OFFERING MEMORANDUM

Bagdad Rd & Whitestone Blvd

±17.57 ACRES | CEDAR PARK

DMRE

Investment Highlights

A rare infill commercial corner combining major-arterial visibility and traffic on W Whitestone Blvd (FM 1431) with the captured, daily demand of an established, affluent residential trade area — with a conceptual plan already demonstrating yield.

ARTERIAL FRONTAGE & VISIBILITY

Frontage and a signalized hard corner on W Whitestone Blvd (FM 1431), carrying ±36,000a+ VPD—the visibility and turning access retail users require.

ESTABLISHED, AFFLUENT TRADE AREA

A dense, built-out submarket with household incomes of $150K+ within 3-5 miles and strong daytime population—a captive base for daily-needs retail, restaurant, & service users.

CONNECTIVITY

Minutes from the US-183 / 183A Toll corridor, surrounded by H-E-B, Costco, Walmart, ALDI, and the 8,000-seat H-E-B Center.

Site Details

ADDRESS
NWC of Bagdad Rd & Whitestone Blvd, Cedar Park, TX

SIZE
±17.57 Acres
±16.42 Net Acres After ±1.15 Acres Future ROW Dedication
(Assemblage of the ±14.06-Acre and ±3.51-Acre CP1431 Properties Tracts)

LAT., LONG.
30.51850273120689, -97.8422888356221

ZONING
GB - General Business
LB - Local Business

PARCEL
R353805; R031853

UTILITIES
Water and Wastewater Available to the Site
City of Cedar Park

TAX RATE
1.981%

SCHOOLS
Leander ISD

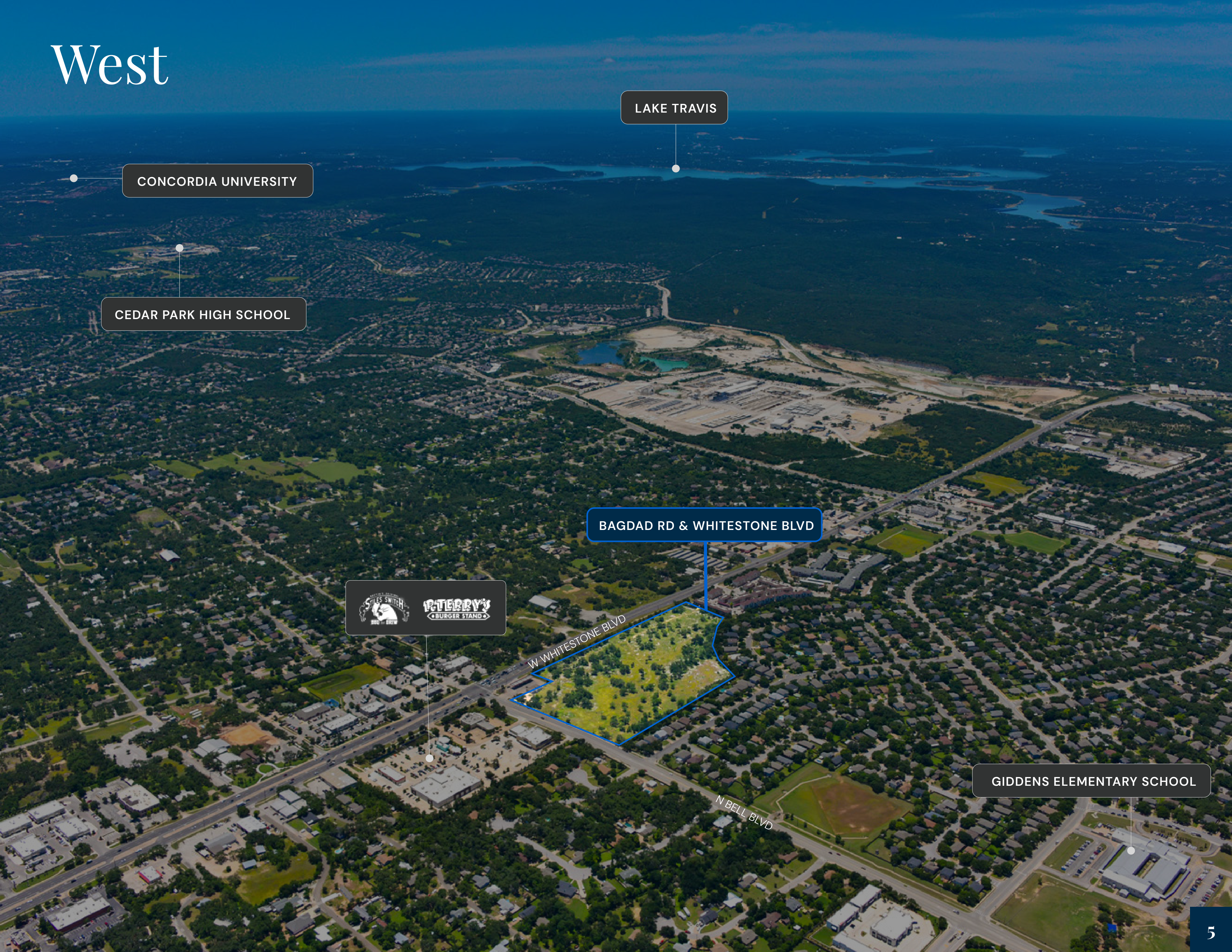
LEGAL
AW0168 AW0168 - Dover, S.j. Sur., ACRES 14.064;
AW0168 AW0168 - Dover, S.j. Sur., ACRES 3.51
(see survey on page 8 for complete legal)

