

the PARIE

Cedar Park, Texas

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Cedar Park has grown by 400% in the last decade.



















Cedar Park has been ranked by the US Census Bureau as the 4th fasest growing city in the country, twice.

Retailers















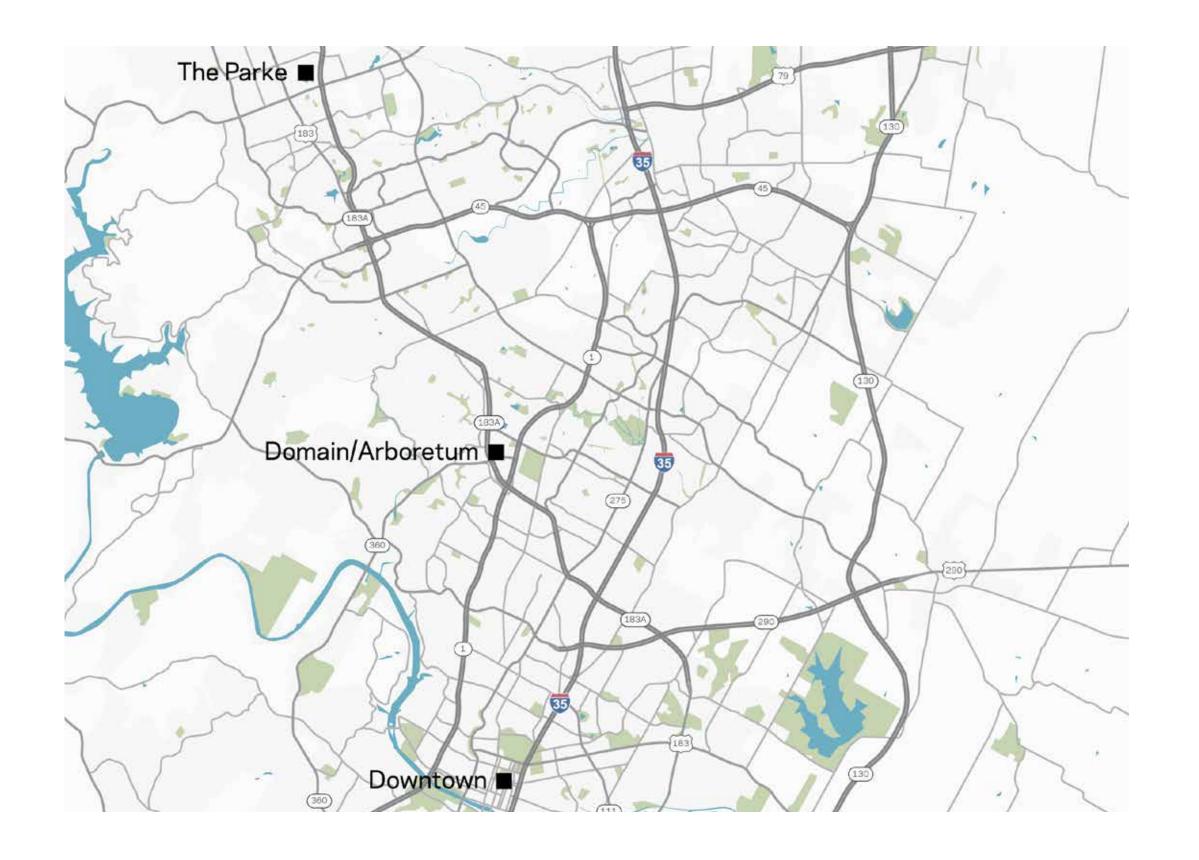








It's 17 miles to Downtown Austin from The Parke.



Austin Comparison

Austin Area Facts & Info

Austin is a one-of-a-kind city, not just unique to Texas, but to the whole country. As the country's 13th largest city, Austin boasts the 4th lowest unemployment rate in the country.

Surpassing 2 million people in the summer of 2015, the Austin MSA has grown by nearly 38% over the last decade. Austin is a hub for young talent and entrepreneurial spirit. Some of the major employers include Dell, IBM, Apple, Accenture, Freescale, National Instruments, Samsung, and Whole Foods.

