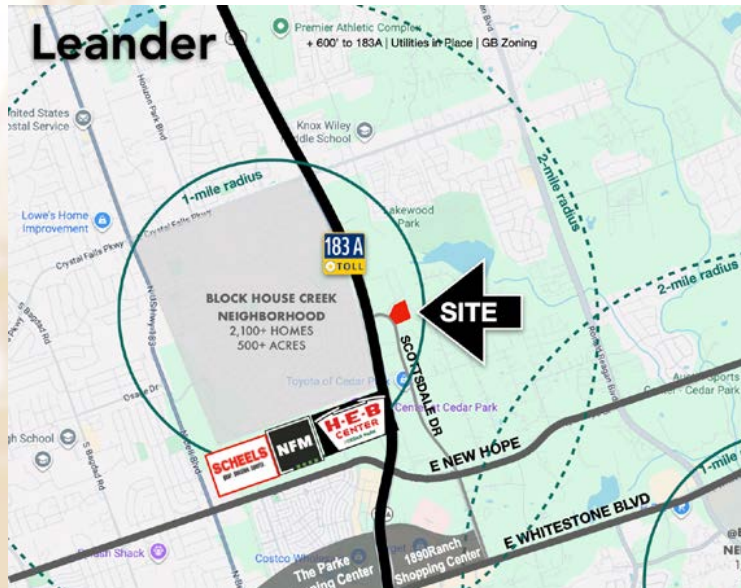


±3.99 ACRES NEAR 183

Medical, Office, Fitness, & Showroom Opportunity
1609 Scottsdale Drive, Cedar Park, TX 78641



LOCATION East side of Scottsdale Drive, approximately 600 feet east of the Hwy 183A/Scottsdale Drive interchange.

SIZE 3.99 acres (±173,804 SF), Lot 4A-1, Block A, part of a 10-acre replat.

FRONTAGE Scottsdale Drive, approximately 190 LF

UTILITIES All utilities in place, 12" water, 8" wastewater.

ZONING GB (General Business with Conditional Overlay) City of Cedar Park. Permits medical clinics, professional office, office/showroom, financial institutions, fitness, and research users.

FLOOD HAZARD No portion of the Property lies within the FEMA floodplain.

JURISDICTION City of Cedar Park, Williamson County, Texas.

SURROUNDING USERS Immediately surrounded by Red Horn Brewery & Roasters, ParqSocial, James Avery Artisan Jewelry, Crawford Electric Supply, and Access Church. Within 1 mile of the Block House Creek neighborhood (2,100+ homes) and The Parke/1890Ranch shopping centers

2025 ESTIMATES	1 MILE	3 MILES	5 MILES
Population	9,013	72,808	202,076
Households	3,096	25,767	70,673
Avg. HH Income	\$149,866	\$142,776	\$162,412

[For Full Demographics Click Here](#)

PRICE \$12.50 PSF

A rare infill opportunity in the rapidly growing North Cedar Park/183A corridor with entitlements, utilities, and GB zoning already in place. Strong regional access via Hwy 183A to Cedar Park, Leander, Georgetown, and NW Austin. Traffic counts of 46,101 AADT on Hwy 183A at Scottsdale Drive and 46,781 AADT on Whitestone Blvd at Scottsdale Drive (TXDOT 2024). Strong demographics include a 2025 median household income of \$126,050 within one mile, with 72,808 residents within three miles and 202,076 residents within five miles. (See Demographics page)

McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

CONTACT **Spence Collins**
Office: (512) 789-0909
Spence@matexas.com

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.

