

SWC OF CYPRESS CREEK RD & LIBERTY OAKS BLVD | CEDAR PARK, TX

LAND FOR SALE



INSITE EFS



OVERVIEW

Offering	Land for Sale
Lot Size	Approx. 12.49 AC (544,064 SF)
Price	\$6,300,000 (\$11.58 PSF)
Zoning	<u>Zoning PD – Planned Development with a base zoning of PO – Professional Office.</u> Suitable for Charter or Private Schools and other PD-zoned uses such as medical offices, educational institutions, and professional services.
Additional	Included in the purchase price, the seller has completed \$1,200,000 in off-site improvements.

PROPERTY HIGHLIGHTS

- Property is platted
- Copy of REA & DEA available upon request
- Public Works & Engineering Info – City of Cedar Park
- Planning Info – City of Cedar Park





The subject property is situated at the intersection of Liberty Oaks Blvd. and Cypress Creek Road, within the City of Cedar Park, Williamson County, Texas.

For the majority of its existence, the current tract has remained undeveloped. The land is predominantly characterized by pervious soil, dense grasses, and brush. Approximately 80% of the site is covered by small and medium-sized Live Oak and Cedar Elm Trees.

The property contains a high point of approximately 947 ft elevation, which is situated along the middle portion of the tract. The land slopes from the middle of the property towards the north, typically between 1-5% slope, and towards the south with a 1-3% slope.

The property's topography drains northerly to a low point of 928 at Cypress Creek Road and southerly to a low point of 939 along Little Elm. The soils on the site comprise Doss Silty Clay, Eckrant Cobbly Clay, and Eckrant Stony Clay, all ranging between 1% and 8% slopes.

