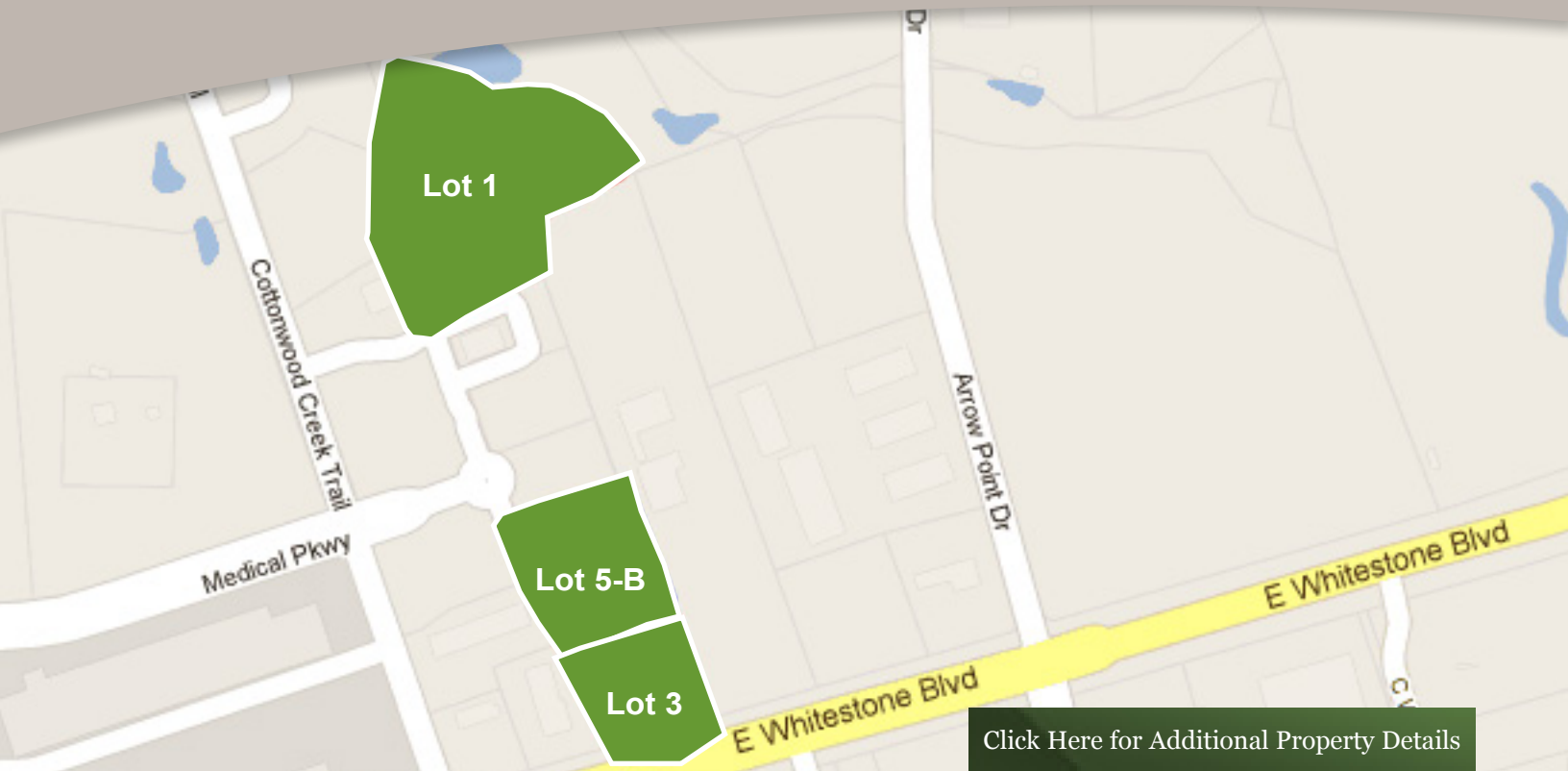


# DUNCAN & SHELTON

COMMERCIAL, LLC



## Cottonwood Creek Business Park

> FM 1431 and Cottonwood Creek Trail - Cedar Park, TX

### LOCATION

Three commercial lots proximate to the corner of FM 1431 and Cottonwood Creek Trail in Cedar Park, Texas.

### SIZE

Lot 3 is 1.74 Acres  
Lot 5-B is 1.923 Acres  
Lot 1 is 3.27 net Acres

### PRICE

Please call for pricing.

### ZONING

Lots 1 & 3 are zoned Local Retail (Lot 1 is conditional), Lot 5-B is zoned General Office.

### JURISDICTION

City of Cedar Park.

### UTILITIES

Water and wastewater is available.

### DRAINAGE

Water quality and detention ponds are in place to serve each lot.

