

FM 1431 and Cleo Bay Dr Land

SEC OF FM 1431 & CLEO BAY DR
1/2 MILE EAST OF PARMER LN
CEDAR PARK, TEXAS 78613

retail

solutions



CALL FOR MORE INFORMATION

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
2018 Total Population	3,733	54,619	163,519
2018 Average HH Income	\$119,507	\$131,331	\$114,660
2018 Daytime Population	1,818	22,571	75,461

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FOR SALE

\$2,600,000
\$12.27 PSF

AVAILABLE SPACE

4.865 Acres

PROPERTY HIGHLIGHTS

- Directly on signalized intersection
- 500+ feet of frontage on FM 1431 (Whitestone Blvd)
- Adjacent to the Cedar Park Emergency Center
- All utilities to site
- FM 1431 recently widened in front of site

TRAFFIC COUNT

FM 1431 (Whitestone Blvd):
40,839 VPD
(CoStar 2017)

AREA TRAFFIC GENERATORS



Jerel Choate

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Alan Rust, CCIM

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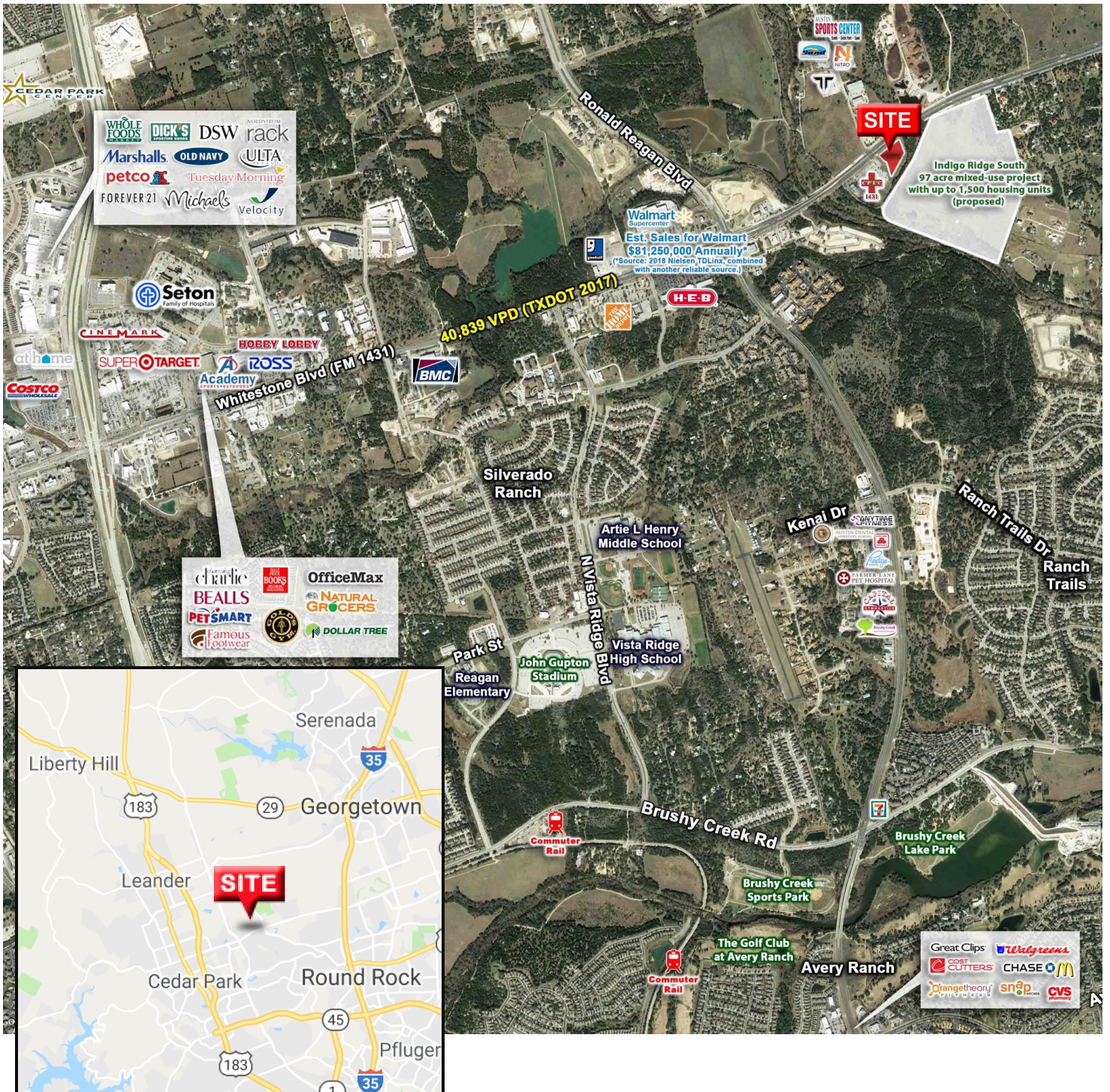