UTILITIES



Electric Providers

Pedernales Electric Cooperative and Texas Oncor



Telephone, Cable, and Internet Service

Spectrum & AT&T

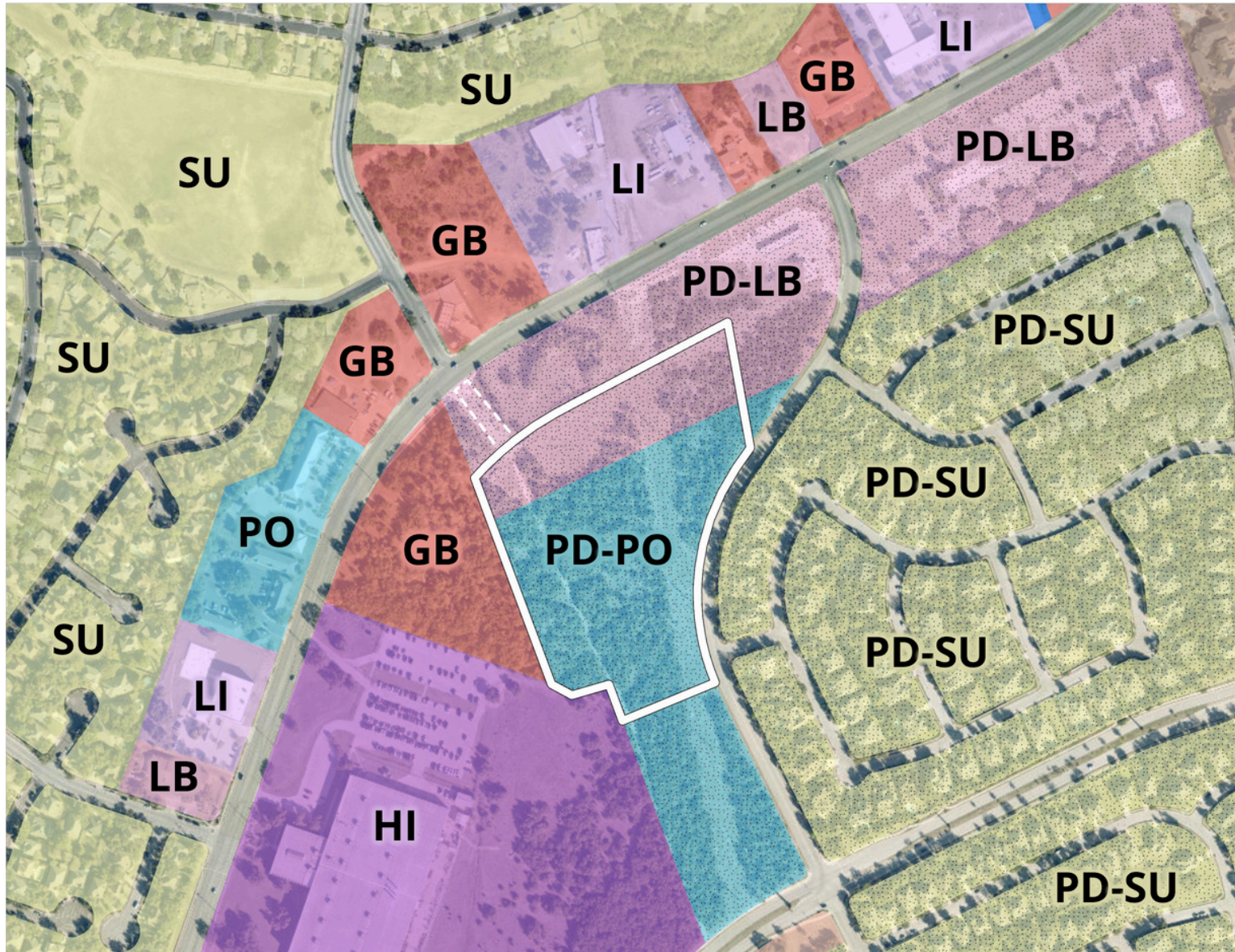


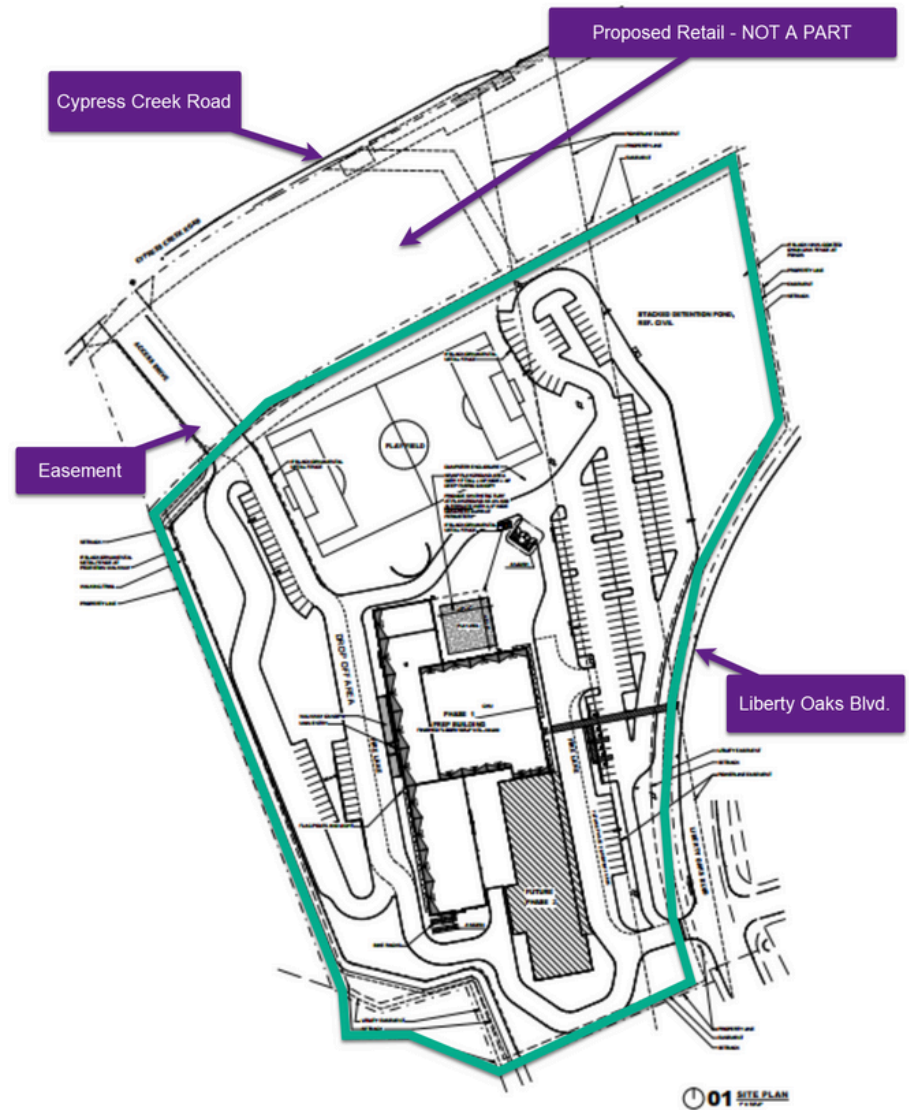
Natural Gas Service

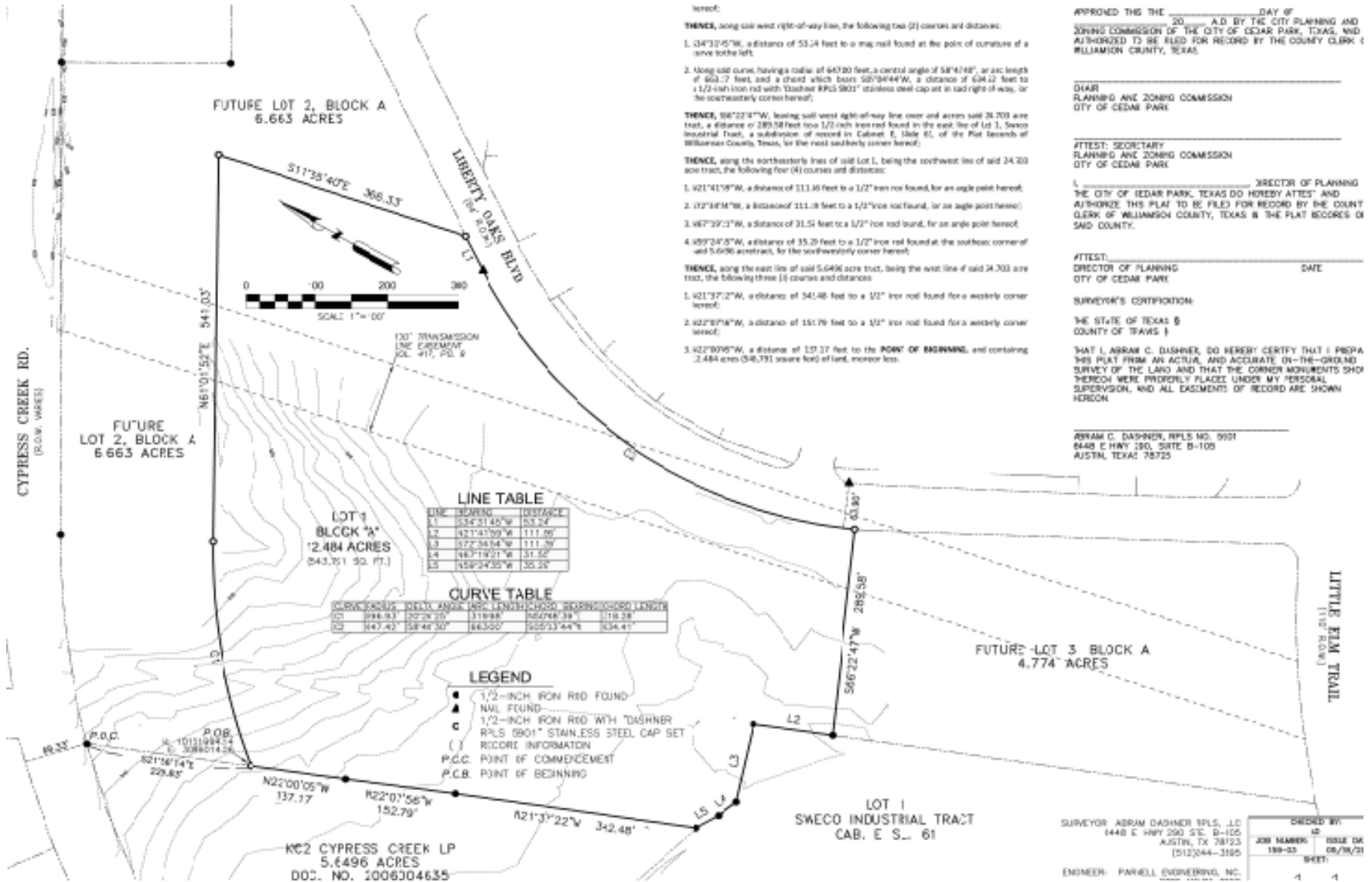
Texas Gas

ADDITIONAL INFORMATION AVAILABLE

- Tree Study
- Traffic Study
- Utility Plans
- Reciprocal Easement, Covenant, Condition and Restriction Agreement
- Development and Easement Agreement

