



CedarView

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



Restaurant Pads For Sale or Lease

Jennifer Petrovich
Vice President

| jpetrovich@cldrealty.com |

o: 512-441-8888
c: 916-600-0121

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

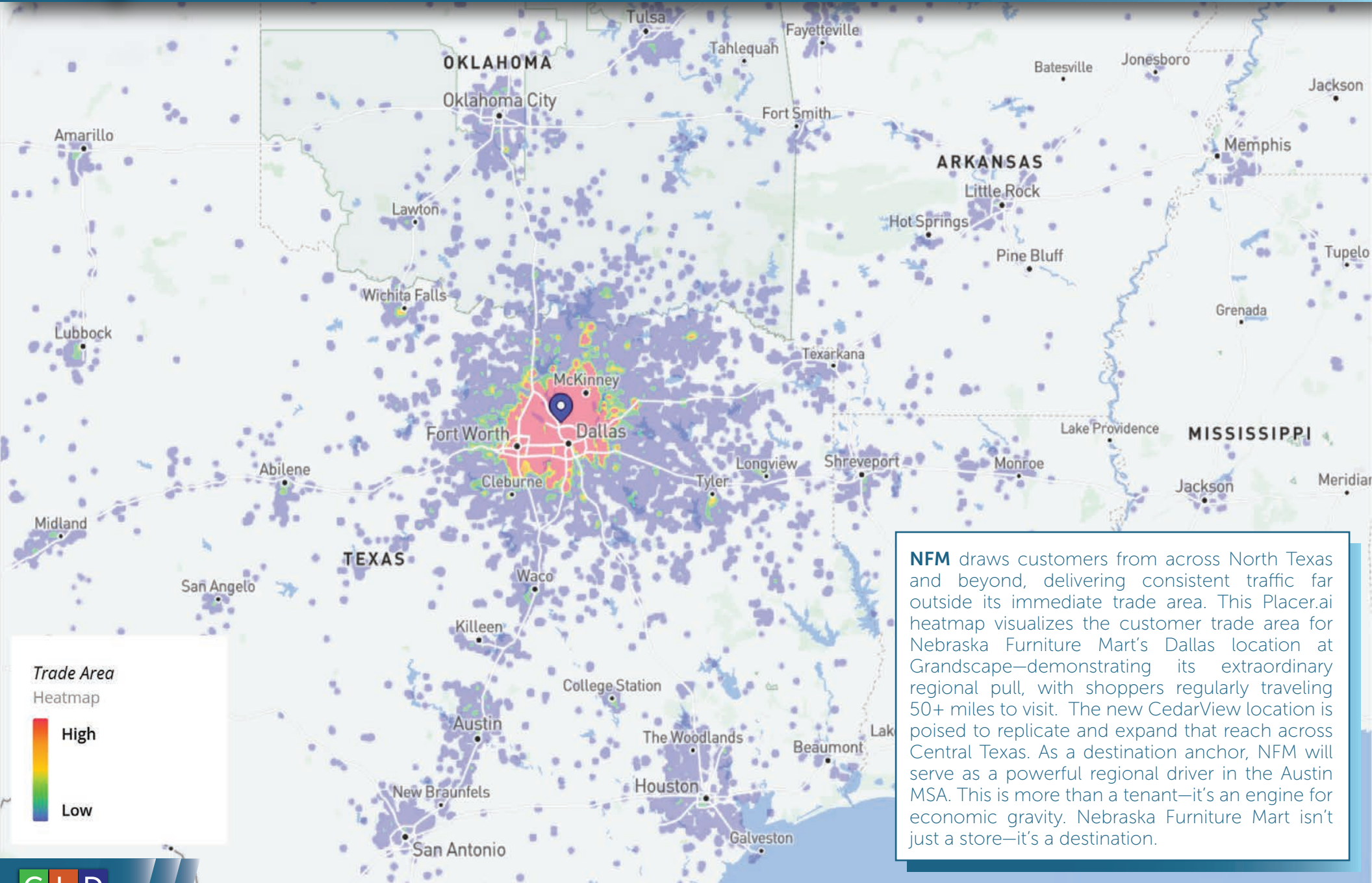
1 mile
\$145,685

3 mile
\$154,182

5 mile
\$173,269



THE NFM EFFECT





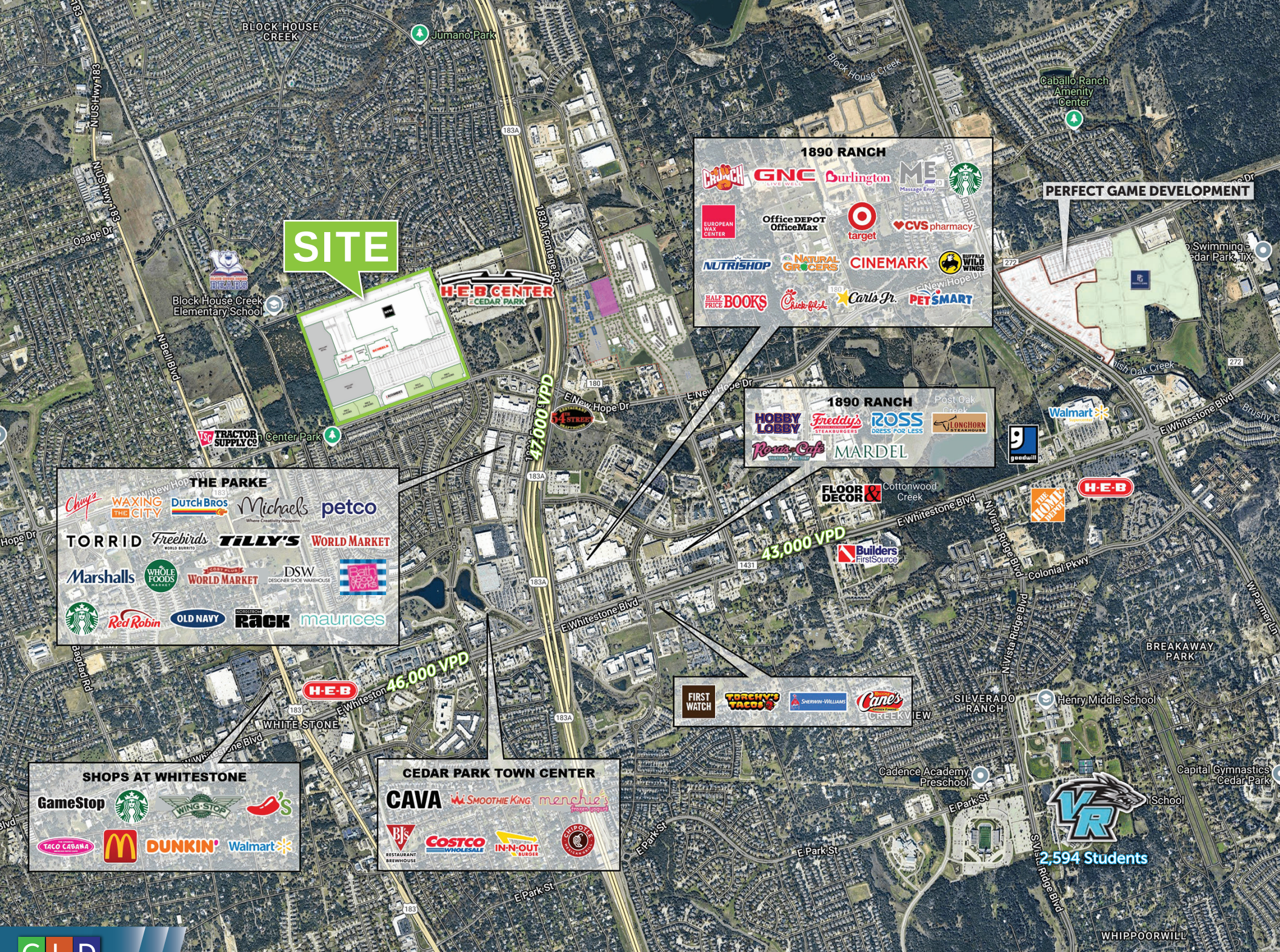
MAJOR EMPLOYERS

- 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



CedarView CONSTRUCTION PROGRESS FALL 2025







