



**PRIMUS**  
Real Estate Services



## Primus Real Estate Services

1508 West 5th Street  
Suite 102  
Austin, TX 78703  
(512) 322-2008 • (888) 324-2008



## Highway 183 and Cypress Creek Pad Sites Cedar Park, Texas

**Location:** Northeast and southeast corners of Highway 183 and Cypress Creek  
Cedar Park, Texas

<b>Pad Sizes:</b>		<b>Price:</b>	
Pad 1: 1.03 acres		Pad 1: \$775,000 / \$17.27 SF	
Pad 2: 1.02 acres		Pad 2: \$575,000 / \$12.94 SF	
Pad 3: 0.68 acres		Pad 3: \$725,000 / \$24.48 SF	
Pad 4: 0.62 acres		Pad 4: \$575,000 / \$21.29 SF	
Pad 5: 1.49 acres		Pad 5: \$875,000 / \$13.48 SF	
Pad 6: 0.92 acres		Pad 6: \$500,000 / \$12.48 SF	
Pad 7: 0.75 acres		Pad 7: \$500,000 / \$15.30 SF	

**Zoning:** GB-3 (General Business District)

**Utilities:** All Available

**2008 Population:** 3 mile: 66,153  
5 mile: 151,888

**2008 Avg. HH Income:** 3 mile: \$85,644  
5 mile: \$85,733

**Traffic (Highway 183):** Approximately 56,000 vehicles per day (2006)

**Traffic (Cypress Creek):** Approximately 6,510 vehicles per day (2005)

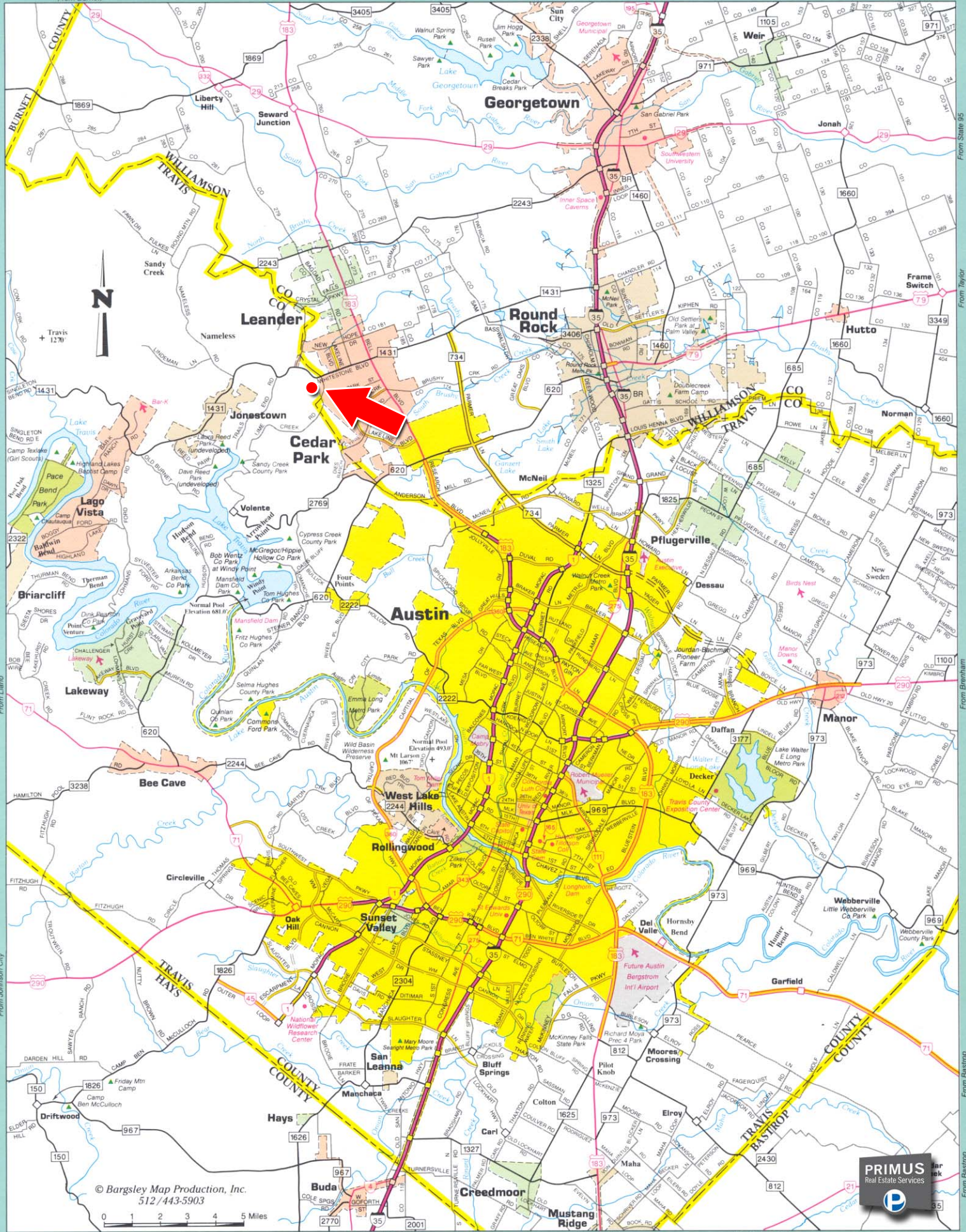
Contact: **Brandon Wilson**

**512-322-2008 ext. 308 / [brandon@primusre.com](mailto:brandon@primusre.com)**

More information at: [www.primusre.com](http://www.primusre.com)

The information contained herein was obtained from sources deemed reliable; however, the signatory makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.