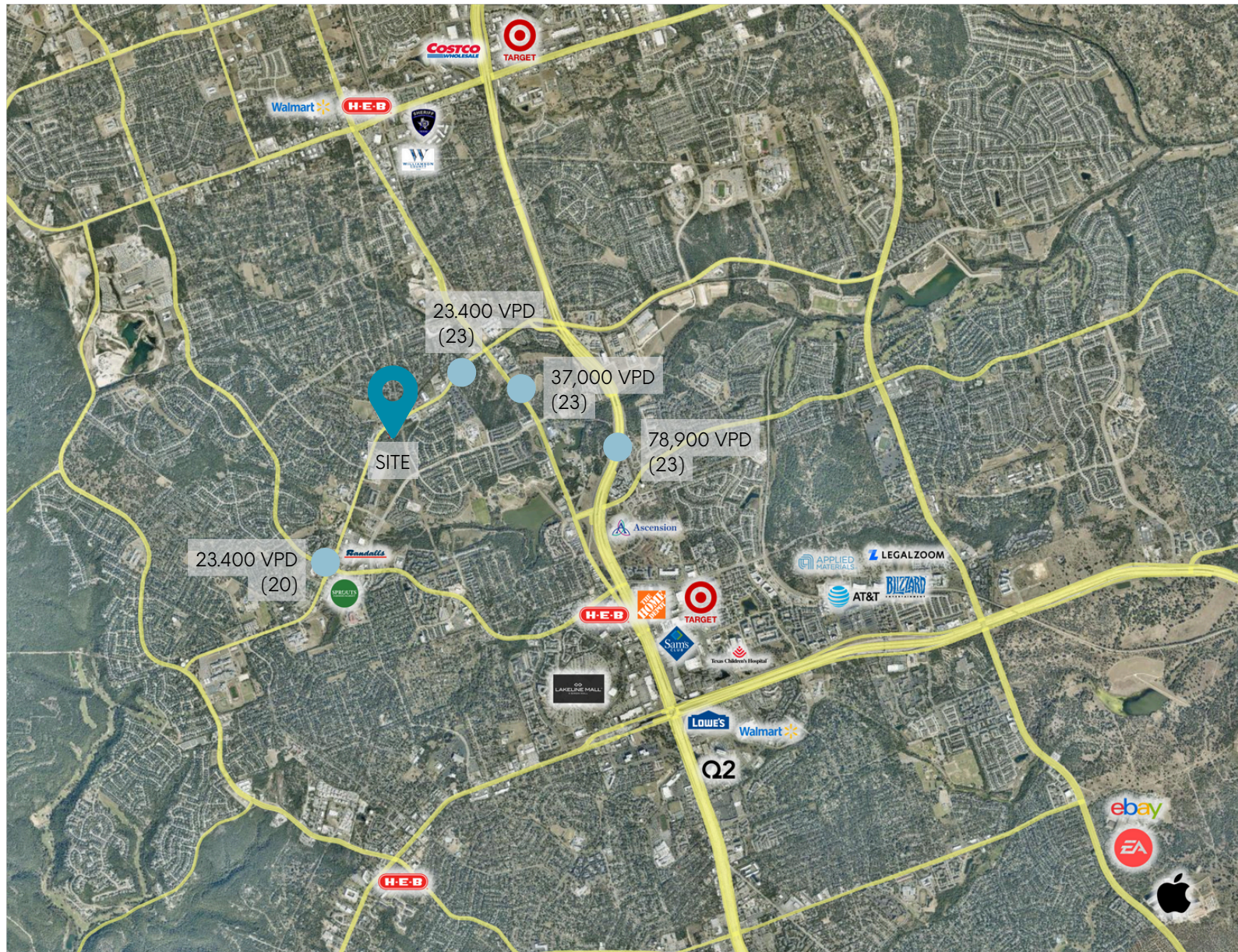






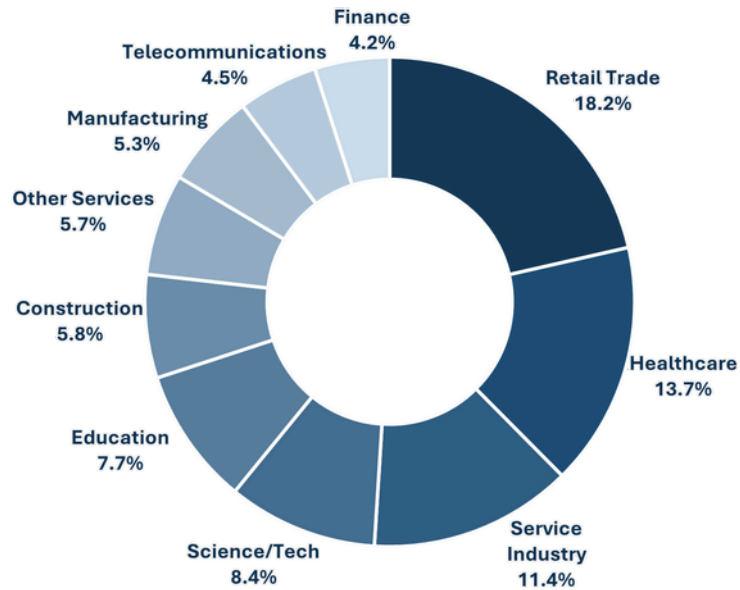


MARKET MAP





CEDAR PARK, TX



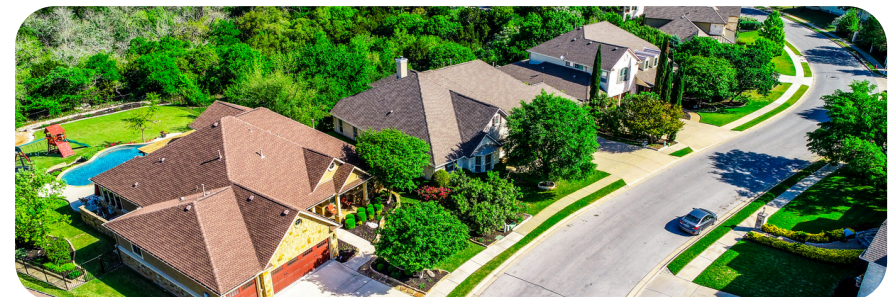
Cedar Park is one of Central Texas's most dynamic and desirable suburban markets, known for its rapid growth, business-friendly climate, and strong community infrastructure. Located just 20 miles northwest of downtown Austin, Cedar Park combines access to a world-class metro with the livability and charm of a well-planned, amenity-rich community.

