



CEDAR TECH II

CEDAR PARK HWY 183A



DEVELOPED BY



LEASED BY



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CEDAR TECH II

PROPERTY HIGHLIGHTS

CEDAR PARK HWY 183A



105,875 SF

TOTAL SQUARE FEET



1.4/1,000

PARKING RATIO



24'

CLEAR HEIGHT



AA

BUILDING CLASS

Cedar Tech II is a 105,875 SF Class AA flex industrial development in Cedar Park, Texas. The project is located off Hwy 183A, just north of Scottsdale Crossing, with two state-of-the-art buildings in the dynamic and exclusive Northwest Submarket. Cedar Tech II is recognized as a Triple Freeport and Foreign Trade Zone tax status.

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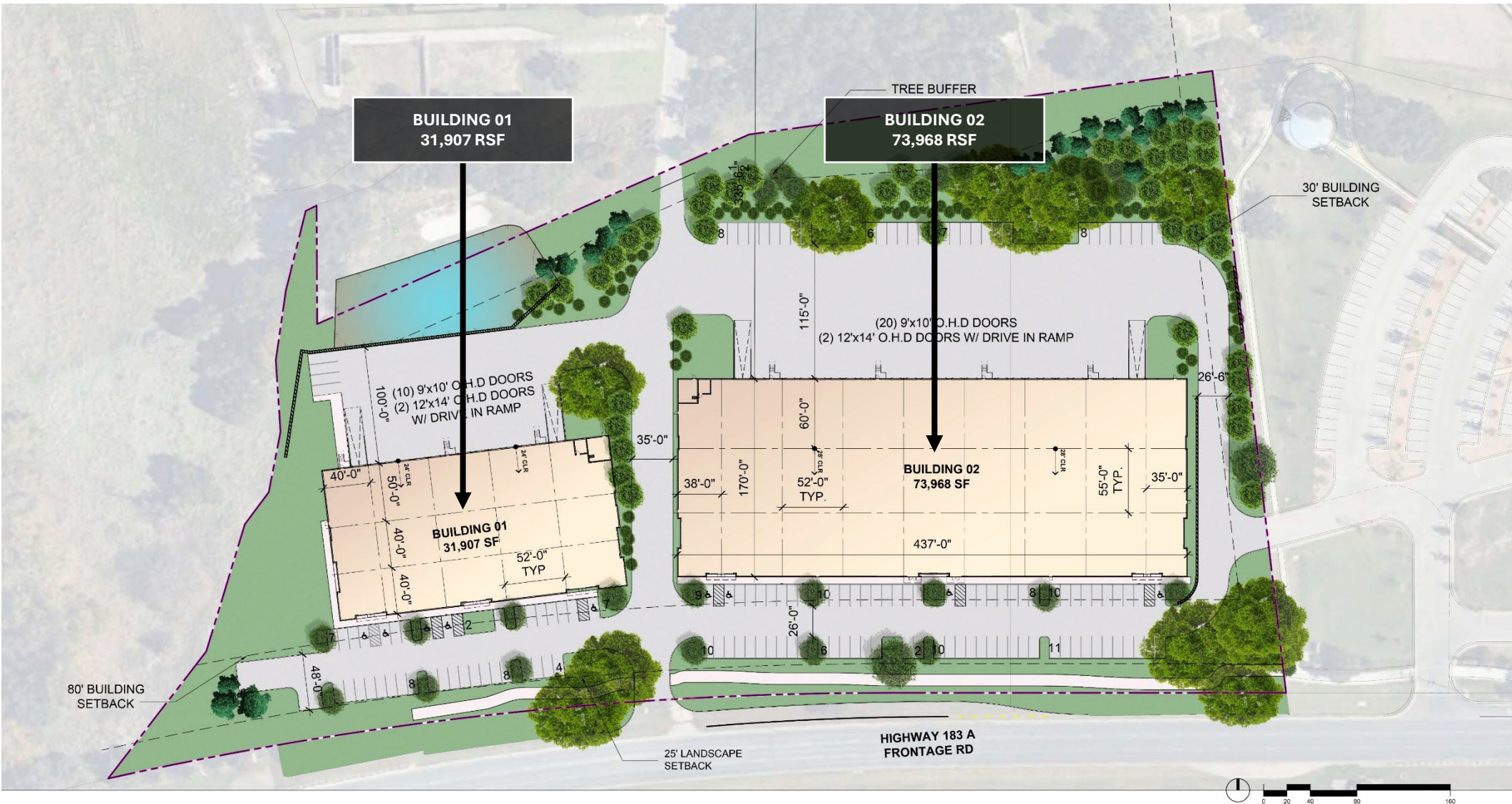
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CEDAR TECH II

SITE PLAN

CEDAR PARK HWY 183A



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CEDAR TECH II

LOCATION MAP & VEHICLE COUNTS

CEDAR PARK HWY 183A



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CEDAR TECH II

WHY CEDAR PARK?