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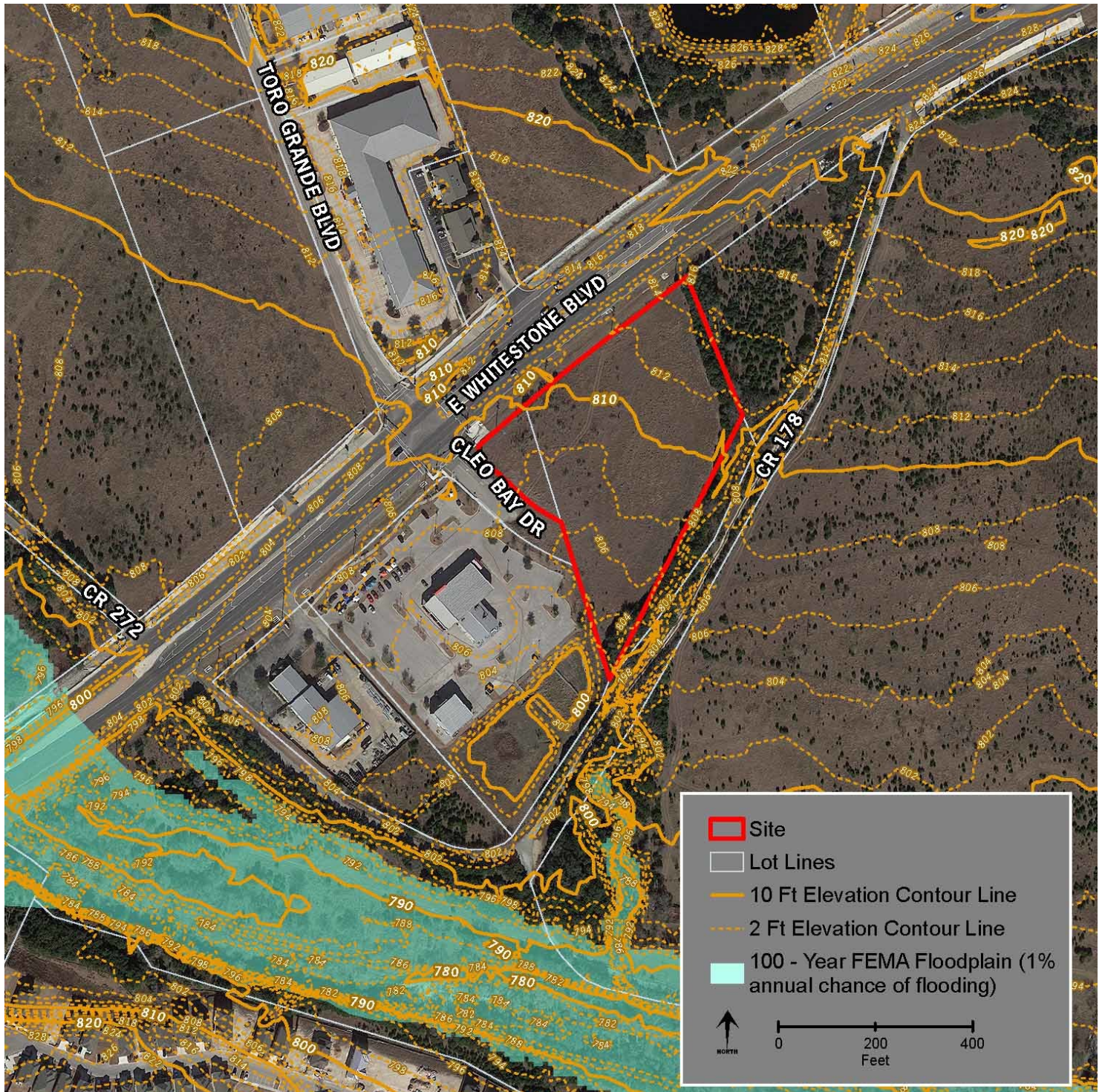