For Additional Information  
Please Contact:

**JOE DUNCAN** 512.459.9500 [jduncan@duncan-austin.com](mailto:jduncan@duncan-austin.com)

**PATRICK SHELTON** 512.459.9500 [pshelton@duncan-austin.com](mailto:pshelton@duncan-austin.com)

[www.duncan-austin.com](http://www.duncan-austin.com)

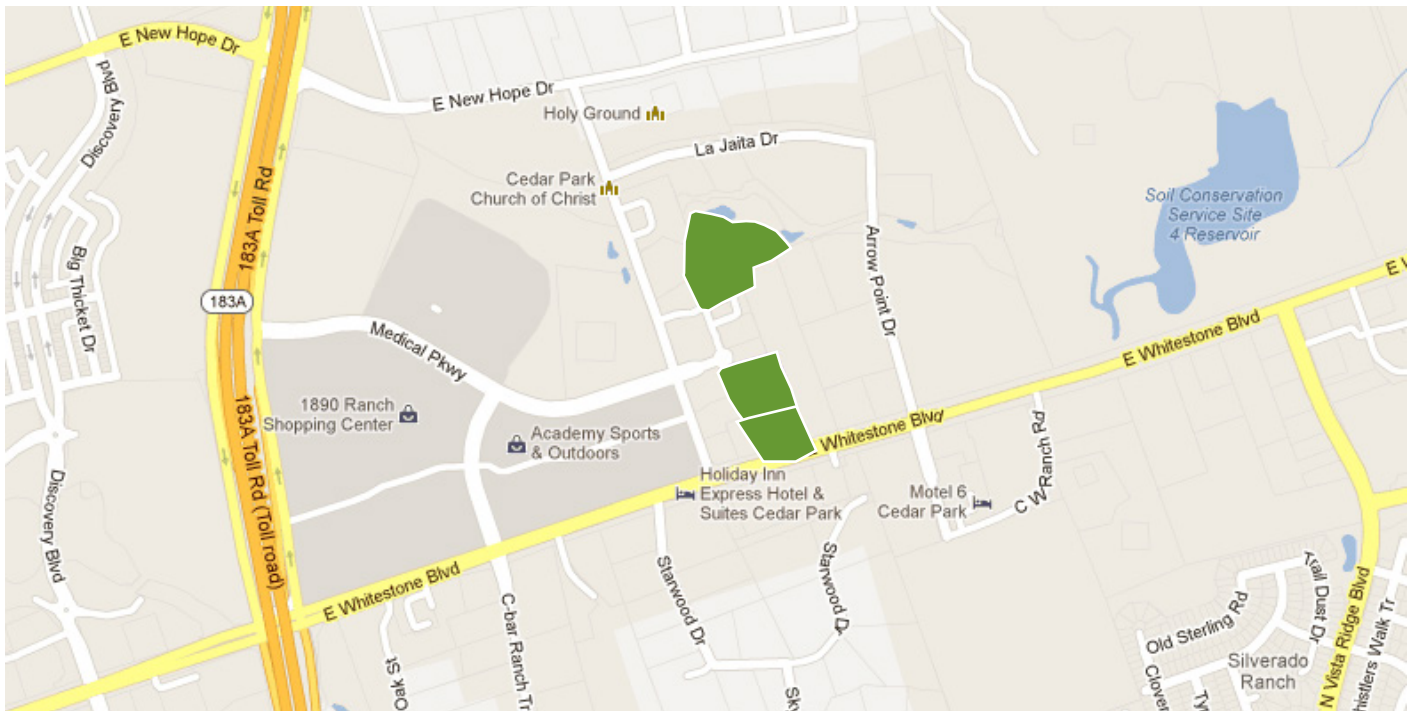
# DUNCAN & SHELTON

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## Cottonwood Creek Business Park

> FM 1431 and Cottonwood Creek Trail - Cedar Park, TX

**General Comments:** The lots are across Cottonwood Creek Trail from the Cedar Park Regional Medical Center and the 1890 Ranch shopping center. The Cedar Park Regional Medical Center is a 260,000 SF, 150-bed facility that opened in 2008 and offers a full-service emergency center, acute-care services, obstetrics, cardiology, surgery, orthopaedics, imaging and diagnostic services. The 1890 Ranch regional shopping center is 825,000 SF and anchored by tenants such as Super Target, Cinemark, Bealls, Office Max and Academy Sports.



\*All information regarding this property is from sources deemed reliable, however, Duncan & Shelton Commercial LLC has not made an independent investigation of this information and no warranty or representation is made by Duncan & Shelton Commercial LLC as to the accuracy thereof. This property is submitted subject to errors, omissions, price changes or other conditions. Duncan & Shelton Commercial LLC has not and shall not make any warranty or representation as to any condition that may affect the value or suitability of the property.

For Additional Information  
Please Contact:

**JOE DUNCAN** 512.459.9500 jduncan@duncan-austin.com

**PATRICK SHELTON** 512.459.9500 pshelton@duncan-austin.com

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**Approved by the Texas Real Estate Commission for Voluntary Use**  
*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

## Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,** you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)