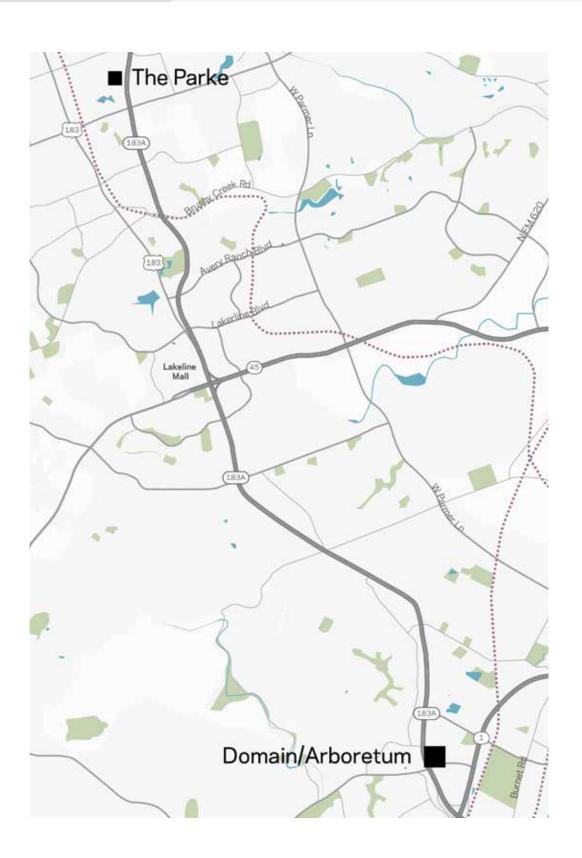
- #1 economy in the county The Business Journal.
- Labeled as fastest growing large
 U.S. Metro economy through 2020 U.S. conference of Mayors
- 3.3% unemployment rate
- Median Household Income of \$61,750
- 41.5% of population have a Bachelor's Degree or higher (U.S.: 29.6%)



The site is located 11.1 miles from the Arboretum/Domain Area.

Arboretum Comparison









Cedar Park

East New Hope Drive East New Hope Drive The Parke dell children's y Boulevard LOBBY MANUEL ROSS PETSMART verizon Frost Control Source Panera

Cedar Park Facts & Info

Located in Northwest Austin, the City of Cedar Park has grown by 400% in the last decade, been twice ranked by the U.S. Census Bureau as the fastest growing city in the country, and remains among the United States' Top 25 fastest growing cities. Located 17 miles from Downtown Austin, Cedar Park is now the third largest city in the Austin MSA; exceeding 65,000 people in the city limits and over 171,000 people in the trade area.

Two Fortune 500 companies reside in Cedar Park, Dana Corporation and National Oilwell Varco. Additional area attractions include two professional sports teams, the Texas Stars (hockey) and Ausin Spurs (basketball), the Cedar Park Center, Cedar Park Regional Hospital, and the new Dell Children's Hospital Center.

- Trade Area Population 171,148
- 5 mile Avg. Household Income -\$97,109
- The site is located across from the Cedar Park Regional Hospital (93 beds) & New Dell Children's Medical Center
- 62,886 VPD on Hwy 183A & 40,000 VPD on FM 1431