LOCATION OVERVIEW

Regional Access, Nearby Rooftops & Surrounding Commercial Uses

1609 Scottsdale Drive, Cedar Park, TX 78641



★ LOCATION HIGHLIGHTS ★

- East side of Scottsdale Drive, approximately 600 feet east of the Hwy 183A/Scottsdale Drive interchange
- Within 1 mile of the Block House Creek neighborhood (2,100+ homes)
- Near The Parke / 1890 Ranch shopping centers
- Immediately surrounded by James Avery, Red Horn Brewery & Roasters, Crawford Electric Supply, ParqSocial, ODEKO, Texas Academy of Gymnastics, Turf Hub, US Money Reserve, Firefly Aerospace, Fairfield Inn Marriott, and The Crossover Sports Complex
- Strong regional access to Cedar Park, Leander, Georgetown, and NW Austin
- 46,101 AADT on Hwy 183A at Scottsdale Drive (TXDOT 2024)

SCAN QR FOR AERIAL PROPERTY TOUR



1609 Scottsdale Drive, Cedar Park, TX 78641

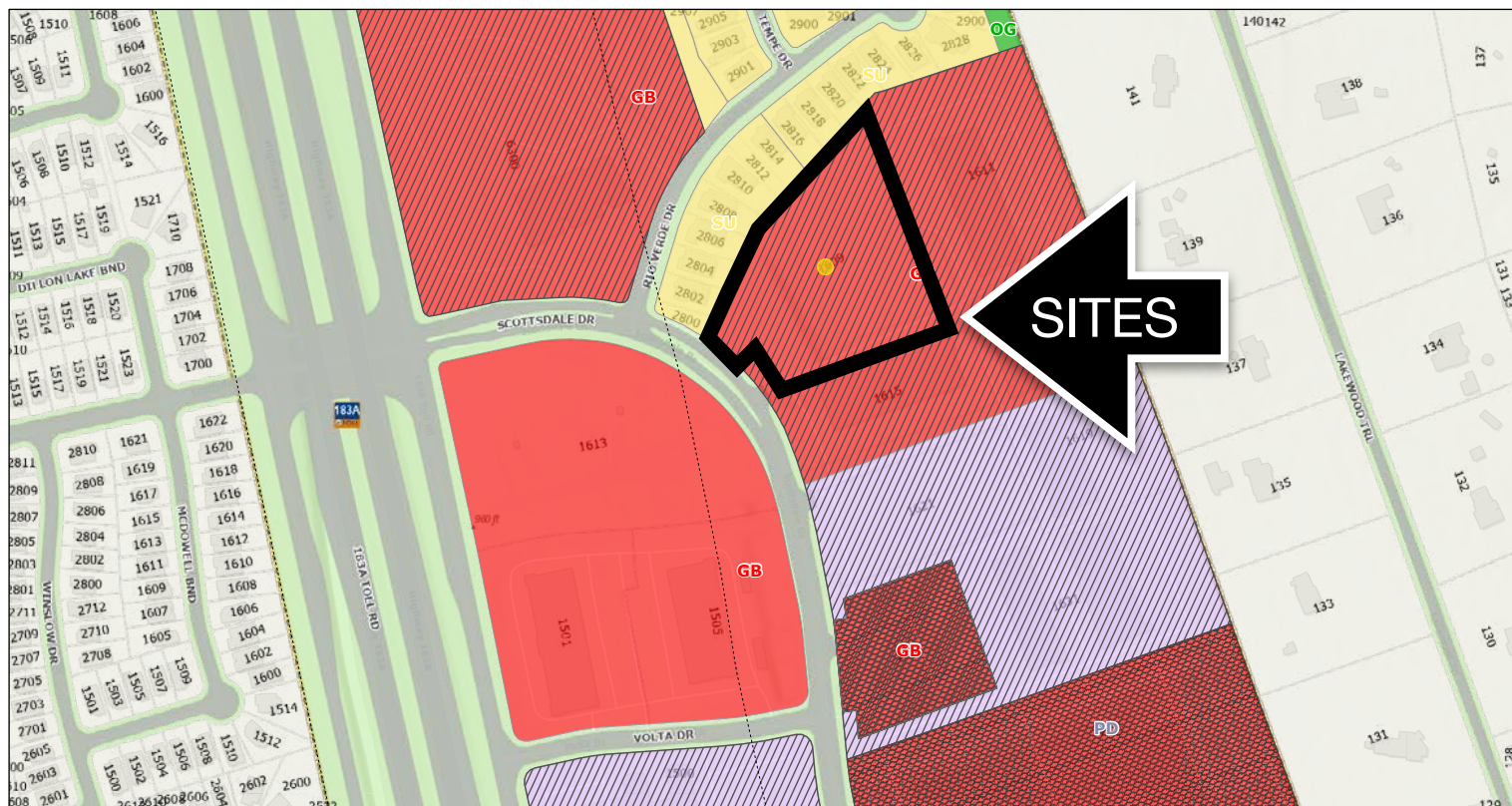
SCAN QR FOR AERIAL PROPERTY TOUR



1609 Scottsdale Drive, Cedar Park, TX 78641



ArcGIS Web Map



4/6/2026, 5:11:14 PM

AtlasLocator11_5

Zoning - Corridor Overlay

Zoning - Conditional Use Districts

Conditional Use Overlay

Special Use Overlay

Conditional Use/Special Use Permit

Zoning - Zoning Districts

GENERAL BUSINESS

LIGHT INDUSTRIAL

OPEN SPACE GREENBELT

SEMI-URBAN RESIDENTIAL