The property carries dual commercial zoning: General Business (GB) on the main tract for broad retail, office, and restaurant uses, and Local Business (LB) on the ±3.5-acre western tract for neighborhood-scale commercial. While most uses are permitted by right, drive-through facilities within 100 feet of the adjacent northwest residential lots require a Conditional Use Permit. Development is subject to a 25-foot front setback and Cedar Park's masonry design standards. Buyers should schedule a recommended pre-application meeting with the Cedar Park Planning Department to verify specific height and impervious cover limits.

Southeast

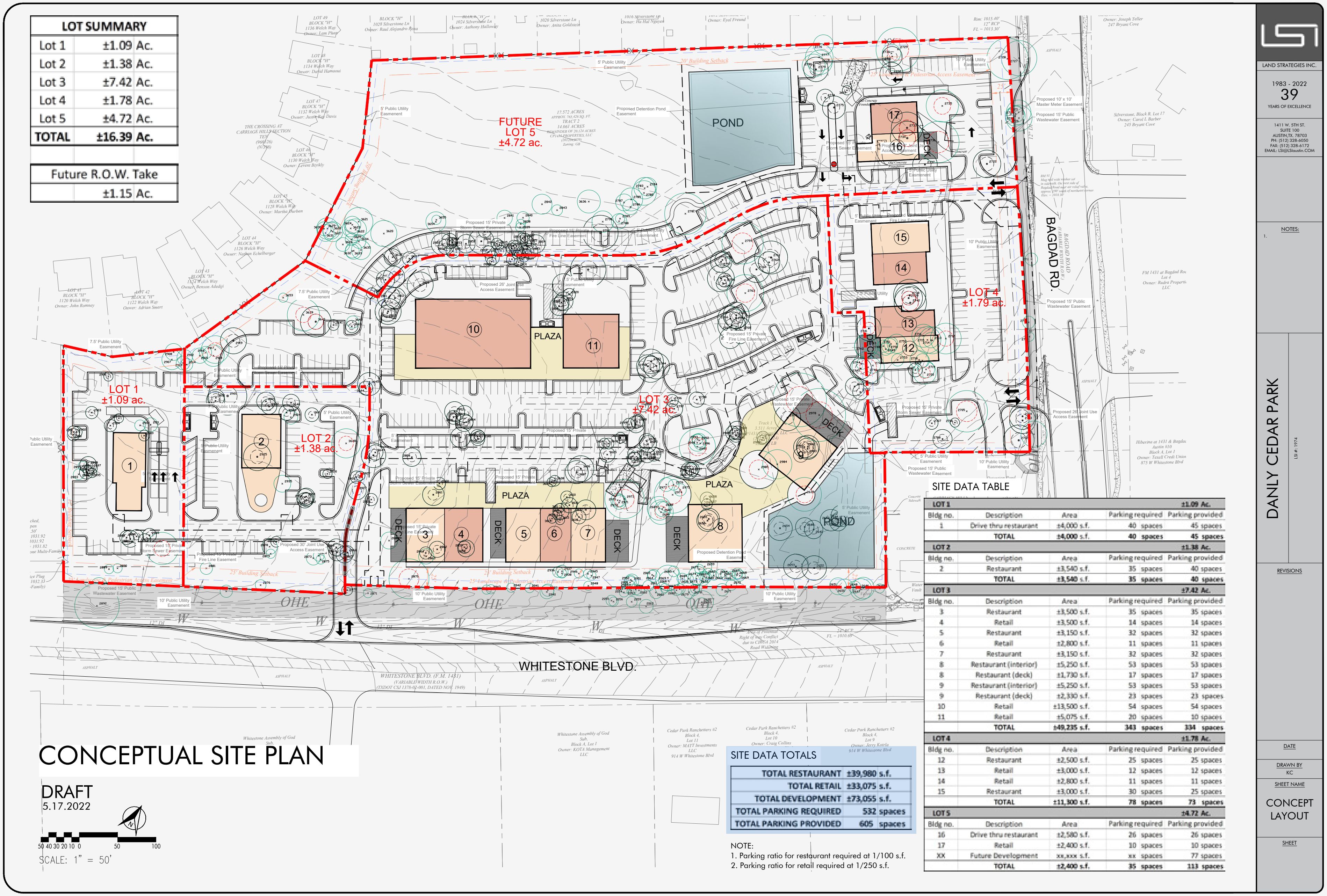

VISTA RIDGE HIGH SCHOOL
183A
CEDAR PARK
183
H-E-B
ALDI
Walmart
P. TERRY'S BURGER STAND
BAGDAD RD & WHITESTONE BLVD
W WHITESTONE BLVD
N BELL BLVD
dell children's
medical center of central texas
H MART
TARGET
sam's club
KOHL'S
CHIPOTLE
THE HOME DEPOT
THE DOMAIN
A SIMON CENTER
Q2 STADIUM
ALAMO
ROOMS TO GO
Burlington
BARNES&NOBLE BOOKSELLERS
TJ maxx

West


LAKE TRAVIS
CONCORDIA UNIVERSITY
CEDAR PARK HIGH SCHOOL
BAGDAD RD & WHITESTONE BLVD
P.TERRY'S
BURGER STAND
W WHITESTONE BLVD
N BELL BLVD
GIDDENS ELEMENTARY SCHOOL

Site Plan

The conceptual site plan illustrates one development scenario for the property: a five-lot commercial center totaling approximately 73,000 square feet of retail and restaurant space. The plan provides 605 parking spaces against a code requirement of 532.



LOT SUMMARY	
Lot 1	±1.09 Ac.
Lot 2	±1.38 Ac.
Lot 3	±7.42 Ac.
Lot 4	±1.78 Ac.
Lot 5	±4.72 Ac.
TOTAL	**±16.39 Ac.**

Future R.O.W. Take	
	±1.15 Ac.

