



1801 CLOVER LANE LAND

SEQ BAGDAD RD & CLOVER LN
1801 Clover Ln, Cedar Park, TX 78613



FOR SALE

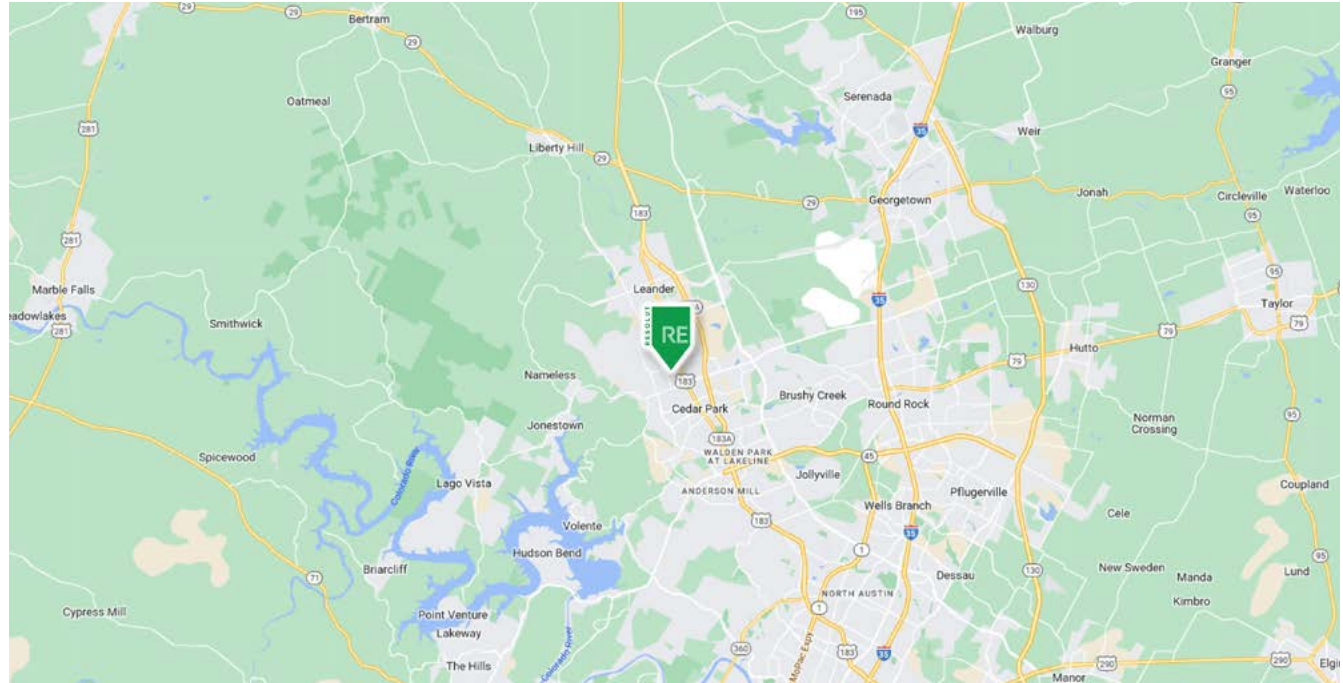
AVAILABLE LAND
2.558 AC

PRICE
\$12.00 PSF

Janice Landers, CCIM
janice@resolutre.com
512.535.0262

PROPERTY HIGHLIGHTS

- All utilities on the property
- Regional Detention
- Zoned- GB
- Located next to Splash Shack- indoor water park
- Perfect for showroom, flex, or office space




