

SECURE NET LEASE

Subject Property

Walmart Supercenter
SPEC'S
McDonald's
planet fitness
THE HOME DEPOT
Starbucks
H-E-B
Target
HOBBY LOBBY
CINEMARK
ASHLEY
SEPHORA
Office DEPOT
OfficeMax
Academy SPORTS+OUTDOORS
Burlington
HALF PRICE BOOKS
Office DEPOT OfficeMax
PET SMART
Starbucks
DOLLAR TREE
ROSS DRESS FOR LESS

ASCENSION SETON CEDAR PARK HOSPITAL (126 BEDS)
FLOOR DECOR &
LA QUINTA
VERA CEDAR PARK (242 UNITS)
THE VIEW AT CEDAR PARK (166 UNITS)
QUEST (333 UNITS)

183A TOLL ROAD (46,101 VPD)
183
181
NEW HOPE DRIVE (15,725 VPD)

THE CROSSOVER
TOYOTA
H-E-B CENTER @ CEDAR PARK
HYATT PLACE
NFM
SCHHEELS
J. ALEXANDER'S RESTAURANT
Marriott HOTELS · RESORTS · SUITES

BLOCK HOUSE CREEK (2,188 HOMES)
BLOCK HOUSE CREEK ELEMENTARY SCHOOL (471 STUDENTS)
STEPPING STONE SCHOOL

DICK'S
WHOLE FOODS MARKET
Marshall's
Rack
Michael's
WORLD MARKET
five BELOW
La-Z-boy
OLD NAVY
MATTRESS FIRM
DSW DESIGNER SHOE WHOLESALE
petco
Bath & Body Works
CAVENDERS
Starbucks

QUEST (333 UNITS)
Best Western
Hampton
SPRINGHILL SUITES
TSC TRACTOR SUPPLY

183
NORTH BELL BOULEVARD (39,758 VPD)

SUBJECT PROPERTY
2702 POPLAR LN.

Austin TEXAS
DOWNTOWN AUSTIN (15 MILES AWAY)

OFFERING MEMORANDUM

CEDAR PARK LAND

2702-2508 POPLAR LN, CEDAR PARK, TX 78613 (AUSTIN MSA)

Sam House

Vice President
(214) 227-9869

shouse@securenetlease.com

Dylan Davila

Broker Associate
(214) 466-7745

ddavila@securenetlease.com

THE OPPORTUNITY

— CEDAR PARK LAND CEDAR PARK, TX (AUSTIN)

Secure Net Lease is pleased to present, as exclusive listing broker and marketing advisor, the opportunity to acquire a 4.2-acre commercial land parcel in Cedar Park, Texas.

The site offers approximately 860 feet of frontage along North Bell Boulevard with 30,996 vehicles per day and 250 feet of depth. The parcel is zoned for commercial use with a future land use designation encompassing office, retail, and other commercial uses. Cedar Park is one of the fastest-growing markets in the country, and this site sits near the CedarView development, anchored by Nebraska Furniture Mart, which, upon opening, will be the second-largest store in Texas, alongside Scheels and a Marriott hotel. The Bell District and Northline developments further reinforce the area's growth trajectory from a bedroom community to a main employment node.

The site provides development potential for a wide range of uses, including QSR and fast-casual pads, strip and inline retail, medical and dental offices, and mixed-use formats that capitalize on traffic from surrounding destination tenants.

INVESTMENT OVERVIEW

— CEDAR PARK LAND CEDAR PARK, TX (AUSTIN)