SITE DATA TABLE

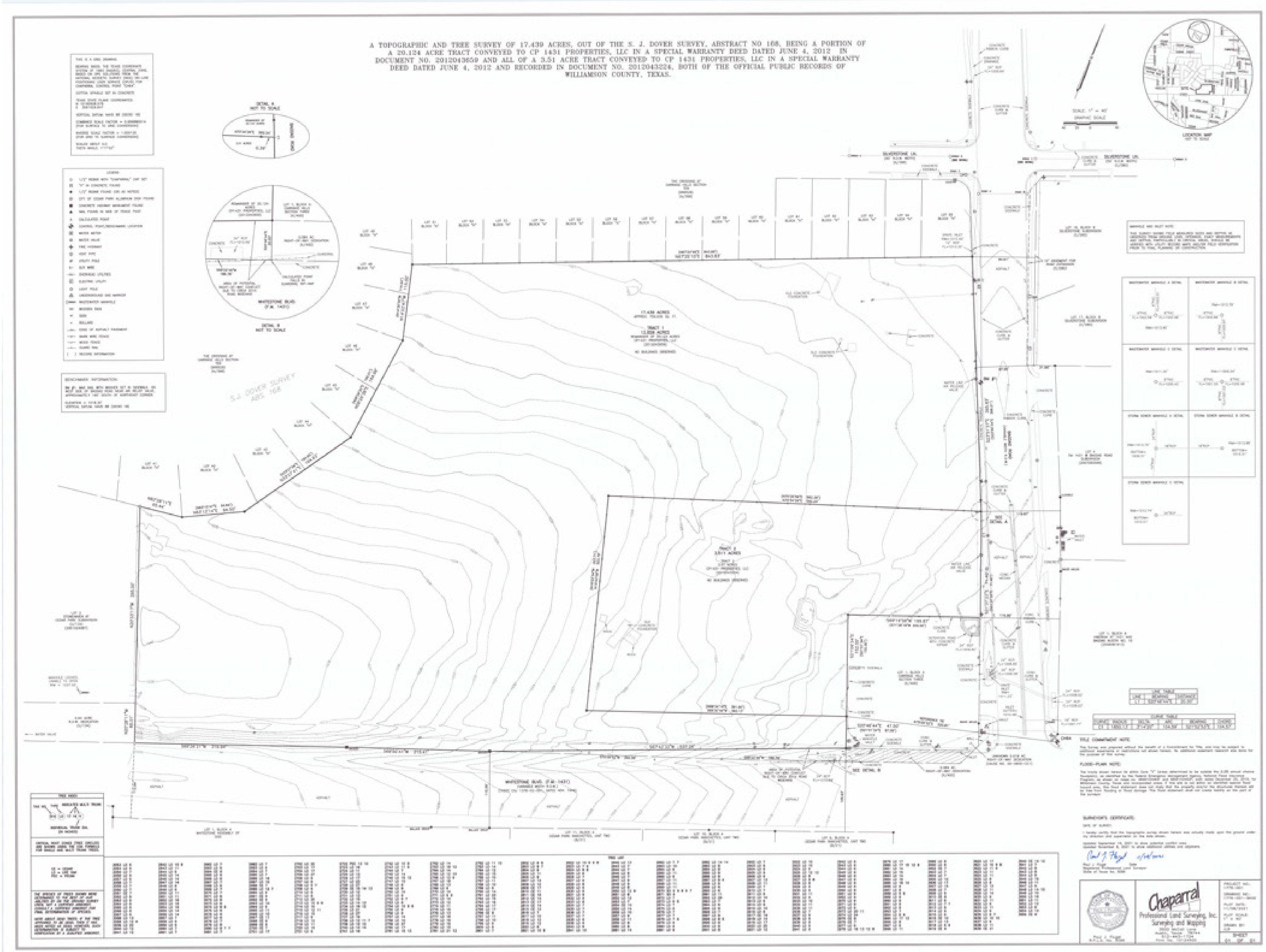
Bldg no.	Description	Area	Parking required	Parking provided
LOT 1				**±1.09 Ac.**
1	Drive thru restaurant	±4,000 s.f.	40 spaces	45 spaces
	TOTAL	**±4,000 s.f.**	**40 spaces**	**45 spaces**
LOT 2				**±1.38 Ac.**
2	Restaurant	±3,540 s.f.	35 spaces	40 spaces
	TOTAL	**±3,540 s.f.**	**35 spaces**	**40 spaces**
LOT 3				**±7.42 Ac.**
3	Restaurant	±3,500 s.f.	35 spaces	35 spaces
4	Retail	±3,500 s.f.	14 spaces	14 spaces
5	Restaurant	±3,150 s.f.	32 spaces	32 spaces
6	Retail	±2,800 s.f.	11 spaces	11 spaces
7	Restaurant	±3,150 s.f.	32 spaces	32 spaces
8	Restaurant (interior)	±5,250 s.f.	53 spaces	53 spaces
8	Restaurant (deck)	±1,730 s.f.	17 spaces	17 spaces
9	Restaurant (interior)	±5,250 s.f.	53 spaces	53 spaces
9	Restaurant (deck)	±2,330 s.f.	23 spaces	23 spaces
10	Retail	±13,500 s.f.	54 spaces	54 spaces
11	Retail	±5,075 s.f.	20 spaces	10 spaces
	TOTAL	**±49,235 s.f.**	**343 spaces**	**334 spaces**
LOT 4				**±1.78 Ac.**
12	Restaurant	±2,500 s.f.	25 spaces	25 spaces
13	Retail	±3,000 s.f.	12 spaces	12 spaces
14	Retail	±2,800 s.f.	11 spaces	11 spaces
15	Restaurant	±3,000 s.f.	30 spaces	25 spaces
	TOTAL	**±11,300 s.f.**	**78 spaces**	**73 spaces**
LOT 5				**±4.72 Ac.**
16	Drive thru restaurant	±2,580 s.f.	26 spaces	26 spaces
17	Retail	±2,400 s.f.	10 spaces	10 spaces
XX	Future Development	xx,xxx s.f.	xx spaces	77 spaces
	TOTAL	**±2,400 s.f.**	**35 spaces**	**113 spaces**

