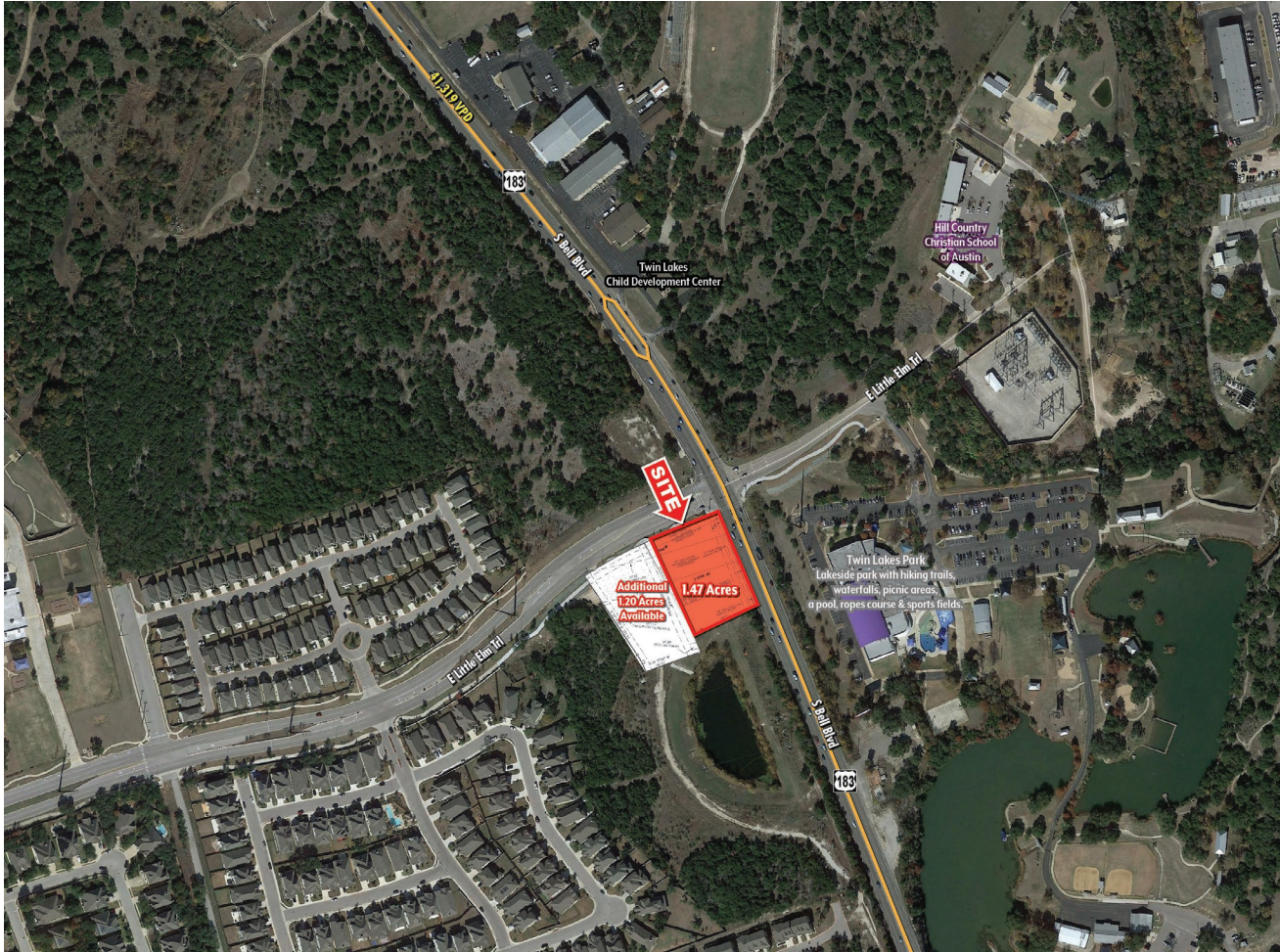


1403 BELL BOULEVARD

CEDAR PARK, TX | LITTLE ELM TRAIL AND S. BELL BOULEVARD



DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2021 Population	10,213	88,022	181,816
2021 Total Households	3,786	30,377	64,425
2021 Average HH Income	\$101,263	\$113,920	\$120,926
2021 Median HH Income	\$87,965	\$99,333	\$103,307

