

NEW HOPE



2203 SCOTTSDALE DRIVE | CEDAR PARK, TX | 78641



[LIVEOAK.COM](https://liveoak.com)

New Hope is a 95 acre mixed-use development in Cedar Park. The first phase is a 26.07 acre industrial development that delivers approximately 271,689 square feet of Class A industrial product. Located off Highway 183A on Scottsdale Drive, just South of Scottsdale Crossing and North of New Hope Drive. New Hope is recognized as Triple Freeport and Foreign Trade Zone tax status.

**271,689 SF
TOTAL**

**Coming Soon
VIEW VIDEO TOUR**

**32'
CLEAR HEIGHT**

**2+/-1,000 SF
PARKING RATIO**





1 BUILDING ONE 2203 Scottsdale Drive

AVAILABLE SQUARE FEET	44,576 SF
BAY SIZES	+/- 8,000 SF
SPEC OFFICE	1,675 SF
PARKING	2.6/1,000 SF
DEPTH	160'
COLUMNS	50' x 50'
SPEED BAYS	60'
CLEAR HEIGHT	32'
DOCK HIGH DOORS	12
LOADING RAMPS	2
TRUCK COURT	200' Shared

2 BUILDING TWO 2007 Scottsdale Drive

AVAILABLE SQUARE FEET	Fully Leased
BAY SIZES	+/- 8,320 SF
PARKING	2.4/1,000 SF
DEPTH	160'
COLUMNS	52' x 50'
SPEED BAYS	60'
CLEAR HEIGHT	32'
DOCK HIGH DOORS	22
LOADING RAMPS	2
TRUCK COURT	200' Shared

3 BUILDING THREE 2105 Scottsdale Drive

AVAILABLE SQUARE FEET	Fully Leased
BAY SIZES	+/- 9,360 SF
PARKING	1.9/1,000 SF
DEPTH	180'
COLUMNS	52 x 60'
SPEED BAYS	60'
CLEAR HEIGHT	32'
DOCK HIGH DOORS	5
LOADING RAMPS	0
TRUCK COURT	200' Shared