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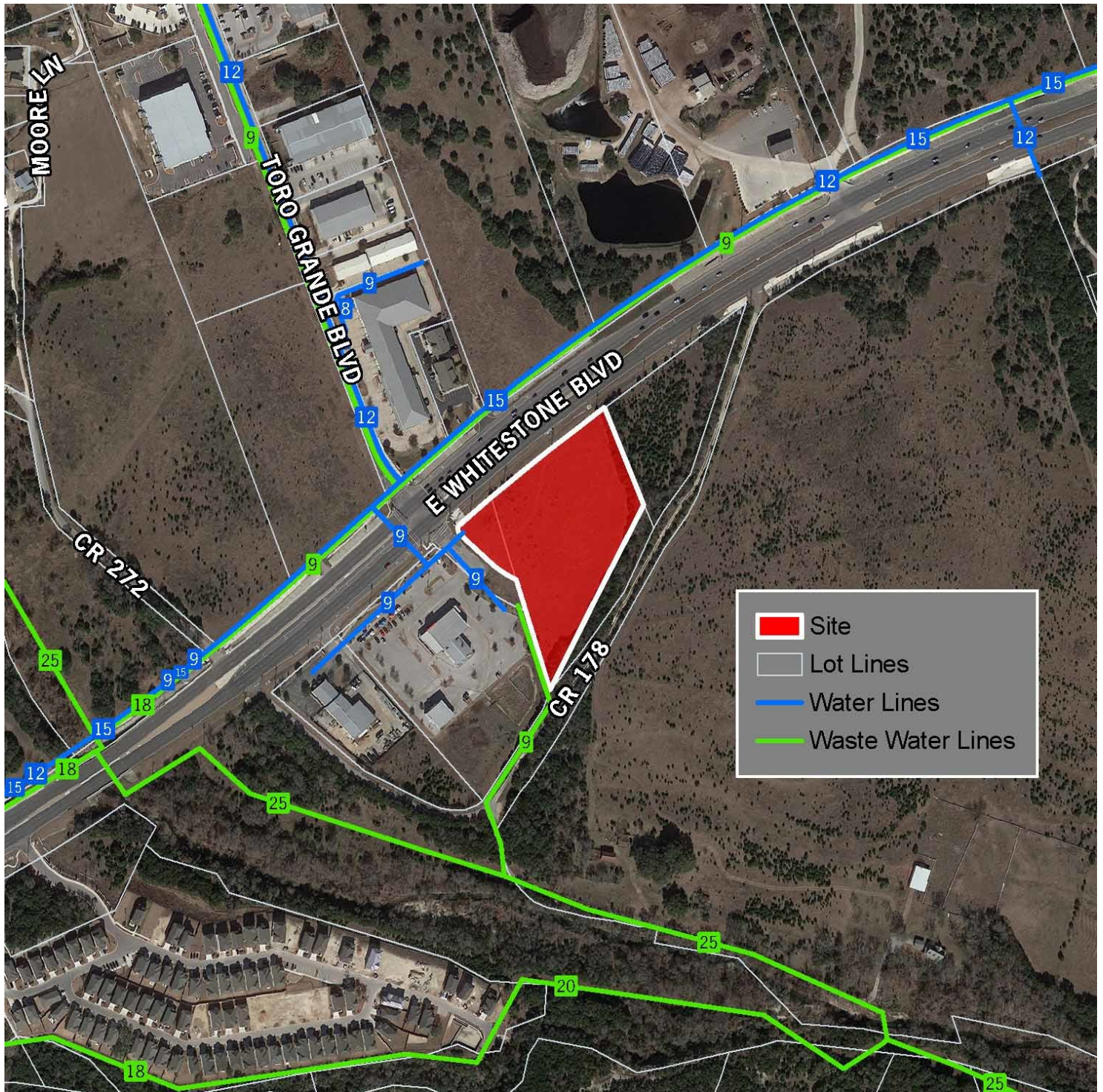