CONTACT FOR DETAILS

Dylan Davila

Broker Associate
(214) 466-7745
ddavila@securenetlease.com

Bob Moorhead

Managing Partner
(214) 522-7210
bob@securenetlease.com

Sam House

Vice President
(214) 227-9869
shouse@securenetlease.com

Joe Caputo

Managing Partner
(424) 220-6432
joe@securenetlease.com

- ✓ **Established Retail and Commercial Corridor** — Positioned near H-E-B Center at Cedar Park (8,700-seat arena, home to the Texas Stars and Austin Spurs), Austin Community College Cypress Creek campus, and a dense concentration of national retail and restaurant tenants along Bell Blvd, New Hope Dr, and Whitestone Blvd.
- ✓ **High Average Household Income** — \$124,916 within one mile; \$177,768 within five miles.
- ✓ **One of the Fastest Growing Cities in Texas** — Cedar Park's population has grown 200% since 2000.
- ✓ **High Demand for Master Planned Communities** — There are 46 new home communities planned in the Cedar Park/Leander submarket, including some of the Austin metro's largest master-planned developments.
- ✓ **Favorable Zoning** — The front row of lots is zoned for intensive commercial uses, and all lots are designated for future land use, including office, retail, and other commercial uses.
- ✓ **Traffic Signal** — Contains a traffic signal at the intersection of N Bell Blvd and Blockhouse Dr with a VPD of 5,915, viable for a main ingress/egress point.
- ✓ **Extensive Highway Frontage** — 860 feet of highway frontage (VPD of 30,996), allowing for high visibility and multiple ingress/egress points.
- ✓ **Utilities** — Water, sewer, and garbage are currently serviced by the City of Cedar Park.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

MERRITT LEGACY APARTMENT (226 UNITS)

KOHL'S
petco
LOWE'S
Firestone
Great Clips
SUBWAY
goodwill
TACO BELL
planet fitness
McDonald's
SCOOTERS COFFEE

AutoZone
DISCOUNT TIRE

ExtraSpace
Storage

183

NORTH BELL BOULEVARD
±3,095,818 VPD

PLEASANT HILL ELEMENTARY SCHOOL (704 STUDENTS)

QT QuikTrip

TEXAS
Culver's

183 A

183A TOLL ROAD
±46,101 VPD

DOLLAR TREE

O'Reilly AUTO PARTS

W

KUMON
jiffylube

Randalls
Orangetheory FITNESS
Dominos Pizza
Starbucks
T

ups

7
ELEVEN

Edward Jones

PAPA JOHN'S
gerber

CUBESMART
self storage

7
ELEVEN

SUBJECT PROPERTY
2702-2508 POPLAR LN.

DICK'S **at home** **Marshalls**
Rack **COSTCO** **WORLD MARKET**
LaZboy **WHOLE FOODS MARKET** **five BELOW**
DSW **Michael's** **TORRID**
Red Robin **OLD NAVY** **TILLYS**
Jason's deli **petco** **MATTRESS FIRM**
Starbucks **Orangetheory FITNESS** **MOD PIZZA**
Chuy's **Bath & Body Works** **McALISTER'S DELI**
AspenDental **DUTCH BROS**

TARGET **HOBBY LOBBY** **Academy**
CINEMARK **ASHLEY** **Burlington**
SEPHORA **HALF PRICE BOOKS** **Office DEPOT**
OfficeMax
ROSS **DOLLAR TREE** **PET SMART**
DRESS FOR LESS
Starbucks **AT&T**
Longhorn STEAKHOUSE
Starbucks **Starbucks**
crumbl

WILLIAM J. WINKLEY ELEMENTARY SCHOOL (745 STUDENTS)

CRYSTAL FALLS CROSSING (480 UNITS)

LEANDER HIGH SCHOOL (2,202 STUDENTS)

9ROUND
KICKBOXING FITNESS
Dominos Pizza
Davita
Kidney Care

NFM **Marriott**
HOTELS - RESORTS - SUITES
SCHEELS
J. ALEXANDER'S
RESTAURANT

TSC **TRACTOR SUPPLY CO**

NEW HOPE DRIVE
±15,725 VPD

KNOWLES ELEMENTARY SCHOOL (694 STUDENTS)

RUNNING BRUSHY MIDDLE SCHOOL (1,037 STUDENTS)

CVS pharmacy
SONIC **ups**

QT QuikTrip

enterprise
Advance Auto Parts

ASCENSION SETON CEDAR PARK HOSPITAL (126 BEDS)

SOUTHWEST FREEWAY
±11,988 VPD

CANDLEWOOD SUITES
Holiday Inn Express & Suites
AN IHG HOTEL

DQ

Starbucks

7
ELEVEN

HTeaO
TEXAS BORN & BREWED

O'Reilly AUTO PARTS

THE VIEW AT CEDAR PARK (166 UNITS)

IN-N-OUT **B's**
sleep + number.