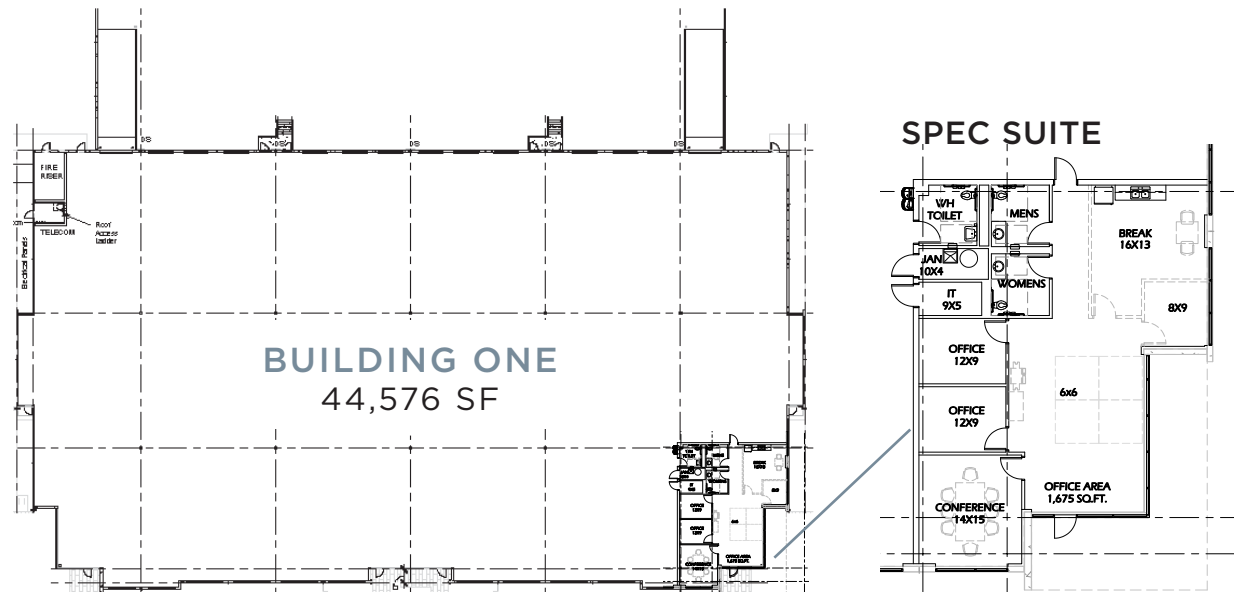
Coming Soon
VIEW VIDEO
Tour



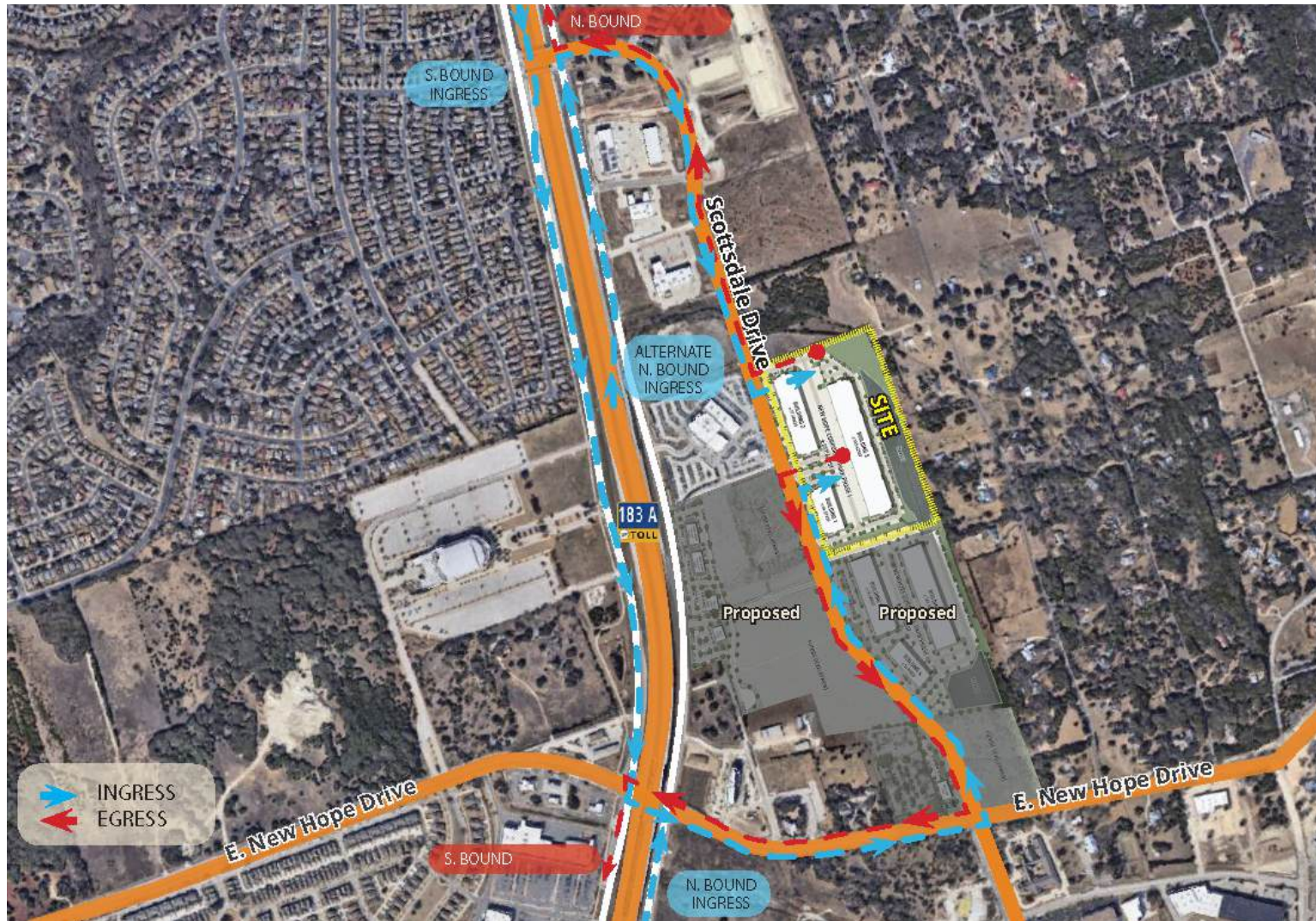


BUILDING ONE

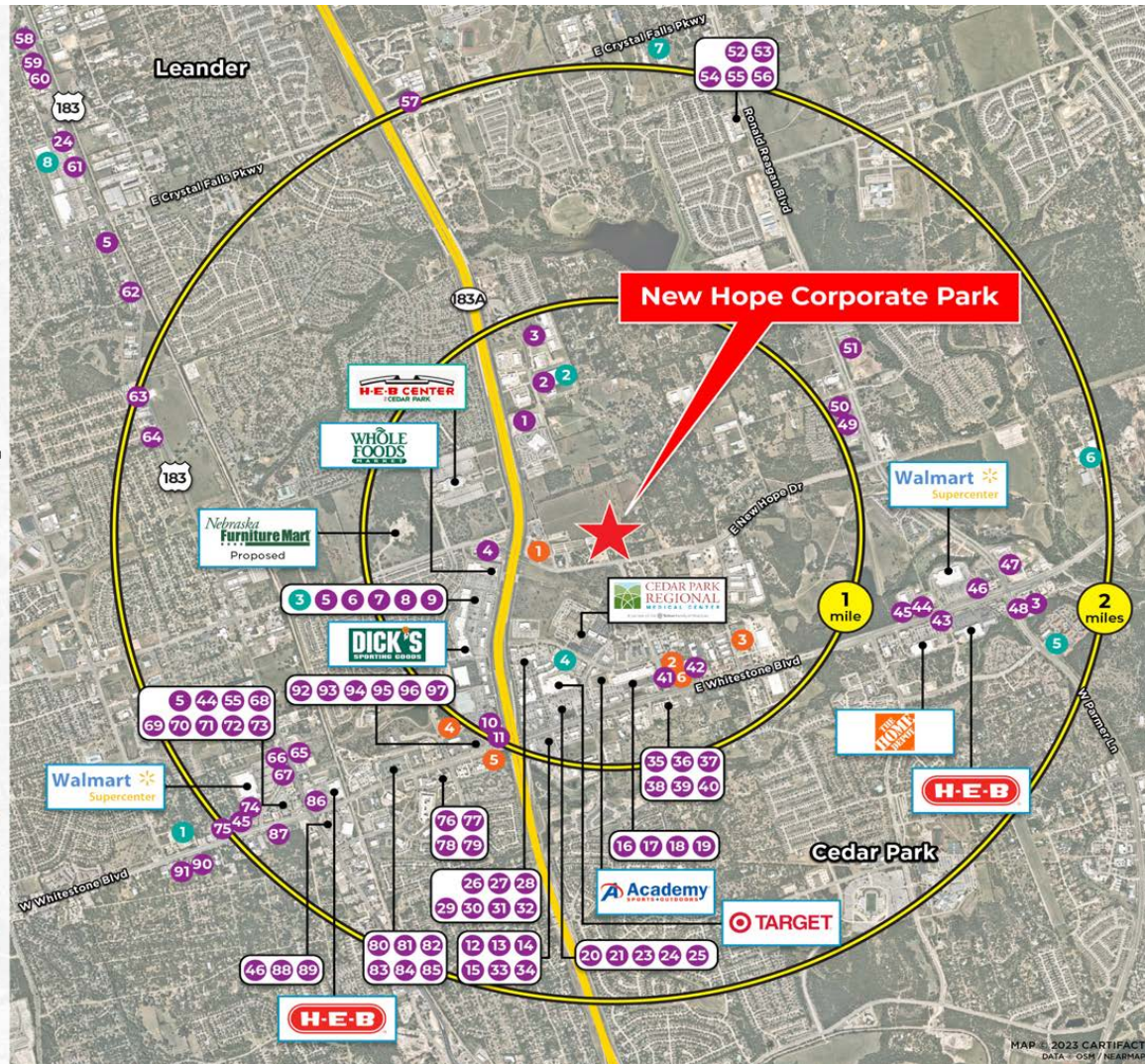
AVAILABLE SQUARE FEET	44,576 SF
BAY SIZES	+/- 8,000 SF
SPEC OFFICE	1,675 SF
PARKING	2.6/1,000 SF
DEPTH	160'
COLUMNS	50' x 50'
SPEED BAYS	60'
CLEAR HEIGHT	32'
DOCK HIGH DOORS	12
LOADING RAMPS	2
TRUCK COURT	200' Shared