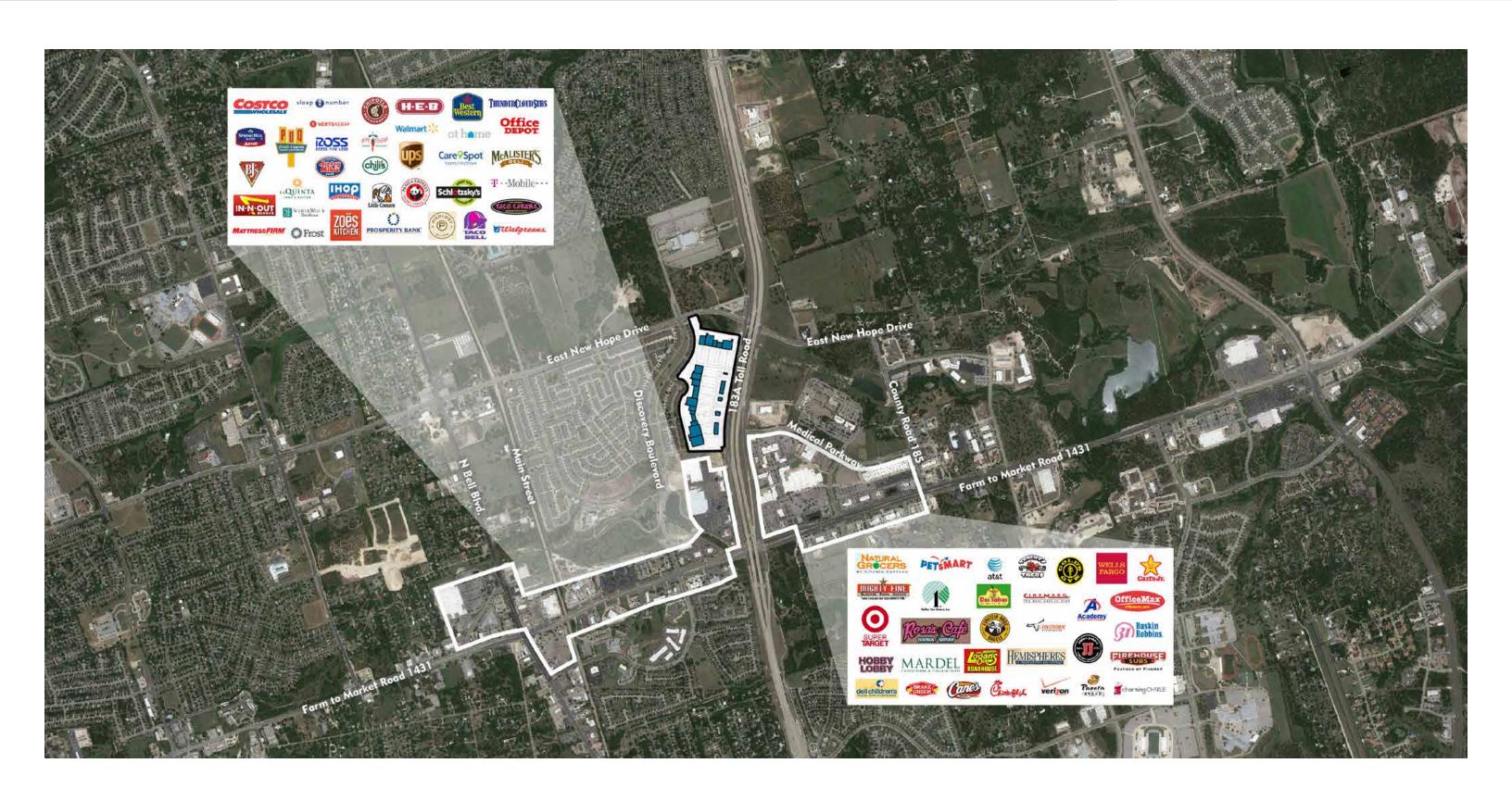
The Parke Shopping Center

- 42 acre site
- 400,000 square feet of retail
- 5 points of ingress & egress
- Contemporary architecture
- Best-in-class tenancy





