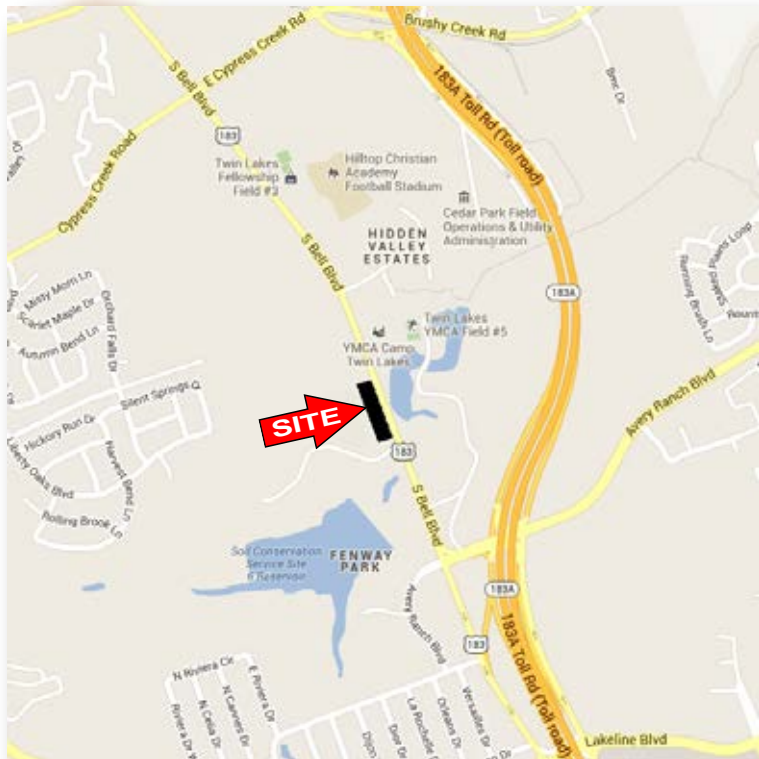


FOR SALE - +/- 2 ACRE COMMERCIAL SITE

1758 S. BELL BLVD. (Hwy 183 N) – CEDAR PARK, TEXAS 78613



LOCATION:

The Property is located at 1758 S. Bell Blvd (Hwy 183 N) in Cedar Park, Texas approximately 1.5 miles north of the intersection of Hwy 183 N and FM 620 or one-half mile north of Lakeline Blvd along the west line of S. Bell Blvd.

PROPERTY:

Approximately 2 acres of land, more or less with approximately 600 feet of frontage along S. Bell Blvd.

ACCESS:

There is a 50 ft. access drive that has been constructed along the southern border of the Property. A new right hand turn lane has been constructed along S. Bell Blvd. to access the Property and to access Milestone Community Builders Cedar Park Villas Subdivision behind and adjacent to the Property. Further, there is an access easement to Milestone's Woodford Estates Subdivision on the north end of the Property.

UTILITIES:

All available. There is a 12" water line on the front of the property. Wastewater is located across the frontage of S. Bell Blvd. Buyer should confirm capacity.

ZONING:

"GR" General Retail District. The GR District allows for more intensive retail, office, and limited commercial land uses.

PRICE:

\$525,000.00.

TOPOGRAPHY:

The site is mostly level and above grade of S. Bell Blvd. The site has been cleared of most trees and brush. There is no flood plain.

COMMENTS:

See attached engineer's conceptual for a 15,000 sq. ft. commercial building with 65 parking spaces.

McALLISTER
& ASSOCIATES
REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

(512)472-2100 FAX: (512)472-2905

CONTACT Randy Merritt, CCIM

Office: (512) 472-2100

Randy@matexas.com

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.

72.1894 ACRES
REMAINDER OF 80.672 ACRES
PECK FAMILY INVESTMENTS, LTD.

(S 71°07'05" W 374.71')

(S 18°52'55" E)
(50.00')

+/-14,998 S.F.
CONVEYED FROM CPV
TO MILESTONE &
EASEMENT DEDICATED
FOR JOINT ACCESS,
CPV POND AND CPV
LANDSCAPING

+/-17,702 S.F.
CONVEYED FROM
MILESTONE TO CPV &
EASEMENT DEDICATED
BACK TO MILESTONE
FOR FULL USE

+/-15,050 S.F. CONVEYED FROM MILESTONE
TO CPV & EASEMENT DEDICATED FOR
JOINT ACCESS, CPV PARKING AND DRIVES
MILESTONE UTILITIES

(S 19°50'02" E)
(30.06')

(S 19°47'22" E)

(S 19°47'22" E)

(N 72°18'25" E 138.62')

(S 17°41'35" E 603.01')

(N 73°33'07" W 441.04')

363.06')

