



# CEDAR TECH



2305 SCOTTSDALE DRIVE | CEDAR PARK, TX 78641



DEVELOPED BY



LEASED BY



Ryan Whalen  
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Doug Thomas  
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Ben Williamson  
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**279,571 SF**  
TOTAL SQUARE FEET



**2.0/1,000**  
PARKING RATIO



**32'**  
CLEAR HEIGHT



**AA**  
BUILDING CLASS

Cedar Tech I is a 279,571 SF Class AA industrial development in Cedar Park, Texas. The project is located off 183A on Scottsdale Drive, just south of Scottsdale Crossing and north of New Hope Drive, with three state-of-the-art buildings in the dynamic and exclusive Northwest Submarket. Cedar Tech I is recognized as a Triple Freeport and Foreign Trade Zone tax status.

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## SITE LOCATION

2305 SCOTTSDALE DRIVE | CEDAR PARK, TX 78641



REAR LOAD 01  
138,107 RSF

REAR LOAD 03  
45,297 RSF

REAR LOAD 02  
96,167 RSF

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## LOCATION MAP & VEHICLE COUNTS

2305 SCOTTSDALE DRIVE | CEDAR PARK, TX 78641



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## WHY CEDAR PARK?

2305 SCOTTSDALE DRIVE | CEDAR PARK, TX 78641



**24,101**  
TOTAL  
EMPLOYEES



**15**  
POST SECONDARY  
INSTITUTIONS  
within a 50-mile radius



**A+**  
LEANDER ISD IS A  
TOP RATED ISD  
IN TEXAS



**34,931**  
PEOPLE WITH A  
POST SECONDARY  
DEGREE



**75%**  
OF GRADUATES  
HOLD A BACHELOR'S  
or higher

### TOP 5 UNIVERSITIES PEOPLE GRADUATE FROM:

- University of Texas
- Texas State University
- Austin Community College
- Central Texas College
- Temple College



**78,380**  
TOTAL  
POPULATION  
as of 2024



**20%**  
AGED 35-44



**\$124,554**  
MEDIAN HOUSEHOLD  
INCOME



**\$150-200,000**  
INCOME OF THE TOP  
15% OF HOUSEHOLDS



**33%**  
OF POPULATION IS  
A TWO-PERSON  
HOUSEHOLD



**25%**  
OF POPULATION IS  
A THREE-PERSON  
HOUSEHOLD

Cedar Park is one of Central Texas' fastest-growing cities. Often recognized as the gateway to the Texas Hill Country, Cedar Park offers the perfect blend of lifestyle, location, family focused amenities, and a business-friendly economy. Bordering Austin, Cedar Park provides a robust workforce, allowing for company retention and growth while also being a strong community for families to live and work.

Cedar Park has accelerated the development of technology by being a space where innovation happens. Cedar Park offers financial incentives, a world-class education system, as well as hands-on assistance from city personnel throughout the development process. It is not just a great place to live; it is a great place to grow.

