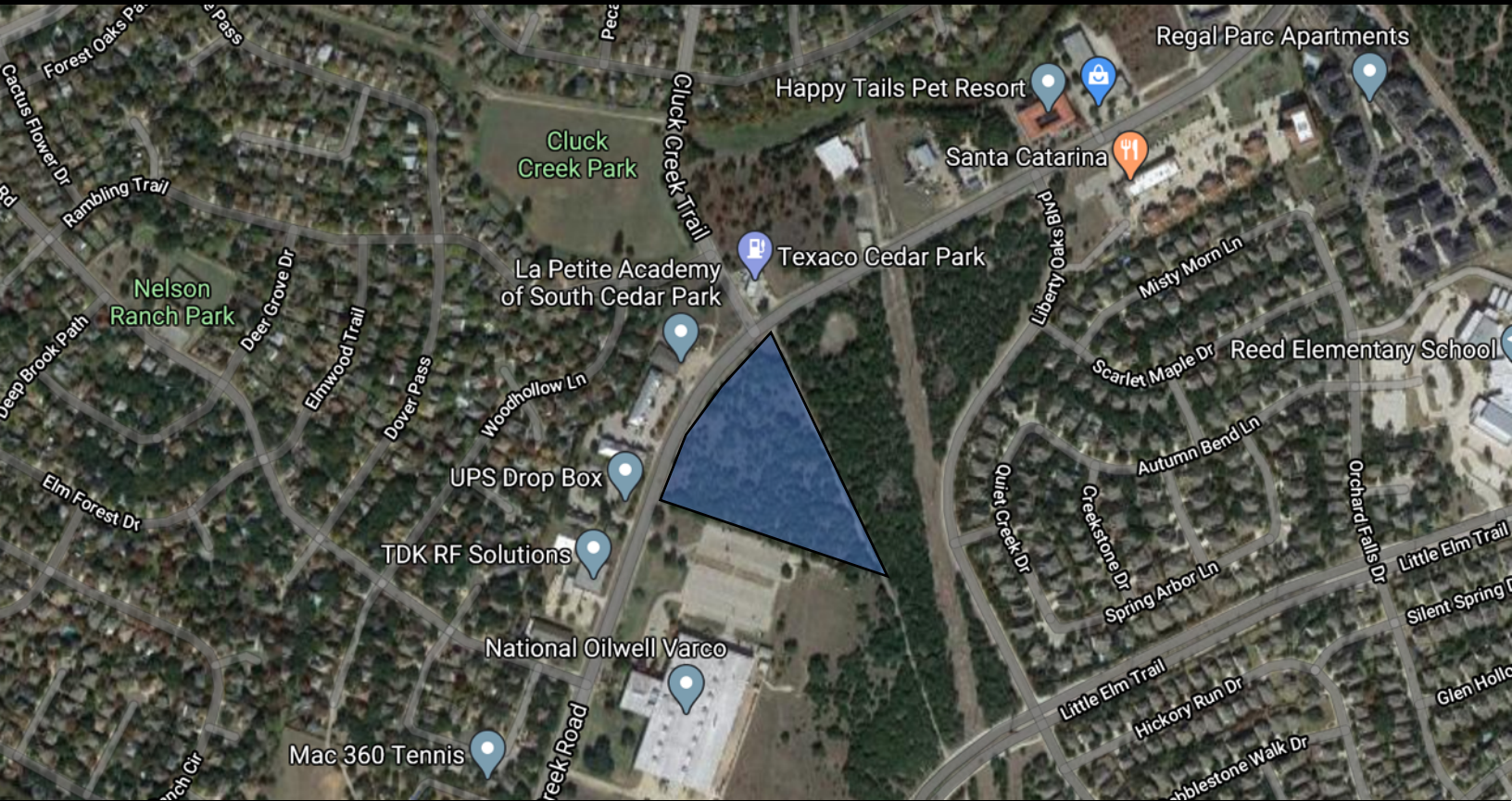




FOR SALE

5.65 ACRES

**SWC OF CYPRESS CREEK AND CLUCK CREEK
CEDAR PARK, TX 78613**



Asking Price: \$2,461,140 (\$10 Per Square Foot)

***Seller Will Consider Subdividing**

Demographics

2018	1 Mile	3 Mile	5 Mile
Population	10,705	84,954	197,546
Households	4,013	31,353	73,480
Avg. HH Income	\$106,150.14	\$107,253.10	\$111,007.08
Bell Blvd. Traffic	20,883 CPD		

Contact: John Cummings

John@QuestRealtyAustin.com

512.415.8508

Disclaimer: Quest Realty, Inc. and its affiliates makes no representations, warranties or guarantees as to the correctness or completeness of the information presented in this document. The information was collected from sources deemed reliable by Quest Realty; however, it is strongly recommended that interested parties conduct their own proper due diligence.

