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

AVAILABLE SPACE

SOLD

PROPERTY HIGHLIGHTS

- Directly on signalized intersection
- 500+ feet of frontage on FM 1431 (hitestone Blvd)
- ent to the Cedar Park
- All u site
- FM 143, widened in front of site

TIC COUNT

FM 14 Vhitestone Bly 33 VPD We rmer Ln: 37,04 (2020)

AREA TP SENERATORS



















26,067

3 MILE RADIUS

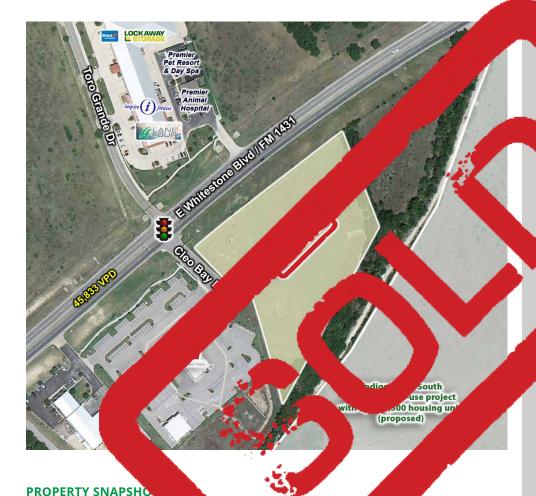
45,833 VPD

FM 1431 (WHITESTONE BLVD)

