

GENERAL COMMERCIAL LAND TRACT FOR SALE

25.91 ACRES

1199 Fire Lane | Cedar Park, Texas 78613



PROPERTY DETAILS

The property contains a total of 25.91 AC

Cluck Creek's clear water flows along the northern and western border of the property

Zoned General Business (with conditional overlay)

Hill country site with sloping terrain

Access to electric, water, waste water service

East boundary drainage easement serves as a buffer between the subject and 183A

Apx. 6.0 AC impacted by drainage easement / flood zone

Single family residence on property not considered to provide any significant value

Fire Lane is a two lane asphalt paved street with no curbs, gutters or sidewalks

SALE PRICE

Call for pricing



Charles Harvey
(512) 814-1817
charles@donquick.com



DRIVE TIMES

In Minutes, Approximate

| | |
|------------------------------------|----|
| Destination Bell Blvd | 1 |
| 183 Toll Road..... | 3 |
| SH-45..... | 5 |
| Lakeline Mall..... | 7 |
| HEB Center..... | 8 |
| MOPAC Loop 1..... | 10 |
| La Frontera Shopping District..... | 12 |
| Downtown Round Rock..... | 16 |
| The Domain..... | 16 |
| Downtown Austin..... | 20 |
| Austin Executive Airport..... | 24 |
| Austin-Bergstrom Airport..... | 28 |



New Apple Campus
 Apple has invested \$1B to build a new campus in North Austin that will spread 133 AC and will eventually employ up to 15,000 employees.



