

# 1900 EAST WHITESTONE BLVD.

Premier Freestanding Second-Generation Restaurant Property (Built 2014) Offered for Sale



Michele Gary | c: (512) 560-9555 o: (512) 441-8888

Pricing available upon request.  
Please contact broker for offering details.

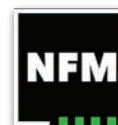




# 1900 EAST WHITESTONE BLVD.

*1900 East Whitestone Blvd* offers a highly visible location along one of the city's busiest commercial corridors. Situated at the intersection of Whitestone Blvd (FM 1431) and Arrow Point Rd., the site benefits from **strong daily traffic counts** and proximity to major retailers such as *H-E-B, Walmart, Target, and The Home Depot*. The surrounding trade area is characterized by rapid residential growth, affluent demographics, and a **mix of national and local tenants** serving Cedar Park and the greater northwest Austin market. This location provides **excellent accessibility, exposure, and long-term investment potential** within one of Central Texas's fastest-growing suburban communities.

## AREA RETAILERS



→ [Click here for 3D virtual tour](#)

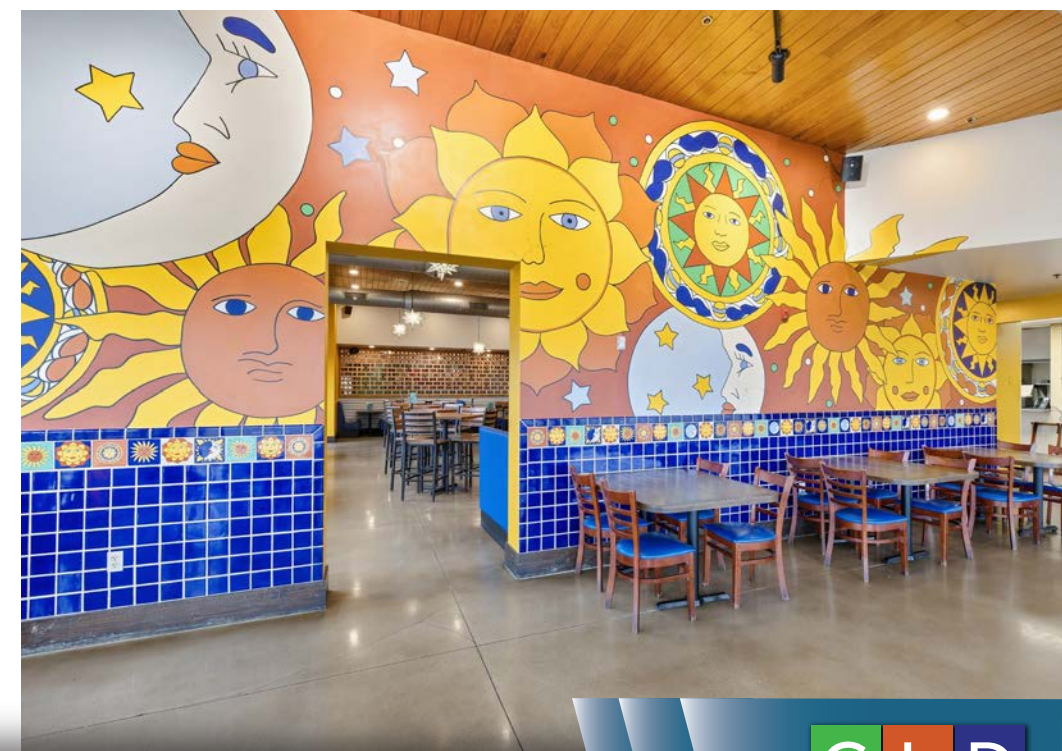
- 6,923 SF - Interior Square Footage
- 1,286 SF - Enclosed Porch w/ Roll up Doors
- Excellent Parking Field with 106 Spaces
- New Monument Sign Approved
  
- 228,971 Population (5mi)
- \$175,166 Avg. HH Income (5mi)