CEDAR PARK HWY 183A



24,101
TOTAL
EMPLOYEES



15
POST SECONDARY
INSTITUTIONS
within a 50-mile radius



A+
LEANDER ISD IS A
TOP RATED ISD
IN TEXAS



34,931
PEOPLE WITH A
POST SECONDARY
DEGREE



75%
OF GRADUATES
HOLD A BACHELOR'S
or higher

TOP 5 UNIVERSITIES PEOPLE GRADUATE FROM:

University of Texas
Texas State University
Austin Community College
Central Texas College
Temple College



78,380
TOTAL
POPULATION
as of 2024



20%
AGED 35-44



\$124,554
MEDIAN HOUSEHOLD
INCOME



\$150-200,000
INCOME OF THE TOP
15% OF HOUSEHOLDS



33%
OF POPULATION IS
A TWO-PERSON
HOUSEHOLD



25%
OF POPULATION IS
A THREE-PERSON
HOUSEHOLD

Cedar Park is one of Central Texas' fastest-growing cities. Often recognized as the gateway to the Texas Hill Country, Cedar Park offers the perfect blend of lifestyle, location, family focused amenities, and a business-friendly economy. Bordering Austin, Cedar Park provides a robust workforce, allowing for company retention and growth while also being a strong community for families to live and work.

Cedar Park has accelerated the development of technology by being a space where innovation happens. Cedar Park offers financial incentives, a world-class education system, as well as hands-on assistance from city personnel throughout the development process. It is not just a great place to live; it is a great place to grow.

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CEDAR TECH II

STRATEGIC LOCATION

CEDAR PARK HWY 183A



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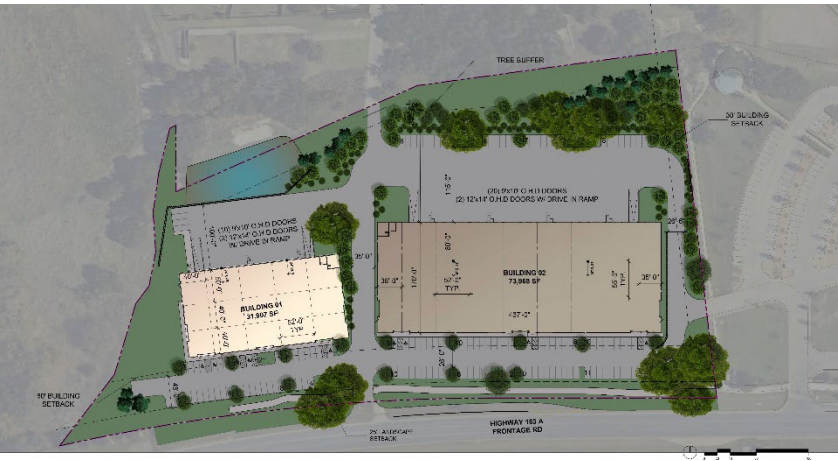
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AVAILABLE SF **31,907**