PLANNED DEVELOPMENT - GENERAL BUSINESS

Hwy Shields

Parcel Address

Roadways

Parcels

Right of Way

Right of Way

City Limits

City Limits

ETJ

World_Hillshade



**CEDAR
PARK**
TEXAS

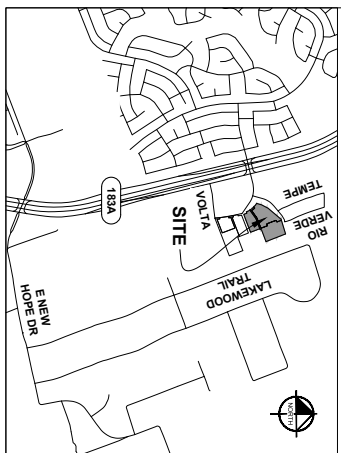
1:2,889

0 0.03 0.06 0.12 mi
0 0.05 0.1 0.2 km



Cedar Park Information Services, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS,

VICINITY MAP
(1" = 2,000')



BENCHMARK TABLE

- BM #100 MAGNAIL SET IN THE BACK OF CURB ON WEST SIDE OF SCOTTSDALE DRIVE APPROXIMATELY 10 FEET SOUTHWEST OF THE INTERSECTION OF VOLTA DRIVE CENTERLINE AND SCOTTSDALE DRIVE CENTERLINE
- ELEV. = 950.81'
- BM #41 CITY OF CEDAR PARK GPS MONUMENT 41 - THREE (3) INCH BRASS DISK IN CONCRETE ON THE WEST SIDE OF A DRIVEWAY, NORTH OF EAST WHITESTONE BOULEVARD, FACING NORTH TOWARDS A LIGHT STATION
- ELEV. = 875.08'

LINE TYPE LEGEND

BOUNDARY LINE
EASEMENT LINE
ADJOINER LINE

LEGEND

POB = POINT OF BEGINNING
O = 1/2" IRON ROD WITH CAP SET
● = IRON NAIL FOUND (CAP NOTED)
● = IRON NAIL FOUND
● = "X" CUT FOUND
DRAWN C.T. = DEED RECORDS WILLAMSON COUNTY, TEXAS
O.P.R.W.C.T. = OFFICIAL PUBLIC RECORDS WILLAMSON COUNTY, TEXAS
P.R.W.C.T. = PLAT RECORDS TRAVIS COUNTY, TEXAS

LINE TABLE

NO.	BEARING	LENGTH
L1	S18°38'16"E	38.44'
L2	S20°45'17"E	37.51'
L3	N81°10'09"E	30.28'