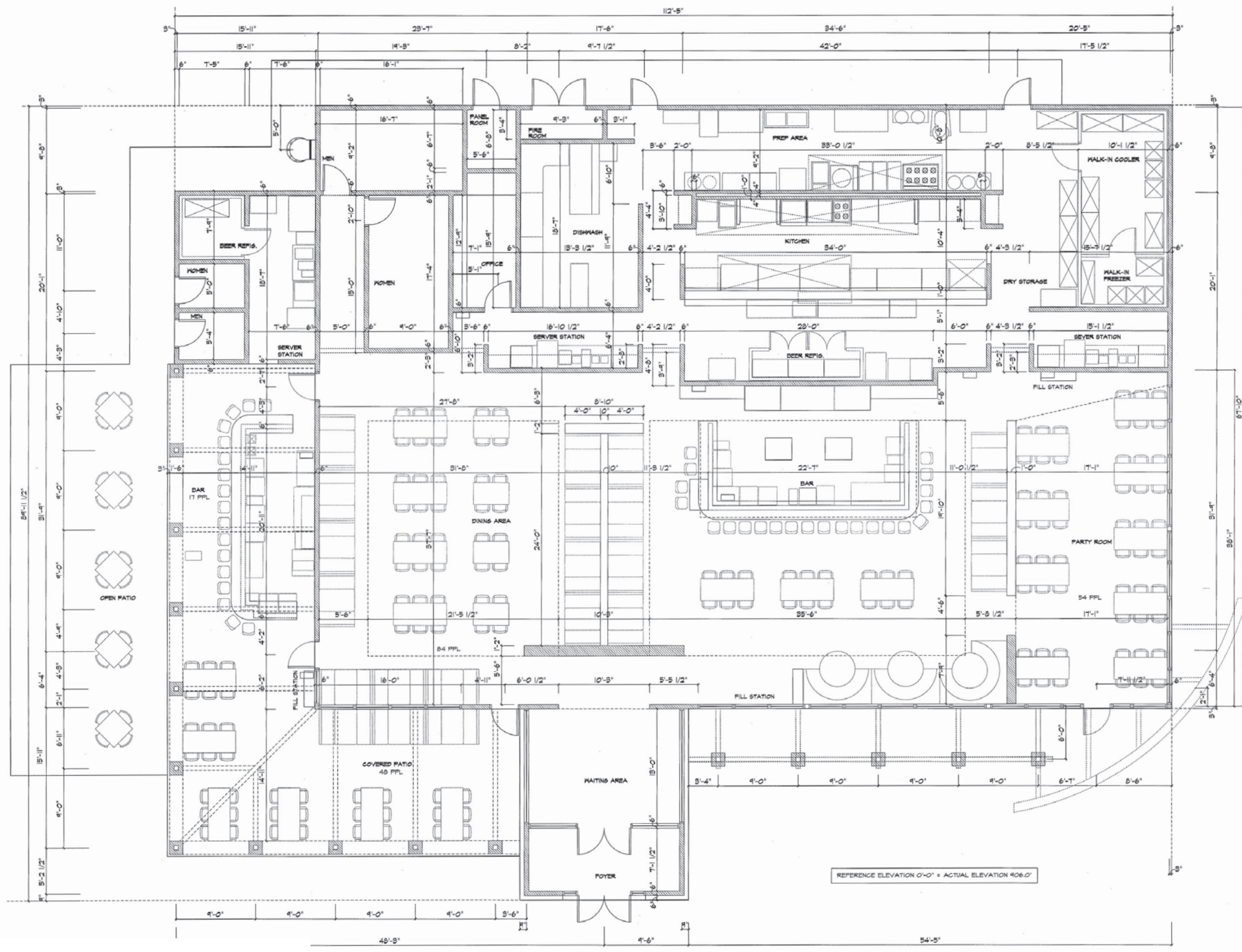
1900 EAST WHITESTONE BLVD.