SITE DATA TOTALS	
TOTAL RESTAURANT	±39,980 s.f.
TOTAL RETAIL	±33,075 s.f.
TOTAL DEVELOPMENT	±73,055 s.f.
TOTAL PARKING REQUIRED	532 spaces
TOTAL PARKING PROVIDED	605 spaces

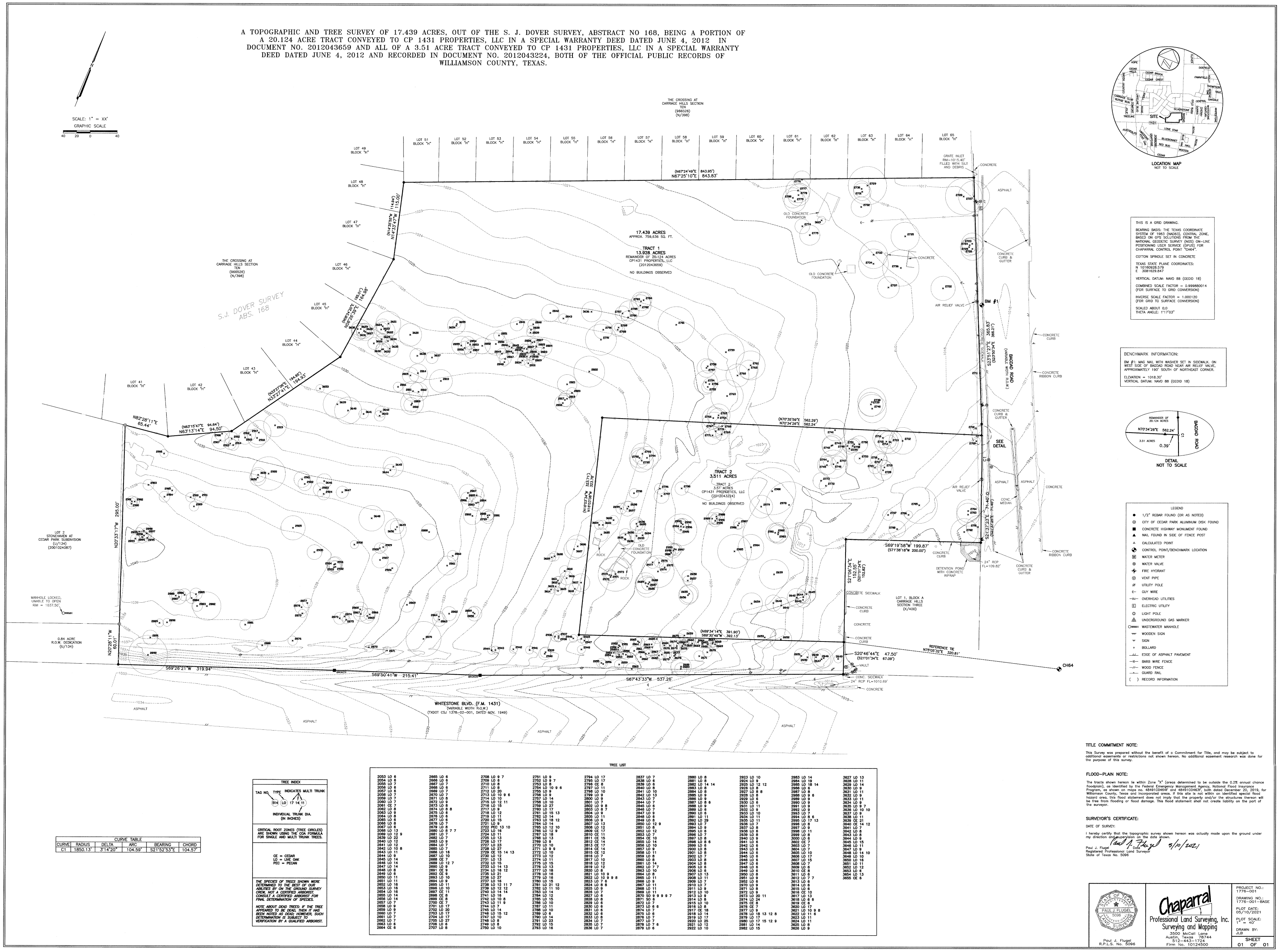
NOTE:
1. Parking ratio for restaurant required at 1/100 s.f.
2. Parking ratio for retail required at 1/250 s.f.