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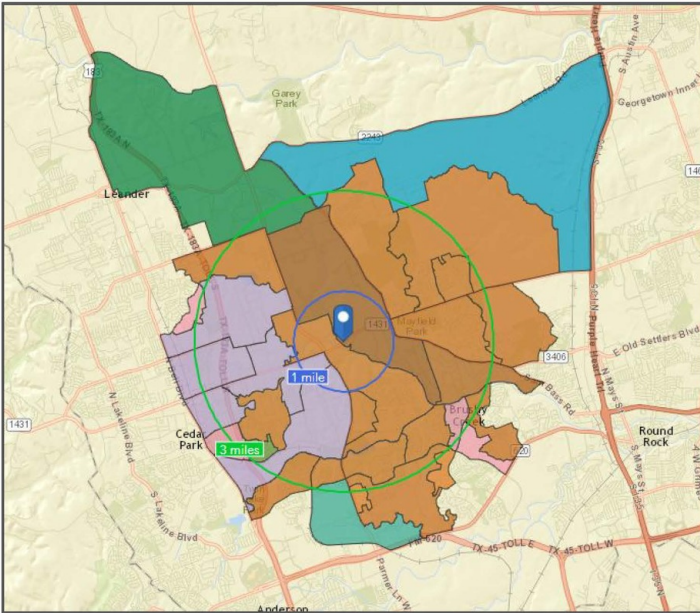
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WHITESTONE PADS TAPESTRY SEGMENTATION