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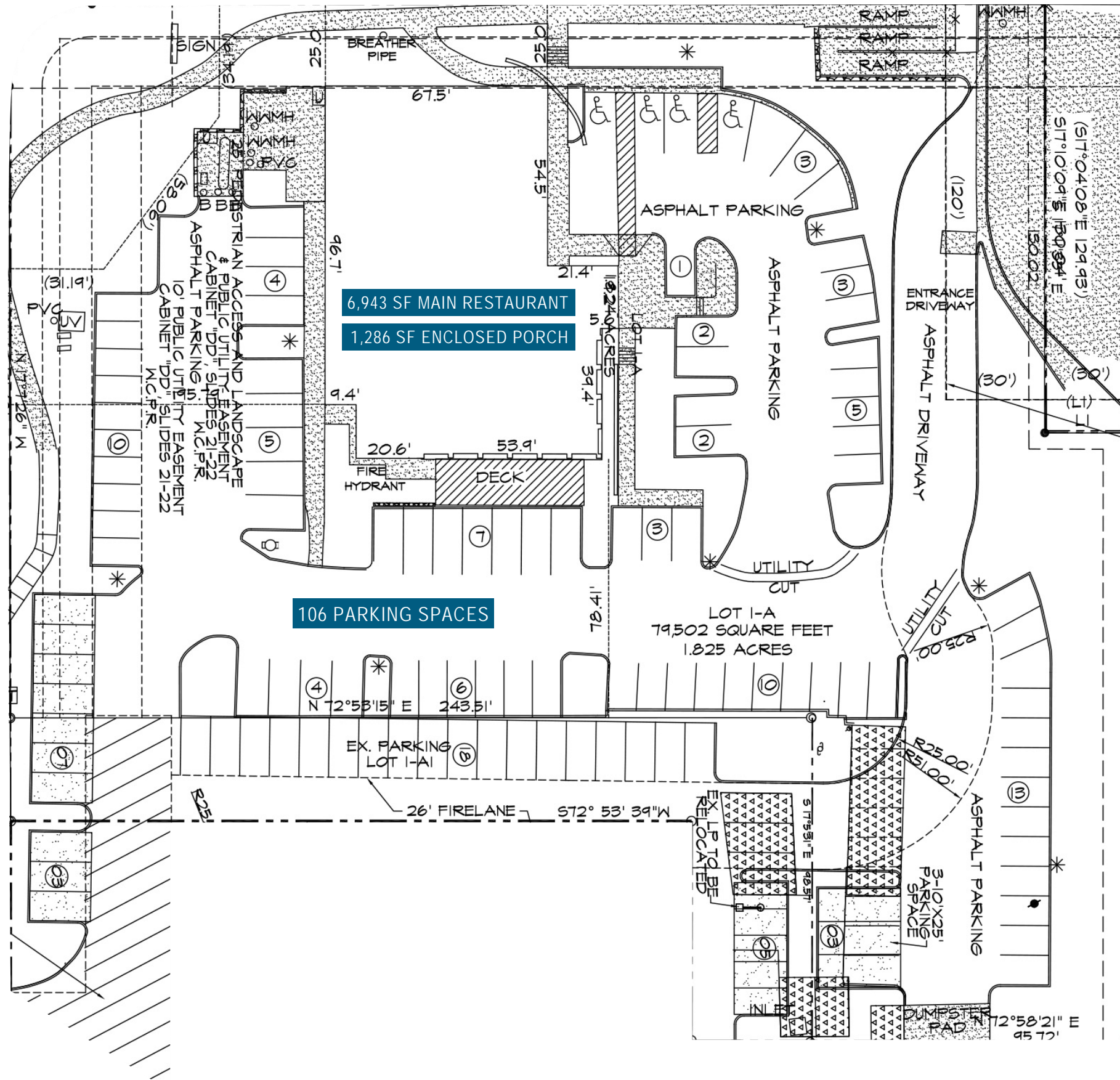






