

MANUFACTURING FACILITY FOR LEASE OR SALE

10,764 - 21,529 SF • 2.305 AC

Dealvision

1809 Hur Industrial Blvd | Cedar Park, TX 78613

GO TO DEAL ROOM



NICK NELSON, CCIM
512.906.6757 | nick@dealvision.com

JACKSON STEINLE
512.762.7569 | jackson@dealvision.com



PROPERTY INFORMATION

Physical Address:	1809 Hur Industrial Blvd, Cedar Park, TX 78613
Base Rent:	\$13/SF/YR + \$4.39 NNN
Building Size (SF)	21,529 SF (Minimum divisible: 10,764 SF)
Land Size (AC):	2.3052 acres
Zoning:	LI (Light Industrial)
Parking:	45 spaces. Ratio: 1:478 SF

PROPERTY DESCRIPTION

Located at 1809 Hur Industrial Boulevard in Cedar Park, Texas, this 21,529-SF, heavy-power, manufacturing facility offers exceptional logistical advantages and functional amenities. The property is situated less than two miles from US-183, with direct connections to SH-45, IH-35, and the greater Austin area, and is approximately 30 minutes from Austin-Bergstrom International Airport. It also benefits from nearby access to the Austin Western Railroad for freight service. The facility features 12 clear height, two ramps, two dock-high doors, and ample on-site parking, making it a prime location for manufacturing and distribution. Subject property offers a tenant/end-user the ability to demise into 10,764 SF. Convertible yard space is also available in the front.



HIGHLIGHTS



Flexible office/
warehouse layout
Divisible to 10,764 SF



Year Built: 1987
Remodeled: 2017



3-phase power
277/480V/2,400A



100% HVAC



Clear Height: 12'
Deck Height: 15'
Dock High: 2 (8x10')



3 grade-level doors
10'x10' and 10'x12' facing South
10'x10' facing North



2 ramps



45 parking spaces



0.4 acres yard space

- Potential build-to-suit option for approximately 6,000 SF of shallow bay located in the front yard space
- Roof recently renovated
- Convertible clean room space
- Tilt-wall construction



