRAPHY, GEOTECHNICAL CONSULTING, OR OTHER DATA.

# AREA ACTIVITY



**±10 ACRES**

**CEDAR PARK**

**ROUND ROCK**

**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**  
1,600+ 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

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

**AUSTIN COMMUNITY COLLEGE**

**LAKELINE MALL**  
A SIMON MALL

**Lakeline Station**

**Texas Children's Hospital**

**StDavid's MEDICAL CENTER**

**Avery Ranch Golf Club**

**Henry Middle School**

**Vista Ridge High School**

**Reagan Elementary School**

**dell children's**

**MART**

**H-E-B**

**TARGET**

**sam's club**

**BEST BUY**

**LOWE'S**

**LIFETIME FITNESS**

**Walmart**

**DICK'S SPORTING GOODS**

**TARGET**

**Chick-fil-ee**

**TORCHYS**

**Academy Sports + Outdoors**

**Costco WHOLESALE**

**at home**

**Walmart**

**H-E-B**

**183 A TOLL**

**45 TEXAS**

**45 TEXAS**

**45 TEXAS**

**LOOP 1**

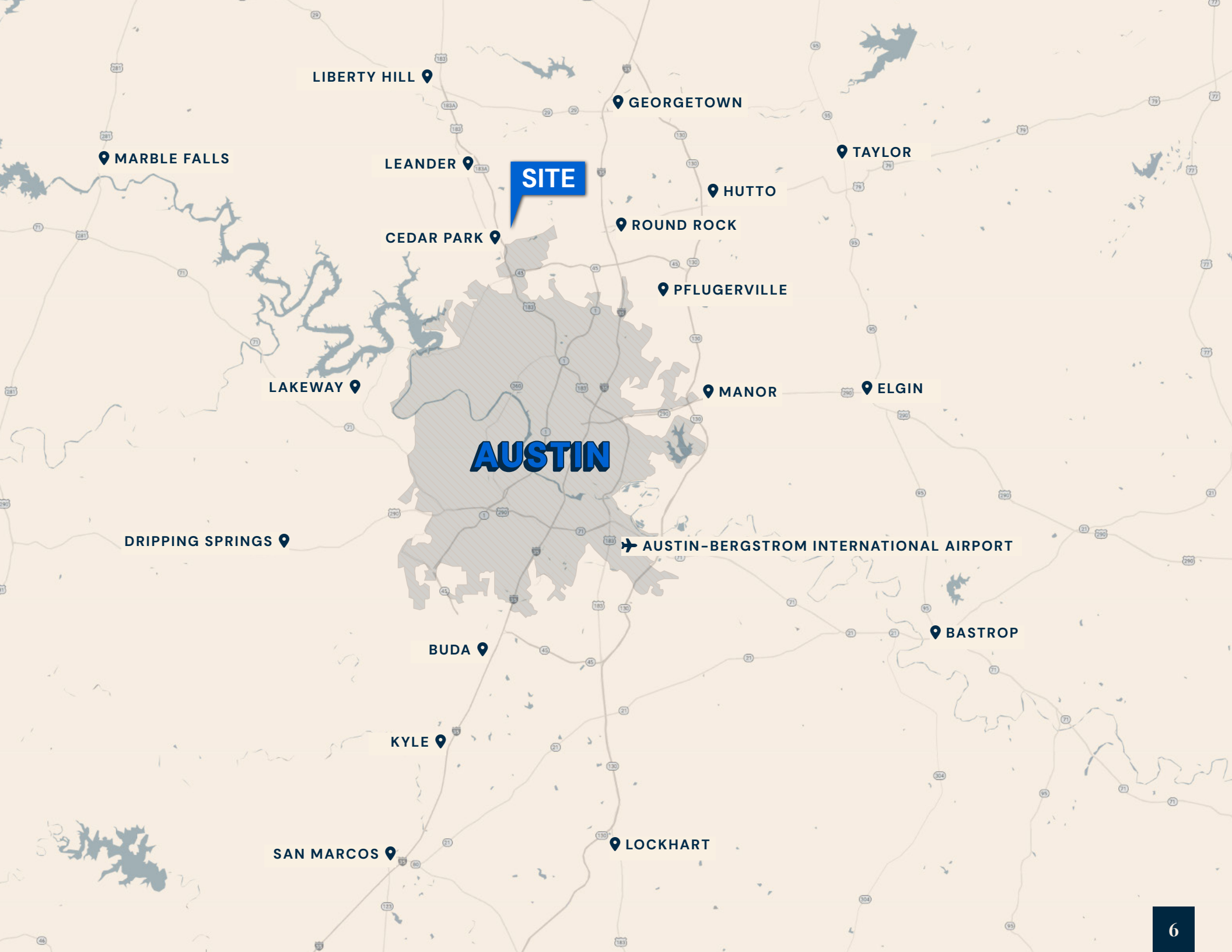


## 2025 TAX RATES

|                          |                 |
|--------------------------|-----------------|
| 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        |
| <b>TOTAL</b>             | <b>1.968199</b> |

## 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

SAN MARCOS

LOCKHART



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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214.919.3912

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