Cedar Park Bank Branch

RETAIL FOR SALE

3200 E. Whitestone Blvd.
Cedar Park, Texas 78613

AQUILA™

Andrew Reue
512.684.3826
reue@aquilacommercial.com

Mike Murphy
512.684.3702
murphy@aquilacommercial.com

aquilacommercial.com/**UFCU-Cedar-Park**

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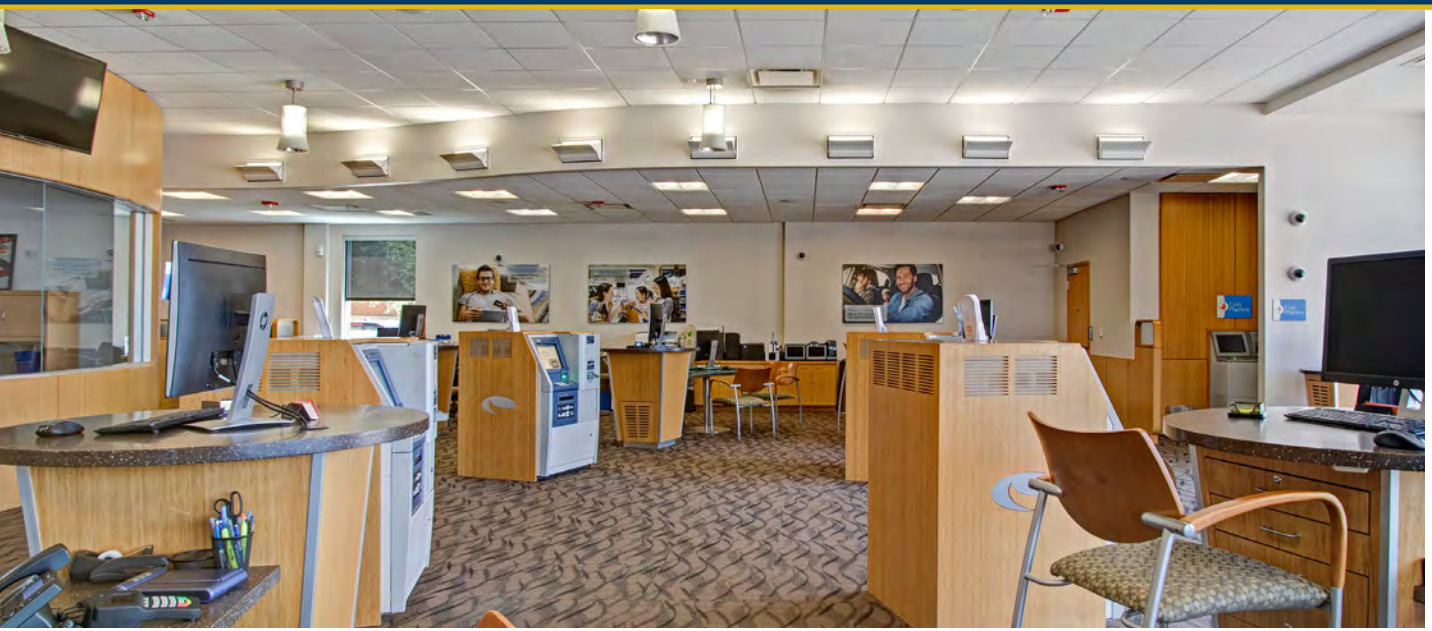