DOMINANT TAPESTRY SEGMENTATION

1 MILE RADIUS

TAPESTRY SEGMENT	PERCENT (%)	CUMULATIVE PERCENT (%)
Up and Coming Families	59.8%	59.8%
Boomburbs	31.4%	91.2%

3 MILE RADIUS

TAPESTRY SEGMENT	PERCENT (%)	CUMULATIVE PERCENT (%)
Boomburbs	64.7%	64.7%
Up and Coming Families	19.6%	84.3%

7A Up and Coming Families

Household
Married Couples
31.2

Housing
Single Family
\$68k

Prof/Svcs
College Degree
White

- Visit theme parks, zoos
- Hold student loans, mortgages
- Contract for home and landscaping services
- Go online to shop, bank, for entertainment
- Own late model compact car, SUV

Households: 2,706,528

1C Boomburbs

Household
Married Couples
33.7

Housing
Single Family
\$117k

Prof/Mgmt
College Degree
White

- Hold gym membership; own home equipment
- Have home mortgage
- Prioritize physical fitness
- Own, use latest devices
- Prefer SUVs, luxury cars, minivans

Households: 1,822,658

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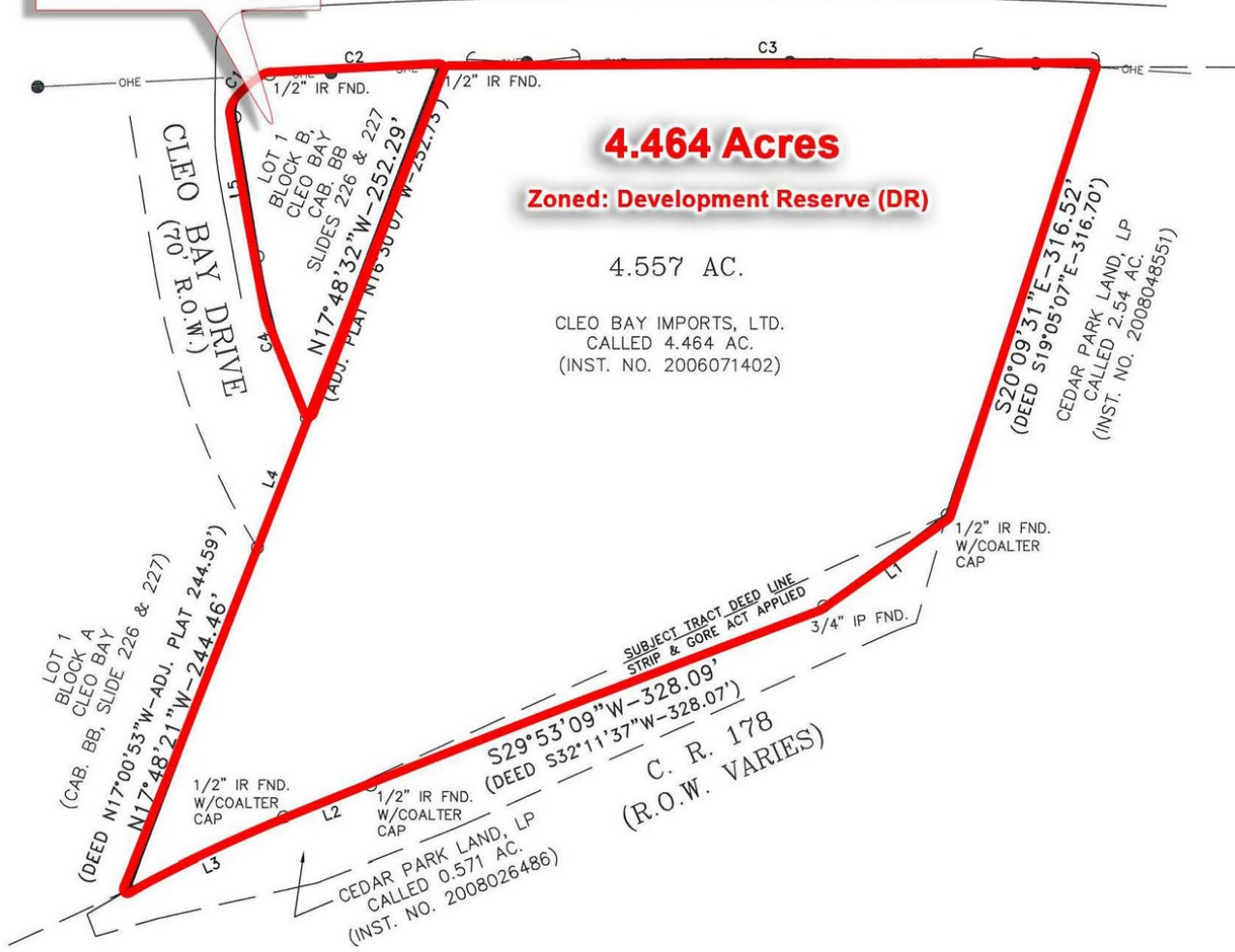


CURVE TABLE						
CURVE	BEARING	CHORD	LENGTH	RADIUS	DELTA	TANGENT
C1	N0°06'27"E	37.00'	41.66'	25.00'	95°28'25"	27.51'
C2	N48°31'55"E	114.54'	114.54'	5629.58'	1°09'57"	57.27'
C3	N51°20'12"E	442.03'	442.15'	5629.58'	4°30'00"	221.19'
C4	N55°22'39"W	113.15'	113.47'	435.00'	14°56'46"	57.06'

0.401 Acre

Zoned: General Retail (GR)

R.M. 1431 – EAST WHITESTONE BLVD.
(200.0' R.O.W.)



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Indigo Ridge South may bring businesses, housing for thousands to Cedar Park