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AVAILABLE SF **82,794**

OFFICE AREA **TBD**

DEPTH **180'**

CLEAR HEIGHT **32'**

SPRINKLER **ESFR**

RAMPS **2**

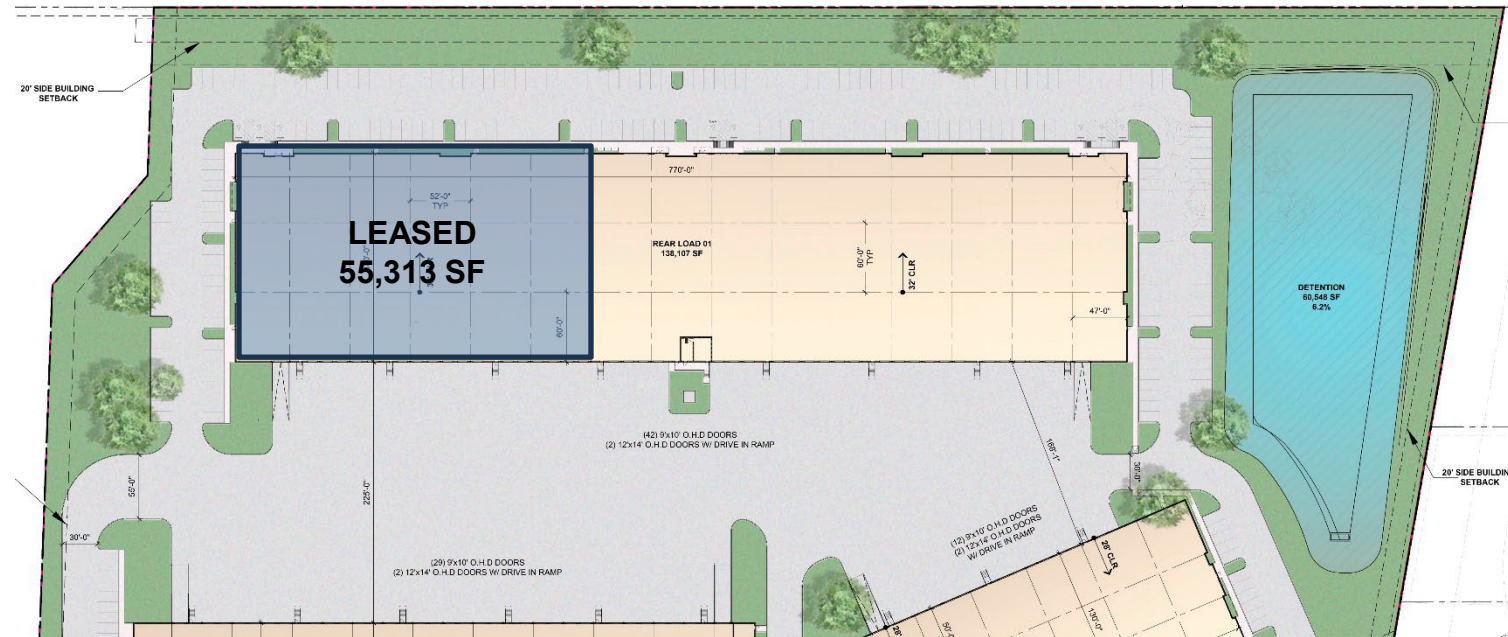
BAY SIZE **52'W x 60'D**

DOCK DOORS **42**

LOADING **Rear Load**