1431

W NEW HOPE DR

W WHITESTONE BLVD

WOODALL DR

HUR INDUSTRIAL BLVD

Proposed building or yard space



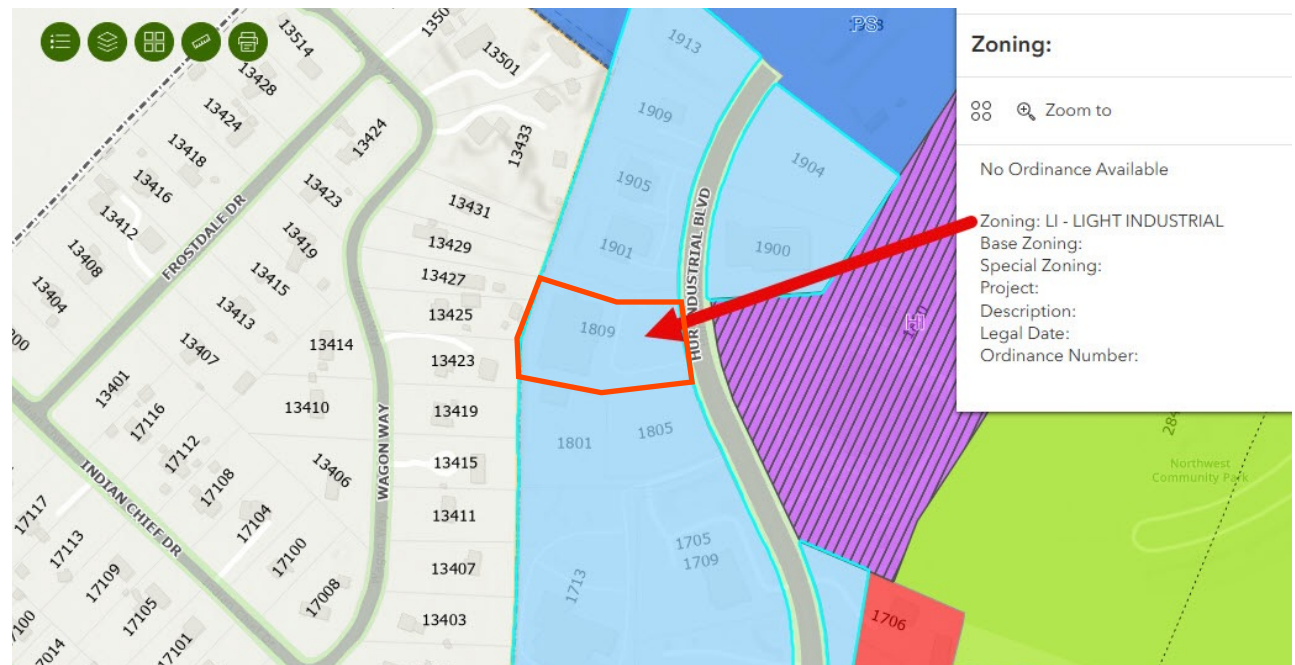


PERMITTED USES

- Agricultural support service
- Animal grooming
- Animal veterinary service, small animal
- Automobile, major repair and service
- Broadcasting center
- College, university or vocational school
- Commissary
- Contractor's shop/storage yard
- Crematory
- Data center
- Government office
- Gym
- Kennel
- Laundromat
- Lumberyard, wholesale
- Manufacturing and fabrication, light
- Nursery/greenhouse, retail
- Nursery/greenhouse, wholesale
- Office, general
- Office/showroom/warehouse
- Place of religious assembly
- Public school, grades K-12
- Research, testing lab, or product development
- Utility services, general
- Warehouse and distribution

CONDITIONAL USES

- Alcoholic beverage establishment
- Caretaker or guard residence
- Construction sales and services
- Craft brewing/distillery/winery production with on-premise consumption
- Day-care center, incidental
- Food processing
- Outdoor arena, stadium or amphitheater
- Outdoor commercial amusement, major
- Outdoor commercial amusement, minor
- Paintball course
- Tattoo parlor/body piercing studio
- Utility services, major
- Vending kiosk
- Wireless telecommunications facilities, building-mounted



STRATEGIC ADVANTAGE: FOREIGN TRADE ZONE (FTZ) DESIGNATION

OVERVIEW

Operating within a Foreign Trade Zone (FTZ) provides unparalleled financial and operational advantages for businesses engaged in international trade. Because this property is located within an eligible pre-approved area, tenants have an expedited pathway to activate FTZ status. This designation allows U.S. businesses to operate with equivalent customs treatment to offshore facilities, directly improving the bottom line through reduced fees, streamlined logistics, and significant tax advantages.

CORE FTZ BENEFITS FOR OPERATORS

- **Duty Exemption:** Eliminate customs duties on goods that are imported into the zone and later exported. Duties are also eliminated on waste, scrap, and yield loss during manufacturing processes.
- **Duty Deferral:** Customs duties and federal excise taxes are deferred on imports until the goods physically leave the zone and enter the U.S. commerce market, significantly freeing up working capital and improving cash flow.
- **Tax Exemption:** Inventory imported from outside the U.S. and held within the activated FTZ space is exempt from local property taxes. This provides a powerful, site-specific complement to standard state Freeport exemptions.
- **Logistical Benefits:** Businesses benefit from streamlined customs procedures, direct delivery permissions, and the ability to file weekly customs entries, dramatically reducing administrative delays and processing fees.

STREAMLINED ACTIVATION & LOCAL SUPPORT

Activating FTZ status at this location is supported by a highly efficient, pro-business local government structure:

- **Expedited Review Timeline:** The simplified federal application process typically takes just 120 days, which includes a standard 40-day public comment period.
- **City of Cedar Park Financial Assistance:** To actively encourage economic development, the City of Cedar Park may assist incoming businesses by helping to cover the initial FTZ application fees.
- **Seamless Pre-Development Integration:** The City of Cedar Park offers complimentary, scheduled pre-development meetings to help you navigate regulations and align your FTZ activation seamlessly with your facility build-out and operational rollout.