The layout is conceptual and for illustration only — it does not represent approved entitlements — and reflects an approximately 1.15-acre future right-of-way dedication along the frontage.

Property Survey



Base Survey



A TOPOGRAPHIC AND TREE SURVEY OF 17.439 ACRES, OUT OF THE S. J. DOVER SURVEY, ABSTRACT NO 168, BEING A PORTION OF A 20.124 ACRE TRACT CONVEYED TO CP 1431 PROPERTIES, LLC IN A SPECIAL WARRANTY DEED DATED JUNE 4, 2012 IN DOCUMENT NO. 2012043659 AND ALL OF A 3.51 ACRE TRACT CONVEYED TO CP 1431 PROPERTIES, LLC IN A SPECIAL WARRANTY DEED DATED JUNE 4, 2012 AND RECORDED IN DOCUMENT NO. 2012043224, BOTH OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.
THE CROSSING AT CARRIAGE HILLS SECTION TEN (966526) (N/398)
17.439 ACRES
TRACT 1
TRACT 2
3.511 ACRES
S.J. DOVER SURVEY ABS. 168
WHITESTONE BLVD. (F.M. 1431)
LOCATION MAP
LEGEND
TREE LIST
TREE INDEX
CURVE TABLE
Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping

2025 Tax Rates

CITY OF CEDAR PARK	0.36
WILLIAMSON COUNTY	0.3694
AUSTIN COMMUNITY COLLEGE	0.1034
WILLIAMSON CTY FM/RD	0.0443
LEANDER ISD	1.0869
UPPER BRUSHY CREEK	0.017
TOTAL	**1.981**

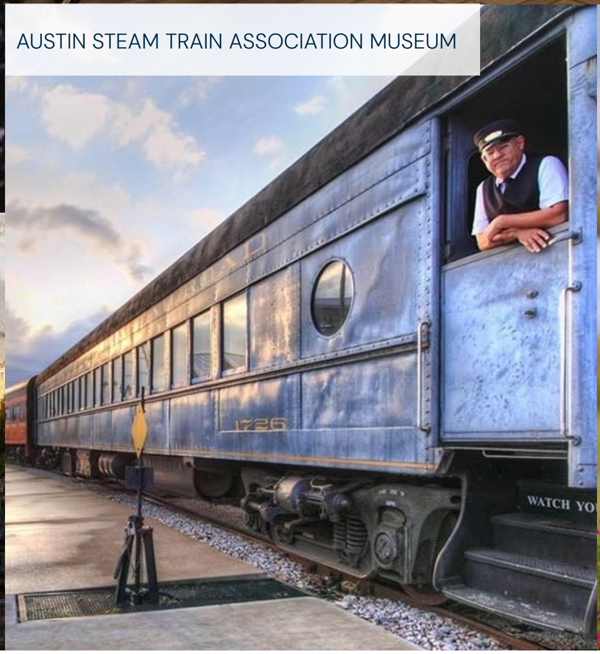
Demographics

	1 MILE	3 MILES	5 MILES
2026 POPULATION ESTIMATE	8,589	78,054	183,294
AVERAGE HOUSEHOLD INCOME	$157,661	$182,446	$184,842
MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS	$442,315	$472,864	$507,095

