

Prime Corner Development Opportunity

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



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CMEATX.COM 2301 Bagdad Rd, #405, Cedar Park, TX 78613

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



Market Aerial

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Conceptual Site Plan

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RETAIL SUMMARY					INDUSTRIAL SUMMARY				
BLDG	USE	SF	RATIO	PARKING REQUIRED	BLDG	USE	SF	RATIO	PARKING REQUIRED
1	RETAIL	5,500 S.F.	1/200	28 SPACES	12	INDUSTRIAL	6,500 S.F.	1/600	11 SPACES
2	RESTAURANT	6,500 S.F.	1/100	65 SPACES	13	INDUSTRIAL	15,500 S.F.	1/600	26 SPACES
3	RETAIL	14,500 S.F.	1/200	73 SPACES	14	INDUSTRIAL	8,500 S.F.	1/600	14 SPACES
4	RETAIL	16,000 S.F.	1/200	80 SPACES	15	INDUSTRIAL	6,000 S.F.	1/600	10 SPACES
5	DAYCARE	16,000 S.F.		34 SPACES	16	INDUSTRIAL	6,000 S.F.	1/600	10 SPACES
6	RETAIL	5,000 S.F.	1/200	25 SPACES	17	INDUSTRIAL	41,000 S.F.	1/600	68 SPACES
7	RETAIL	6,500 S.F.	1/200	33 SPACES	18	INDUSTRIAL	8,500 S.F.	1/600	14 SPACES
8	RETAIL	20,000 S.F.	1/200	100 SPACES	19	INDUSTRIAL	9,500 S.F.	1/600	16 SPACES
9	OFFICE	30,000 S.F.	1/300	100 SPACES	20	INDUSTRIAL	6,000 S.F.	1/600	10 SPACES
10	OFFICE	30,000 S.F.	1/300	100 SPACES	21	INDUSTRIAL	6,000 S.F.	1/600	10 SPACES
11	OFFICE	30,000 S.F.	1/300	100 SPACES	22	INDUSTRIAL	6,000 S.F.	1/600	10 SPACES
TOTAL		180,000 S.F.	1/238	738 SPACES*	23	INDUSTRIAL	6,000 S.F.	1/600	10 SPACES
*771 SPACES PROVIDED **21.0 AC. : 0.20 F.A.R. PER THIS PLAN					24	INDUSTRIAL	6,000 S.F.	1/600	10 SPACES
					25	INDUSTRIAL	6,000 S.F.	1/600	10 SPACES
					TOTAL		141,000 S.F.	1/600	235 SPACES*
					*248 SPACES PROVIDED **12.4 AC. : 0.26 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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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.

Commercial Market Exchange	9003840	info@cmeatx.com	(512) 912-1070
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Matt Delahoussaye</u>	<u>535200</u>	<u>matt@cmeatx.com</u>	<u>(512) 535-5313</u>
Designated Broker of Firm	License No.	Email	Phone

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Dean Rowat	717513	dean@cmeatx.com	(512) 593-1117
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

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