AREA TRAFFIC GENERATORS




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DEMOGRAPHIC SNAPSHOT 2023

 **94,257**
POPULATION
3-MILE RADIUS

 **\$148,188.00**
AVG HH INCOME
3-MILE RADIUS

 **40,955**
DAYTIME POPULATION
3-MILE RADIUS

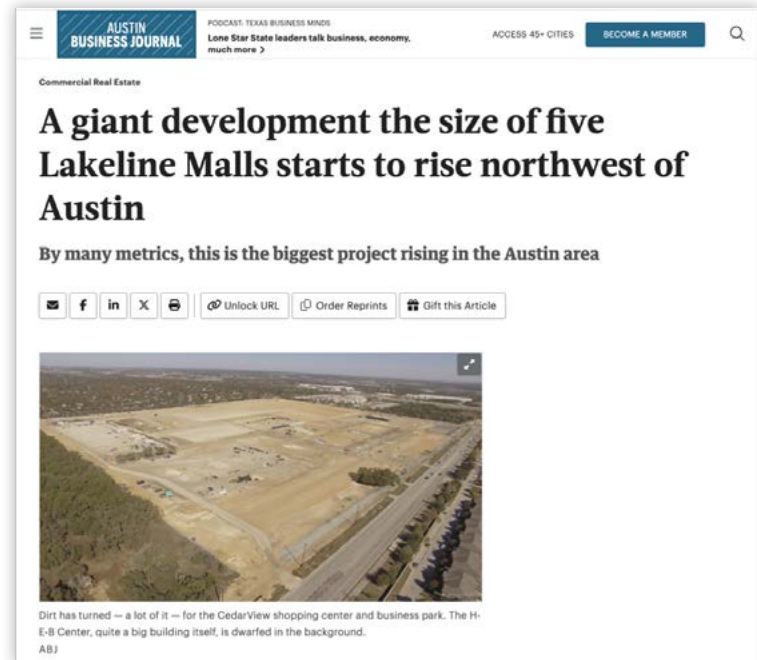
 **TRAFFIC COUNTS**
(Costar 2021)

CedarView Development to Transform Cedar Park into a Premier Destination

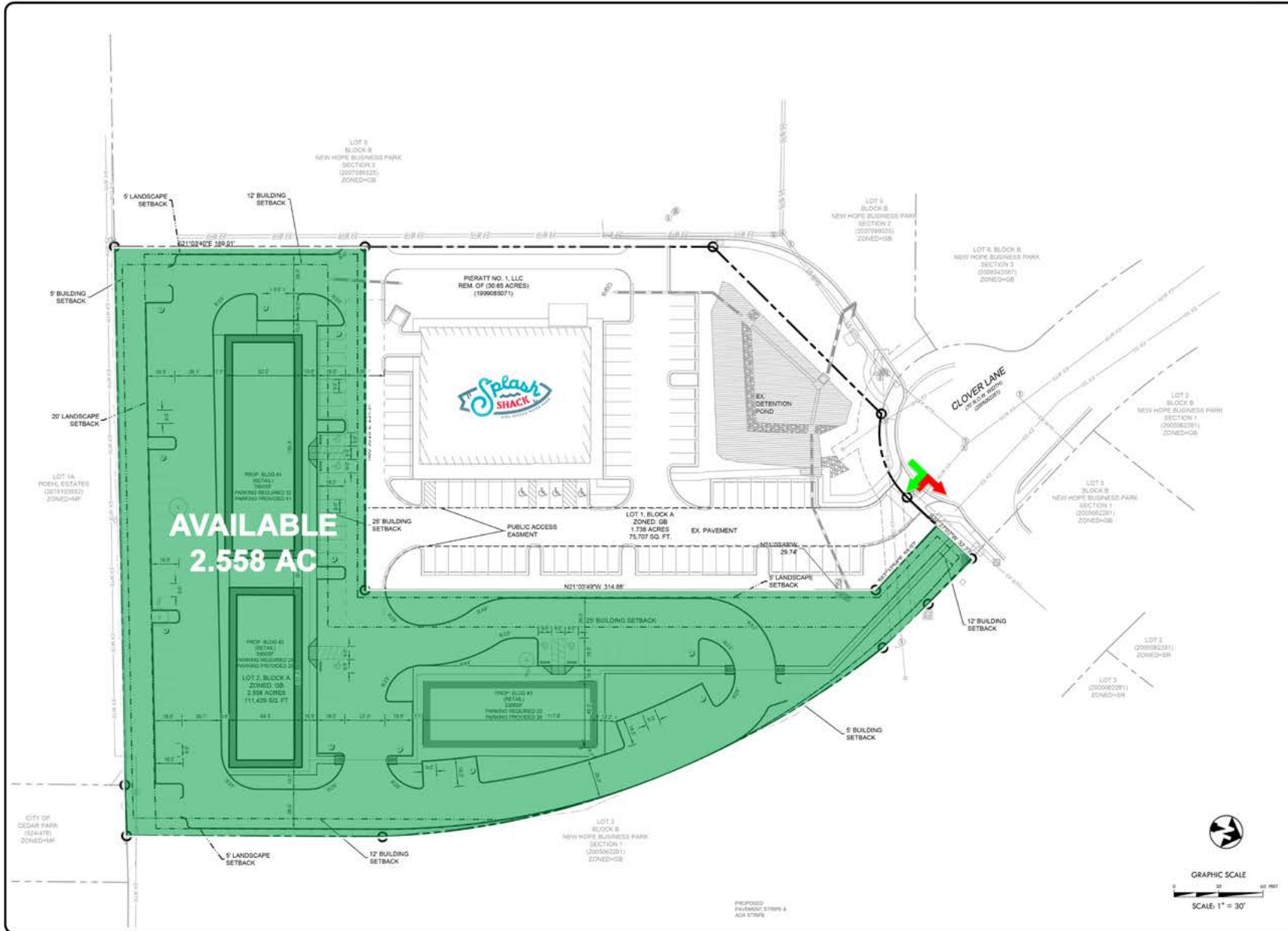
A major milestone is underway in Cedar Park as the highly anticipated CedarView development continues construction. Spanning 118 acres, the project is anchored by Nebraska Furniture Mart (NFM) and will include a 1.2 million-square-foot furniture store, a 250-room luxury hotel, a city-owned convention center, and additional retail and warehouse space. North Dakota-based sporting goods retailer Scheels will also debut in the area with a massive 240,000-square-foot store featuring entertainment attractions, a Ferris wheel, and an aquarium. The first phases are expected to open in late 2026 and early 2027.