TRUCK COURT DEPTH **225'**

PARKING **260**



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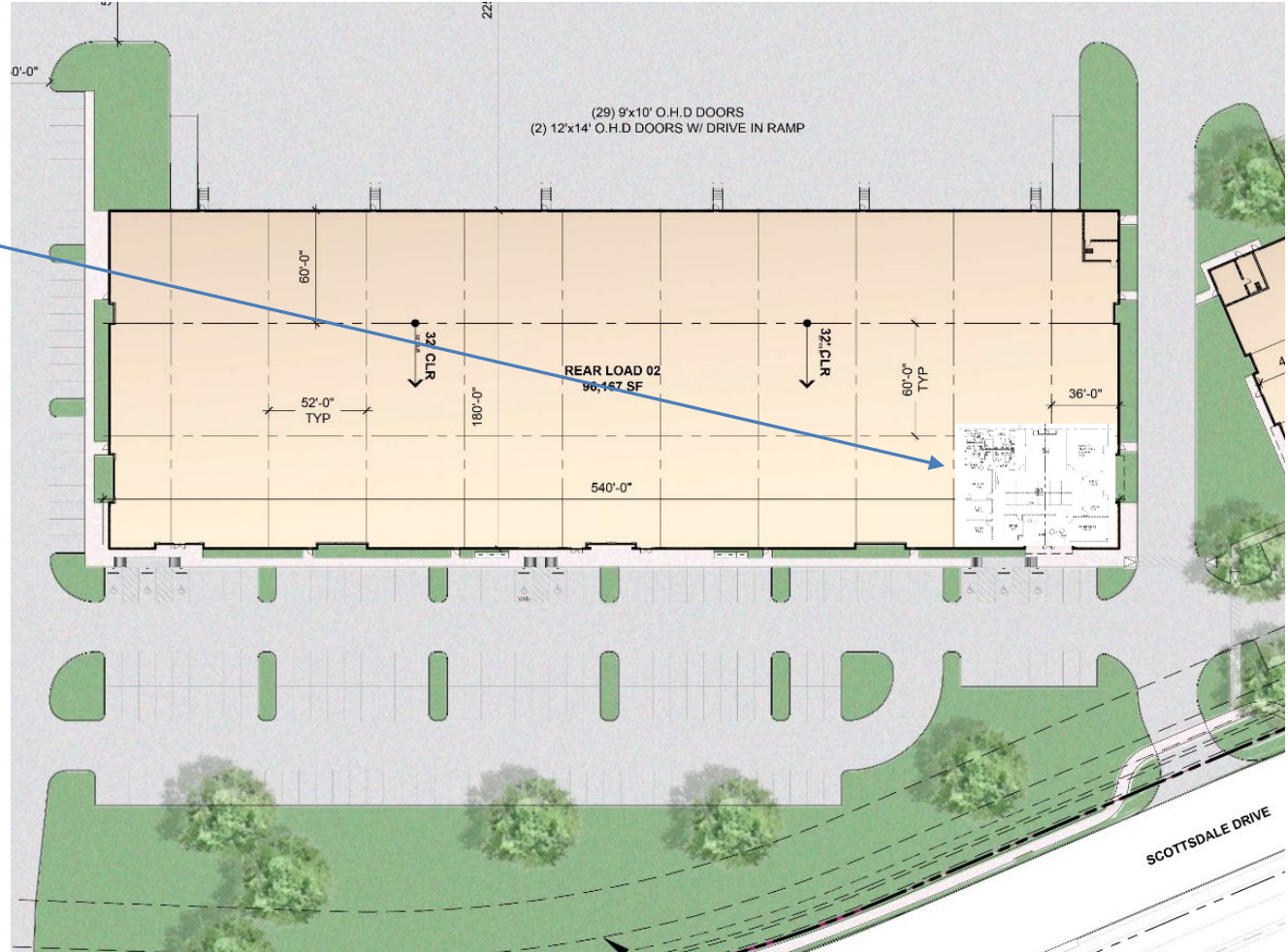
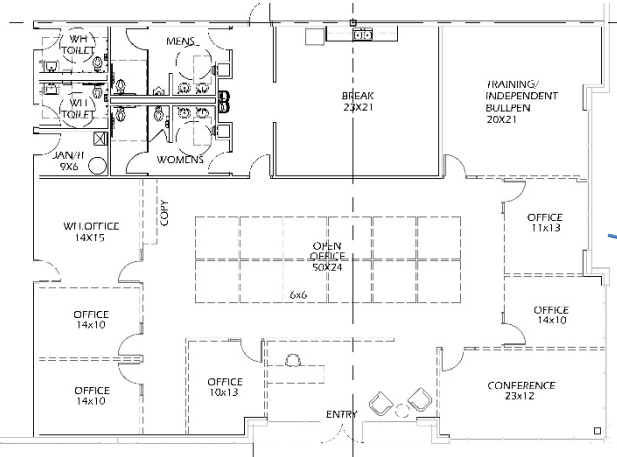
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### SPEC SUITE OFFICE AREA