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

SITE



SCHEELS



CONVENTION CENTER

ANCILLARY RETAIL

PAD 1
2.0 ACRES

PAD 2
2.86 ACRES



PAD 4
2.74 ACRES

PAD 5
1.5-3.18 ACRES

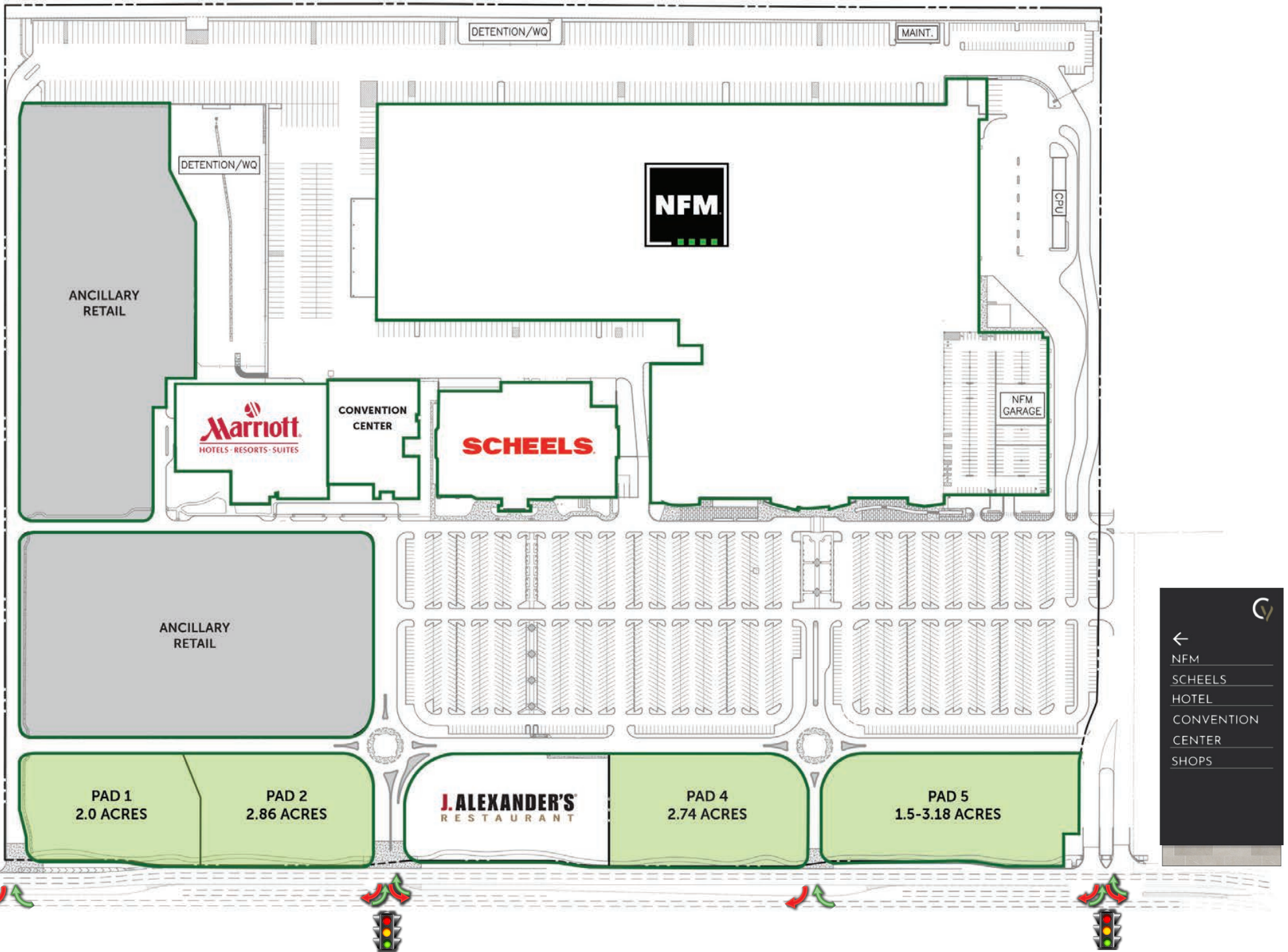
EAST NEW HOPE DRIVE

Widening from 4 to 6 lanes
and adding dedicated turn lanes



CedarView, 750 East New Hope Dr., Cedar Park, TX 78613

© 2025 CLD Realty, Inc. All rights reserved. All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy thereof.





Jennifer Petrovich

Vice President

jpetrovich@cldrealty.com

o: 512-441-8888

c: 916-600-0121



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>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Sean Murphy</u>	<u>496649</u>	<u>smurphy@cldrealty.com</u>	<u>512-441-8888</u>
Designated Broker of Firm	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Jennifer Petrovich</u>	<u>784822</u>	<u>jpetrovich@cldrealty.com</u>	<u>512-441-888</u>
Sales Agent/Associate's Name	License No.	Email	Phone
<u></u>	<u></u>	<u></u>	<u></u>
<u>Buyer/Tenant/Seller/Landlord Initials</u>			<u>Phone</u>