OFFICE AREA **TBD**

DEPTH **130'**

CLEAR HEIGHT **24'**

SPRINKLER **ESFR**

RAMPS **Two - 12'x14'**

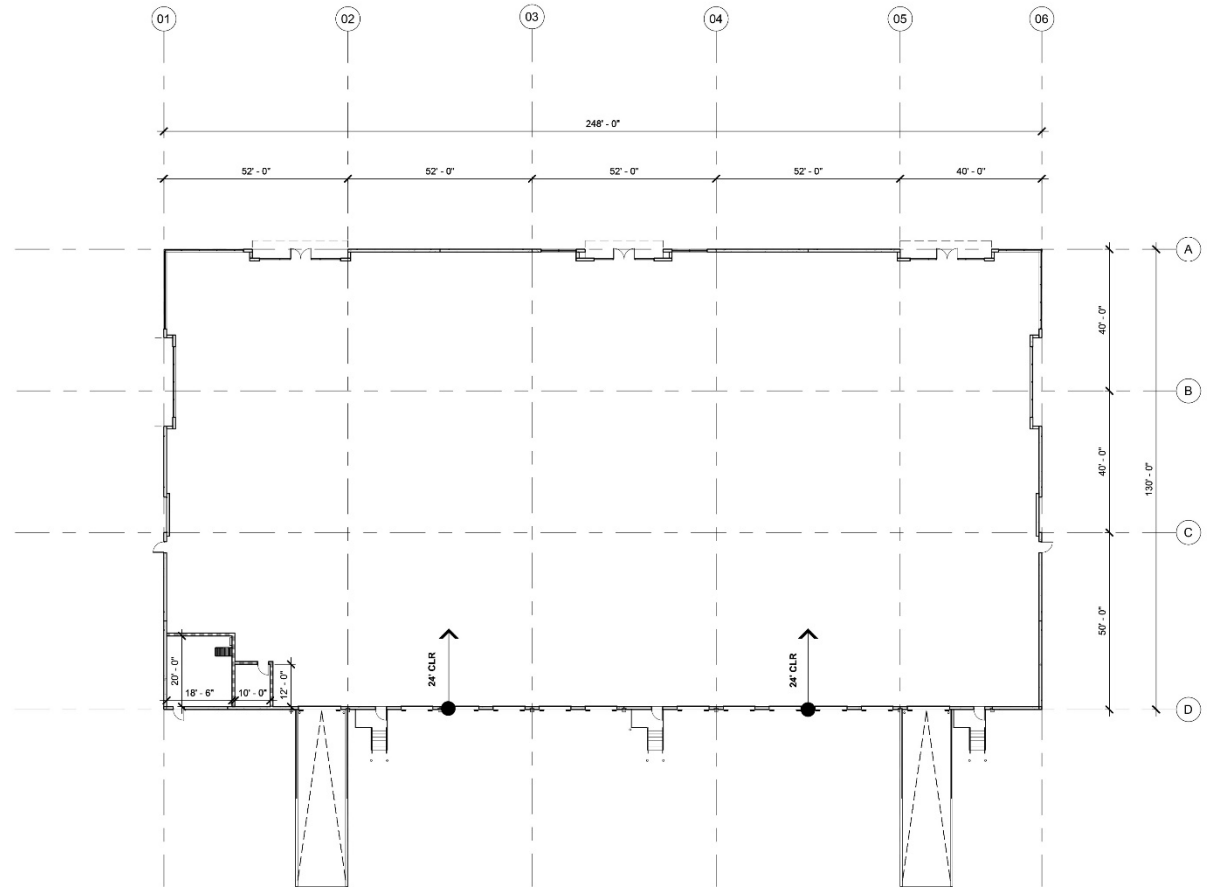
BAY SIZE **6,760 SF**

DOCK DOORS **9**

LOADING **Dock High and Ramp**

TRUCK COURT DEPTH **100'**

PARKING **1.4 / 1,000**



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Site plan for the proposed development at Highway 183 A Frontage Rd. The plan shows two buildings: Building 01 (21,800 SF) and Building 02 (73,000 SF). Building 01 has 178 16'x20' O.H.D. doors and 32 32'x24' O.H.D. doors. Building 02 has 124 16'x20' O.H.D. doors. The plan includes parking lots, a tree buffer, and setbacks from Highway 183 A Frontage Rd. and Highway 183 A Frontage Rd. Setback.

Architectural floor plan of a large rectangular building, oriented horizontally. The plan is defined by a grid system with 10 vertical grid lines (01 to 10) and 4 horizontal grid lines (A to D). The overall dimensions are 437'-0" in width and 178'-0" in depth.

The plan shows a main hall area with two circular columns labeled "38' C.I.R." and arrows pointing right, indicating a circulation path. The hall is flanked by walls and contains several small rectangular features, possibly doors or windows. A staircase and a small utility area are located in the bottom right corner, near grid lines 09 and 10.

Dimensions are provided for grid intervals and overall building size:

- Horizontal dimensions (top): 25'-0", 52'-0", 52'-0", 52'-0", 52'-0", 52'-0", 52'-0", 52'-0", 52'-0", 26'-0", 437'-0" (total).
- Vertical dimensions (right): 82'-0", 50'-0", 46'-0", 82'-0", 178'-0" (total).