WHITESTONE BOULEVARD
±15,725 VPD

GIDDENS ELEMENTARY SCHOOL (461 STUDENTS)

Walmart **McDonald's**
MATTRESS FIRM **AutoZone**
LESIE'S **DUNKIN'**

HEB **verizon**
KFC **Ardi's**

Best Western **Hampton**
SPRINGHILL SUITES

FIRST WATCH
THE DAYTIME CAFE
Edward Jones

MASON ELEMENTARY SCHOOL (633 STUDENTS)

LAIFITNESS

HARBOR FREIGHT
ALDI

USPS.COM

edible
ihop

Quality INN

Panera BREAD
Cane's
SHERWIN-WILLIAMS

MURPHY USA



SUBJECT PROPERTY

2702-2508 POPLAR LN.

BLOCK HOUSE CREEK
(2,188 HOMES)

BLOCK HOUSE CREEK
ELEMENTARY SCHOOL
(471 STUDENTS)

CEDARVIEW
DEVELOPMENT

H-E-B CENTER
CEDAR PARK

183

NORTH BELL BOULEVARD
±39,758 VPD



SCHEELS



J. ALEXANDER'S
RESTAURANT

ExtraSpace
Storage

NEW HOPE DRIVE
±15,725 VPD

**TSC TRACTOR
SUPPLY CO**

QT QuikTrip

State Farm

enterprise
**Advance
Auto Parts**

DICK'S	at home The Home & Holiday Superstore	Marshalls
Rack	COSTCO WHOLESALE	WORLD MARKET
<i>LaZboy</i>	WHOLE FOODS MARKET	FIVE BELOW
DSW DESIGNER SHOE WAREHOUSE	Michaels	CAVENDER'S BOOT CITY
<i>Red Robin</i> CHEESEY BURGERS ON BUNS	OLD NAVY	TORRID
Jason's deli	petco	TILLYS CENTRINE • SHOES • ACCESSORIES
	Orangetheory FITNESS	MATTRESS FIRM
<i>Chuy's</i>	Bath & Body Works	MOD PIZZA
AspenDental	DUTCH BROS	McALISTER'S DELI





MASON ELEMENTARY SCHOOL
(633 STUDENTS)



RUNNING BRUSHY MIDDLE SCHOOL
(1,037 STUDENTS)

KNOWLES ELEMENTARY SCHOOL
(694 STUDENTS)

LAKELINE APARTMENTS
(264 STUDENTS)

WILLIAM J. WINKLEY ELEMENTARY SCHOOL
(745 STUDENTS)



LEANDER HIGH SCHOOL
(2,202 STUDENTS)

CRYSTAL FALLS CROSSING
(480 UNITS)



SUBJECT PROPERTY
2702 POPLAR LN

183

NORTH BELL BOULEVARD
(39,758 VPD)



MERRITT LEGACY APARTMENT
(208 UNITS)



CVS pharmacy
McDonald's
THE CONLEY APARTMENTS
(259 UNITS)

GLENN HIGH SCHOOL
(2,129 STUDENTS)
HERMOSA VILLAGE APARTMENTS
(238 UNITS)



LEANDER MIDDLE SCHOOL
(768 STUDENTS)



GRAMERCY AT NORTHLINE
(343 UNITS)



TARVIN ELEMENTARY SCHOOL
(797 STUDENTS)

CUBESMART self storage



PAPA JOHN'S



NORTH BELL BOULEVARD
(39,758 VPD)



SUBJECT PROPERTY
2702 POPLAR LN.



Austin TEXAS
DOWNTOWN AUSTIN
(15 MILES AWAY)