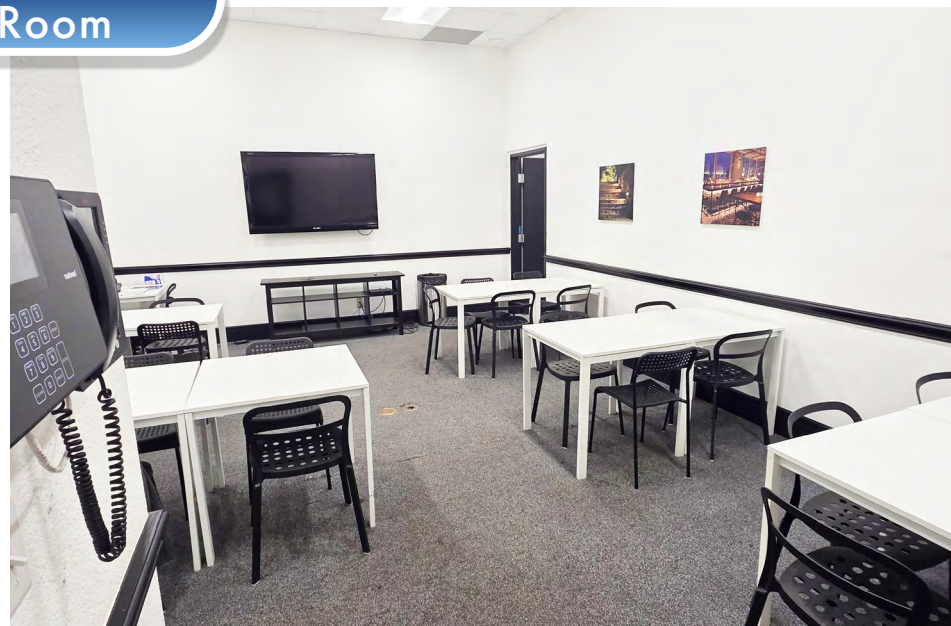


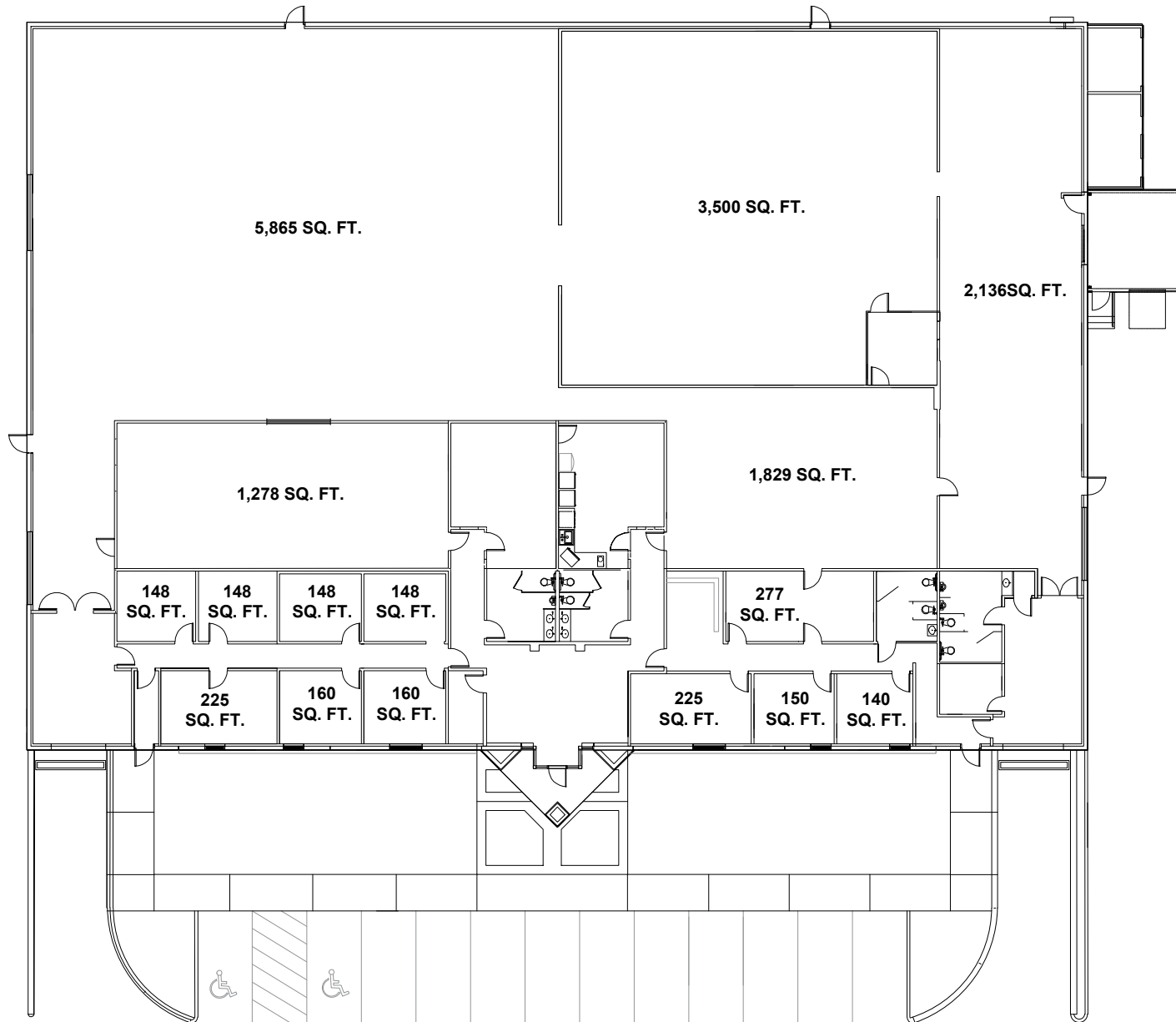
More Photos in Deal Room



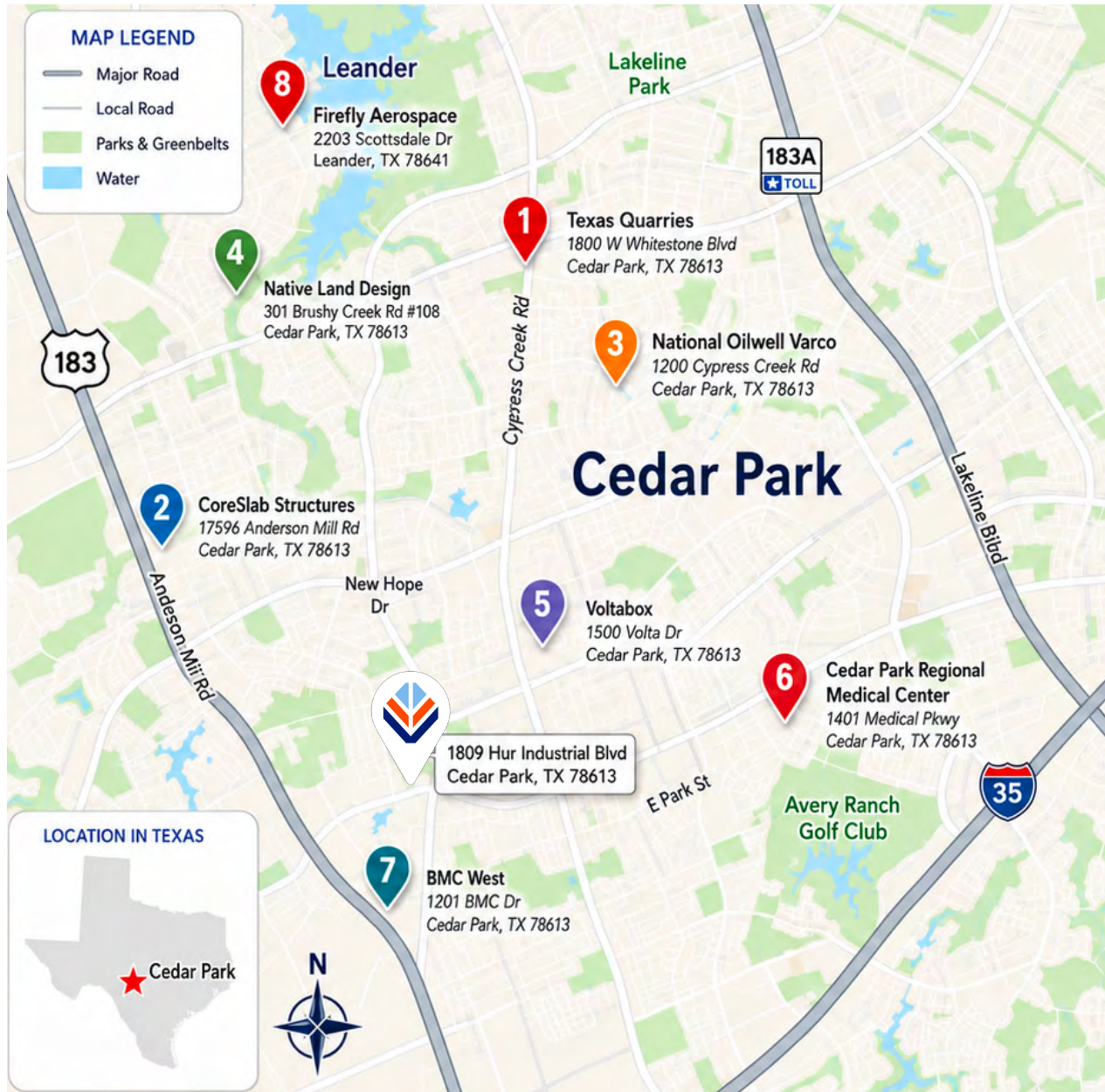


More Photos in Deal Room









Major Employers

1	Texas Quarries <i>Cut Limestone</i> 1800 W Whitestone Blvd, Cedar Park, TX 78613	85 employees
2	CoreSlab Structures <i>Pre-cast concrete manufacturing</i> 15976 Anderson Mill Rd, Cedar Park, TX 78613	340 employees
3	National Oilwell Varco <i>Drilling equipment manufacturing</i> 1200 Cypress Creek Rd, Cedar Park, TX 78613	270 employees
4	Native Land Design <i>Commercial landscape design</i> 301 Brushy Creek Rd #108, Cedar Park, TX 78613	100 employees
5	Voltabox <i>Lithium ion battery packs</i> 1500 Volta Dr, Cedar Park, TX 78613	65 employees
6	Cedar Park Regional Medical Center <i>Hospital</i> 1401 Medical Pkwy, Cedar Park, TX 78613	600 employees