TRAFFIC COUNTS:

US 183: 41,319 VPD
Little Elm Trail: 1,921 VPD

LAND SIZE: 1.47 ACRES
AN ADDITIONAL 1.20 ACRE
TRACT AVAILABLE FROM
SEPARATE OWNERSHIP

FOR SALE: CALL FOR PRICE

TRAFFIC GENERATORS:

H-E-B
plus!®

petco® 

ALAMO
DRAFTHOUSE CINEMA

TWIN
LIQUORS
FINE WINE & SPIRITS

Randalls®

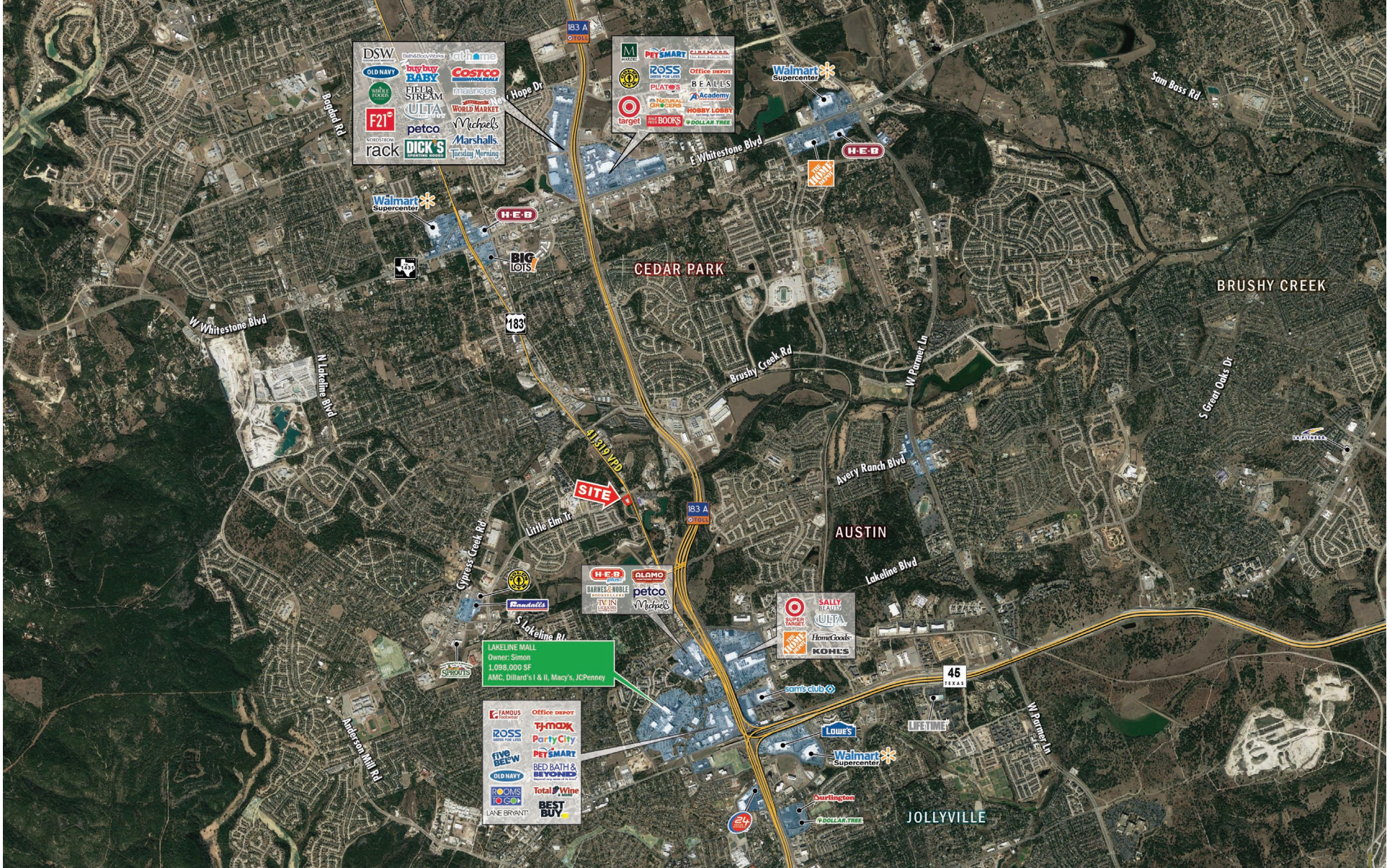
THE **retail** CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