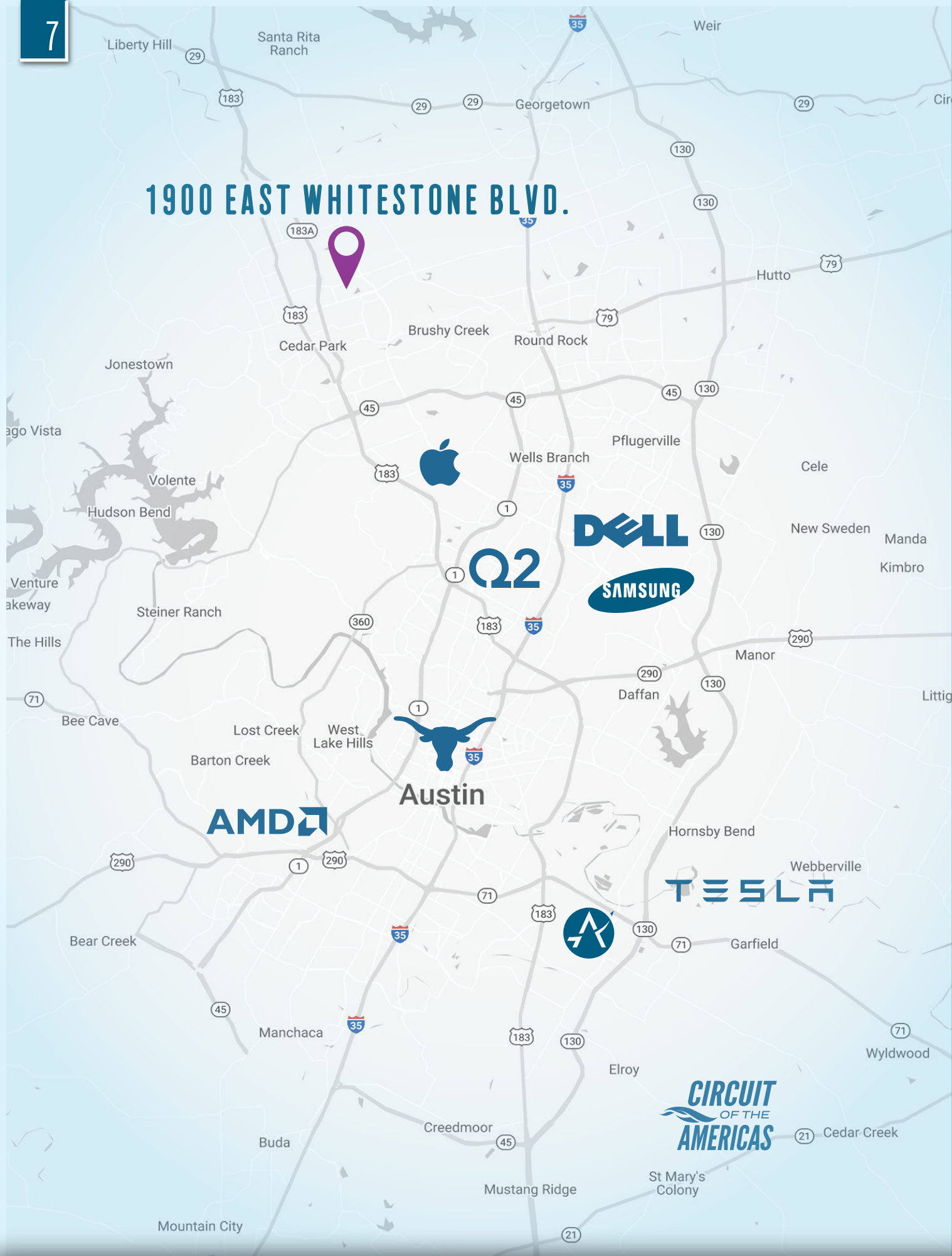


- 6,943 SF main restaurant
- 1,286 SF fully enclosed porch with roll up doors
- 1,000+/- SF outdoor deck



→ [Click here for 3D virtual tour](#)

- Excellent parking field with 106 spaces
- 2.06 acres - Land Area



# CEDAR PARK. TX

Cedar Park, Texas is a vibrant community situated just 17 miles from downtown Austin. Cedar Park is located in Williamson County, and is an integral part of the Greater Austin regional economy. Cedar Park is home to two professional sports teams: the Texas Stars and the Austin Spurs. The city also serves as national and regional headquarters for several companies, including National Oilwell Varco, Firefly Aerospace, Hylilion, ABEO, Corvalent, eDaptive Power, James Avery Artisan Jewelers and several others.