7	BMC West <i>Materials distribution</i> 1201 BMC Dr, Cedar Park, TX 78613	100 employees
8	Firefly Aerospace <i>Small launch vehicles and lunar landers</i> 2203 Scottsdale Dr, Leander, TX 78641	150 employees

ECONOMIC DEVELOPMENT

Cedar Park has evolved into a robust economic hub within the Austin metro, underpinned by strong population- and commercial-driven growth.

The city actively markets itself as a pro-growth ecosystem for businesses, supported by a highly skilled workforce and quality-of-life amenities. Recent major developments include the \$95 million Marriott hotel and convention center in the CedarView mixed-use district—slated to break ground in May 2025 and wrap up in early 2027—which will enhance tourism, generate jobs, and elevate sales-tax revenue. Additional commercial momentum is underway with zoning approvals for a new Trader Joe's embedded in a mixed-use complex, aiming to diversify retail offerings and reinforce the city's economic base.

DEMOGRAPHICS

Cedar Park's demographic profile reflects a young, affluent, and highly educated community. As of the latest U.S. Census and EDC data, the median age stands between 34 and 38 years, with nearly half of adult residents holding a bachelor's degree or higher. The population hovers around 78,000 and is relatively diverse: approximately 19% identify as Asian and 19% as Hispanic. Households are financially strong, with median incomes in the \$120–\$125 k range and over half earning more than \$100 k annually. The city's socio-economic indicators—low poverty rates, high home values, and strong labor participation—underscore its appeal to families and employers alike.



