



CedarView

750 E. New Hope Dr., Cedar Park, TX 78613



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PROJECT OVERVIEW

117 acres

1,100,000 SF NFM

260,000 SF Schools

30,000 SF Convention Center

297 Key Full Service Hotel

Ancillary Retail Development



CedarView



- A “once-in-a-generation” project that’s expected to generate the greatest economic return in Cedar Park’s history, according to Cedar Park’s Director of Economic Development.
- Irreplaceable real estate with excellent visibility, accessibility, coterminity and demographics.
- Located in a dominant, affluent retail corridor in the Austin MSA.
- Surrounded by dense residential.
- Population has grown by 217% since 2000

AREA RETAILERS



CEDAR PARK. TX


CedarView

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, Hyllion, ABEO, Corvalent, eDaptive Power, James Avery Artisan Jewelers and several others.



Population

1 mile
8,092

3 mile
83,737

5 mile
191,043



Daytime

1 mile
4,871

3 mile
23,464

5 mile
43,824



Avg. HH Income

1 mile
\$145,685

3 mile
\$154,182

5 mile
\$173,269

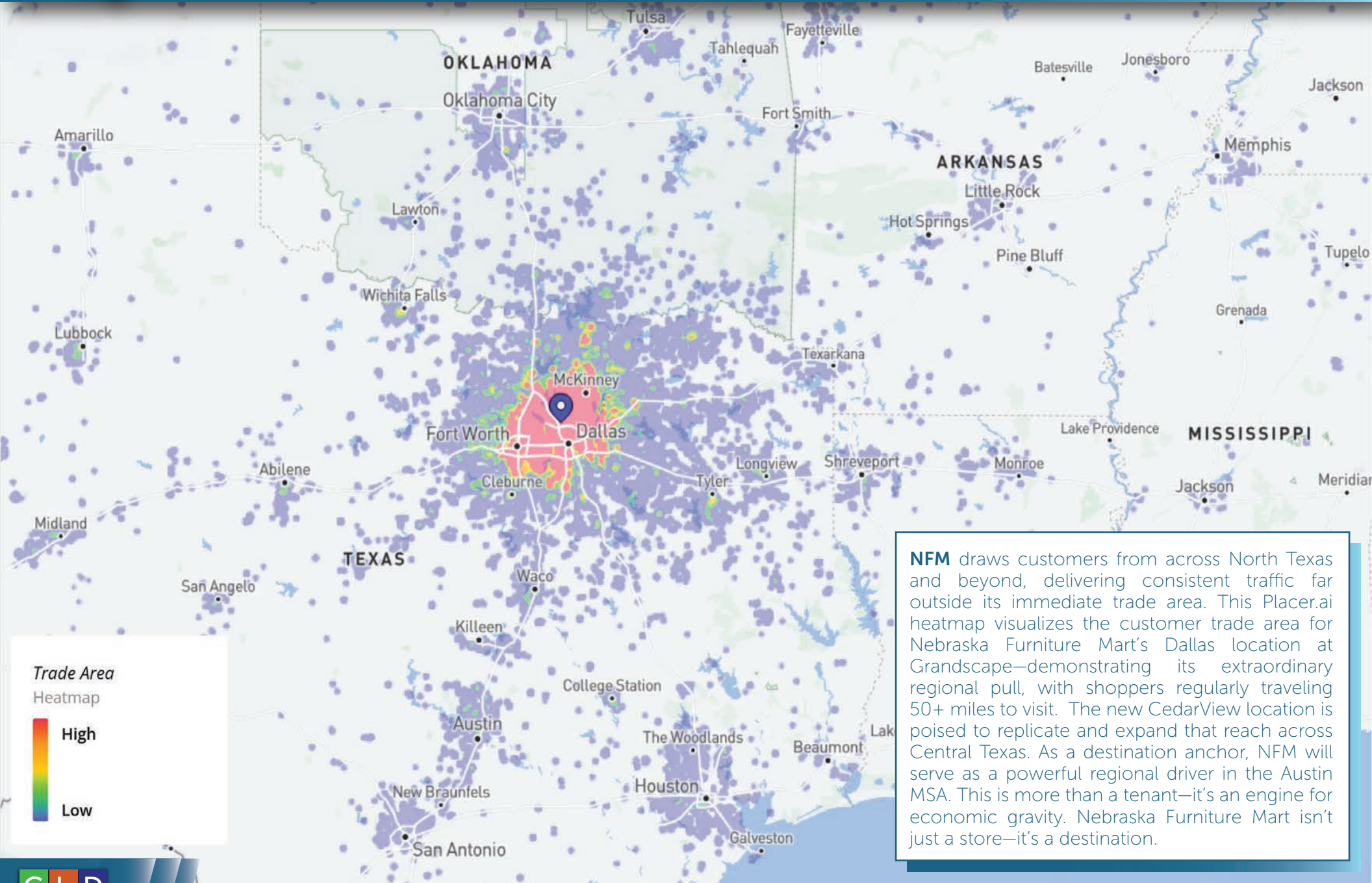


MAJOR EMPLOYERS

- 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 Compendia
- 11 Trestl 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