LANCE MORRIS
512.485.0789
lmorris@theretailconnection.net

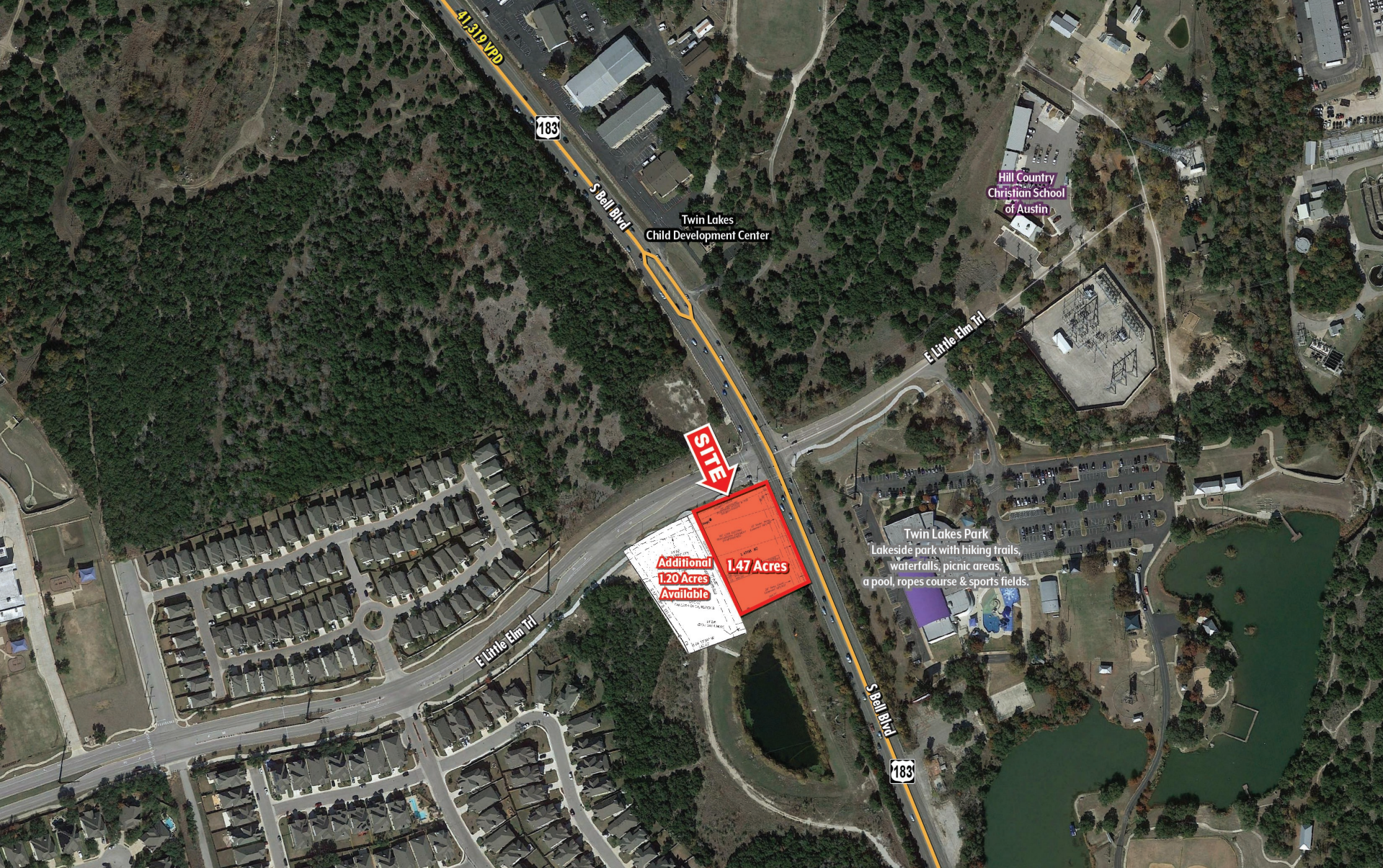
1403 BELL BOULEVARD

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1403 BELL BOULEVARD

