

# Prime Corner Development Opportunity

NE Corner of 1431 and W New Hope Dr | Cedar Park, TX 78613



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**Property For Sale**  
+/- 34 Acres

# Executive Summary

1431 and W New Hope Dr. Cedar Park, TX 78613

## OFFERING SUMMARY

Sale Price:	Contact Broker
Property Size:	+/- 34 Acres
Zoning:	GB - LI - LB
Available:	Now

## PROPERTY OVERVIEW

Located at the corner of W New Hope Drive and W Whitestone Blvd (FM 1431) in Cedar Park, Texas, this +/- 34-acre assemblage is one of the last large-scale commercial land opportunities along Northwest Austin's most active retail corridor. Three separately platted parcels carry General Retail (GR), Local Retail (LR), and Light Industrial (LI) zoning, supporting retail, restaurant, flex, and light industrial uses without rezoning. Approximately 29,200 vehicles per day on FM 1431, direct US 183A connectivity, and a rapidly growing surrounding residential base make this a rare as-of-right development opportunity in a supply-constrained market. The seller will consider subdivide scenarios and individual parcel sales.

## PROPERTY HIGHLIGHTS

- One of Cedar Park's few remaining large tracts
- Retail, flex, and industrial uses supported
- Rapidly growing Williamson County submarket
- Surrounded by established residential rooftops
- Signalized intersection with dual road frontage
- Supply-constrained market with limited comparable sites



# Conceptual Site Plan

1431 and W New Hope Dr. Cedar Park, TX 78613



RETAIL SUMMARY				INDUSTRIAL SUMMARY			
BLDG	USE	SF	RATIO	BLDG	USE	SF	RATIO
1	RETAIL	5,500 S.F.	1/200	12	INDUSTRIAL	6,500 S.F.	1/600
2	RESTAURANT	6,500 S.F.	1/100	13	INDUSTRIAL	15,500 S.F.	1/600
3	RETAIL	14,500 S.F.	1/200	14	INDUSTRIAL	8,500 S.F.	1/600
4	RETAIL	16,000 S.F.	1/200	15	INDUSTRIAL	6,000 S.F.	1/600
5	DAYCARE	16,000 S.F.	1/200	16	INDUSTRIAL	6,000 S.F.	1/600
6	RETAIL	5,000 S.F.	1/200	17	INDUSTRIAL	41,000 S.F.	1/600
7	RETAIL	6,500 S.F.	1/200	18	INDUSTRIAL	8,500 S.F.	1/600
8	RETAIL	20,000 S.F.	1/200	19	INDUSTRIAL	9,500 S.F.	1/600
9	OFFICE	30,000 S.F.	1/300	20	INDUSTRIAL	6,000 S.F.	1/600
10	OFFICE	30,000 S.F.	1/300	21	INDUSTRIAL	6,000 S.F.	1/600
11	OFFICE	30,000 S.F.	1/300	22	INDUSTRIAL	6,000 S.F.	1/600
TOTAL 180,000 S.F. / 1/238 738 SPACES*				23	INDUSTRIAL	6,000 S.F.	1/600
*771 SPACES PROVIDED **21.0 AC. : 0.20 F.A.R. PER THIS PLAN				24	INDUSTRIAL	6,000 S.F.	1/600
				25	INDUSTRIAL	6,000 S.F.	1/600
				TOTAL 141,000 S.F. / 1/600 235 SPACES*			
				*248 SPACES PROVIDED **12.4 AC. : 0.25 F.A.R. PER THIS PLAN			

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# Area Demographics

1431 and W New Hope Dr. Cedar Park, TX 78613



## 1 1 Mile Radius

Total Population  
**8,437**

Median HH Income  
**\$181,929**

Median Age  
**37.9**

Total Households  
**2,647**

## 5 5 Mile Radius

Total Population  
**145,572**

Median HH Income  
**\$148,974**

Median Age  
**37.3**

Total Households  
**53,736**

## 10 10 Mile Radius

Total Population  
**401,848**

Median HH Income  
**\$154,802**

Median Age  
**37.9**

Total Households  
**154,268**

**78613**

Top 10 fastest growing  
zip codes in USA

**\$161,901**

Median HH  
Income

**37.7**

Median Age

**\$515,000**

Average Home  
Value

**32,500**

Vehicles Per Day  
1431

Source U.S. Census Bureau, ACS 5-Year Estimates 2024 | Cubit Planning 2024

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# Information About Brokerage Services

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**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.

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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)