CURVE TABLE

NO.	DELTA	LENGTH	CHORD BEARING	CHORD
C1	22°39'51"	480.00'	N53°49'16"W	192.56'
C2	12°10'06"	480.00'	N61°13'52"W	103.87'
C3	10°23'11"	480.00'	N27°40'39"W	88.70'
C4	12°16'40"	480.00'	N59°00'51"W	104.80'
C5	9°21'00"	821.25'	N40°27'22"W	84.98'

GENERAL NOTES:

1. A TEN (10) FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL STREET RIGHT OF WAY ON ALL LOTS A FIVE (5) FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG EACH SIDE OF LOT LINE FROM THE FRONT PROPERTY LINE TO THE FRONT BUILDING EASEMENT WHERE A SIDE LOT LINE IS ALSO THE REAR LOT LINE OF AN ADJACENT LOT IN WHICH CASE THE FIVE (5) FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG EACH SIDE OF THE REAR LOT LINE. ALSO A SIDE AND ONE END AND 100' (7/21/2025) PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ADJACENT TO ALL REAR LOT LINES.

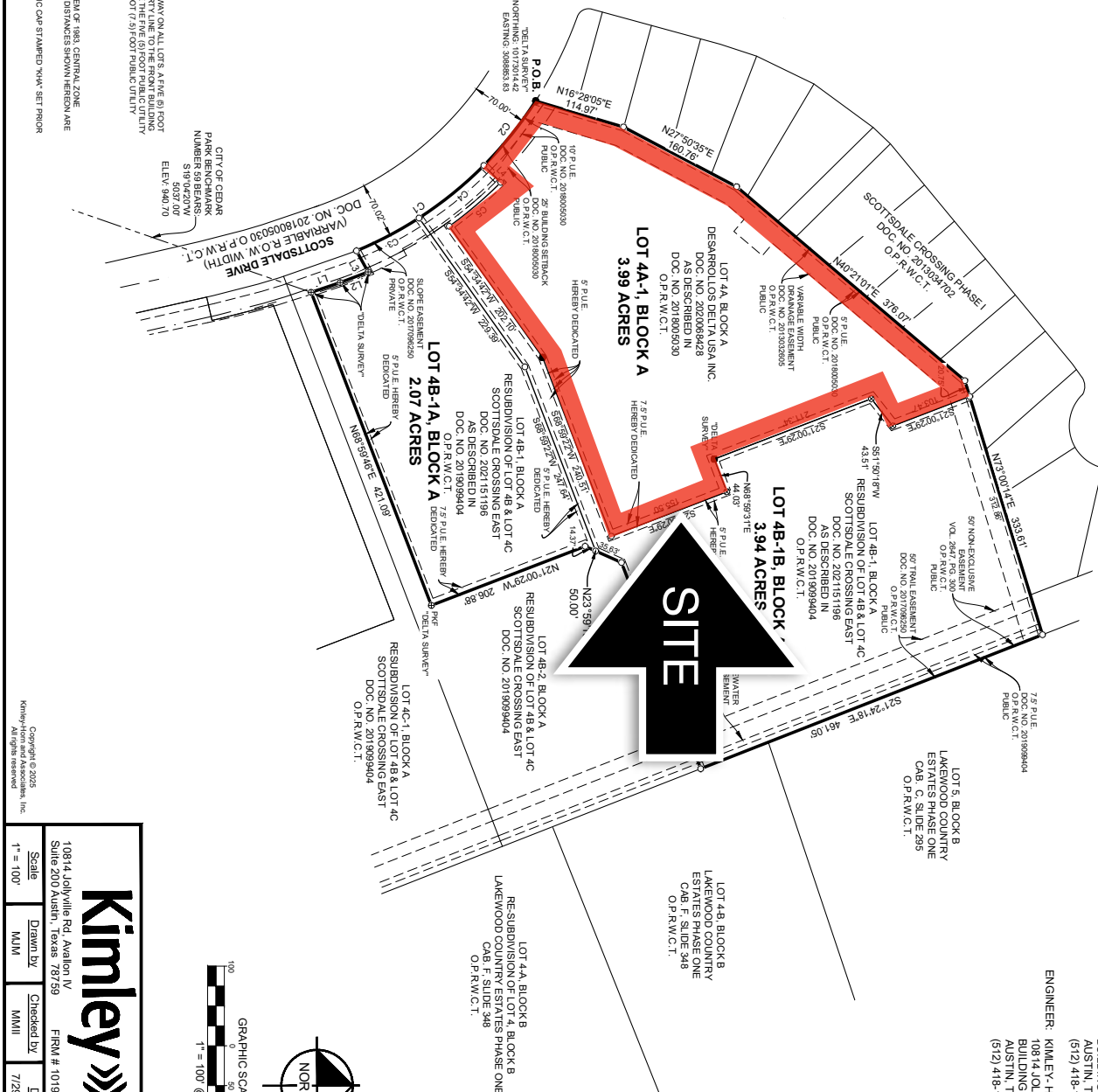
1. THE BEARINGS, DISTANCES, AREAS, AND CORNERS SHOWN HEREON ARE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (TEXAS STATE PLANE PPS 4203) GRS, AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE GRID. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