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1403 BELL BOULEVARD

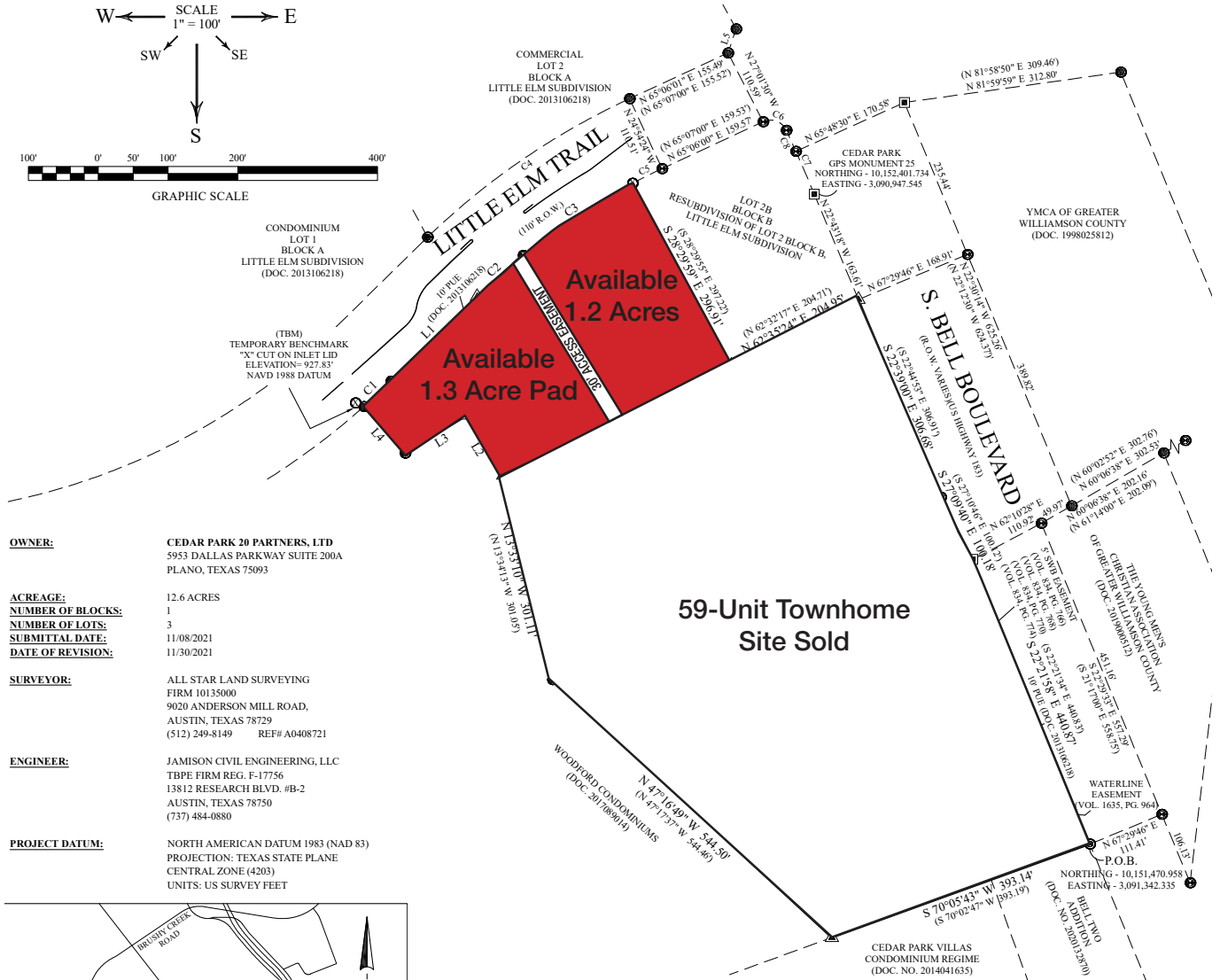
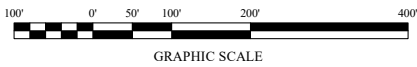
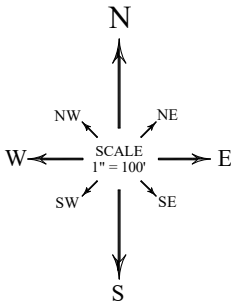
CEDAR PARK, TX | LITTLE ELM TRAIL AND S. BELL BOULEVARD

