

FOR SALE
OR LEASE

1825 *Clover Lane*

CEDAR PARK, TX 78613





Legends Real Estate is pleased to present **1825 Clover Lane**, a unique hospitality opportunity in the heart of Cedar Park, Texas. This new development is designed to accommodate a premier bar and restaurant concept and will deliver in white-box condition, providing operators with the flexibility to customize the build-out to fit their brand and vision. The property is also available for purchase with the current site improvements in place which include connected utilities, a completed building pad, graded outdoor space, paved parking lot, and finished road infrastructure, allowing for an alternative path to development.

Scheduled for completion in **February 2027**, the 1.613 Acre project will offer **5,100 square feet of indoor space complemented by an additional 1,800 square feet of outdoor space, three outdoor pickleball courts, 66 on-site parking spaces**, and a highly visible location in one of Cedar Park's most active and rapidly growing trade areas. 1825 Clover Lane offers an exceptional opportunity for food and beverage operators seeking to establish a destination venue in a thriving market. For pricing details and additional information, please reach out to the broker.

DEMOGRAPHICS

1 MILE

8,455

POPULATION ESTIMATE

3,247

HOUSEHOLDS

\$139,738

AVG HOUSEHOLD INCOME

10,162

DAYTIME POPULATION

3 MILE

85,339

POPULATION ESTIMATE

31,468

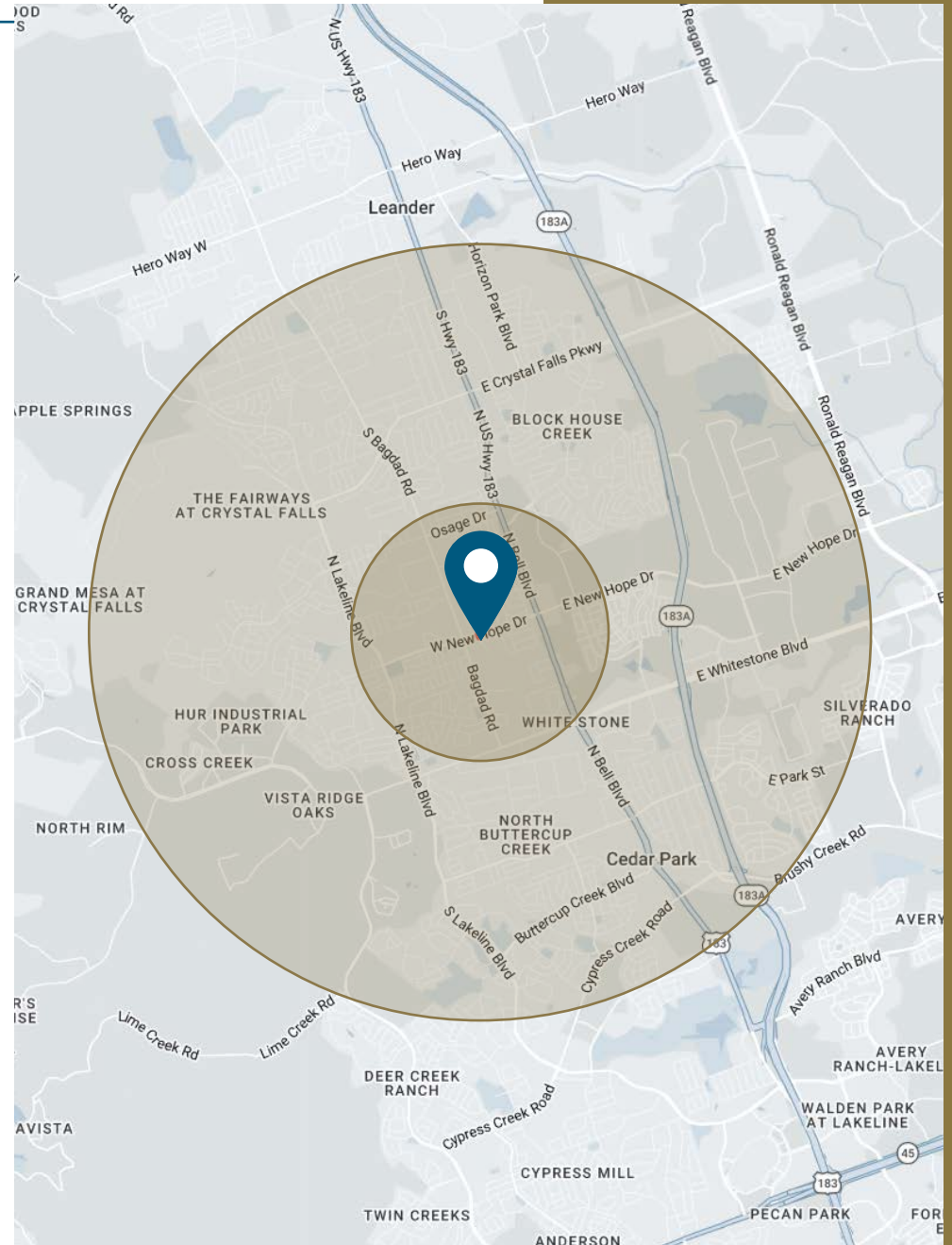
HOUSEHOLDS

\$122,636

AVG HOUSEHOLD INCOME

86,566

DAYTIME POPULATION



AERIAL



FRANK SEELY, Broker
512-750-8150 | Frank@legendsrealestate.com

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LEGENDS
REAL ESTATE

AERIAL



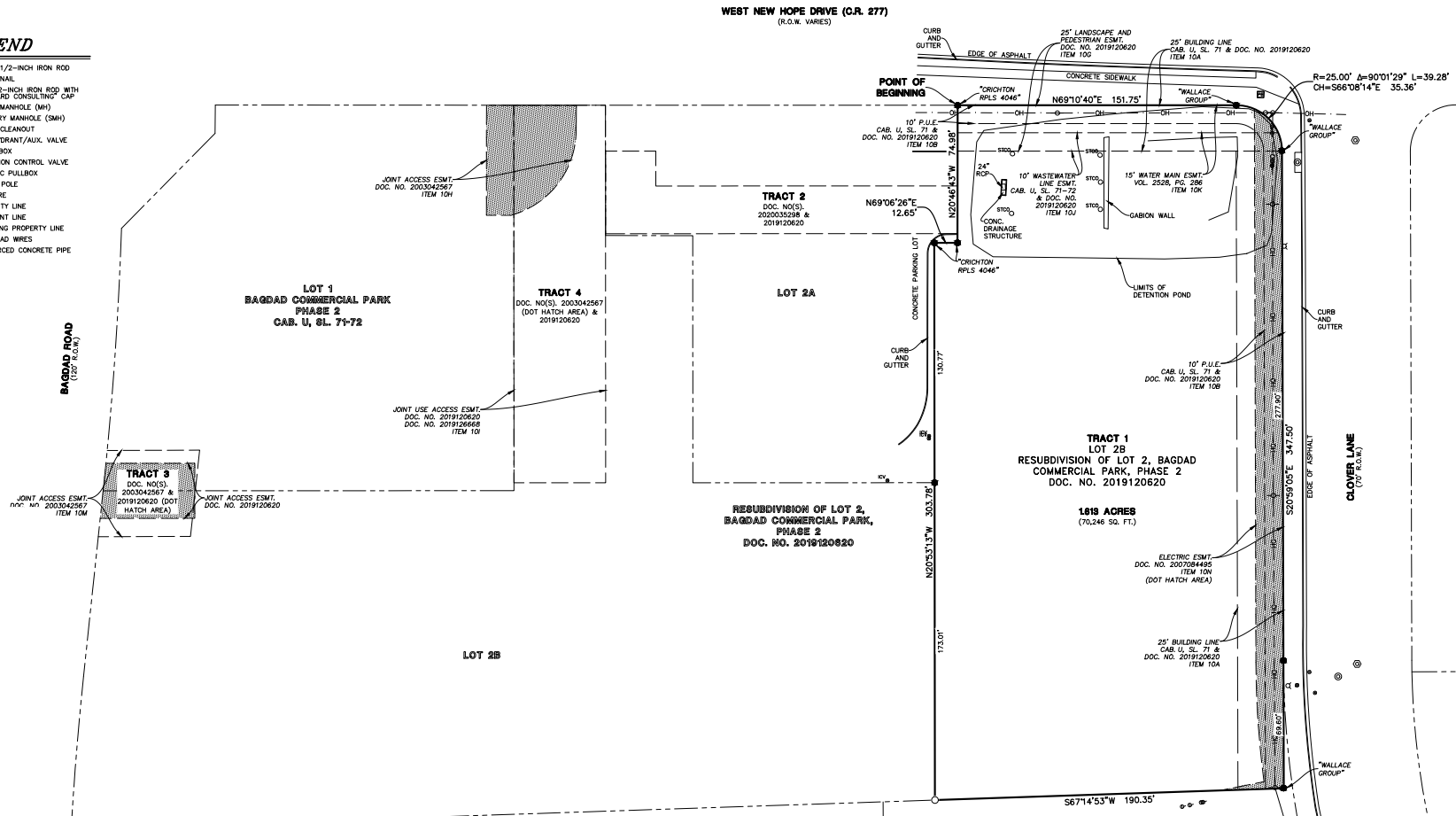
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■ = FOUND 1/2-INCH IRON ROD
 ▲ = FOUND NAIL
 ○ = SET 1/2-INCH IRON ROD WITH MANHOLE CONSULTING CAP
 ⊗ = STORM MANHOLE (MH)
 ⊙ = SANITARY MANHOLE (SMH)
 STC ○ = STORM CLEANOUT
 ⋈ = FIRE HYDRANT/AUX. VALVE
 ○ = VALVE BOX
 ○ CV = IRRIGATION CONTROL VALVE
 □ = ELECTRIC PULLBOX
 ○ = UTILITY POLE
 ◇ = GUY WIRE
 — = PROPERTY LINE
 — = EASEMENT LINE
 - - - = ADJOINING PROPERTY LINE
 — OH — = OVERHEAD WIRES
 RCP = REINFORCED CONCRETE PIPE