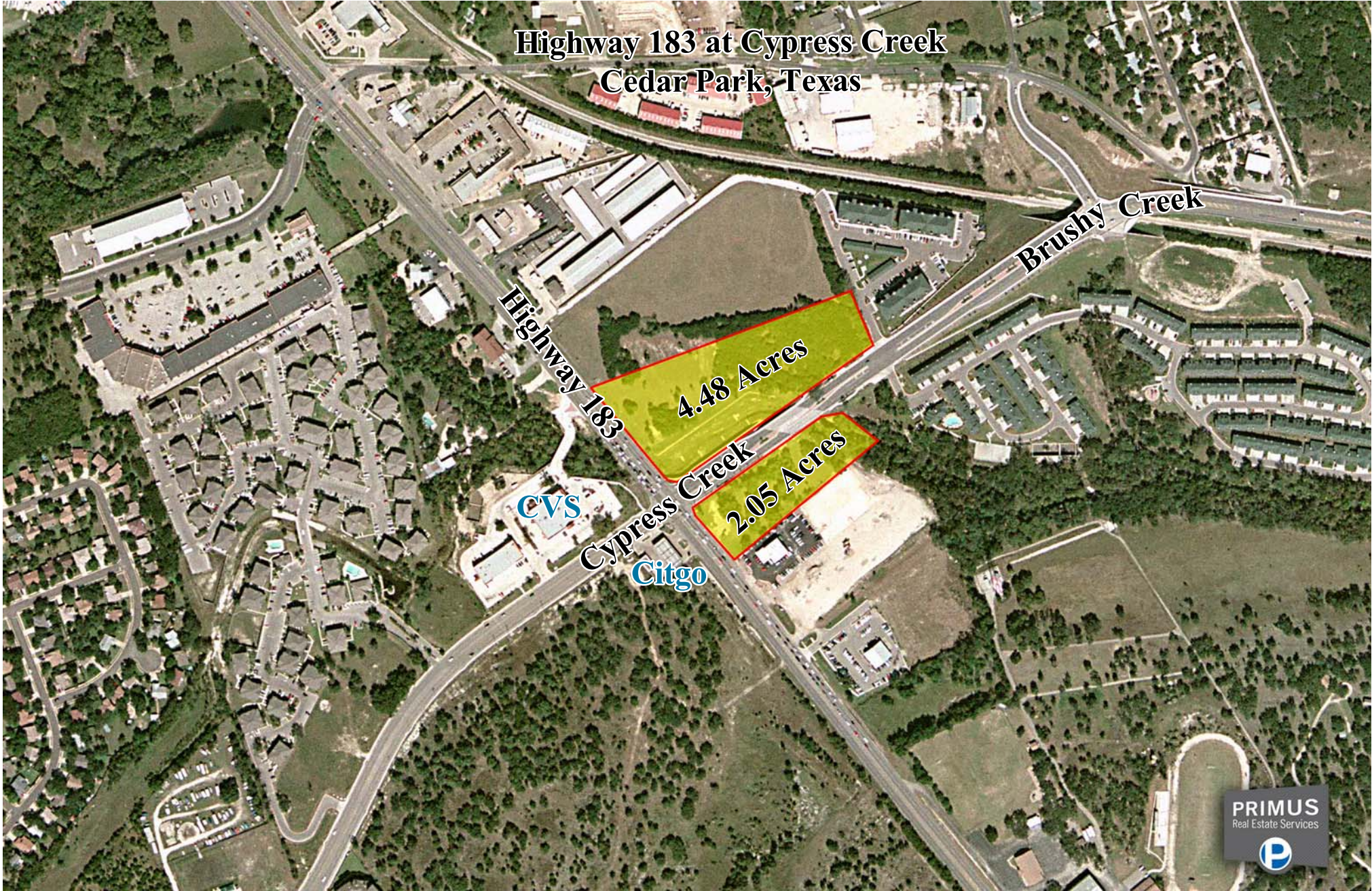
# To & Thru Austin



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512 / 443-5903