AVAILABLE SF	<b>96,167</b>
SPEC OFFICE AREA	<b>4,500</b>
DEPTH	<b>180'</b>
CLEAR HEIGHT	<b>32'</b>
SPRINKLER	<b>ESFR</b>
RAMPS	<b>2</b>
BAY SIZE	<b>52'W x 60'D</b>
DOCK DOORS	<b>29</b>
LOADING	<b>Rear Load</b>
TRUCK COURT DEPTH	<b>225'</b>
PARKING	<b>203</b>

DEVELOPED BY



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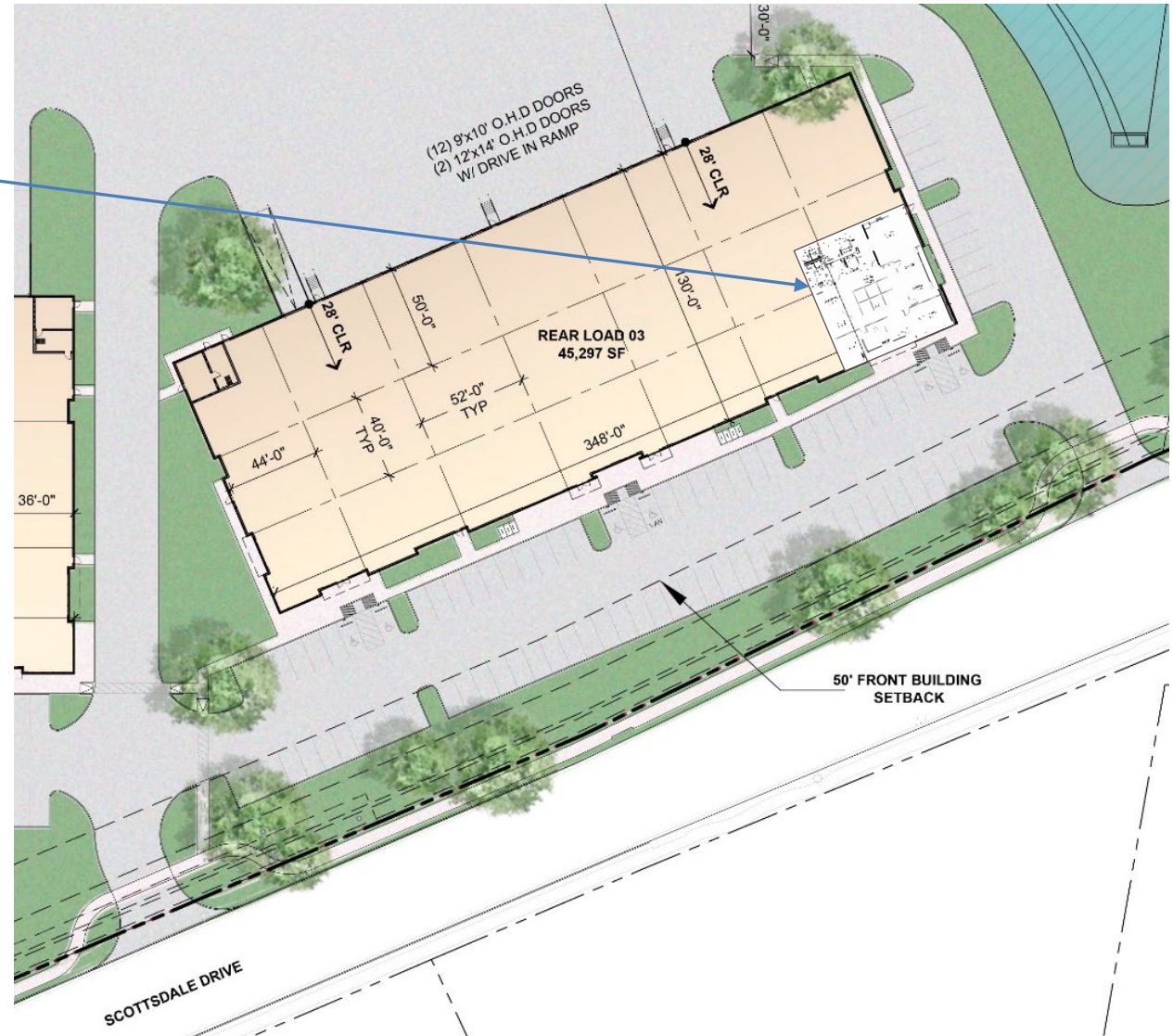
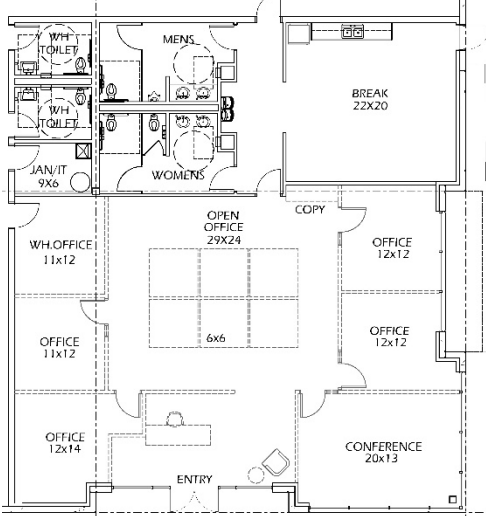