Cedar Park has seen significant population and economic growth in recent years, driven by its highly educated workforce, excellent schools, and proximity to major tech and healthcare employers throughout the Greater Austin area. The city is home to companies like Firefly Aerospace and Hyliion, and benefits from access to the region's innovation ecosystem while maintaining its own distinct identity and civic investment strategy.

TAPESTRY HOUSEHOLD SEGMENTS

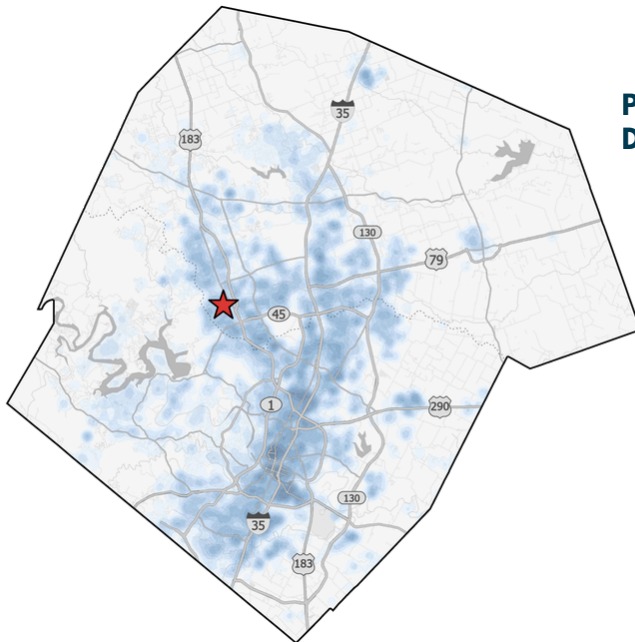
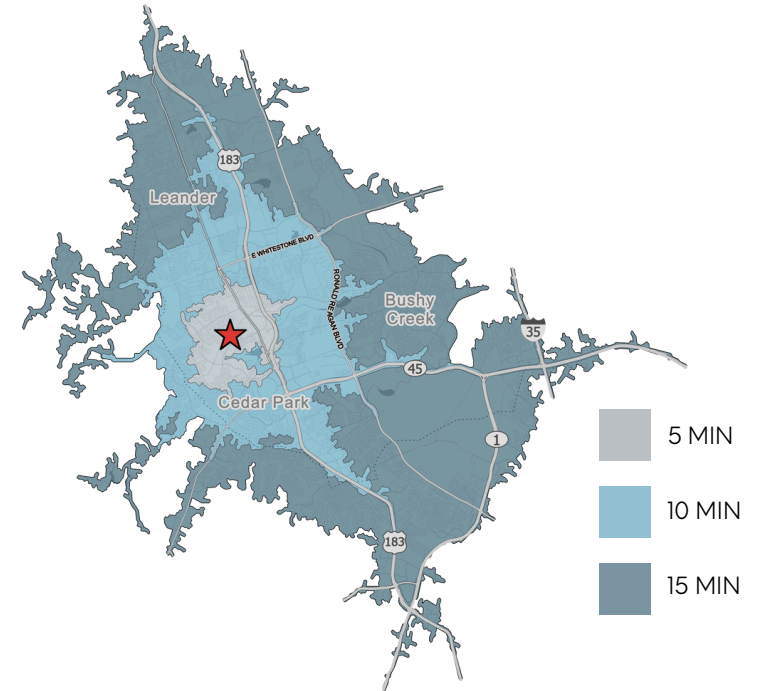
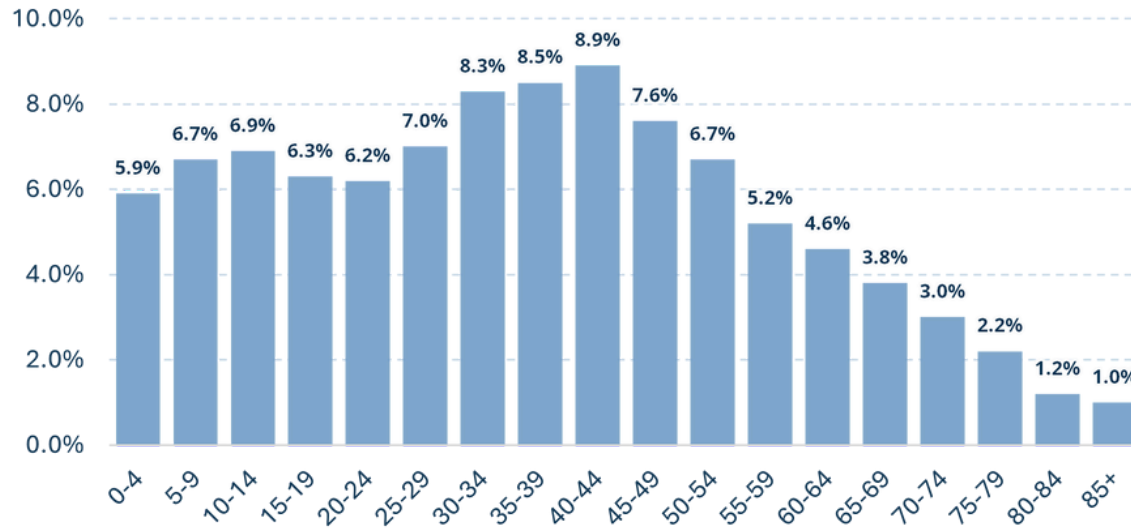
CLASSIFICATION	HOUSEHOLDS (#)	HOUSEHOLDS (%)
Tech Trailblazers	57,692	37.1%
Family Prosperity	29,695	19.1%
Suburban Shine	12,442	8.0%
Urban Threads	9,602	6.2%
Family Fabric	5,780	3.7%