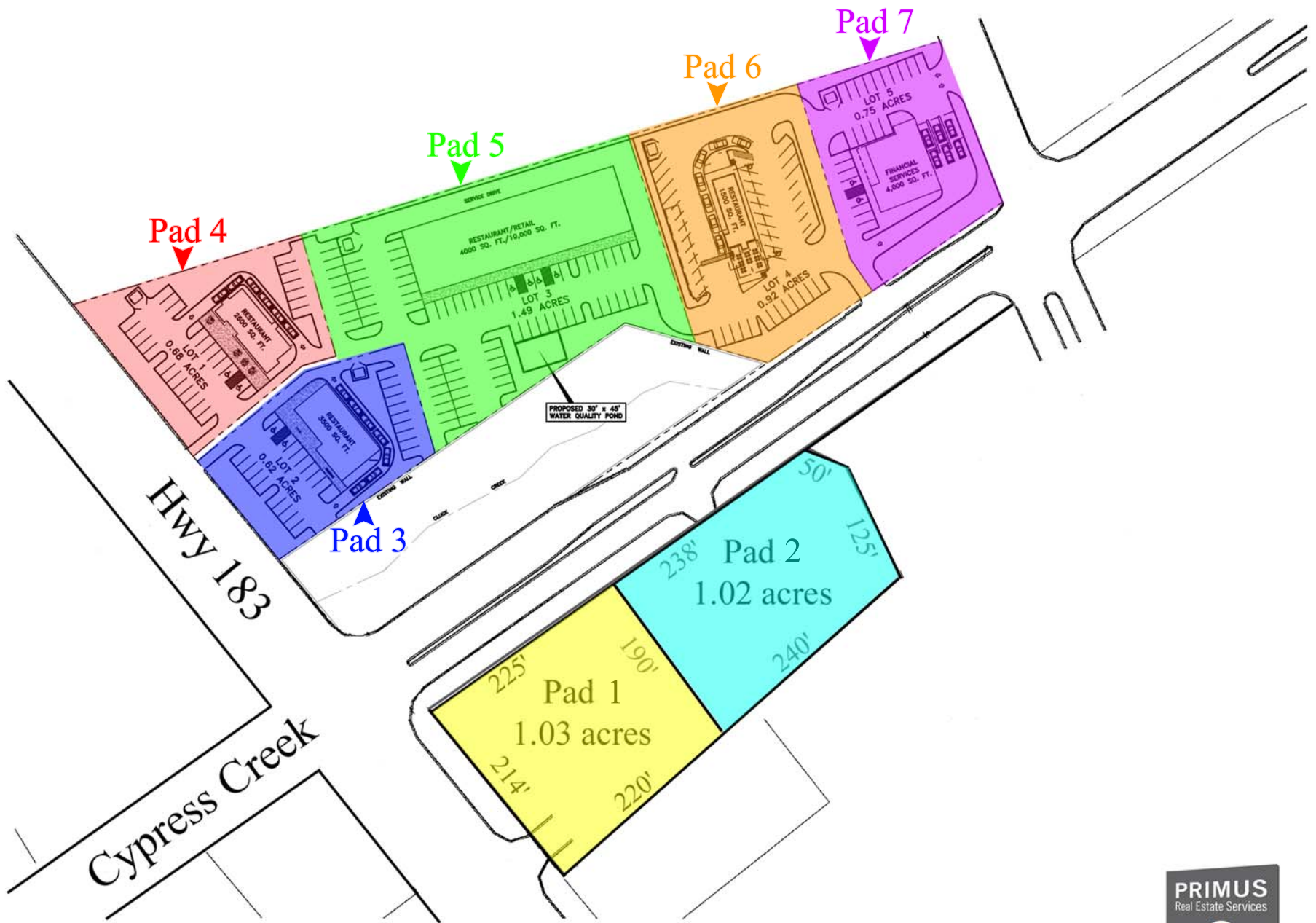


**Highway 183 at Cypress Creek  
Cedar Park, Texas**



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