Population

	1 mile	2 mile	3 mile	5 mile
Population	7,127	29,878	75,474	228,971



Daytime

	1 mile	2 mile	3 mile	5 mile
Daytime	5,669	14,885	22,320	59,480

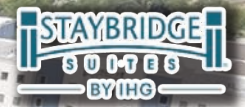


Avg. HH Income

	1 mile	2 mile	3 mile	5 mile
Avg. HH Income	\$165,901	\$159,966	\$171,571	\$175,166



ARROW POINT BUSINESS PARK



SITE

E. WHITESTONE BLVD. 43,000 VPD

CEDAR VIEW DEVELOPMENT

**1890 RANCH**

CRUNCH, GNC, Burlington, Massage Envy, Starbucks, EUROPEAN WAX CENTER, Office DEPOT, OfficeMax, target, CVS pharmacy, NUTRISHOP, NATURAL GROCERS, CINEMARK, BUFFALO WILD WINGS, HALF PRICE BOOKS, Chick-fil-ee, Carl's Jr., PET SMART

PERFECT GAME DEVELOPMENT

**1890 RANCH**

HOBBY LOBBY, Freddy's STEAKBURGERS, ROSS DRESS FOR LESS, LONGHORN STEAKHOUSE, Rosas Cafe, MARDEL, Walmart Supercenter, goodwill

**THE PARKE**

Chips, WAXING THE CITY, Dutch Bros, Michaels, petco, TORRID, Freebirds, TILLY'S, WORLD MARKET, Marshalls, WHOLE FOODS MARKET, COST PLUS WORLD MARKET, DSW DESIGNER SHOE WAREHOUSE, Bath & Body Works, Starbucks, Red Robin, OLD NAVY, Rack, maurices