 $Cedar\ Park$







Leasing Plan







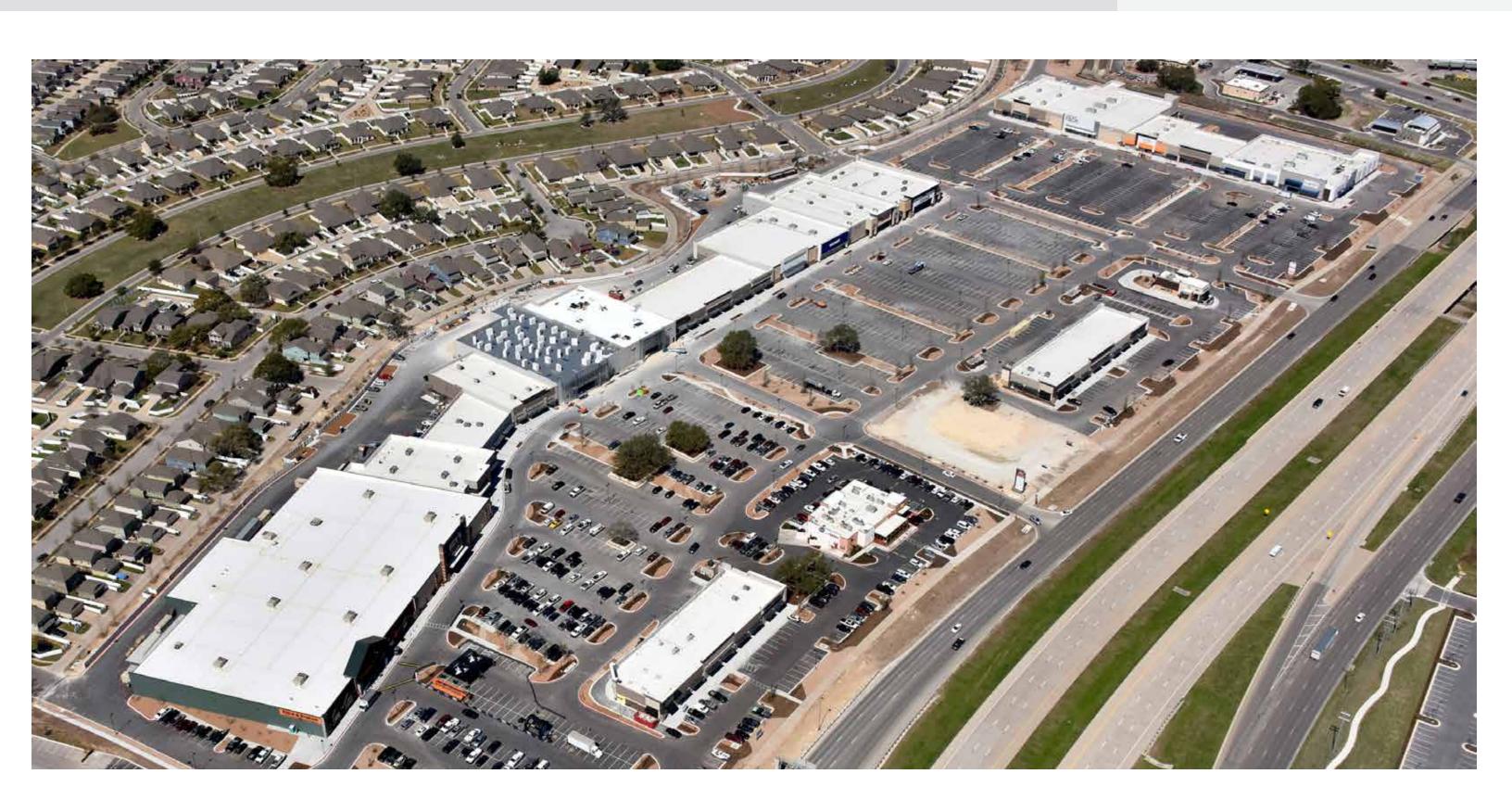
 $Aerial\ of\ Site$







 $Aerial\ of\ Site$





Whole Foods 360 Elevations







Michaels & Marshalls Elevations









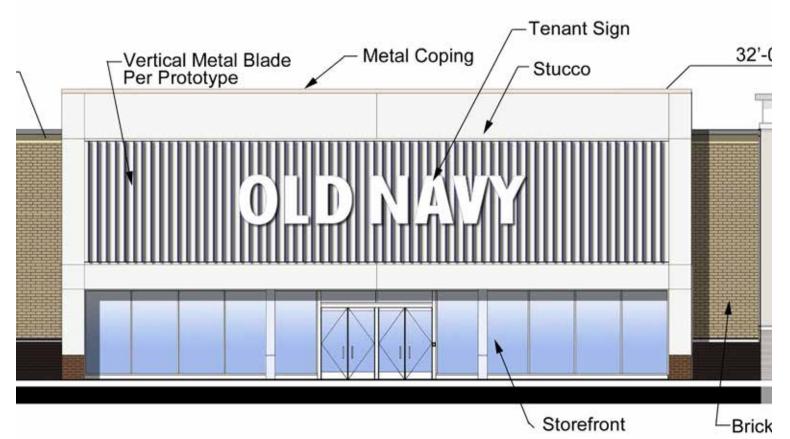




Nordstrom Rack & Old Navy Elevation











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