



Josh Cook, Broker | Owner
(512) 656-2964 • www.CCRETX.com

Presidio II - 11800 Parmer Lane, Cedar Park, TX 78613

Parcel Size – ~4.528 acres

Zoning – PD Mixed Use Development

Entitlements – This tract has been approved for a ~63,138sf office building. Full plans are available for review.

Potential Uses – Retail (could include a Bank with a Drive Through), Restaurant, Office, and Hotel.

City – City of Cedar Park.

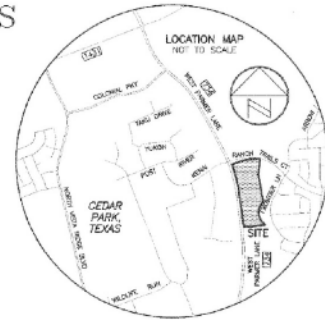
Utilities – All available.

Area – Parmer Lane in between Brushy Creek and FM 1431 - excellent proximity and access to FM 1431, Brushy Creek Road, 183A and IH-35.

Offering Price - \$25.00 per foot or \$4,930,992.

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PARMER RANCH TRAILS SUBDIVISION



SCALE: 1" = 100'
GRAPHIC SCALE
0 100 0 100

- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
 - 1/2" REBAR WITH "CHAPARRAL" CAP SET*
 - 3/4" REBAR WITH "GAR" CAP FOUND
 - 1/2" REBAR WITH "365" CAP FOUND
 - 1/2" REBAR WITH "464" CAP FOUND
 - ⊙ TROUT TYPE 3 DISK FOUND
 - ⊙ COTTON SPINDLE FOUND
 - △ CALCULATED POINT
 - ⊕ CONTROL POINT/BENCHMARK LOCATION
 - () RECORD INFORMATION

*INDIVIDUAL LOT OWNERS TO BE SET BY OWNERS CONFORMANCE WITH POLICE AND APPROVAL PROCESS

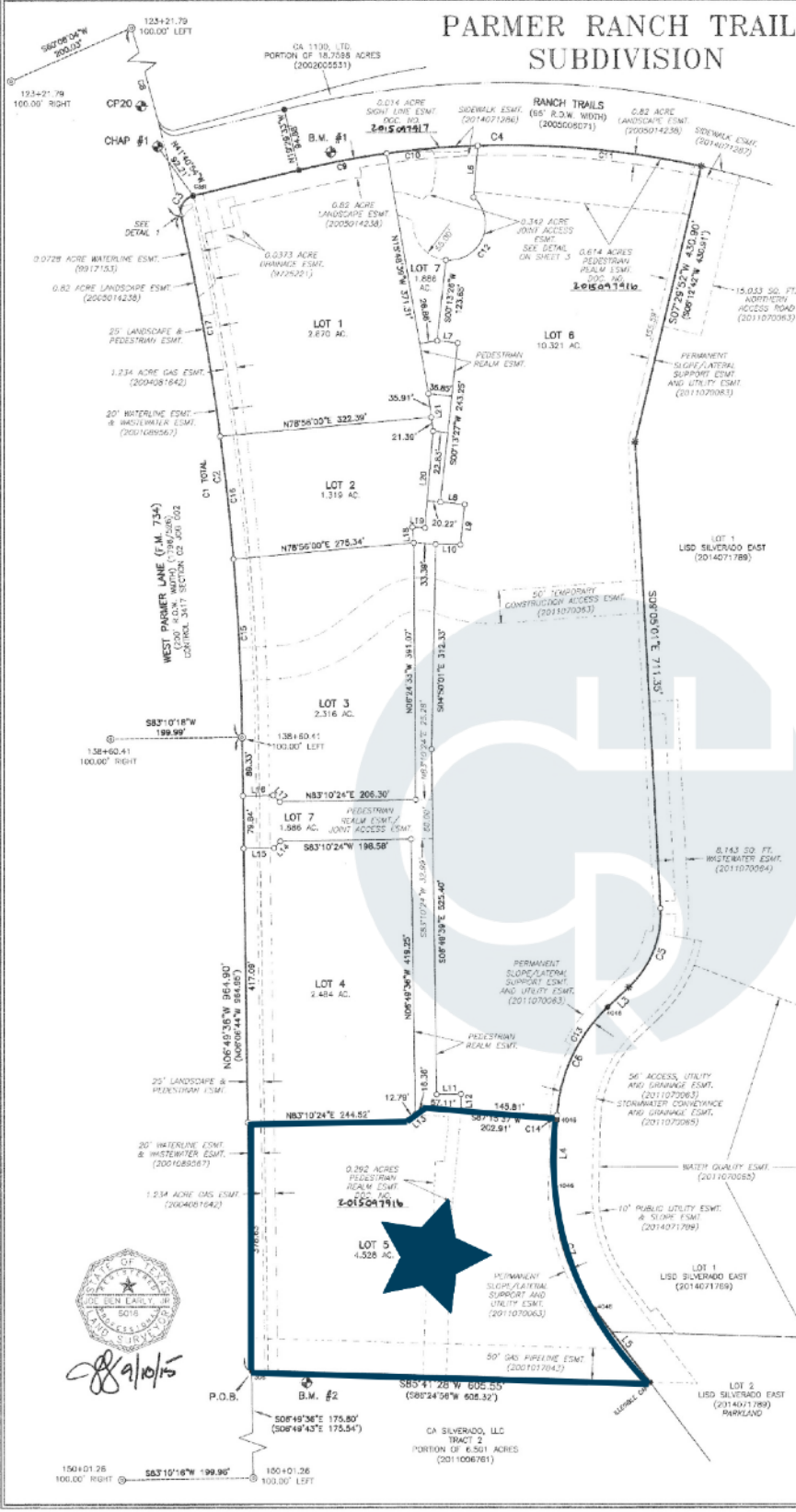
OWNER:
RIVERSIDECA 25, LTD.
100 CONGRESS AVE.,
SUITE # 1450
AUSTIN, TX 78701
(7) 512-476-7508

ACREAGE: 25.725 ACRES
JOHN H. DILLARD LEAGUE,
ABSTRACT 179,
WILLIAMSON COUNTY, TEXAS

NUMBER OF LOTS: 7
DATE: 8/17/15

ENGINEERING BY:
LJA ENGINEERING, INC.
5316 HIGHWAY 293 WEST,
SUITE 150
AUSTIN, TEXAS 78735
512-430-8700

SURVEYING BY:
CHAPARRAL PROFESSIONAL
LAND SURVEYING, INC.
JOE BOH EARLY, JR., P.L.S.
3902 MODALL LANE
AUSTIN, TEXAS 78744
(7) 512-443-1724
(7) 512-386-0843



8/9/15

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.: 229-028
DRAWING NO.: 229-028-PL1
PLOT DATE: 9/10/15
PLOT SCALE: 1" = 100'
DRAWN BY: JOB & JBE
SHEET 01 OF 03

Doc # 2015097915

SURVEY: ~4.528 ACRES

MAP



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Shops at Presidio
The UPS Store, Verizon, Barre3
Best in Class Education Center,
Lavish Nail Salon and Spa, Swish
Dental, and more.

MANDOLA'S
ITALIAN KITCHEN

Hellas
CONSTRUCTION INC.

LATITUDE
AT PRESIDIO

W. PARMER LANE

PRESIDIO

PRESIDIO



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