AMENDING PLAT OF LOT 2A, LITTLE ELM SUBDIVISION

LEGEND

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BEARINGS ARE GRID NORTH BASED ON THE TEXAS COORDINATE SYSTEM
CENTRAL TEXAS ZONE (4203) NAD83 HARN HORIZONTAL CONTROL.
BUILDING SETBACKS NOT SHOWN ON LOTS SHALL CONFORM TO THE
CITY OF CEDAR PARK ZONING ORDINANCE.



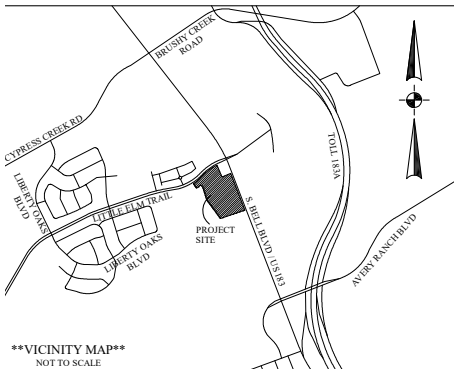
OWNER: CEDAR PARK 20 PARTNERS, LTD
5953 DALLAS PARKWAY SUITE 200A
PLANO, TEXAS 75093

ACREAGE: 12.6 ACRES
NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 3
SUBMITTAL DATE: 11/08/2021
DATE OF REVISION: 11/30/2021

SURVEYOR: ALL STAR LAND SURVEYING
FIRM 10135000
9020 ANDERSON MILL ROAD,
AUSTIN, TEXAS 78729
(512) 249-8149 REF# A0408721

ENGINEER: JAMISON CIVIL ENGINEERING, LLC
TBPE FIRM REG. F-17756
13812 RESEARCH BLVD, #B-2
AUSTIN, TEXAS 78750
(737) 484-0880

PROJECT DATUM: NORTH AMERICAN DATUM 1983 (NAD 83)
PROJECTION: TEXAS STATE PLANE
CENTRAL ZONE (4203)
UNITS: US SURVEY FEET



LINE	BEARING	DISTANCE
L1	N 45°30'32" E	172.52'
(L1)	(N 45°29'09" E)	(172.55')
L2	N 30°49'47" W	100.17'
(L2)	(N 30°50'53" W)	(100.17')
L3	S 58°38'14" W	104.45'
(L3)	(S 58°46'47" W)	(104.45')
L4	N 41°36'13" W	89.21'
(L4)	(N 41°36'32" W)	(89.34')
L5	N 18°34'49" E	36.27'
(L5)	(N 18°34'26" E)	(36.29')

CURVE	RADIUS	CHORD LENGTH	CHORD BEARING	ARC LENGTH	CURVE	RADIUS	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	1055.00'	53.46'	N 46°52'28" E	53.47'	C5	945.27'	47.17'	N 63°42'47" E	47.18'
(C1)	(1055.00')	(53.49')	(N 46°56'19" E)	(53.50')	C6	25.00'	35.43'	S 69°47'40" E	39.38'
C2	945.00'	88.79'	N 48°12'55" E	88.83'	(C6)	(25.00')	(35.42')	(S 69°46'40" E)	(39.36')
C3	945.00'	187.46'	N 56°36'00" E	187.77'	C7	2806.93'	99.93'	S 23°40'47" E	99.93'
C4	1055.00'	350.77'	S 55°34'15" W	352.41'	(C7)	(2806.93')	(99.90')	(S 23°39'47" E)	(99.91')
(C4)	(1055.00')	(350.83')	(S 55°32'44" W)	(352.47')	C8	2806.93'	33.11'	S 24°21'42" E	33.11'

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.

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.

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.

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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

Retail Connection, L.P.	9006485	reception@theretailconnection.net	214-572-0777
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date