SITE OVERVIEW

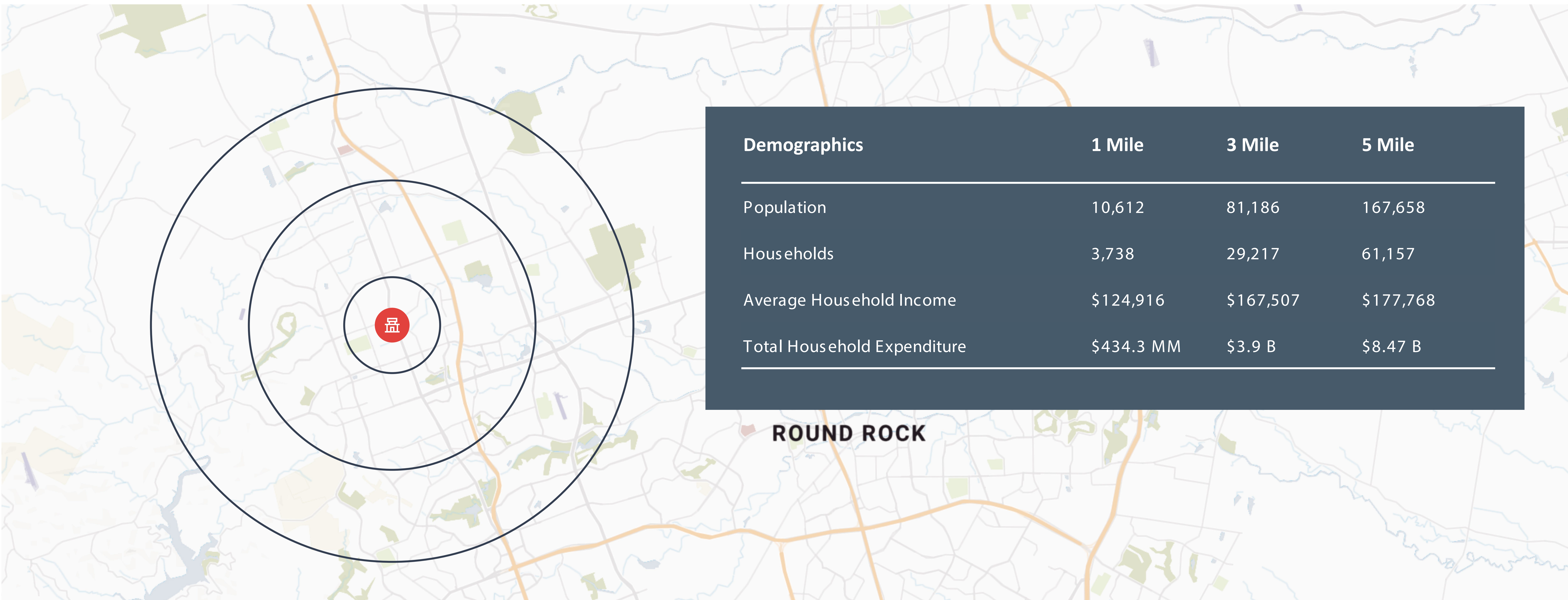
— CEDAR PARK LAND CEDAR PARK, TX (AUSTIN)

NEIGHBORING RETAILERS



LOCATION OVERVIEW

CEDAR PARK LAND CEDAR PARK, TX (AUSTIN)



ROUND ROCK

AUSTIN, TX ECONOMIC DRIVERS (EMPLOYEES)

1. State Government (40,460)
2. The University of Texas at Austin (32,193)
3. H-E-B (22,955)
4. City of Austin (16,195)
5. Ascension Seton (14,842)
6. Federal Government (14,700)
7. Dell Computer Corporation (13,000)
8. Tesla (12,277)
9. St. David's Healthcare Partnership (11,484)
10. Amazon (11,000)

LOCATION OVERVIEW

— CEDAR PARK LAND CEDAR PARK, TX (AUSTIN)

Cedar Park

Texas

 78,380+
Population

 \$160,000+
Average Household Income



Cedar Park's Population
has Grown 200% Since
2000

POPULATION
GROWTH

Cedar Park is 16 Miles
from Downtown Austin

AUSTIN MSA

Cedar Park is a thriving, high-income suburban city in the fast-growing Austin metropolitan area, known for its excellent schools, educated workforce, and family-friendly quality of life.

Located roughly 16 miles northwest of downtown Austin along US-183, it offers quick access to the region's major employment centers while maintaining a distinct, community-oriented suburban feel.

Cedar Park, Texas is a high-growth, high-income suburban hub just minutes from Austin, offering strong demographics, excellent schools, and a pro-business environment that drives exceptional retail and service demand.