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### SPEC SUITE OFFICE AREA



AVAILABLE SF **45,297**

SPEC OFFICE AREA **3,162**

DEPTH **130'**

CLEAR HEIGHT **28'**

SPRINKLER **ESFR**

RAMPS **2**

BAY SIZE **52'W x 40'  
40',50'D**

DOCK DOORS **12**

LOADING **Rear Load**

TRUCK COURT DEPTH **168'**

PARKING **90**

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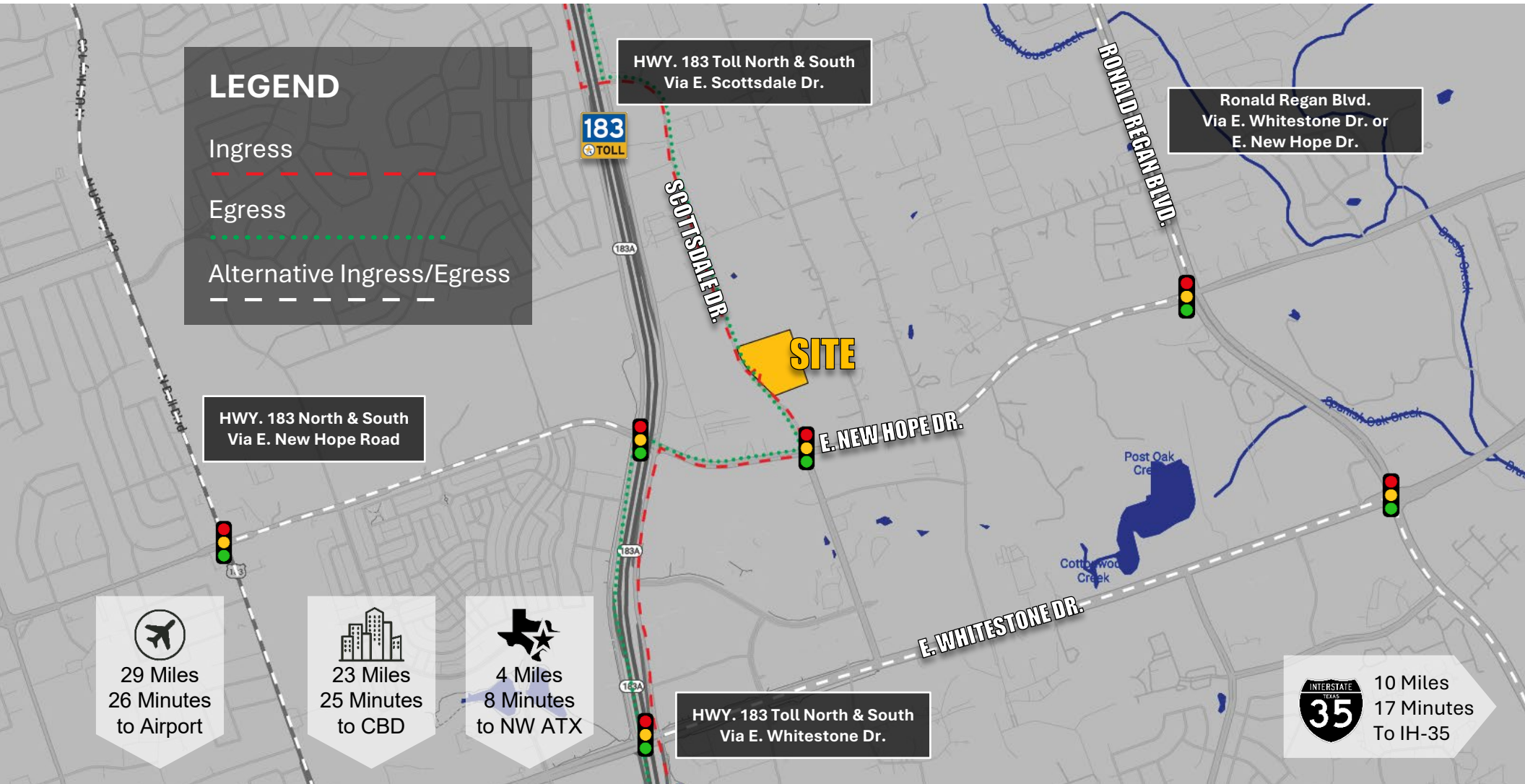
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## MULTIPLE INGRESS/EGRESS OPTIONS