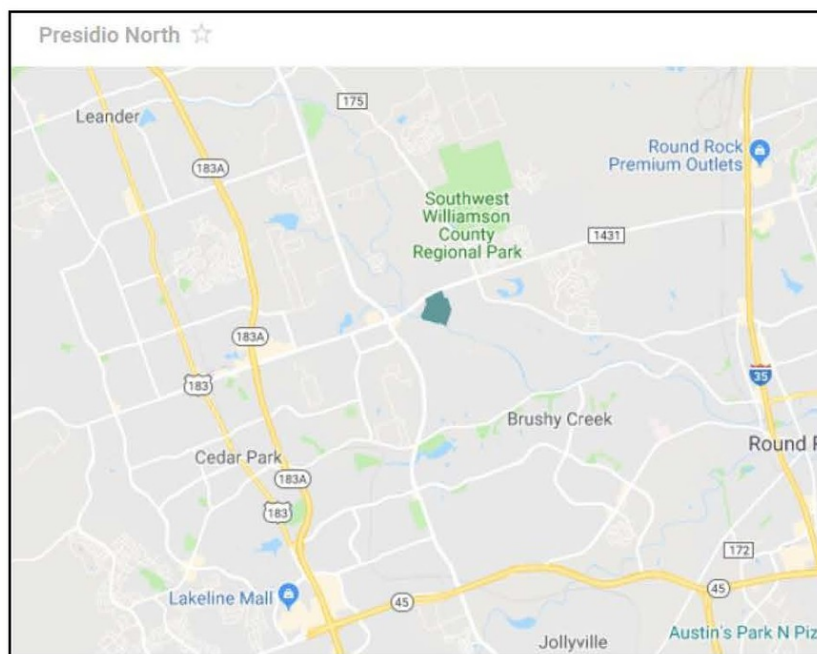
Site north of Austin was once destined to be a Schlitterbahn water park

Sep 20, 2018, 7:54am CDT Updated: Sep 20, 2018, 9:22am CDT

Another mixed-use project could be on the way in Cedar Park — with an influx of up to 1,500 housing units.

The proposed development on about 97 acres in eastern Cedar Park calls for offices, retail, light manufacturing and high-density residential development.

Plans are in motion to rezone the land into a "planned development" called Indigo Ridge South. It is located near the intersection of East Whitestone Boulevard and West Parmer Lane on the eastern fringe of Cedar Park. It's south of an Austin Wood Recycling location and west of single-family homes in Round Rock's periphery.



The land was once destined to [become a Schlitterbahn waterpark](#) before that project stalled earlier this decade.

The developer appears to be Austin-based Riverside Resources, according to Cedar Park spokeswoman [Jennie Huerta](#). Company representatives couldn't immediately be reached for comment.

[Mark Bombek](#), a senior planner with the city of Cedar Park, said the site is currently zoned development reserve, which acts as a "holding zone" for properties after annexation, and planned development. The current planned development district on the site was geared toward the proposed waterpark.

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The proposal now before Cedar Park officials would rezone the property into a new planned development, which would allow general business and mixed-use development instead.

Twenty acres of mixed-use development would be allowed on the southwest corner of the property, while the remaining 76 acres would allow general business use including light manufacturing.

[Amanda Swor](#), the Drenner Group PC's director of entitlements and policy who is representing the developer, said the rezoning would bring the property up to current mixed-use and general business standards and "doesn't keep anything from the old [planned development] in place."

The new planned development could allow up to 1,500 apartments on the mixed-use part of the property.

"Anything over that would require a special-use permit," Swor said.

Swor declined to name the developer when Austin Business Journal asked.

Cedar Park's Planning and Zoning Commission on Tuesday recommended the rezoning request for approval, with a few updates related to tree protections and landscape buffers, a wall and height limits on the eastern end of the property.

Cedar Park City Council would need to hold a public hearing on the request and approve it on two readings; those are tentatively scheduled for Sept. 27 and Oct. 4, according to city documents.

It's not the only major mixed-use project planned on the eastern flank of the booming Williamson County suburb.

Indigo Ridge North, a Thompson Morris Real Estate Development project that won zoning approval last month, is planned to include retail, hotel, office and residential components, according to [Community Impact](#). With office buildings up to 10 stories tall and up to 3,000 residential units, Indigo Ridge North [has drawn comparisons to The Domain](#) in North Austin.

As the names would suggest, Indigo Ridge South [lies across](#) East Whitestone Boulevard, also known as FM 1431, to the south of Indigo Ridge North.

If the developer is Riverside Resources, it will add to the company's growing portfolio of projects in the suburbs northwest of Austin. The company is behind [the Presidio mixed-use development in Cedar Park](#), which has [landed Alamo Drafthouse Cinema as a tenant](#). Meanwhile in the urban core it has partnered with others to build [the 300 Colorado skyscraper](#).

Daniel Salazar, Staff Writer
Austin Business Journal

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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:
 - 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.

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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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date