THE NFM EFFECT



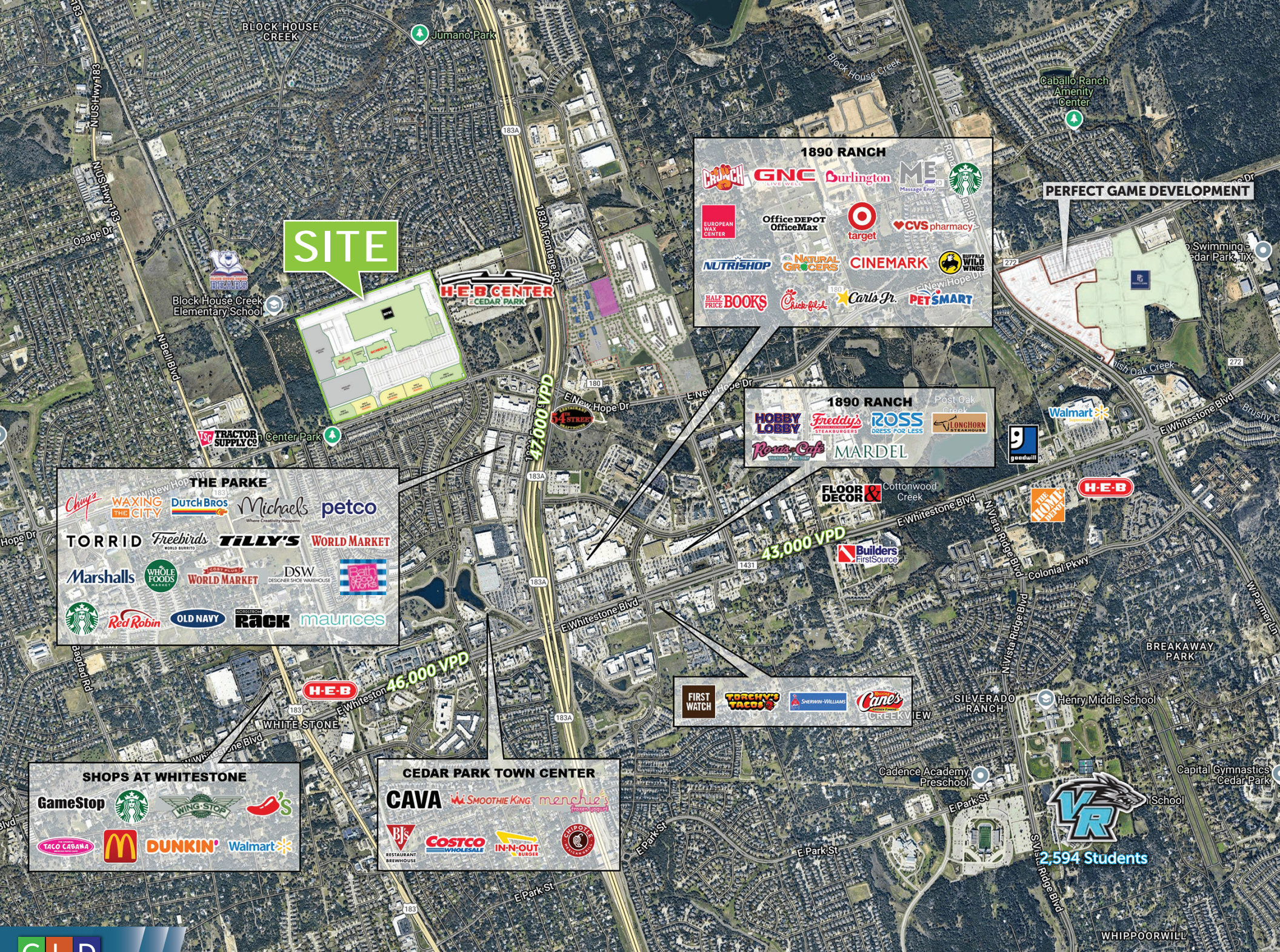


CedarView CONSTRUCTION PROGRESS SPRING 2025



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SITE

PERFECT GAME DEVELOPMENT

THE PARKE

Chap's WAXING THE CITY Dutch Bros Michaels petco

TORRID Freebirds TILLY'S WORLD MARKET

Marshall's WHOLE FOODS MARKET WORLD MARKET DSW

Starbucks Red Robin OLD NAVY RACK maurices

1890 RANCH

CRUNCH GNC Burlington ME Starbucks

Office DEPOT OfficeMax target CVS pharmacy

NUTRISHOP NATURAL GROCERS CINEMARK BUFFALO WILD WINGS

HALF PRICE BOOKS Chick-fil-A Carls Jr. PET SMART

1890 RANCH

HOBBY LOBBY Freddy's STEAKBURGERS ROSS DRESS FOR LESS LONGHORN STEAKHOUSE

Rosa-Cafe MARDEL

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

SHOPS AT WHITESTONE

GameStop Starbucks WING-STOP i's

TACO CABANA McDonald's DUNKIN' Walmart

CEDAR PARK TOWN CENTER

CAVA SMOOTHIE KING menchie's

BJS COSTCO WHOLESALE IN-N-OUT BURGER CHIROPO



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150+ Events & 1M visitors per year
Home to the AHL Texas Stars
& NBAGL Austin Spurs