Click [here](#) for more detail on Esri Tapestry Segmentation





Age Distribution - 15 Minute Drivetime



Population Distribution

Drivetimes	5 MIN	10 MIN	15 MIN
Population (2024)	25,753	142,807	387,450
5 Year Growth (2024 - 2029)	11.65%	10.58%	9.12%
Median Household Income	\$108,651	\$115,577	\$118,873
Total Households	10,712	57,125	155,393
HH With Bachelor Degree +	55.75%	58.71%	60.27%
Median Age	38.5	36.7	36.8
Owner Occupied	52.3%	48.2%	50.5%
Renter Occupied	44.2%	46.4%	43.4%





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DISCLAIMER

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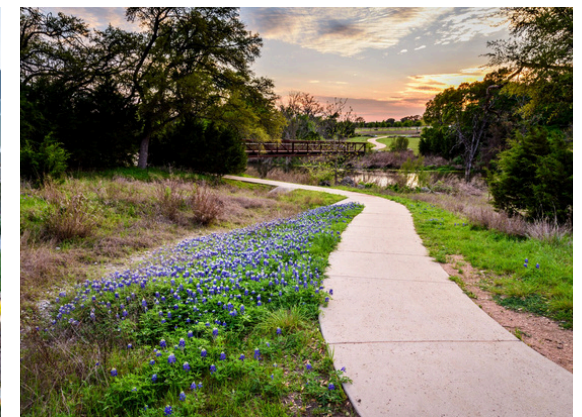


License: #9003386



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date