

CABALLO VILLAGE

AVAILABLE NOW!

VERTIQUE
DEVELOPMENT

CEDAR PARK, TEXAS



Location: 14005 Ronald Reagan Blvd. | Cedar Park, TX 78613

Features:

- Ronald Reagan Frontage / 21,000 VPD
- Cedar Park Corridor with 13,000+ Homes Delivered
- Adjacent to New Hope Road Extension to Ronald Reagan with 4 way light

Lease Price: \$28-29 PSF

NNN: Estimated to be \$8.00 PSF

Tenant Improvement Allowance: \$35+

Consumers Near the Project:



2017 Demographics

	3 Miles	5 Miles
2017 Population	46,127	159,921
# of Households	16,014	56,117
2017 AVG HH Income	\$ 116,727	\$117,559
Growth 2010-17	33.47%	27.99%

LOT B

2,000 SF Retail Remaining!

LOT A

Carpe Diem Preschool Open

CARTER BAILEY

carter@vertiquedevelopment.com

512.820.5174

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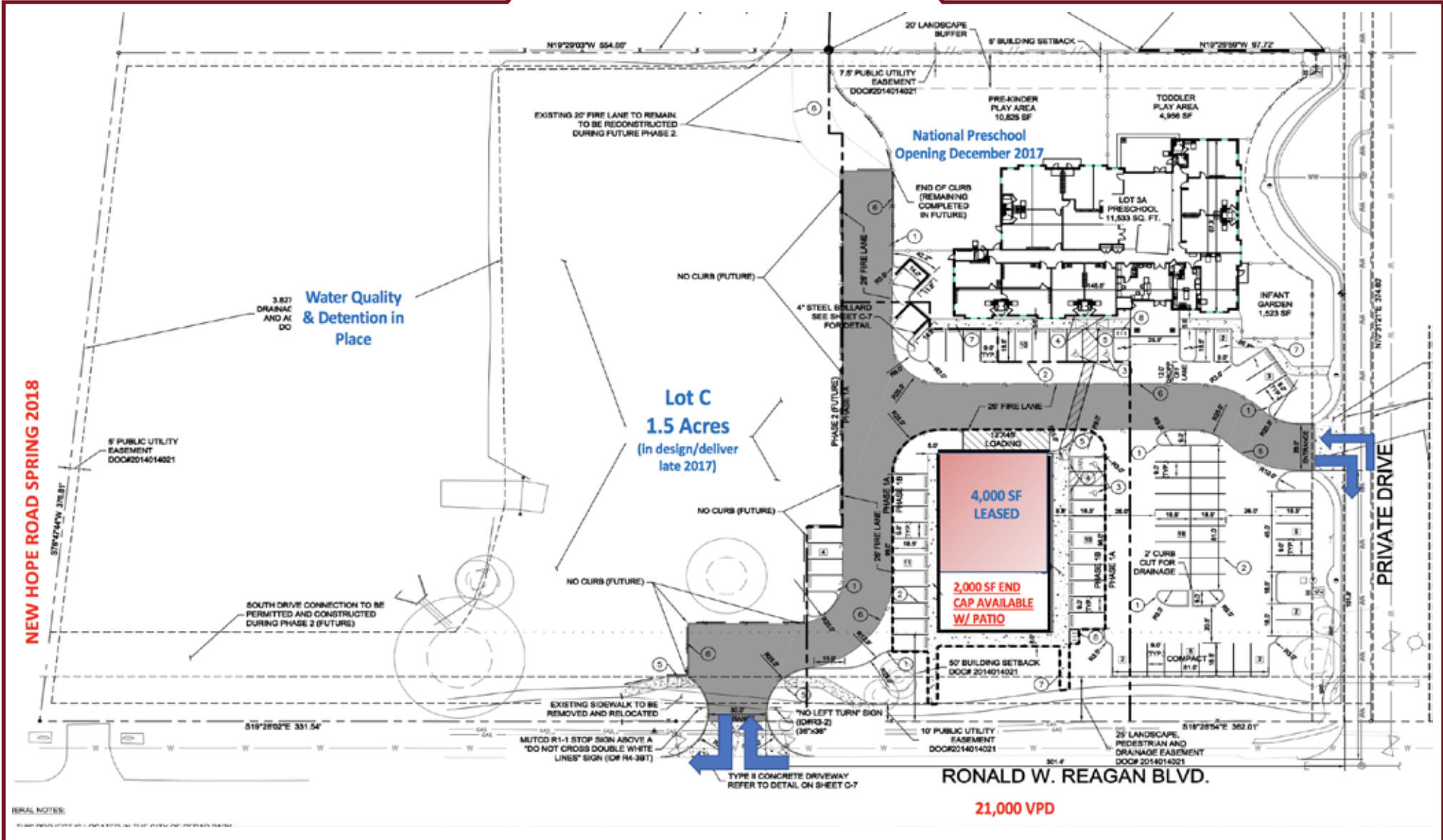
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C E D A R P A R K , T E X A S