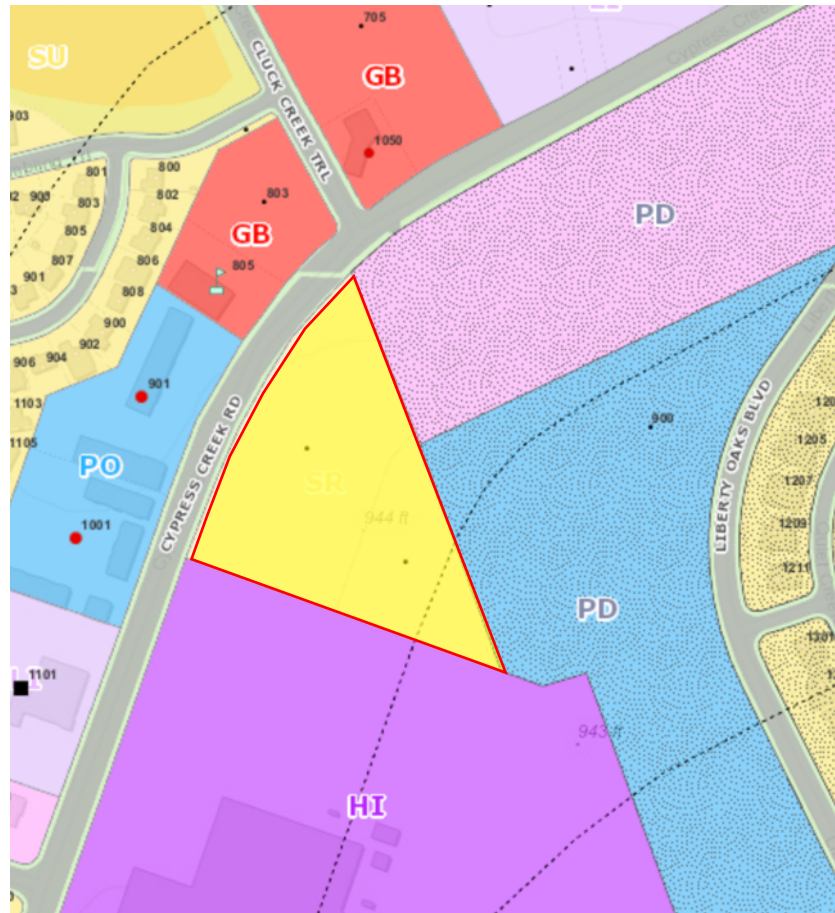


Overview

The property is located to the south of where Cluck Creek intersects with Cypress Creek in west Cedar Park. This will eventually be a lighted corner, which should connect through to Liberty Oaks providing access to Little Elm. The City has agreed pay for the development of the road; however, there is currently no timeline for when that construction will be completed. The total site is 5.65 acres but the Seller would consider subdividing the tract and selling the front 2.85 acres at \$12 per square foot for retail use and the back 2.8 acres for an office use.

General Information

- Currently no common address but the legal is AW0183 DUTY, R. SUR., ACRES 5.6496
- Zoning: SR (Suburban Residential), which is one of Cedar Park's interim zoning categories. Staff has been supportive of both office and retail zoning. The property to the south is zoned Heavy Industrial (HI) while the properties to the north are PD Local Business along Cypress Creek and PD Professional Office.
- Adequate utilities will need to be engineered to the site
- 1.5 miles north of Dell Children's
- 1.5 miles to Lakeline Mall
- Less than 1 mile to Destination Bell



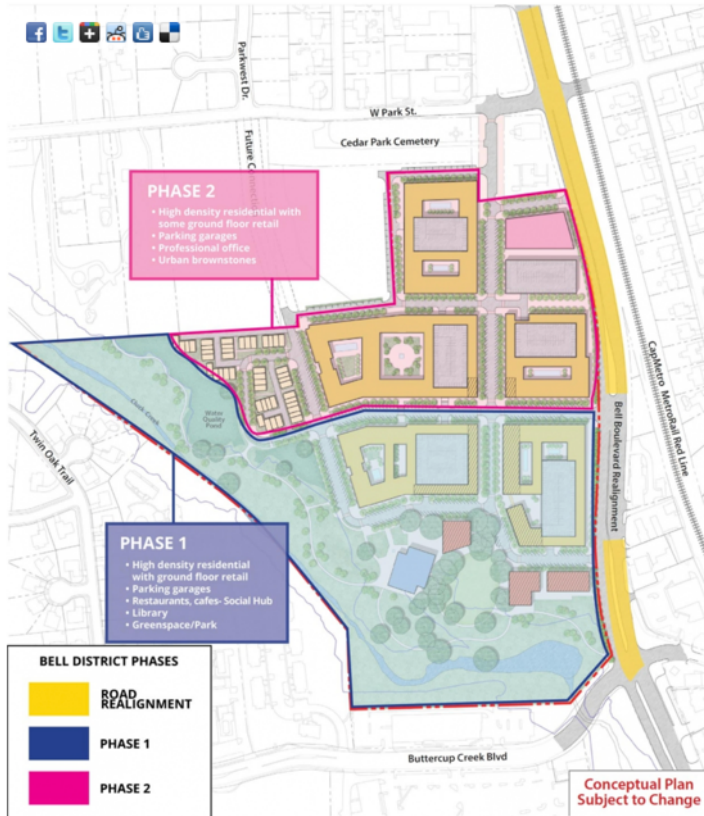
Conceptual Site Plan





Destination Bell Blvd.

The Bell District



- 50 acres located between Buttercup Creek Blvd. and West Park Street
- Will include 16 acres of park land and the remaining space designed for a new library, restaurants, social hub, two blocks of high-density residential multifamily, commercial, office and a residential condos for purchase
- In February of this year Cedar Park entered into a Master Developer Agreement with RedLeaf who originally developed Mueller near central Austin
- Construction for Bell realignment to begin summer 2020 and be completed by the end of 2021
- Phase I of Bell District will be the public amenities, which will include the park, library and restaurants
- Phase II will include the multifamily, office, commercial, parking garages and residential condos



11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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.

<u>John P. Cummings Jr.</u>	<u>348897</u>	<u>Sean@TemplarDevelopment.com</u>	<u>(512)656-8030</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
 Designated Broker of Firm	 License No.	 Email	 Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>John P. Cummings III</u>	<u>662316</u>	<u>John@QuestRealtyAustin.com</u>	<u>(512)415-8508</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TAR-2501

Quest Realty, P.O. Box 162258 Austin, TX 78716
John Cummings

Information available at www.trec.texas.gov

IABS 1-0 Date

Kang Package

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