

Ethan Allen Building - 5204 183A Toll Road

1,800-3,796 SF End Cap Available



Jennifer Petrovich
Vice President

Ben Nudelman
Associate

512-441-8888

jpetrovich@cldrealty.com
bnudelman@cldrealty.com



THE DISTRICT AT NEW HOPE
500k SF of Industrial / 30k SF of Retail

SITE

ETHAN ALLEN

**HYATT
REGENCY**

SPRINT

HAUTESPOT

ufcu

183A

183A

76,486 VPD

NEW HOPE DR. - 12,555 VPD

**54TH
STREET**

- For Lease - 1,800 - 3,796 SF End Cap
- Massive Regional Draw: Situated directly across from The Parke, a major power center anchored by Costco, Whole Foods, and Dick's Sporting Goods, and adjacent to the future Nebraska Furniture Mart site.
- Prime Highway Visibility: Boasts high-profile frontage on 183A Toll Road, exposing the site to over 46,000 vehicles per day in a heavy commuter corridor.

- Affluent Co-Tenancy: The available end-cap space is attached to a successful Ethan Allen Design Center, providing built-in foot traffic from high-income homeowners shopping for luxury furnishings.
- Explosive Market Growth: Located in the heart of the Cedar Park / Leander border zone, serving one of the fastest-growing and most desirable residential trade areas in the nation.
- Contact broker for pricing



Population

1 mile	2 mile	3 mile
6,387	33,766	73,009



Daytime

1 mile	2 mile	3 mile
6,982	14,421	25,715



Avg. HH Income

1 mile	2 mile	3 mile
\$169,570	\$159,928	\$167,373

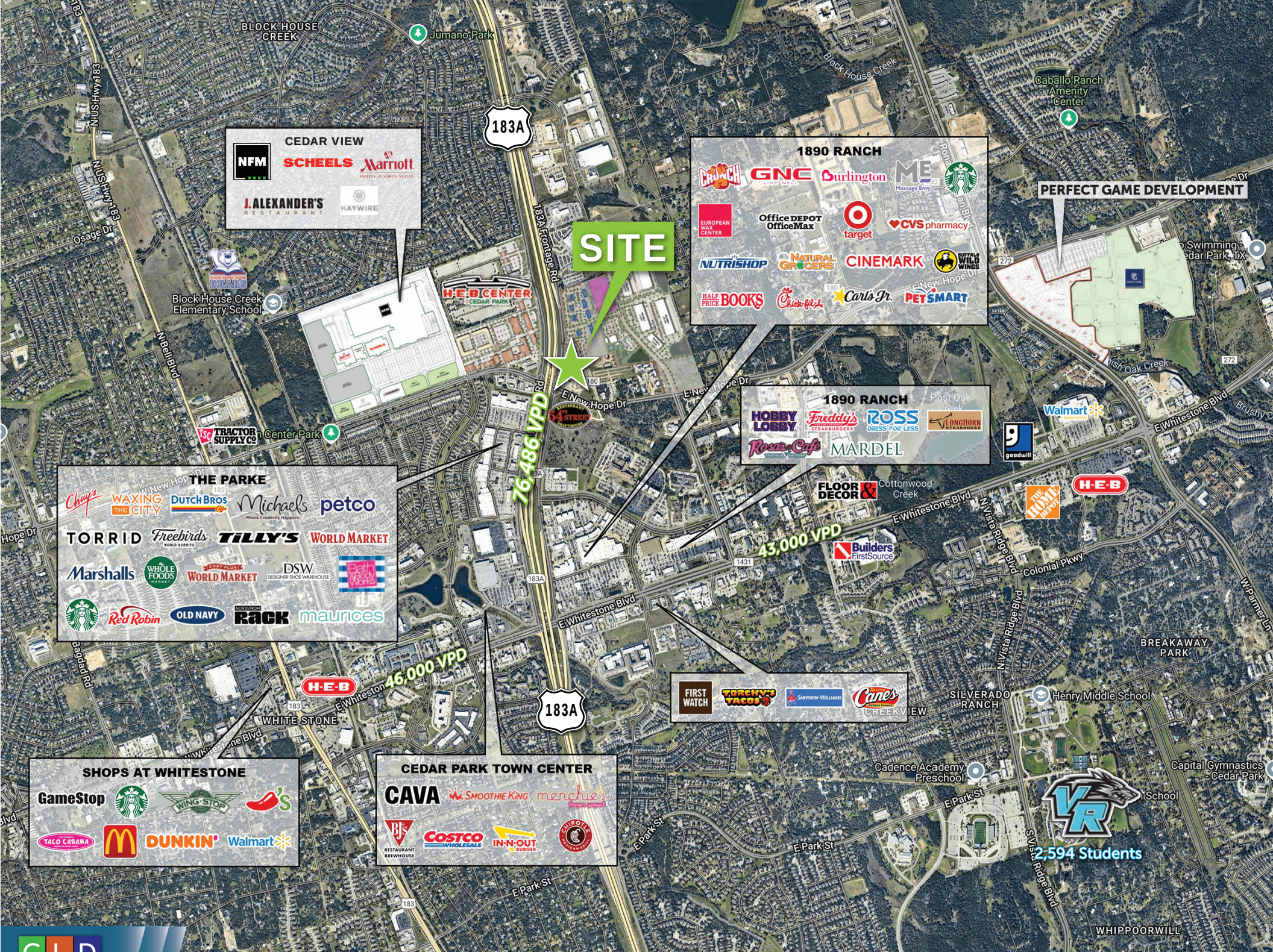
THE PARKE



CEDAR VIEW



5204 Hwy 183A, Leander, TX



HWY 183A FRONTAGE RD - 44,630 VPD



MONUMENT SIGNAGE





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	9003695	info@cldrealty.com	512-441-8888
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sean Murphy	496649	smurphy@cldrealty.com	512-441-8888
Designated Broker of Firm	License No.	Email	Phone
Jennifer Petrovich	784822	jpetrovich@cldrealty.com	512-441-8888
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials			Phone