SITE OVERVIEW



SITE PLAN



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AERIAL MAP



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RETAIL MAP



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HOUSING MAP



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NEW HOPE ROAD EXTENSION



New Hope Drive Extension

From Cottonwood Creek Trail to Ronald Reagan Boulevard

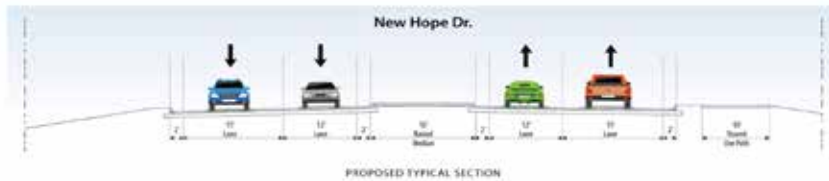
The City of Cedar Park is designing the extension of New Hope Drive from Cottonwood Creek Trail to Ronald Reagan Boulevard to provide additional capacity for traffic traveling east and west through the City.

Project Details

- Expansion to four lanes from Cottonwood Creek Trail to CR 180
- Extension of road with four lanes from CR 180 to Ronald Reagan Boulevard
- Construction of a raised median
- Construction of a 10 foot shared use path along southern side of the roadway
- Installation of street lighting
- Installation of signal at the Ronald Reagan intersection
- Installation of new water and wastewater lines
- Evaluation of extending Arrow Point Drive



Typical Section Diagram



Community Involvement

Working closely with property owners, residents, local business owners, and the community throughout the project is a priority for the City of Cedar Park. Both the City and project engineer will work with the community to collect input, identify opportunities to reduce impacts, and provide updates on the project as they become available.

Preliminary Project Timeline

November 2015	Project supported in bond election
February 2016	LJA Engineers hired to design roadway
Summer 2016	Public meeting
Fall 2016	Design complete
Fall 2016 – Spring 2017	ROW acquisition, utility relocation, construction bidding process
Early Spring 2017	Construction begins
Early Spring 2018	Open to traffic

To receive project email updates, send a request to NewHopeDriveProject@gmail.com with "updates" in the subject line.

Contact Us (512) 401-5352 www.cedarparktexas.gov/newhope NewHopeDriveProject@gmail.com

HOUSING DATA

Housing Absorption 2013 - Current			
Ronald Reagan Corridor North of 1431 to Hwy 29 in Georgetown			
	Number of Lots	Homes Sold/On the Ground	Price Point
Edgewater	107	22	\$280-403,000
Caballo Reserve	89	48	\$375-550,000
Caballo Ranch	454	408	\$544,000+
Hazlewood	340	270	\$400,000+
Cold Springs	600	600	\$373,000+
Catalina Ranch	110	41	\$290-417,000
Pecan Creek	252	165	\$350-460,000
Sarita Valley	440	384	\$349-525,000
Reagans Overlook	267	89	\$598-639,000
Palmera Bluff	501	40	\$285-549,000
Palmera Ridge	536	52	\$285-549,000
Rancho Sienna	1,455	600	\$290-700,000
Ridgemar Landing	82	78	\$575-632,000
Lively	1,160		
Wedemeyer	1,279		
Santa Rita Ranch	6,000	1500	\$270-700,000
	13,672	4,297	

**LISD elementary breaking ground across from Catalina Ranch to be delivered 2017-2018

** Rancho Sienna elementary broke ground this year and to be completed 2017