Standalone Building

4,048 SF

Pad Size

1.026 acres

Ample Parking

26 parking spaces, providing ample parking for both customers and employees

Drive-Thru Lanes

4 drive-thru lanes and 1 drive-thru ATM

Space Layout

Large, open lobby, conference room, several private offices and two restrooms

Signage Available

Highly visible pylon and building signage

Great Location

Located off highly trafficked Whitestone Boulevard/FM 1431 in Cedar Park

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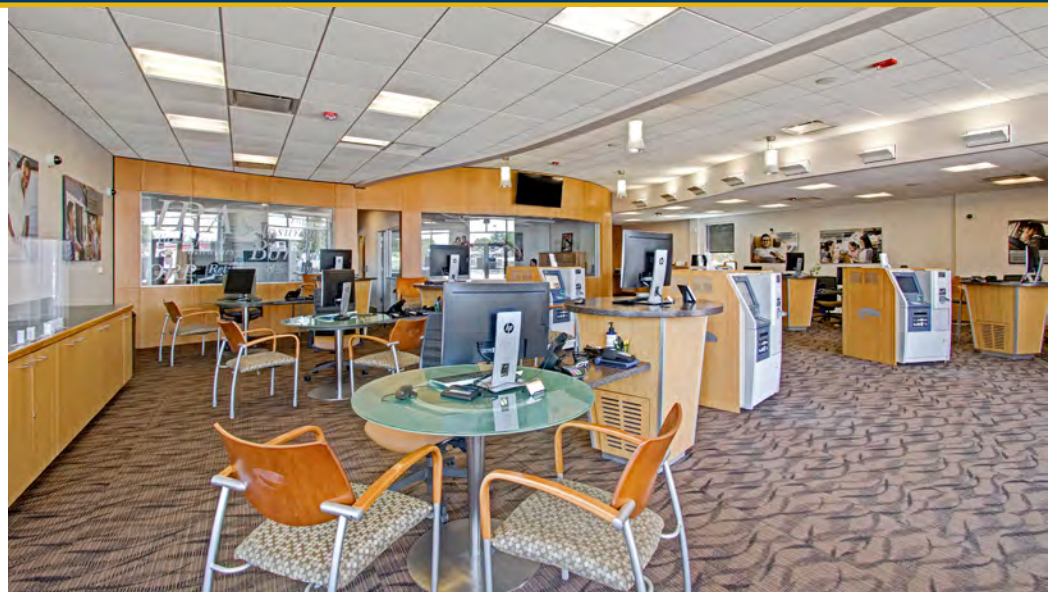

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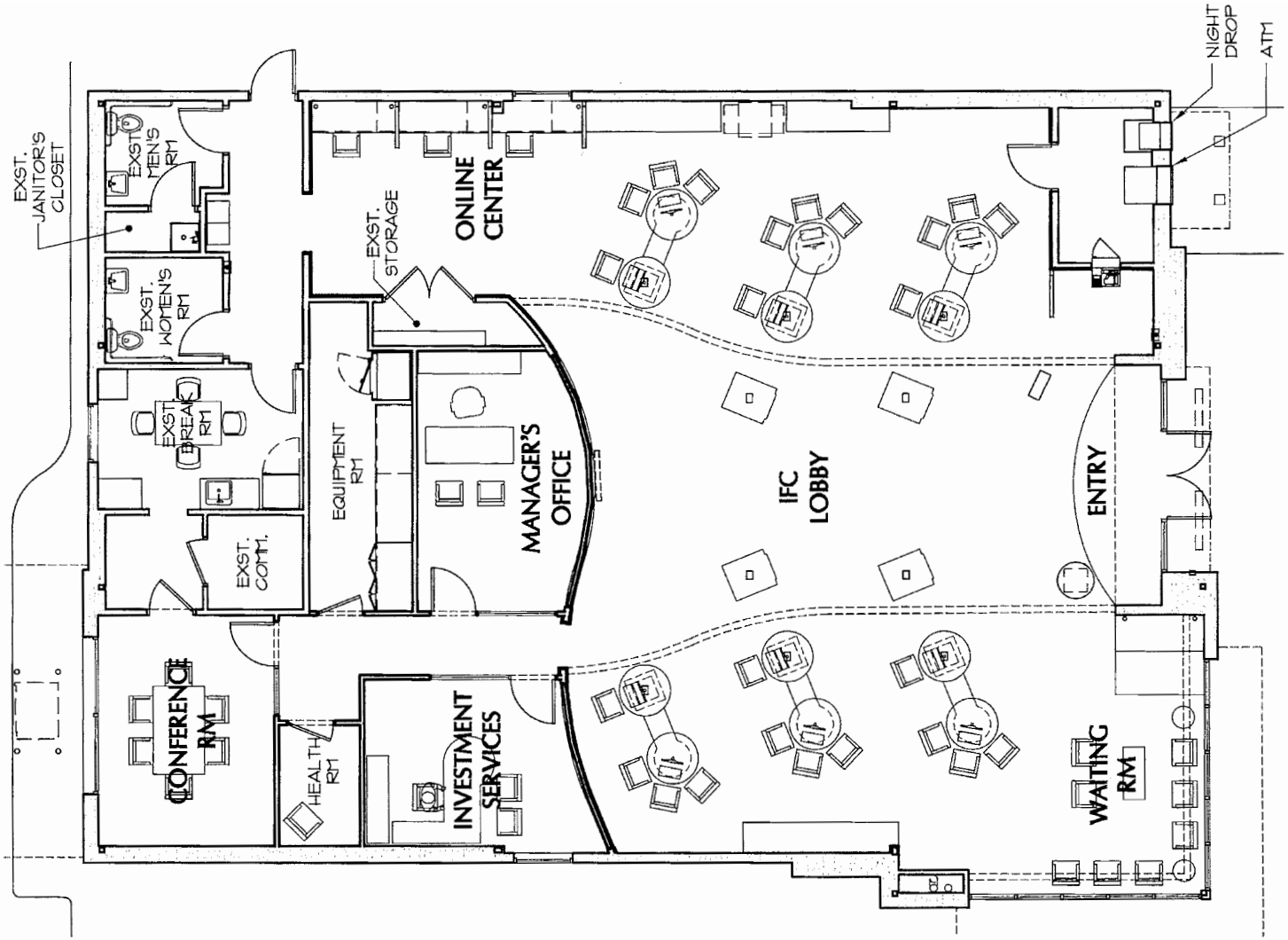

