

TURNER COMMERCIAL

P R O P E R T I E S

FOR SALE OR BUILD TO SUIT
1.342 +/- AND 1.0+/- ACRE LOTS
NEW HOPE DRIVE
CEDAR PARK, TEXAS

Presented By:

Steve Turner
Representing the Seller
512-930-2800

The Broker is submitting the attached information in its capacity as an agent and representative of the owner. The property is being offered for sale in "AS IS, WHERE IS" condition. Please note that all information submitted for your review has been gathered from what we believe are reliable sources, but the accuracy of the information is not guaranteed. Turner Commercial Properties has attempted to use reasonable care in obtaining the information submitted to you. Generally, a substantial portion of the information must be obtained from sources other than Turner Commercial Properties. Not all sources can be absolutely confirmed. Consequently, Turner Commercial Properties makes no warranty, either express or implied, as to the accuracy of the information contained herein. All information submitted is subject to change without notice as regards price, terms or availability. Additionally, the Broker has conducted no environmental investigation of the property and makes no representations regarding the environmental status of the property. No warranty or representation is made to you as to the value, or the accrual of future value, for this property. Turner Commercial Properties urges that you consult your business, tax and legal advisors before you make any final determination regarding the property being offered to you. The Broker **STRONGLY** encourages an independent examination of the property be conducted by representatives of the buyer. **IN ACCORDANCE WITH THE LAW, THIS PROPERTY IS OFFERED WITHOUT REGARD TO RACE, COLOR, CREED, FAMILIAL STATUS, NATIONAL ORIGIN, RELIGION OR HANDICAP STATUS.**

3613 Williams Drive, Suite 304
Georgetown, TX 78628

512-930-2800 (O)
512-632-9225 (M)

**FOR SALE OR BUILD TO SUIT:
1.342 +/- ACRES AND 1.0 +/- ACRE LOTS
NEW HOPE DRIVE, CEDAR PARK, TEXAS**



183 and Bagdad Road, Cedar Park, Texas.

DESCRIPTION:

Two newly platted lots in the middle of booming Cedar Park.

Lot 1: 1.342 +/- acres, is located at the corner of New Hope Drive (CR 277) and proposed Clover Lane (to be completed by summer of 2005). Ideal for bank, restaurant or other retail site. Lot 1 will have 165 +/- feet of frontage on Bagdad Rd. and approximately 277 feet on Clover Lane.

Lot 2: 1 +/- acre, is located directly behind Lot 1 and will have approximately 360 feet of frontage on Clover Lane. Good site for office condo's or related youth services. Dr. John's Sports Center will be on the adjoining property. This site has easy access to Bagdad Rd. and Hwy. 183.

ZONING: GB-3

UTILITIES:

LEGAL:

Lot 1, Block B, New Hope Business Park, 1.342 acres, Williamson County, Texas and Lot 2, Block B, New Hope Business Park, 1.0 acre, Williamson County, Texas.

LOCATION:

Corner of New Hope Drive and Clover Lane, between U.S.

TURNER COMMERCIAL PROPERTIES

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512/930-2800 (Phone) • 512/819-0141 (Fax)

All City of Cedar Park utilities will be available to the site.

COMMENTS:

This property is being offered for sale in its "AS IS, WHERE IS" condition.

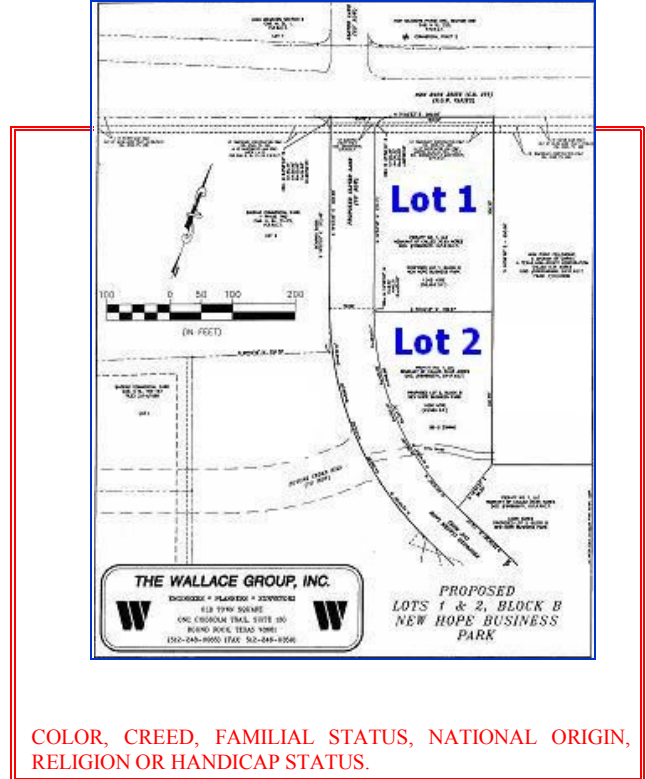
PRICE:

Lot 1: 1.342 +/- acres, \$5.00 per sq. ft. - \$292,300.00

Lot 2: 1 +/- acre, \$5.00 per sq. ft. - \$217,800.00

COMMISSION: 3% to Buyer's Agent

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