2. ALL LOTS LOCATED IN THIS SUBDIVISION WILL BE MONUMENTED WITH A 1/2" IRON ROD WITH A PLASTIC CAP STAMPED "KPH" SET PRIOR TO LOT SALES UNLESS OTHERWISE STATED.

REPLAT OF

LOT 4A-1, 4B-1B, & 4B-1A, BLOCK A
SCOTTSDALE CROSSING EAST

BEING A RE-SUBDIVISION OF LOT 4B-1 BLOCK A,
AND BEING A RE-SUBDIVISION OF BLOCK A, LOT 4, DOCUMENT NO. 2019099404,
RESUBDIVISION OF BLOCK A, LOT 4 DOCUMENT NO. 2018005030,
OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS
WALTER CAMPBELL SURVEY, ABSTRACT NO. 03
CITY OF CEDAR PARK, WILLAMSON COUNTY, TEXAS



OWNERS: ITC 1615 SCOTTSDALE LLC
2 NORTH 20TH STREET, SUITE 1500
BIRMINGHAM, AL 35203
(205) 864-4950

ACREAGE: 10.00 ACRES (435,600 SQUARE FEET)

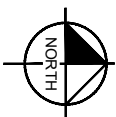
SURVEY: WALTER CAMPBELL SURVEY, ABSTRACT NO. 03

TOTAL NUMBER OF LOTS: 3
TOTAL NUMBER OF BLOCKS: 1

DATE: July 29, 2025

SURVEYOR: KIMLEY-HORN AND ASSOCIATES
10814 JOLLYVILLE ROAD
AUSTIN, TX 78759
(512) 418-1771

ENGINEER: KIMLEY-HORN AND ASSOCIATES
10814 JOLLYVILLE ROAD
BUILDING IV, SUITE 200
AUSTIN, TX 78759
(512) 418-1771



Kimley»Horn

10814 Jollyville Rd, Austin IV
Suite 200 Austin, Texas 78759

FIRM # 10194624 Tel: No. (512) 418-1771
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	MJM	MJM	7/29/2025	069278912	1 OF 2



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:
 - 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.

McAllister & Associates	403756	joewillie@matexas.com	512-472-2100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John T. Baker II	517348	johntbaker2@gmail.com	512-472-2100
Designated Broker of Firm	License No.	Email	Phone
Joe Willie McAllister	336887	joewillie@matexas.com	512-784-1134
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Spence Collins	345335	spence@matexas.com	512-789-0909
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date