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# CEDAR TECH |

INSTITUTIONAL USERS

2305 SCOTTSDALE DRIVE | CEDAR PARK, TX 78641



**SITE**

**H-E-B CENTER**  
CEDAR PARK

**183**  
TOLL

**HANYANG ENG**

**THE CROSSOVER**

**Crawford**  
A Sonepar Company

**WINSTON WATER COOLER**  
PLUMBING, PIPE, VALVES & FITTINGS

**TOYOTA**

**FIREFLY**  
AEROSPACE

**BLACKMON MOORING**  
SINCE 1948

**enovis**

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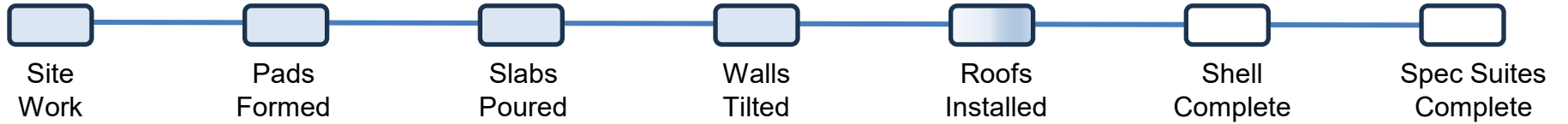
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Groundbreaking

Shell Construction

Project Completion:  
Ready for Tenant Occupancy

Q3 2025

Q3 2025 – Q3 2026

Q3 2026

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2-10-2025

## 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. **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 your records.

<b>Live Oak CRE, LLC</b>	<b>590102</b>	<b>doug@liveoak.com</b>	<b>512.472.5000</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Doug Thomas</b>	<b>515612</b>	<b>doug@liveoak.com</b>	<b>512.472.5000</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Doug Thomas</b>	<b>515612</b>	<b>doug@liveoak.com</b>	<b>512.472.5000</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
_____	_____	_____	_____
Sales Agent/Associate's Name	License No.	Email	Phone
_____	_____	_____	_____
_____	_____	_____	_____
Buyer/Tenant/Seller/Landlord Initials	_____	_____	Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-1