183A
TOLL

183A
TOLL

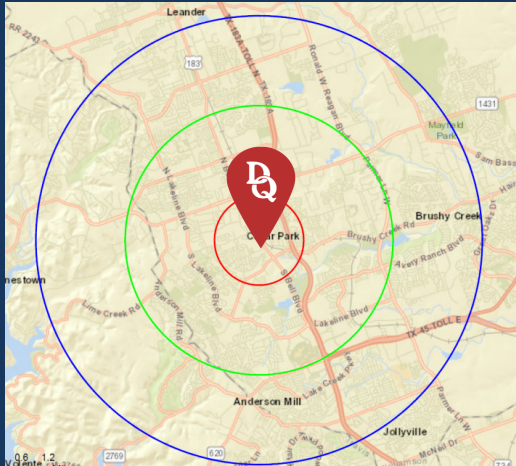


Brushy Creek Rd
7,717 Cars per day



65,000 Cars per day





Legend

- 1 mile ■
- 3 miles ■
- 5 miles ■

DEMOGRAPHICS

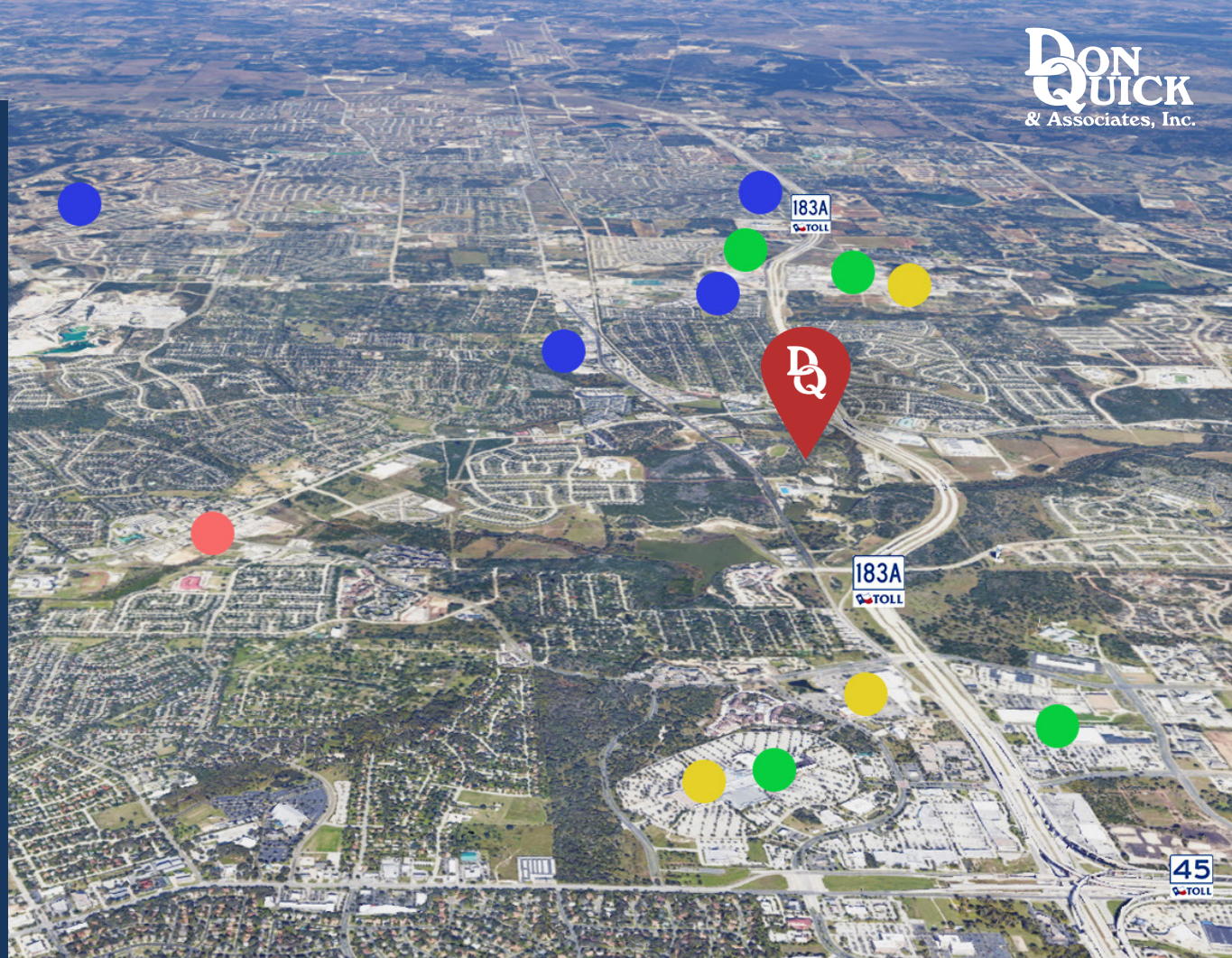
| Category | 1 mi | 3 mi | 5 mi |
|----------------------|----------|-----------|-----------|
| Population | 11,531 | 87,231 | 192,818 |
| Households | 4,245 | 32,026 | 70,965 |
| Average HH Income | \$90,324 | \$102,618 | \$107,974 |
| Median Disposable | \$60,516 | \$67,962 | \$69,167 |
| Total Businesses | 425 | 2,500 | 5,207 |
| Total Employees | 3,671 | 26,875 | 54,913 |
| Major Shopping Ctr.* | 2 | 10 | 13 |

*(Over 200,000 SF)

Average Household Income

| Comparison | 2018 | 2023 Proj. |
|-------------------|-----------|------------|
| Cedar Park | \$110,440 | \$123,227 |
| Williamson County | \$97,833 | \$108,918 |
| Texas | \$82,927 | \$93,561 |
| United States | \$83,694 | \$96,109 |

Source: ESRI, Austin Chamber, City of Cedar Park



RETAIL CENTERS

- Lakeline Mall:** 1,098,000 SF
Dillard's, Macy's, JCPenney, Sears, HEB
- Parkline:** 300,000 SF
The Home Depot, Kohl's
- 1890 Ranch:** 487,000 SF
Super Target, Natural Grocers, Academy
- The Parke:** 405,5780 SF
Dick's Sporting Goods, Whole Foods, Nordstrom



POINTS OF INTEREST

- HEB Center:** Indoor Arena
Home to Texas Stars & Austin Spurs
Capacity: 8,000
- Veteran's Memorial Park**
- Costco Wholesale**
- Detination Bell Blvd:** Coming Soon
52 acres total - 40 acres for mixed-use development and 12 acres for developing the Buttercup Creek Natural Area into a park



SCHOOLS

- Austin Community College
Cypress Creek



ENTERTAINMENT

- Alamo Drafthouse: Lakeline
- AMC Lakeline
- Cinemark Cedar Park

DESTINATION

BELL BOULEVARD

Overview:

Located at the corridor of Bell Boulevard (US 183) between Park Street and Buttercup Creek Blvd/Brushy Creek Road
 Approximately 1 minute from 1199 Fire Lane

52 acres total – 40 acres for mixed-use development and 12 acres for developing the Buttercup Creek Natural Area into a park

Multi-phase project, with improvements to span a 20-year period

Breakdown:

Residential: Up to 5 multi-story mixed-use bldgs
 1,500 1,600 Units total

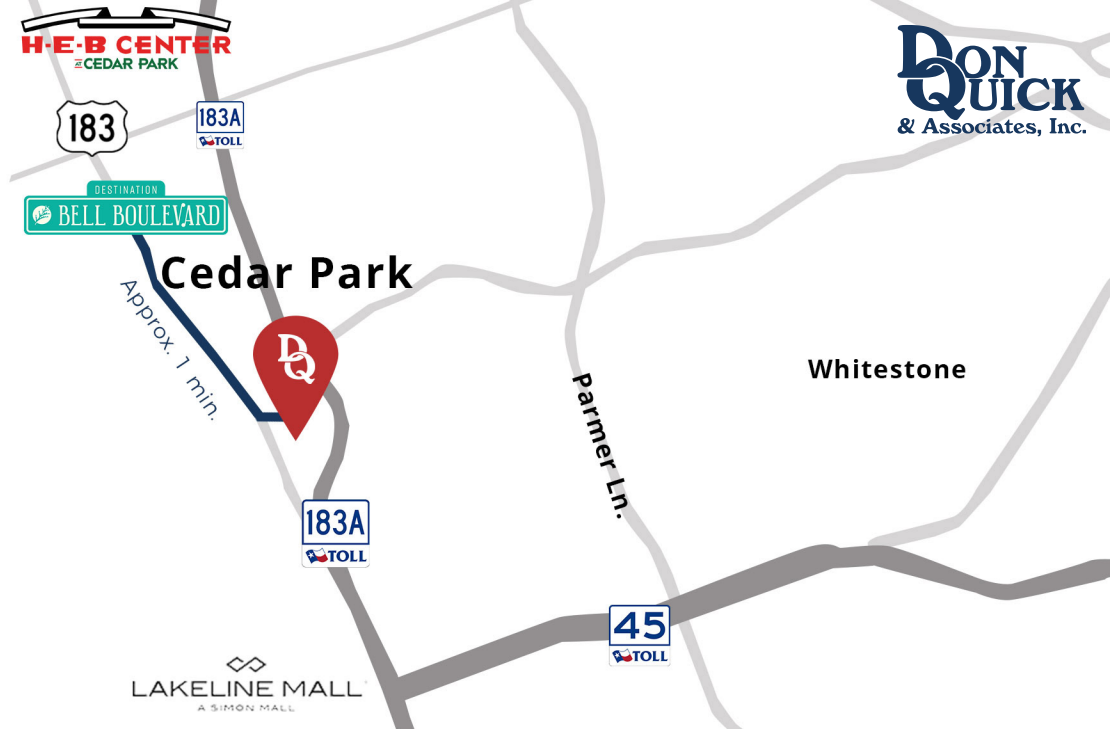
Retail: 175,000 - 200,000 SF

Office: Wide range depending on employment type

Civic: 50,000 SF

Parkland: 12 Acres

Source: City of Cedar Park



Source: City of Cedar Park (Conceptual)

1199 FIRE LANE

Cedar Park, Texas 78613

FOR INFORMATION, CONTACT



Charles Harvey
(512) 814-1817
charles@donquick.com

1000 N Interstate 35, Round Rock, TX 78681 | 512.255.3000 | www.donquick.com

The material contained in this memorandum is based in part upon information furnished to Don Quick & Associates, Inc. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed or implied, as to list accuracy or completeness is made by any party. Nothing contained herein should be relied upon as a promise or representation as to the future. Recipients should conduct their own investigation and analysis of the information described herein.

Information About Brokerage Services

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 an 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>Don Quick & Associates, Inc.</u> | <u>347889</u> | <u>info@donquick.com</u> | <u>(512) 255-3000</u> |
| Licensed Broker/Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |

| | | | |
|---------------------------|---------------|----------------------------|-----------------------|
| <u>Darren Quick</u> | <u>443913</u> | <u>darren@donquick.com</u> | <u>(512) 255-3000</u> |
| Designated Broker of Firm | License No. | Email | Phone |

| | | | |
|---|----------------------|----------------|----------------|
| _____ Licensed Supervisor of Sales Agent/Associate | _____ License No. | _____ Email | _____ Phone |
|---|----------------------|----------------|----------------|

| | | | |
|------------------------------|---------------|-----------------------------|-----------------------|
| <u>Charles Harvey</u> | <u>524308</u> | <u>charles@donquick.com</u> | <u>(512) 255-3000</u> |
| Sales Agent/Associate’s Name | License No. | Email | Phone |

| | | | | |
|-------------------------|--------------------------|--------------------------|----------------------------|---------------|
| _____ Buyer Initials | _____ Tenant Initials | _____ Seller Initials | _____ Landlord Initials | _____ Date |
|-------------------------|--------------------------|--------------------------|----------------------------|---------------|