Discover Cedar Park

H-E-B CENTER AT CEDAR PARK

THE GOOD LOT



AUSTIN STEAM TRAIN ASSOCIATION MUSEUM

CEDAR PARK SCULPTURE GARDEN

BRUSHY CREEK LAKE PARK

Cedar Park is a vibrant, high-income suburb located 17 miles northwest of downtown Austin, with a population of 80,000+ residents. Highly regarded for its exceptional quality of life and top-tier Leander ISD public schools, the city has transformed into a major economic and entertainment engine for the Austin metropolitan area. It serves as a premier regional hub, anchored by the 8,000-seat H-E-B Center and the 117-acre CedarView mega-project, while drawing major tech, aerospace, and defense corporate relocations to its booming commercial corridors.

Why Central Texas

Central Texas excels with a strong economy, rapid job growth, top-tier universities, and a thriving tech and cultural scene.

Combined with its central location, outdoor lifestyle, and steady population growth, it's one of the most dynamic and attractive regions in the country.

67M+	**33.8**	**1.3M+**	**1.5%**	**3.6%**	**Top 10**	**$29.5B**
ANNUAL VISITORS	MEDIAN AGE	POPULATION	JOB GROWTH RATE	AUSTIN-METRO RETAIL VACANCY	U.S. MARKET FOR PROJECTED 2026 RETAIL SALES GROWTH	VISITOR SPENDING

Information About Brokerage Services

Approved by the Texas Real Estate Commission for voluntary use.
Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:
The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:
The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:
A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act.

A broker who acts as an intermediary in a transaction:

1. shall treat all parties honestly;
2. may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

TRIPP RICH	646586	TRIPP.RICH@DMRE.COM	512.575.5125
BROKER NAME	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT

BUYER, SELLER, LANDLORD OR TENANT

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

Disclaimer

Prospective purchasers are hereby advised the Owners ("Owner") of the Property are soliciting offers through Dosch Marshall Real Estate ("DMRE"), which may be accepted or rejected by the Owners at the Owners' sole discretion.

Any solicitation of an offer for the Properties offered hereunder will be governed by this Offering, as it may be modified or supplemented. Prospective purchasers are advised that as part of the offer process, the Owners will be evaluating several factors including the experience and financial qualifications of the purchasing entity.

The Owners shall have no obligation to accept any offer from any prospective purchaser. The Owners reserve the right to withdraw the Properties from consideration at any time prior to final execution of a Purchase Agreement.

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Any obligations to prospective purchasers that the Owners may have with respect to the Properties are limited to those expressly set forth in a fully executed Purchase Agreement between the parties. Prospective purchaser's sole and exclusive rights against the Owners, with respect to this prospective transaction, the Properties, or information provided herein or subsequently, shall be limited to those remedies expressly provided in an executed Purchase Agreement, which shall not survive the closing. Further, in no event shall prospective purchasers have any claims against the Owners, DMRE, or any of their respective affiliates for any damages, liability, or causes of action relating to the Purchase Agreement.

Prospective purchasers are not to construe the contents of this Offering or any prior or subsequent information communications from the Owners or any of their respective officers, employees or agents as legal, tax or other advice. Prior to purchasing, prospective purchasers should consult with their own legal counsel and personal and tax advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

No commission or finder's fee shall be payable to any party by the Owners nor any affiliate or agent thereof in connection with the sale of the Properties unless otherwise agreed to by the Owners in writing.

Acquisition of properties such as the these offered hereunder involves a high degree of risk and are suitable only for persons and entities of substantial financial means.