WILLIAMSON COUNTY, TEXAS.

TRACT & EASEMENT ESTATE CREATED BY THAT CERTAIN JOINT ACCESS EASEMENT AS SHOWN BY THE PLAT RECORDED IN CABINET U, SLIDE(S) 71 OF THE PLAT RECORDS AS AFFECTED BY DOCUMENT NO(S). 2002054847, 2003042567 AND 2019126668 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS, OVER AND ACROSS A NORTHERLY PORTION OF THE EASTERLY PROPERTY LINE OF LOT(S) 1, BLOCK A, BAGDAD COMMERCIAL PARK PHASE 2, A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN CABINET U, SLIDE(S) 71 OF THE PLAT RECORDS, AS AFFECTED BY DOCUMENT NO(S). 2001058504, ALL OF WILLIAMSON COUNTY, TEXAS.

(IN FEET)
1 inch = 30 ft.

PROPERTY PHOTOS



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LOCATION OVERVIEW

Cedar Park is one of the fastest-growing communities in the Austin metropolitan area, recognized for its strong economy, highly rated schools, and exceptional quality of life. Located approximately 20 miles northwest of downtown Austin, the city offers convenient access to major transportation corridors, including US 183, the 183A Toll Road, and SH 45, providing seamless connectivity to Austin's technology corridor and major employment centers. Its strategic location, business-friendly environment, and steady population growth continue to attract new residents, employers, and commercial investment.

The city serves as a regional destination for shopping, dining, entertainment, healthcare, and outdoor recreation. The H-E-B Center at Cedar Park hosts professional sporting events, concerts, family shows, and community gatherings throughout the year, drawing visitors from across Central Texas. Cedar Park is also known for its extensive parks, trails, and recreational amenities, as well as its expanding retail and mixed-use developments, which continue to strengthen its reputation as one of the most desirable places to live, work, and visit in the Austin metropolitan area.

Source: [City of Cedar Park – Economic Development & Tourism](#), [Cedar Park Economic Development Corporation](#), [H-E-B Center at Cedar Park](#), [Visit Cedar Park](#)



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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.

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.

Legends Real Estate LLC	9014951	Contact@legendsrealestate.com	512-457-5757
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Frank Seely	283168	frank@legendsrealestate.com	512-750-8150
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Katelynn Nunez	744589	Katelynn@Legendsrealestate.com	512-216-8805
Sales Agent/Associate's Name	License No.	Email	Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	

Information available at www.trec.texas.gov

Regulated by the Texas Real Estate Commission

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