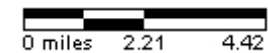
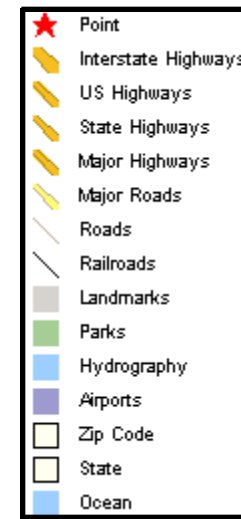
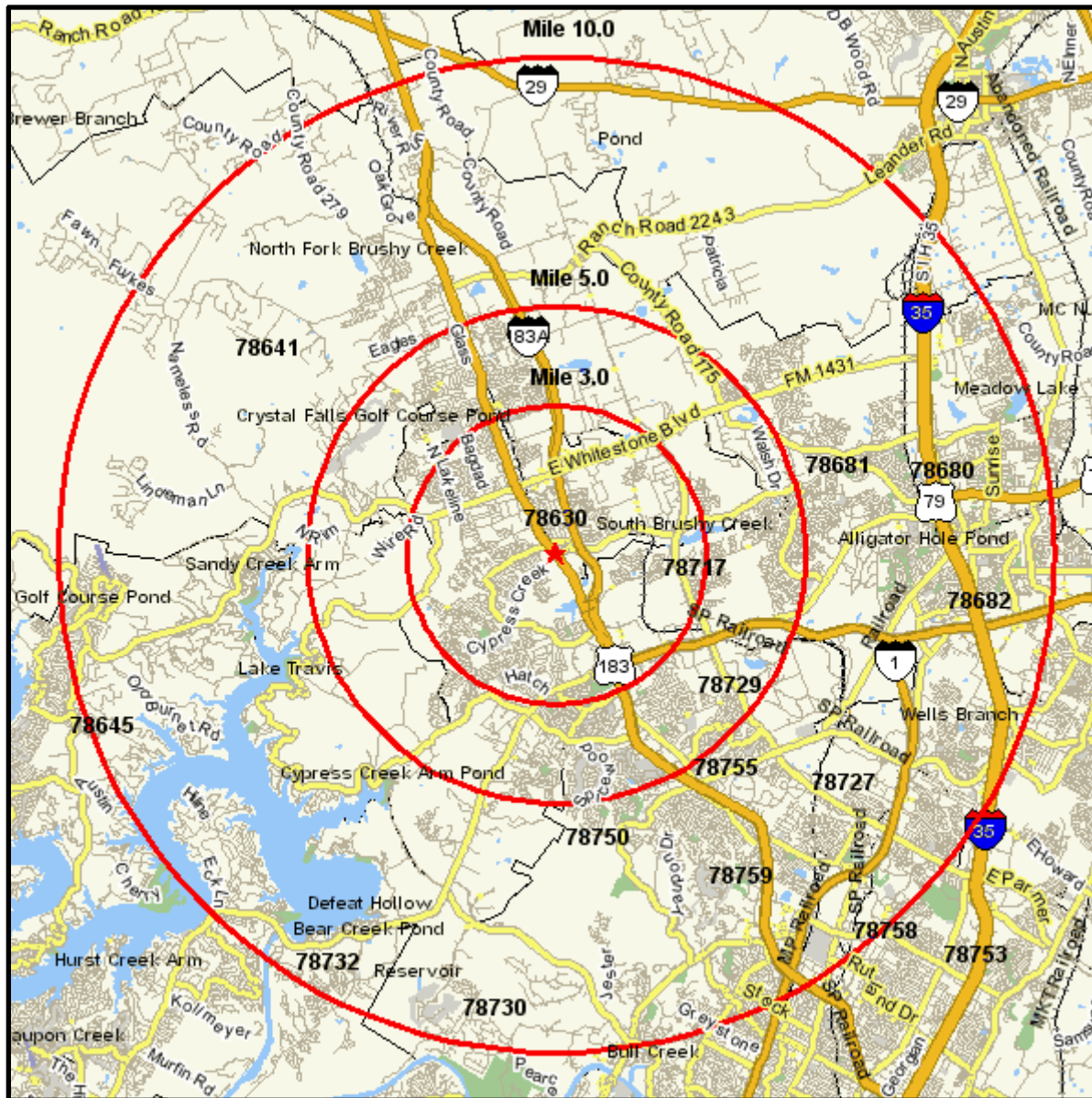
Preliminary Site Plan