- EATERIES**
- 1 Libby's Lunchbox
 - 2 The Fieldhouse
 - 3 Red Horn Brewery
 - 4 Dutch Bros Coffee
 - 5 Starbucks
 - 6 Potbelly Sandwich Shop
 - 7 Red Robin Burgers
 - 8 Chuy's Tacos
 - 9 Marble Slab Creamery
 - 10 Lupe Tortilla Mexican
 - 11 Tumble22 Chicken Joint
 - 12 First Watch Breakfast
 - 13 Hopdoddy Burger Bar
 - 14 Freshii
 - 15 The Grove Wine Bar
 - 16 Rosa's Café
 - 17 LongHorn Steakhouse
 - 18 Freddy's
 - 19 Einstein Bros Bagels
 - 20 Nothing Bundt Cakes
 - 21 Via313 Pizza
 - 22 Amy's Ice Creams
 - 23 Carl's Jr
 - 24 Chick-fil-A
 - 25 Jack Allen's Kitchen
 - 26 Buffalo Wild Wings
 - 27 Salata
 - 28 Amy's China Cuisine
 - 29 Baskin-Robbins
 - 30 Chada Thai
 - 31 Takara Sushi & Bistro
 - 32 EurAsia Ramen
 - 33 Jimmy John's
 - 34 Taco Shack
 - 35 Raising Cane's
 - 36 Torchy's Tacos
 - 37 Salt N Pepper Indian
 - 38 Panera Bread
 - 39 Dos Salsas
 - 40 Round Rock Donuts
 - 41 Church's Texas Chicken
 - 42 Dairy Queen
 - 43 Whataburger
 - 44 McDonald's
 - 45 Panda Express
 - 46 Wendy's
 - 47 King and Cardinal
 - 48 Damiano's Italian
 - 49 The Toasted Yolk
 - 50 Charminar Express
 - 51 Domino's Pizza
 - 52 The Republic
 - 53 Whipped Bakery & Café
 - 54 Marco's Pizza
 - 55 Grand Donuts
 - 56 Sharks Burger
 - 57 Popeyes
 - 58 Jardin Del Rey Mexican
 - 59 Sonic Drive-In
 - 60 Golden Chick
 - 61 Pizza Hut
 - 62 Bella Sera of Leander
 - 63 Ziggy's Kielbasa House
 - 64 Poke Fit
 - 65 Andy's Frozen Custard
 - 66 Chili's Grill & Bar
 - 67 Noodle Alley
 - 68 Taco Cabana
 - 69 Dunkin
 - 70 Taqueria La Tapatia
 - 71 Pho Haus & Bar
 - 72 Abby's Crab Shack
 - 73 Little Caesars Pizza
 - 74 Wingstop
 - 75 Bush's Chicken
 - 76 IHOP
 - 77 Blue Corn Harvest Bar & Grill
 - 78 Thunder Cloud Subs
 - 79 Jeremiah's Italian Ice
 - 80 Whitestone Brewery
 - 81 Spotlight Karaoke
 - 82 1431 Café
 - 83 Rockin J Piano Bar
 - 84 C.R. Surf & Turf
 - 85 Indian Delights
 - 86 KFC
 - 87 J&J BBQ & Burgers
 - 88 Taco Bell
 - 89 Schlotzky's
 - 90 Rosati's Pizza
 - 91 Stiles Switch BBQ
 - 92 CAVA
 - 93 BJ's Restaurant
 - 94 In 'N Out Burger
 - 95 Chipotle
 - 96 Slab BBQ & Beer
 - 97 Sushi Fever
- LODGING**
- 1 Hyatt Place Austin
 - 2 Candlewood Suites
 - 3 Staybridge Suites
 - 4 Springhill Suites by Marriott
 - 5 La Quinta Inn & Suites
 - 6 Holiday Inn Express
- FITNESS**
- 1 LA Fitness
 - 2 The Crossover Sports Complex
 - 3 Orangetheory Fitness
 - 4 Gold's Gym
 - 5 Infiti9 Fitness
 - 6 Austin Sports Center
 - 7 Grand Mesa CrossFit
 - 8 Planet Fitness





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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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