HOLT LUNSFORD
COMMERCIAL
INVESTMENTS



LIVEOAK

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CEDAR TECH II

MULTIPLE INGRESS/EGRESS OPTIONS

CEDAR PARK HWY 183A



29 Miles
26 Minutes to Airport



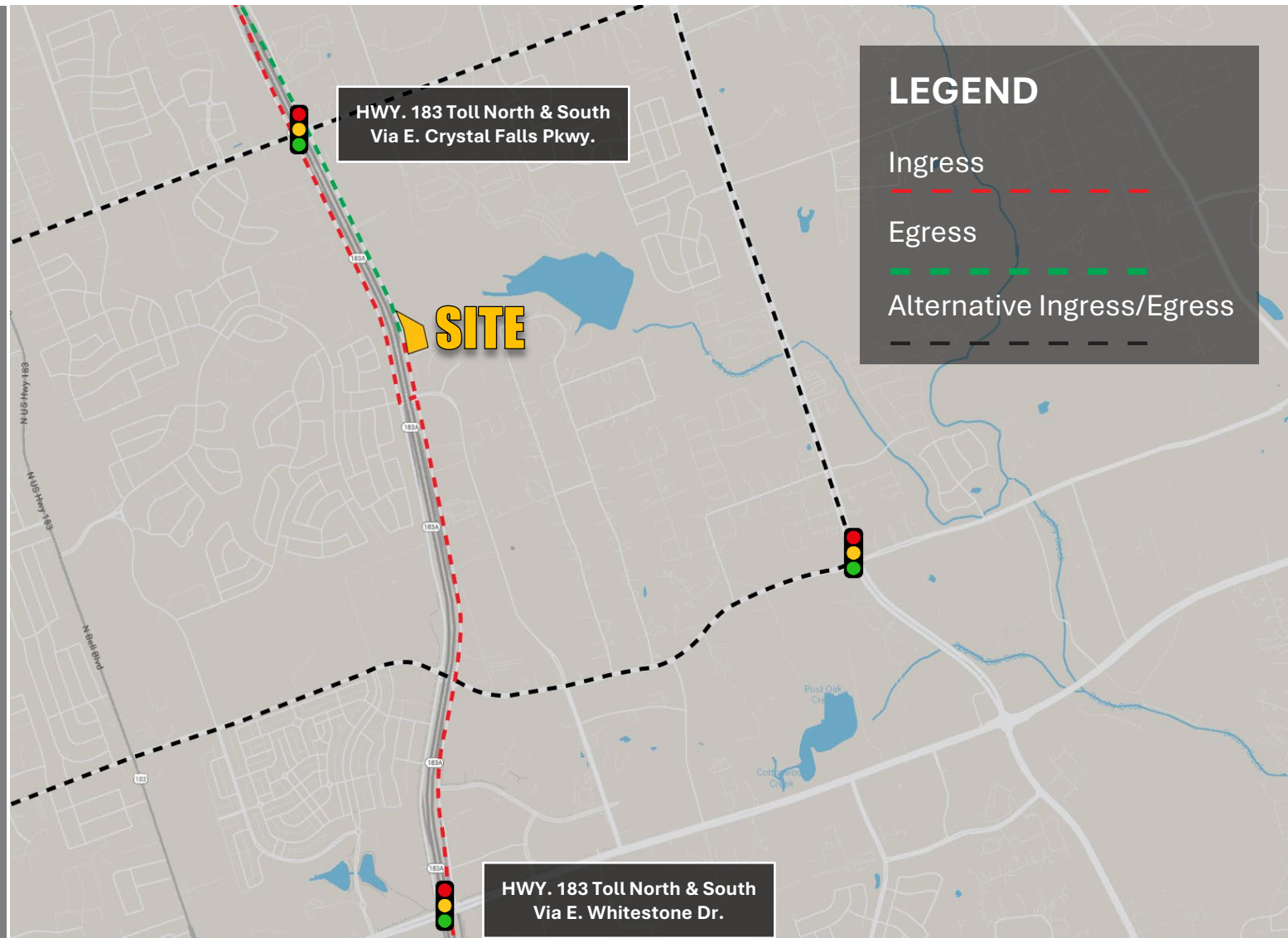
23 Miles
25 Minutes to CBD



4 Miles
8 Minutes to NW ATX



10 Miles
17 Minutes to IH-35



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Groundbreaking

Q2 2026

Shell Construction

Q2 2026 – Q2 2027

Project Completion:
Ready for Tenant Occupancy

Q3 2027

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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

| | | | |
|---|-----------------|-------------------------|---------------------|
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| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Doug Thomas | 515612 | doug@liveoak.com | 512.472.5000 |
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| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1