**SITE**

FIRST WATCH, TORCHY'S TACOS, SHERWIN-WILLIAMS, Cane's CREEKVIEW

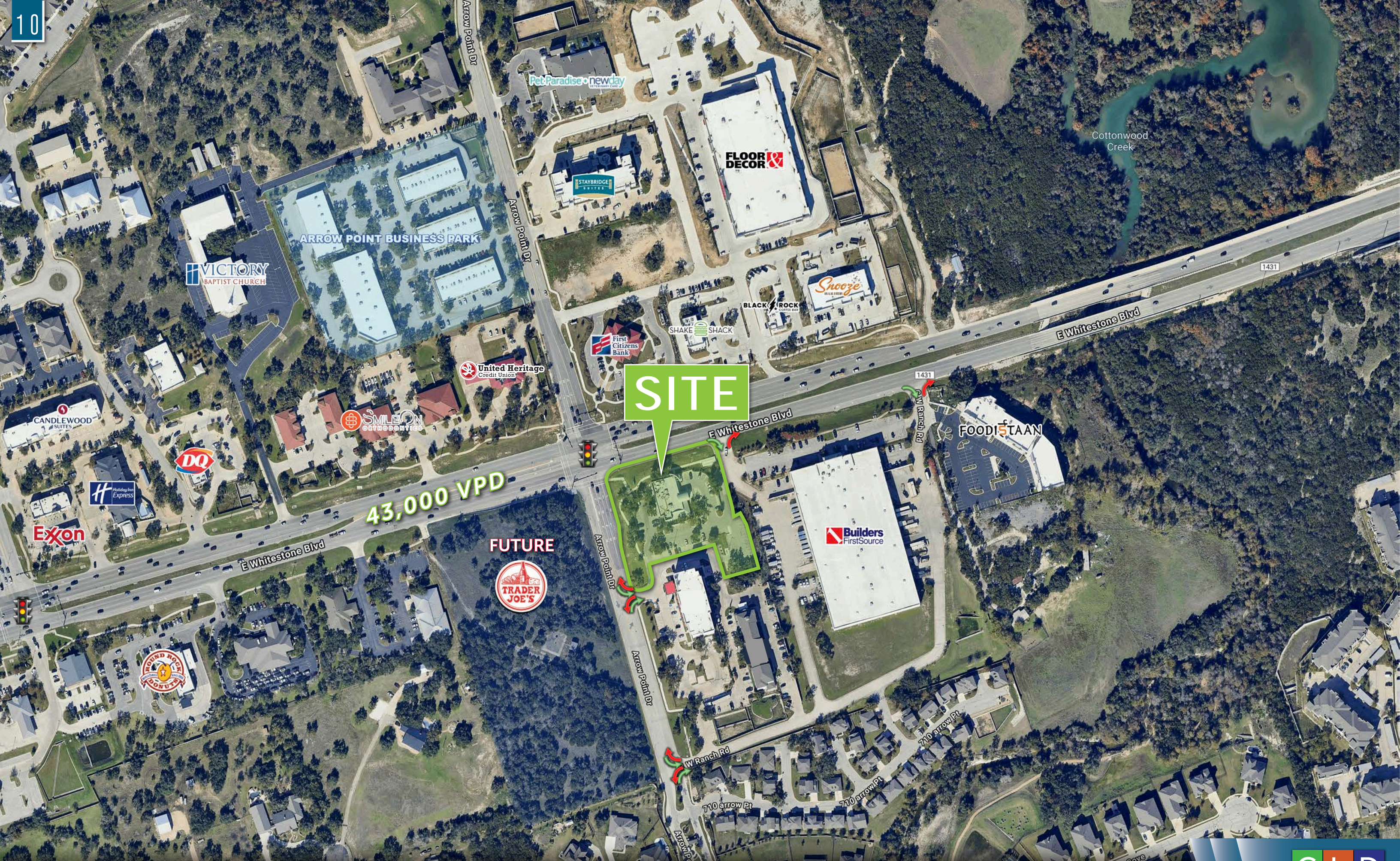
**SHOPS AT WHITESTONE**

GameStop, Starbucks, WING STOP, TACO CABANA, McDonald's, DUNKIN', Walmart

**CEDAR PARK TOWN CENTER**

CAVA, SMOOTHIE KING, menchie's frozen yogurt, BJ's RESTAURANT BREWHOUSE, COSTCO WHOLESALE, IN-N-OUT BURGER, CHIPOTLE MEXICAN GRILL