CEDAR PARK

TEXAS





34,128
2025 Employees



48,408
2030 Households



\$165,189
2025 Median
Household Income



\$1,839,862,359
2025 Retail Expenditures



43,303
2025 Households



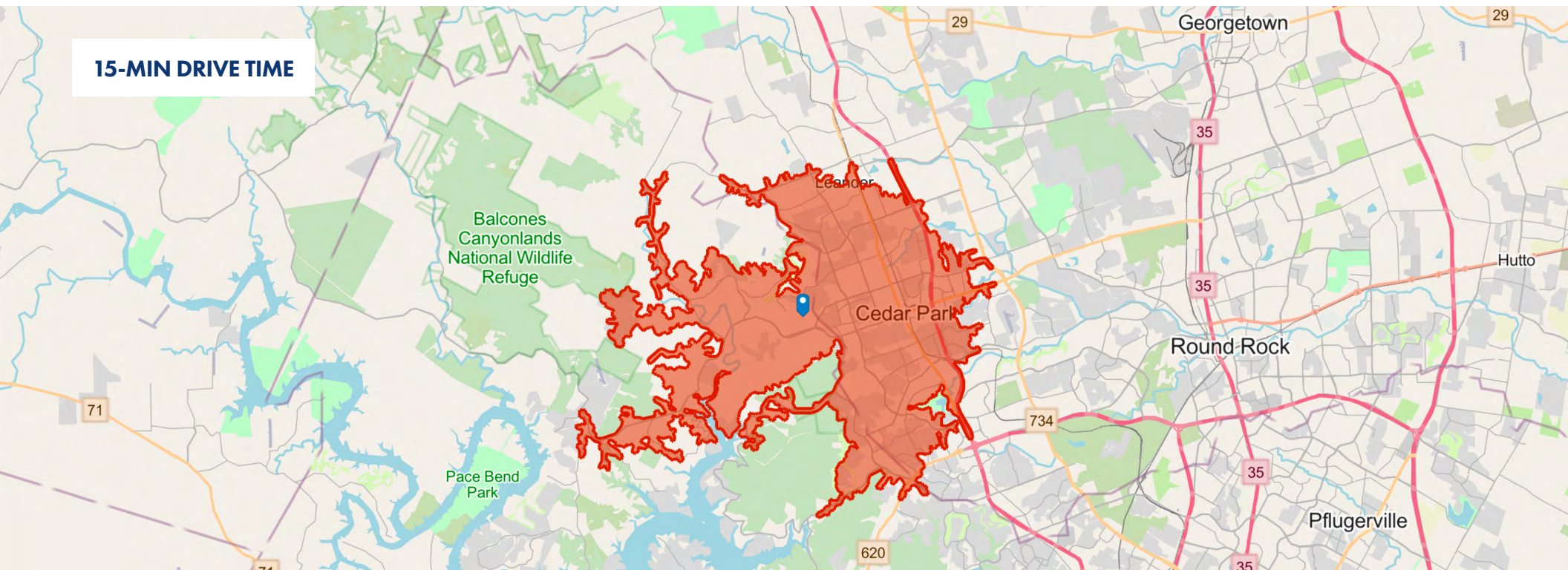
108,364
2025 Daytime
Population



14,473
2025 Graduate or
Professional Degree



\$161,224,076
2025 Medical Care



1809 HUR INDUSTRIAL BLVD | CEDAR PARK, TX 78613

EXCLUSIVELY LISTED BY:



NICK NELSON, CCIM

Co Founder, President

m: 512.906.6757

e: nick@dealvision.com

License No. 603416 (TX)



JACKSON STEINLE

Co Founder, Vice President

m: 512.762.7569

e: jackson@dealvision.com

License No. 783155 (TX)



BROKER OF RECORD: Nick Nelson, CCIM - License No. 9014392



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

<u>Deal Vision, LLC</u>	<u>9014392-BB</u>	<u>nick@dealvision.com</u>	<u>(512)906-6757</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Nick Nelson, CCIM</u>	<u>603416-B</u>	<u>nick@dealvision.com</u>	<u>(512)906-6757</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
_____	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	_____	_____	_____
_____	License No.	Email	Phone
Name of Sales Agent/Associate	_____	_____	_____
_____	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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