SITE

EAST NEW HOPE DRIVE

Widening from 4 to 6 lanes
and adding dedicated turn lanes

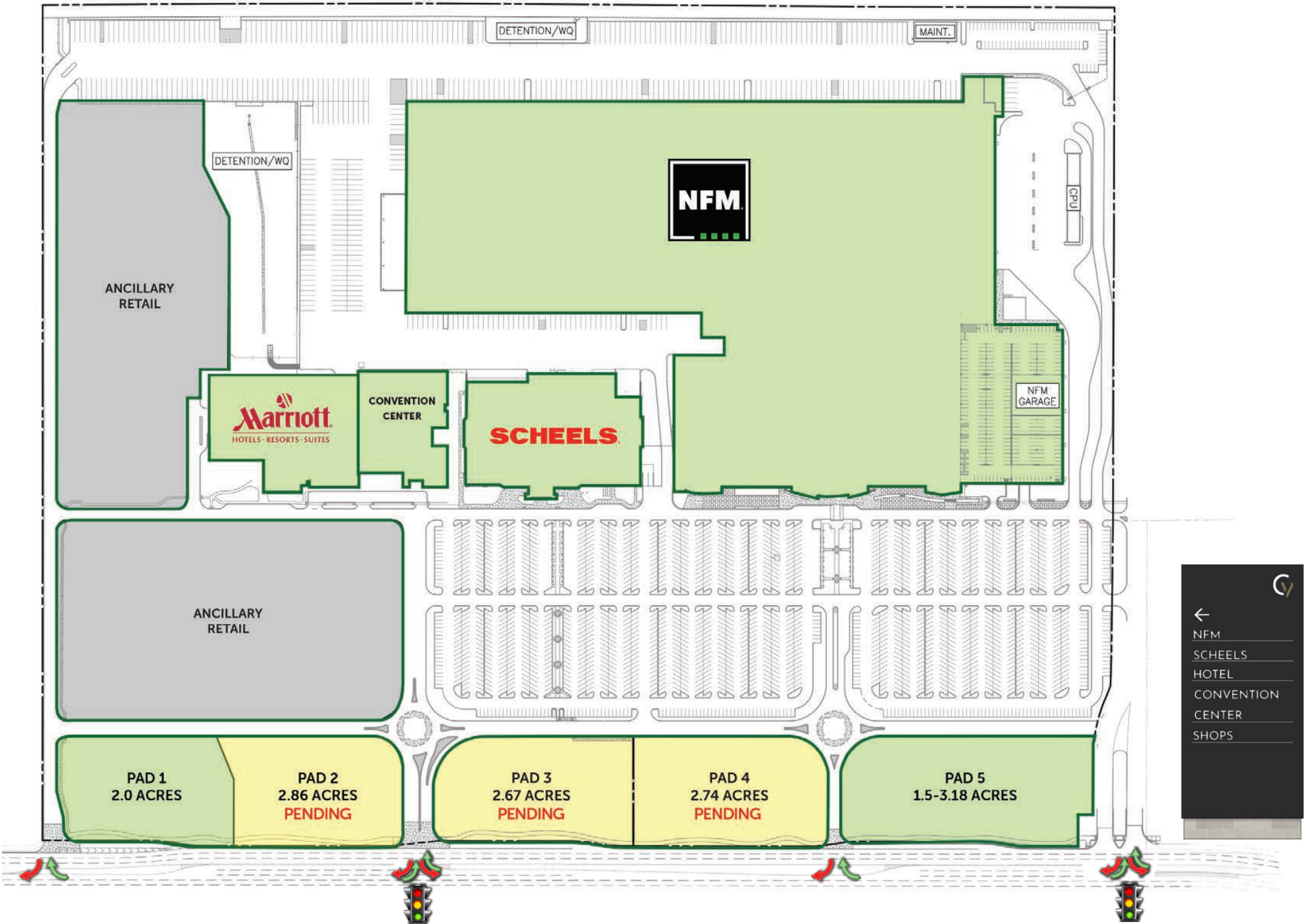


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TX 183A 47,000 VPD





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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.

<u>CLD Realty</u>	<u>9003695</u>	<u>info@cldrealty.com</u>	<u>512-441-8888</u>
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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<u>Buyer/Tenant/Seller/Landlord Initials</u>			<u>Phone</u>