**VR**  
2,594 Students



43,000 VPD

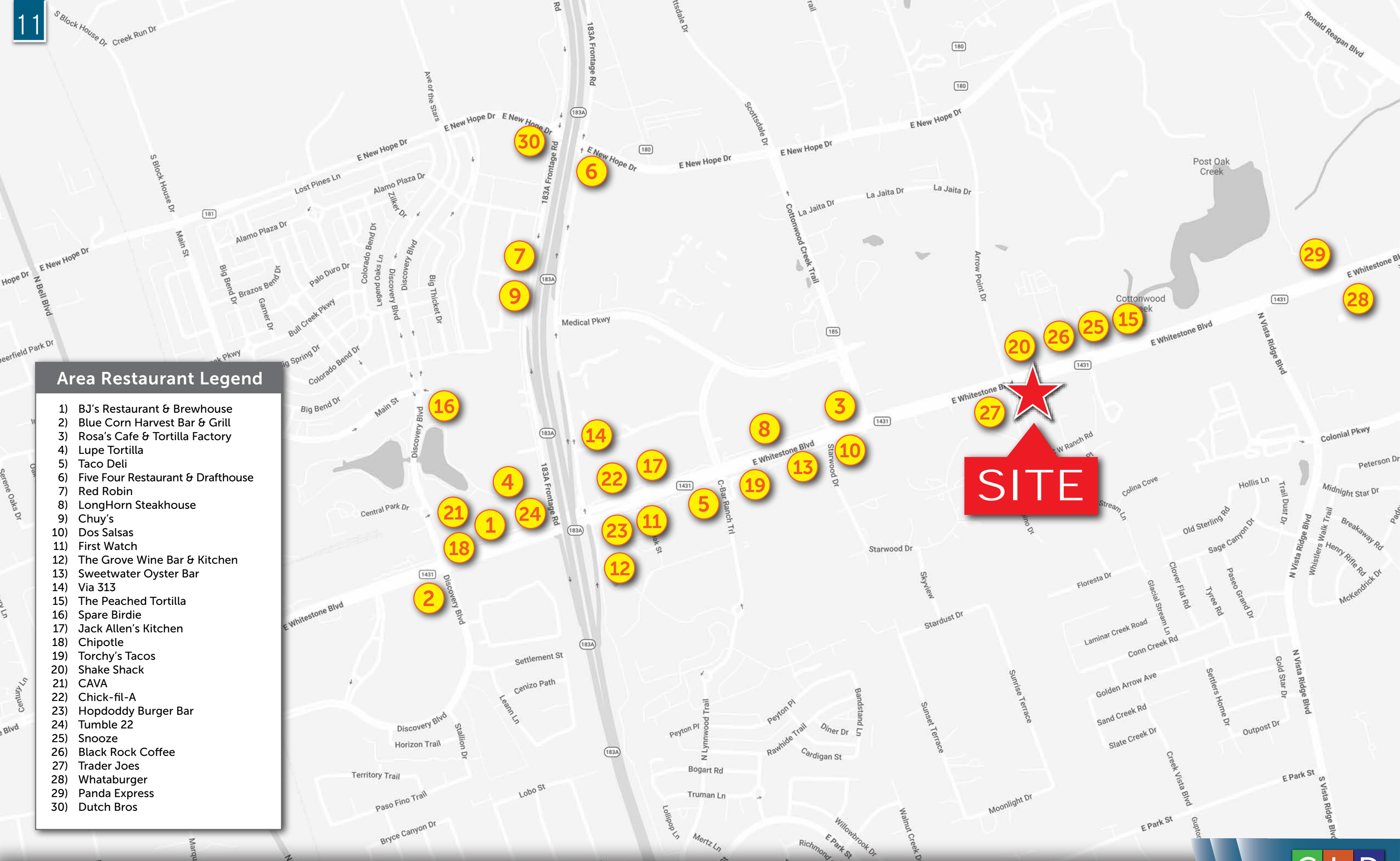
SITE

FUTURE



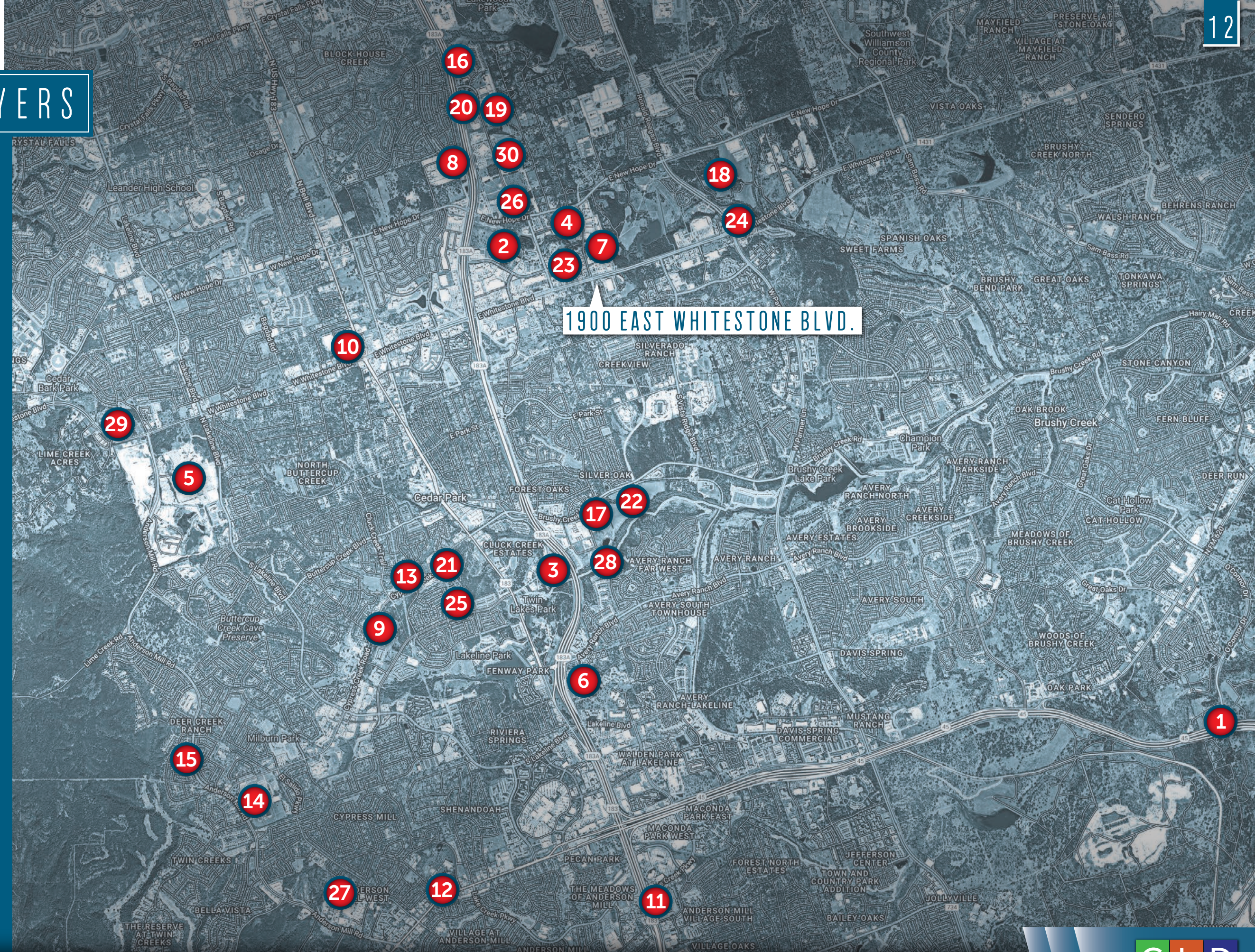
### Area Restaurant Legend

- 1) BJ's Restaurant & Brewhouse
- 2) Blue Corn Harvest Bar & Grill
- 3) Rosa's Cafe & Tortilla Factory
- 4) Lupe Tortilla
- 5) Taco Deli
- 6) Five Four Restaurant & Drafhouse
- 7) Red Robin
- 8) LongHorn Steakhouse
- 9) Chuy's
- 10) Dos Salsas
- 11) First Watch
- 12) The Grove Wine Bar & Kitchen
- 13) Sweetwater Oyster Bar
- 14) Via 313
- 15) The Peached Tortilla
- 16) Spare Birdie
- 17) Jack Allen's Kitchen
- 18) Chipotle
- 19) Torchy's Tacos
- 20) Shake Shack
- 21) CAVA
- 22) Chick-fil-A
- 23) Hopdoddy Burger Bar
- 24) Tumble 22
- 25) Snooze
- 26) Black Rock Coffee
- 27) Trader Joes
- 28) Whataburger
- 29) Panda Express
- 30) Dutch Bros



# MAJOR EMPLOYERS

- 1 Shop LC Headquarters
- 2 Cedar Park Regional Medical Center
- 3 City of Cedar Park Administration
- 4 ETS-Lindgren
- 5 CoreSlab Structures
- 6 Dell Childrens Medical Center
- 7 Firefly Aerospace
- 8 H-E-B Center at Cedar Park
- 9 National Oilwell Varco
- 10 Compedia
- 11 Trel and Dirigo Collaborative
- 12 BHI
- 13 Fallbrook Technologies
- 14 BMC Millwork
- 15 BMC West
- 16 James Avery Artisan Jewelry
- 17 Hylion
- 18 Perfect Game
- 19 Hanyang ENG
- 20 Stewart & Stevenson / E-Daptive
- 21 TDK RF Solutions, Headquarters
- 22 ElementUSA Accelerator
- 23 Vicor Custom Power Systems
- 24 Austin Wood Recycling
- 25 Flame Technology, Headquarters
- 26 PD Labs
- 27 Austin Aerotech
- 28 Tolteq Original Engineering
- 29 Austin Dynamics, Headquarters
- 30 The Crossover



1900 EAST WHITESTONE BLVD.





# 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 on 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.

CLD Realty

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

9003695

License No.

info@cldrealty.com

Email

512-441-8888

Phone

Sean Murphy

Designated Broker of Firm

496649

License No.

smurphy@cldrealty.com

Email

512-441-8888

Phone

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

Michele Gary

Sales Agent/Associate's Name

531394

License No.

mgary@cldrealty.com

Email

512-441-888

Phone

Buyer/Tenant/Seller/Landlord Initials

Phone