Click for 360 Virtual Tour

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THE PARKE OFF 183A
LESS THAN A 5-MINUTE DRIVE

EAT
Chuy's
Freebirds
Jason's Deli
Juiceland
Marble Slab Creamery
MOD Pizza
Potbelly
Red Robin
Starbucks
Tiff's Treats

SHOP
AtHome
Bath & Body Works
BuyBuyBaby
Costco
Dick's Sporting Goods
DSW
Marshalls
Michaels
Nordstrom Rack
Old Navy
Petco
Tuesday Morning
Twin Liquors
ULTA Beauty
Whole Foods 365
World Market

OTHER
7-Eleven
Massage Heights
OrangeTheory Fitness

US-183 + FM 1431
LESS THAN A 5-MINUTE DRIVE

EAT
BJ's Restaurant
Burger King
Bush's Chicken
Chili's
Chipotle
Dunkin' Donuts
In-N-Out Burger
Jersey Mike's Subs
Lupe Tortilla
McDonald's
Panda Express
Pieology Pizza
Schlotzsky's
Smoothie King
Starbucks
Taco Bell
Taco Cabana
Wendy's
Zoe's Kitchen

SHOP
Big Lots
H-E-B
Twin Liquors
Walmart

PARMER LANE + FM 1431
LESS THAN A 1-MINUTE DRIVE

EAT
Damiano's Italian
McDonald's
Panda Express
Red Horn Coffee House
Starbucks
Wendy's
Whataburger
Yaghi's New York Pizza
Zaxby's Chicken Fingers

SHOP
Discount Tire
Goodwill Central Texas
Good Year Tire Shop
H-E-B
Spec's Wines & Spirits
The Home Depot
Tomlinson's Feed
Walmart Supercenter

183A + FM 1431
LESS THAN A 5-MINUTE DRIVE

EAT
Buffalo Wild Wings
Carl's Jr.
Chick-fil-A
Dos Salsas
Einstein Bros. Bagels
Firehouse Subs
First Watch Cafe
Five Guys
Freddy's Steakburgers
Freshii
Gigi's Cupcakes
Hopdoddy Burger Bar
Jimmy John's
Longhorn Steakhouse
Mighty Fine
Panera Bread
Raising Cane's
Rosa's Cafe
Salata
Starbucks
The Grove Wine Bar
Torchy's Tacos

SHOP
Academy
Half Price Books
Hobby Lobby
James Avery
Natural Grocers
Office Depot
PetSmart
Ross
Super Target

OTHER
Cinemark
Gold's Gym
Roosters
The Woodhouse Day Spa

183A + US-45
LESS THAN A 10-MINUTE DRIVE

EAT
Arby's
Blaze Pizza
Chick-fil-A
Chili's
China Café
Chipotle
Cover2
Domino's Pizza
Fazoli's
Fire Bowl Café
First Watch
Foxhole Culinary Tavern
Freda's Seafood Grille
IHOP
MAD Greens
Marble Slab Creamery
McDonald's
Olive Garden
P. Terry's Burger Stand
Panera Bread
Pluckers
Schlotzsky's
Serrano's Cocina
Starbucks
Subway
Sushi Bang Bang
Tarka Indian Kitchen
Teapioca Lounge
Texican Café
Wendy's
Whataburger

SHOP
Barnes & Noble
Bed Bath & Beyond
Best Buy
Carter's
Famous Footwear
Five Below
GameStop
H-E-B plus!
HomeGoods
Kirkland's
Kohl's
Lane Bryant
Lowe's
Mega Furniture
Office Depot
Old Navy
Party City
PetSmart
Ross
Sally Beauty
Sam's Club
Sleep Express
Strait Music Company
Target
The Home Depot
TJ Maxx
Total Wine & More
ULTA Beauty
Walmart Supercenter

STAY
Aloft Austin NW
Hampton Inn & Suites
Holiday Inn Express
Home2 Sites by Hilton

OTHER
24 Hour Fitness
Fast Eddie's Billiards
Pinballz
Sport Clips
Wells Fargo

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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.

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

AQUILA Commercial LLC	567896	info@aquilacommercial.com	512-684-3800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Christopher Perry	428511	perry@aquilacommercial.com	512-684-3803
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 _____