Backed by a development agreement with the city, CedarView is projected to generate \$435 million in new tax revenue over 25 years, creating hundreds of jobs and attracting significant tourism. The city has committed \$45 million in performance-based incentives, requiring the developer to invest \$400 million and complete major infrastructure improvements before opening. Cedar Park officials believe the project—alongside the nearby H-E-B Center—will establish the city as a regional hub for commerce and entertainment.

With its large-scale commercial footprint and mix of retail, hospitality, and recreation, CedarView is expected to reshape Cedar Park's economic landscape. The development will not only offer new shopping and dining experiences but also provide career opportunities across various sectors, from retail and design to hospitality and event management. As construction progresses, Cedar Park continues its trajectory as one of the fastest-growing suburban hubs in Central Texas.



<https://archive.is/2024.12.23-145514/https://www.bizjournals.com/austin/news/2024/12/18/cedar-park-nebraska-furniture-mart-scheels-update.html>



1801 CLOVER LANE
CEDAR PARK, TX 78613
612-715-0776

SPLASH SHACK

**SPLASH SHACK
SUBDIVISION**
LOT 1 & LOT 2, BLOCK A
CITY OF CEDAR PARK
WILLIAMSON, TEXAS

REV.	DATE	DESCRIPTION

KE
kirkman
ENGINEERING

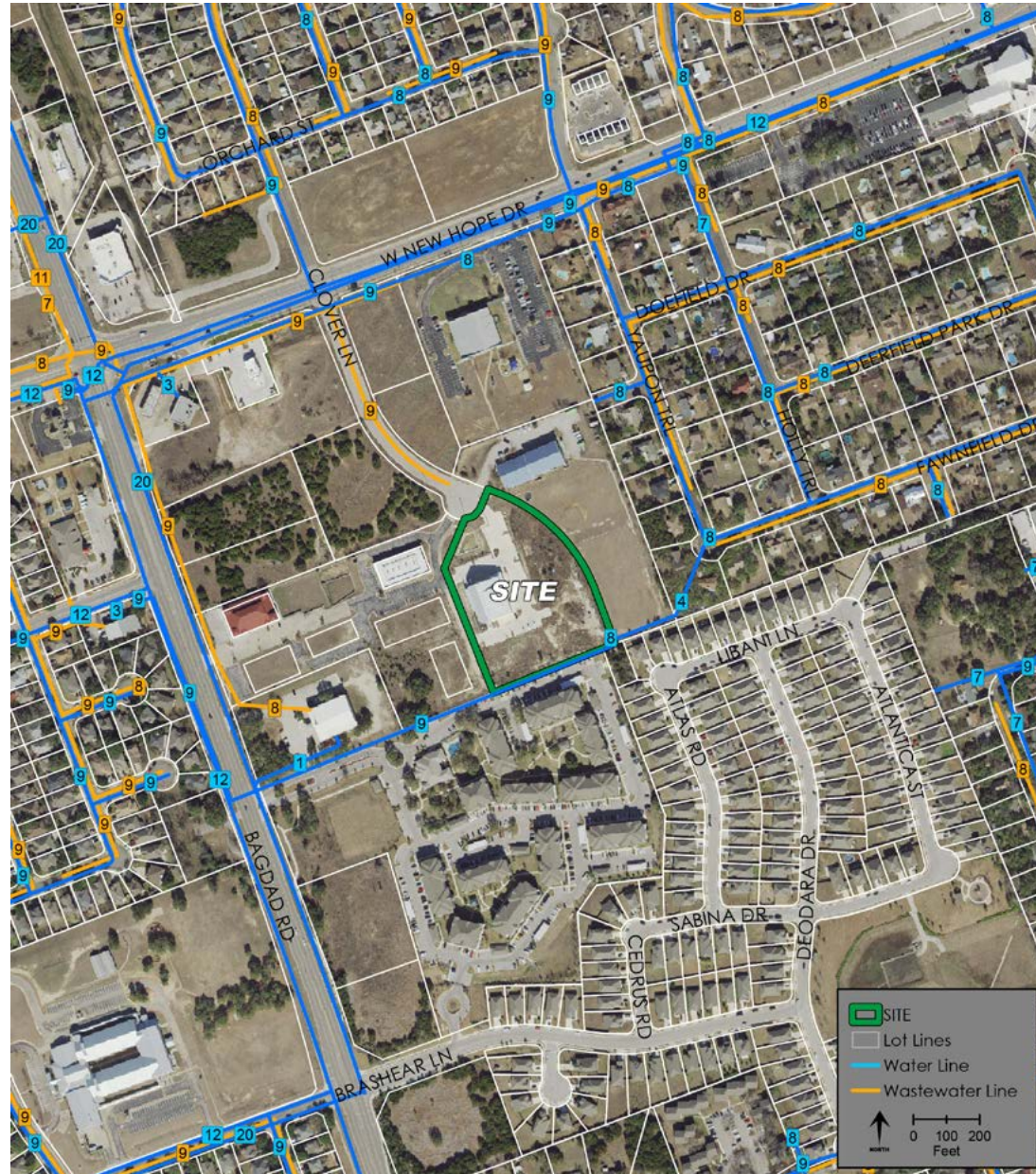
KIRKMAN ENGINEERING, LLC
5000 STATE HIGHWAY 121
COLLEYSVILLE, TX 76634
TEXAS FIRM NO. 15074

JOB NUMBER: 55K23001
ISSUE DATE: _____

SHEET:
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Information About Brokerage Services

Texas law requires all real estate license holders 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 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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE" Licensed Broker /Broker Firm Name or Primary Assumed Business Name	603091 OR 9003193 License No.	leads@resolutre.com Email	512-474-5557 Phone
David J. Simmonds OR Gavin Fite Designated Broker of Firm	459263 OR 438039 License No.	leads@resolutre.com Email	512-474-5557 Phone
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David J. Simmonds Sales Agent/Associate's Name	459263 License No.	david@resolutre.com Email	512-474-5557 Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____