DMRE

Bagdad Rd & Whitestone Blvd

±17.57 ACRES | CEDAR PARK

Tripp Rich
Principal
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Luke Little
Analyst
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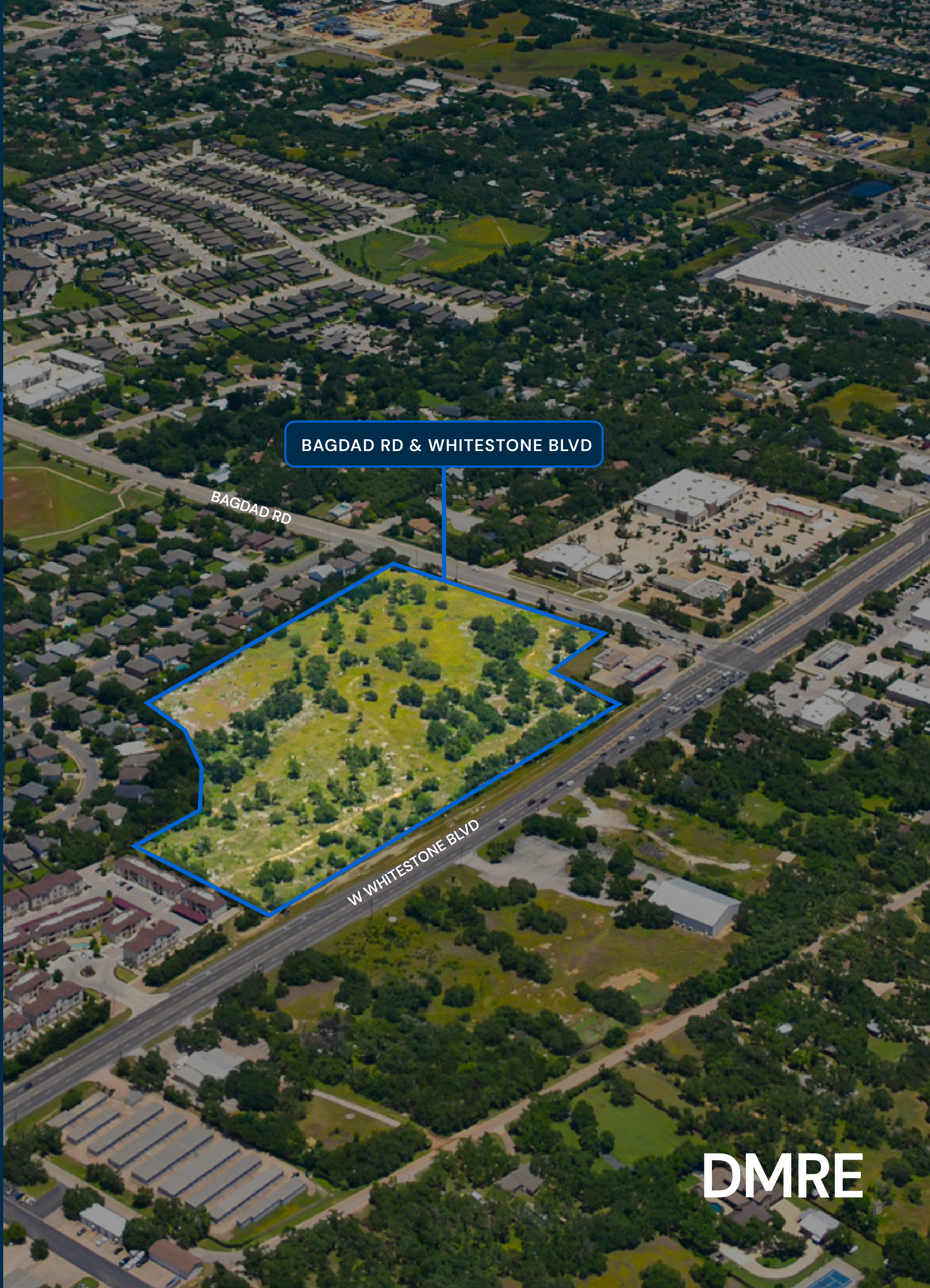
The property is offered exclusively through DMRE. Pricing is available upon request. Prospective purchasers are invited to submit a Letter of Intent addressing purchase price, earnest money, due-diligence and closing timelines, financing contingencies, and the experience and financial qualifications of the purchasing entity. The owner will evaluate offers on price and terms and reserves the right to accept, reject, or negotiate any offer at its sole discretion.



DMRE

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TEXAS LAND GUYS

The Art of Real Estate Dealmaking

WITH TIM AND TOM DOSCH