

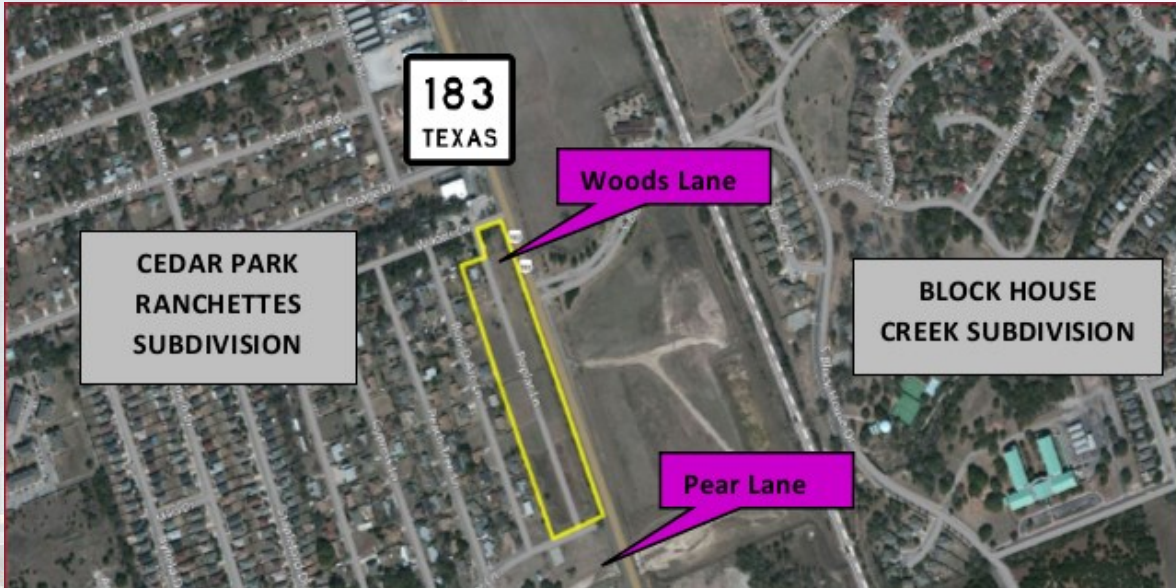
FOR SALE

\$1,965,000

7.52 Acre Commercial Site

U.S. Hwy. 183 – Commercial Site

Cedar Park, Texas 78613



- **7.52 acres along US HWY 183 between New Hope and Crystal Falls Parkway across from Blockhouse Creek Subdivision**
- **Multiple parcel site may be subdivided**
- **Zoning GR & LR (General & Local Retail)**
- **Approx. 1,500' of frontage on US Hwy 183**
- **City is willing to vacate Poplar Lane**
- **Utilities: City of Cedar Park water and wastewater lines are to the site**
- **Site is cleared and level, no known topo issues**
- **Site across from Commuter Rail-line**