# Area Map

Prepared For:

Order #: 966787867  
Site: 01

S BELL BLVD AT CYPRESS CREEK RD  
CEDAR PARK, TX 78613  
Coord: 30.501000, -97.816400  
Radius - See Appendix for Details



## Pop-Facts: Demographic Quick Facts Report

**Radius 1: S BELL BLVD AT CYPRESS CREEK RD, CEDAR PARK, TX 78613, aggregate**

**Radius 2: S BELL BLVD AT CYPRESS CREEK RD, CEDAR PARK, TX 78613, aggregate**

**Radius 3: S BELL BLVD AT CYPRESS CREEK RD, CEDAR PARK, TX 78613, aggregate**

Description	0.00 - 3.00 miles <i>Radius 1</i>		0.00 - 5.00 miles <i>Radius 2</i>		0.00 - 10.00 miles <i>Radius 3</i>	
	%	%	%	%	%	%
<b>Population</b>						
2013 Projection	85,180		190,475		470,728	
2008 Estimate	66,153		151,888		393,958	
2000 Census	37,083		93,404		282,136	
1990 Census	15,641		49,317		159,197	
Growth 1990 - 2000	137.09%		89.40%		77.22%	
<b>Households</b>						
2013 Projection	28,158		64,594		178,685	
2008 Estimate	22,060		52,083		151,161	
2000 Census	12,475		32,657		110,581	
1990 Census	5,221		17,245		61,586	
Growth 1990 - 2000	138.94%		89.37%		79.56%	
<b>2008 Est. Population by Single Classification Race</b>						
White Alone	53,885	81.46	122,022	80.34	301,535	76.54
Black or African American Alone	3,247	4.91	7,141	4.70	22,992	5.84
American Indian and Alaska Native Alone	177	0.27	498	0.33	1,769	0.45
Asian Alone	3,265	4.94	10,137	6.67	30,602	7.77
Native Hawaiian and Other Pacific Islander Alone	59	0.09	134	0.09	353	0.09
Some Other Race Alone	3,822	5.78	7,993	5.26	25,858	6.56
Two or More Races	1,697	2.57	3,963	2.61	10,849	2.75
<b>2008 Est. Population Hispanic or Latino</b>						
Hispanic or Latino	10,520	15.90	23,362	15.38	67,900	17.24
Not Hispanic or Latino	55,632	84.10	128,526	84.62	326,058	82.76
<b>2008 Tenure of Occupied Housing Units</b>						
Owner Occupied	18,973	86.01	41,823	80.30	98,450	65.13
Renter Occupied	3,087	13.99	10,261	19.70	52,712	34.87
<b>2008 Average Household Size</b>						
	2.99		2.91		2.59	



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	%	%	%	%		%
<b>2008 Est. Households by Household Income</b>	22,060		52,083		151,161	
Income Less than \$15,000	664	3.01	1,871	3.59	7,264	4.81
Income \$15,000 - \$24,999	894	4.05	2,471	4.74	8,576	5.67
Income \$25,000 - \$34,999	1,263	5.73	3,347	6.43	12,224	8.09
Income \$35,000 - \$49,999	2,693	12.21	6,687	12.84	21,863	14.46
Income \$50,000 - \$74,999	5,097	23.11	11,943	22.93	34,462	22.80
Income \$75,000 - \$99,999	4,883	22.14	10,194	19.57	25,692	17.00
Income \$100,000 - \$149,999	4,600	20.85	10,645	20.44	26,007	17.20
Income \$150,000 - \$249,999	1,769	8.02	4,182	8.03	11,541	7.63
Income \$250,000 - \$499,999	168	0.76	615	1.18	2,615	1.73
Income \$500,000 and over	28	0.13	128	0.25	920	0.61
<b>2008 Est. Average Household Income</b>	\$85,644		\$85,733		\$84,315	
<b>2008 Est. Median Household Income</b>	\$77,145		\$74,418		\$68,611	
<b>2008 Est. Per Capita Income</b>	\$28,647		\$29,468		\$32,483	



Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

# Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

## **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

## **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

## **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

## **If you choose to have a broker represent you,**

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