DAYTIME POPULATION







CALL FOR MORE INFORMATION

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2020 POPUL

3 MILE RADIU

\$114,809

2020 AVERAGE INCOME

3 MILE RADIUS

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www.resolutre.com



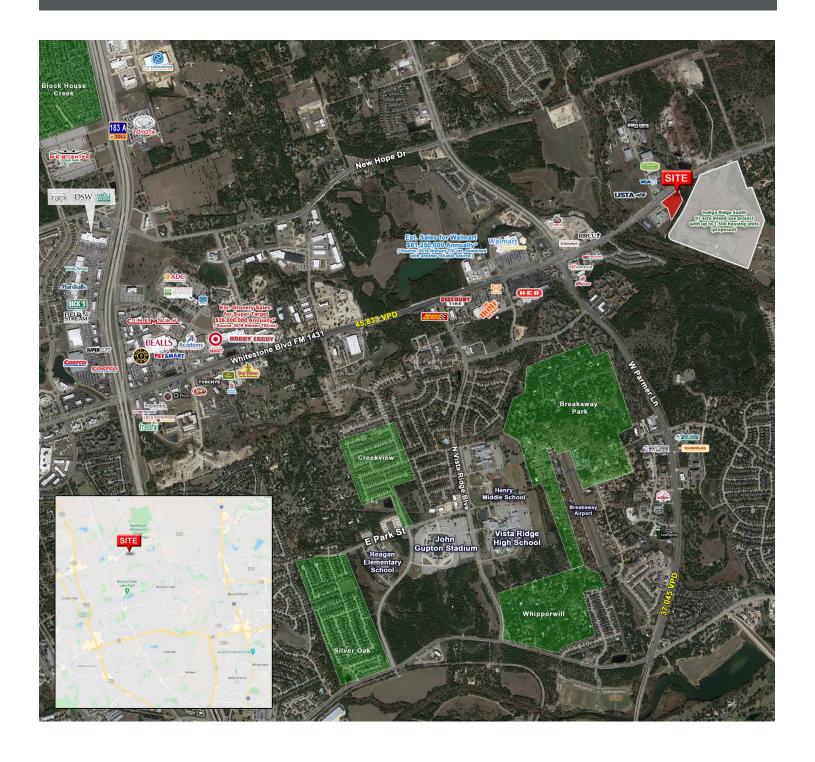
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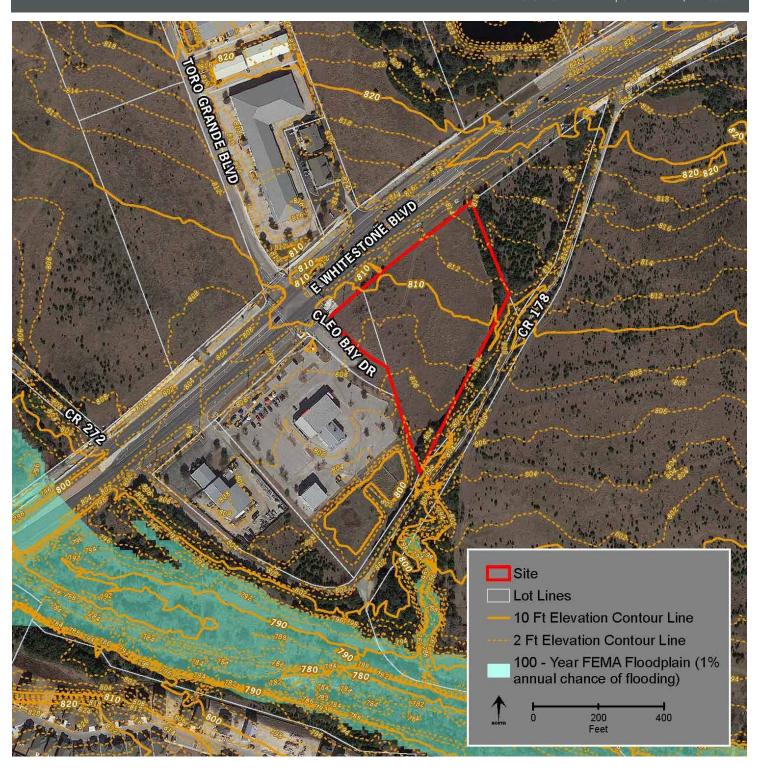
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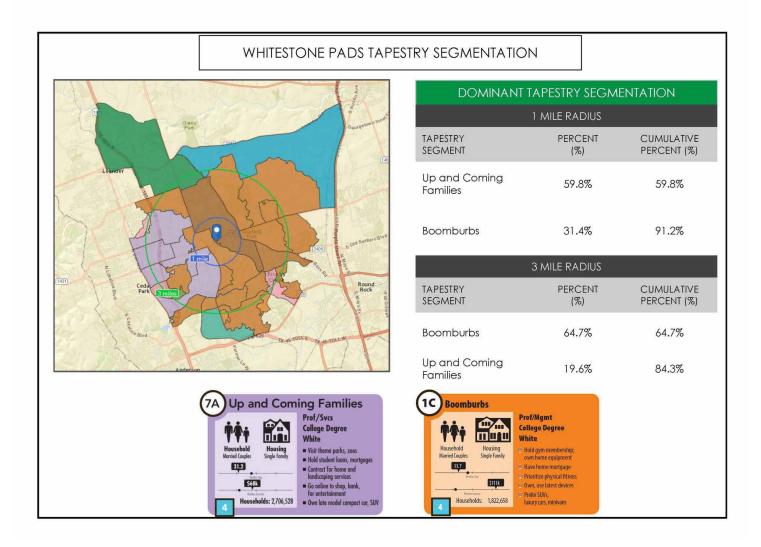
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Indigo Ridge South may bring businesses, housing for thousands to Cedar Park

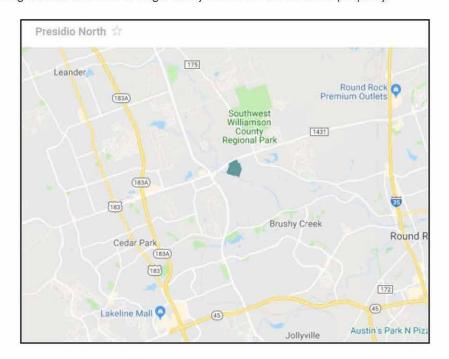
Site north of Austin was once destined to be a Schlitterbahn water park

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 <u>Jennie Huerta</u>. Company representatives couldn't immediately be reached for comment.

<u>Mark Bombek</u>, 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 <a href="https://pacs.ncbi.nlm.nih.google.com/hotel

As the names would suggest, Indigo Ridge South <u>lies across</u> 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





Information About Brokerage Services

11-2-2015

EQUAL HOUSING OPPORTUNITY

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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