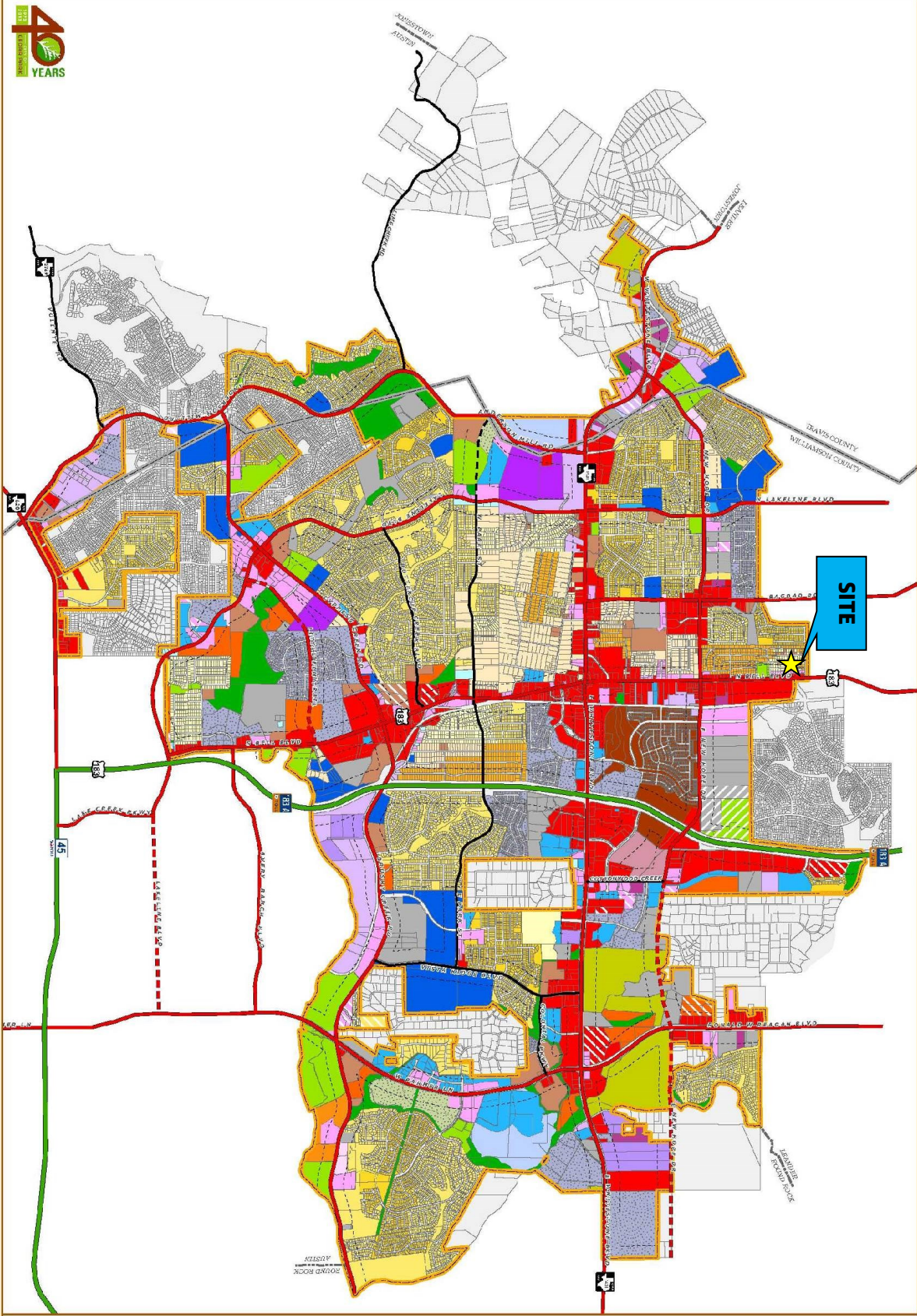






OFFICIAL ZONING DISTRICTS

CITY OF CEDAR PARK



INTERIM

- DR DIV/1-OP/1-1 RES/1-HP
- SINGLE FAMILY RESIDENTIAL**
- SR FAMIL/AGRICULTURAL
- CS ESTATE LOT
- SR1 SINGLE FAMILY - LARGE LOT
- SR1 SINGLE FAMILY - LARGE SQUARISH LOT
- SR2 SINGLE FAMILY - LARGE URBAN LOT
- SR3 SINGLE FAMILY - URBAN LOT
- RM MANUFACTURED HOME RESIDENTIAL
- TR TOWN HOME RESIDENTIAL
- TD CONDOMINIUMS RESIDENTIAL
- MULTIFAMILY RESIDENTIAL**
- MD DUPLEX RESIDENTIAL
- ME MULTIFAMILY RESIDENTIAL
- OFFICE/RETAIL**
- TO TRANSITIONAL OFFICE
- GO GENERAL OFFICE
- ND BUSINESS
- PS PUBLIC SERVICES
- H HOSPITAL
- TC TRANSITIONAL COMMERCIAL
- LR LOCAL RETAIL
- SR GENERAL RETAIL
- COMMERCIAL/INDUSTRIAL**
- CS COMMERCIAL SERVICES
- HC HEAVY COMMERCIAL
- LI LIGHT INDUSTRIAL
- GI GENERAL INDUSTRIAL
- PI HEAVY INDUSTRIAL
- OPEN SPACE/RECREATION**
- OS OPEN SPACE RECREATIONAL
- OS2 OPEN SPACE RECREATIONAL
- SPECIAL DISTRICTS**
- ND MIXED USE
- DD DOWNTOWN DISTRICT
- PD PLANNED DEVELOPMENT
- CU COMMUNITY CENTER
- CC COMMERCIAL CENTER
- CCORR CORRIDOR OVERLAY
- CITY LIMITS**
- MAJOR ARTERIAL (P/AMNF)
- MINOR ARTERIAL
- MINOR ARTERIAL (P/AMNF)
- TOLLWAY

Scale: 0 0.25 0.5 0.75 1 Miles

1:48,000

CEDAR PARK

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Development Activity Map

Legend

- Single Family Residential
- Office/Retail
- Parks/Recreation
- Heavy Industrial