As the third-largest city in the Austin metro, Cedar Park sits in the heart of

Williamson County's growth corridor and continues to attract residents and employers seeking a pro-business environment and strong demographics. The community's population is now in the low- to mid-80,000s, with a young median age around the mid-30s and nearly half of residents holding at least a bachelor's degree, creating a deep pool of white-collar, tech-savvy talent. Median household income exceeds 120,000 dollars, and local household income distribution is heavily concentrated in higher brackets, supporting strong retail, restaurant, and service demand. Quality of life is a core part of the Cedar Park story, with highly regarded public schools, abundant parks and trail systems, and a growing lineup of shopping, dining, and entertainment options. Residents can enjoy suburban convenience and recreation close to home, then reach downtown Austin's nightlife, live music, and cultural amenities in roughly 30–45 minutes, depending on traffic. Proximity to major Northwest Austin tech hubs, as well as convenient access to Austin-Bergstrom International Airport within about a 30–50-minute drive, further enhances Cedar Park's appeal for employers, commuters, and visitors alike.

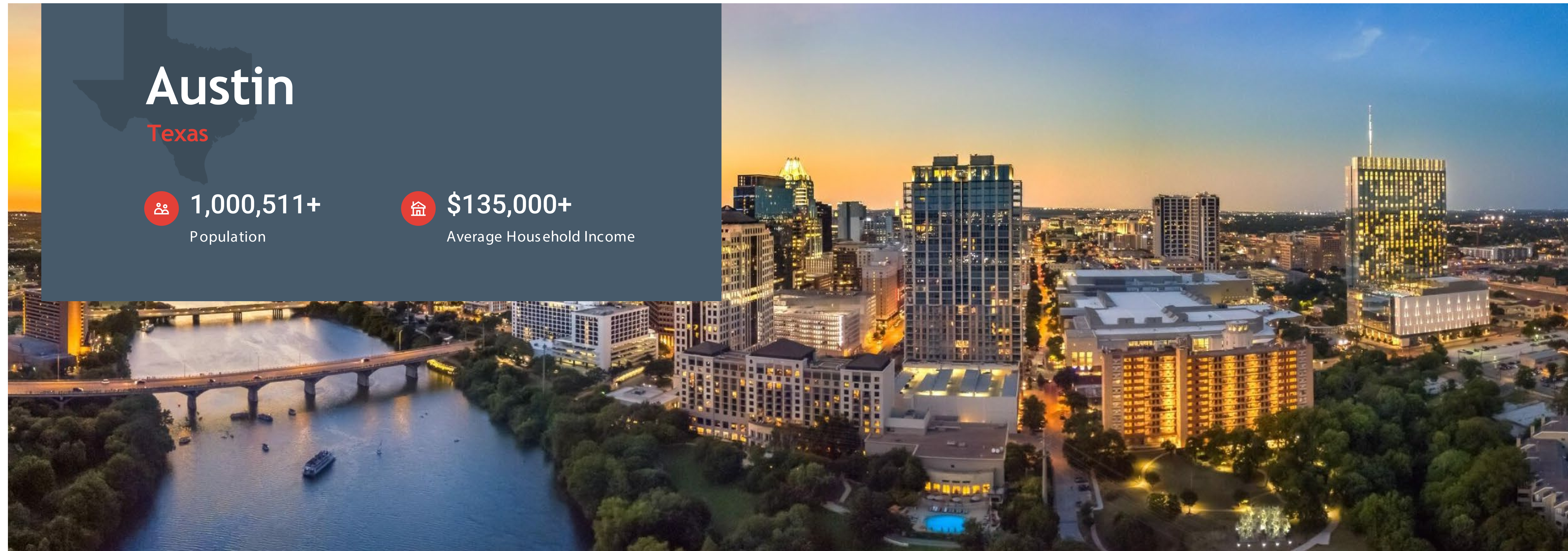
LOCATION OVERVIEW

— CEDAR PARK LAND CEDAR PARK, TX (AUSTIN)

Austin
Texas

1,000,511+
Population

\$135,000+
Average Household Income



Grown 15% Since 2020, at
Over 2.62M Residents

AUSTIN METRO

Austin is the 5th Largest
City in Texas

5th

Austin, Texas, is one of the fastest-growing cities in the United States, known for its vibrant culture, strong economy, and high quality of life.

As the state capital, Austin blends government, education, technology, and a thriving arts scene to create a unique and dynamic environment.

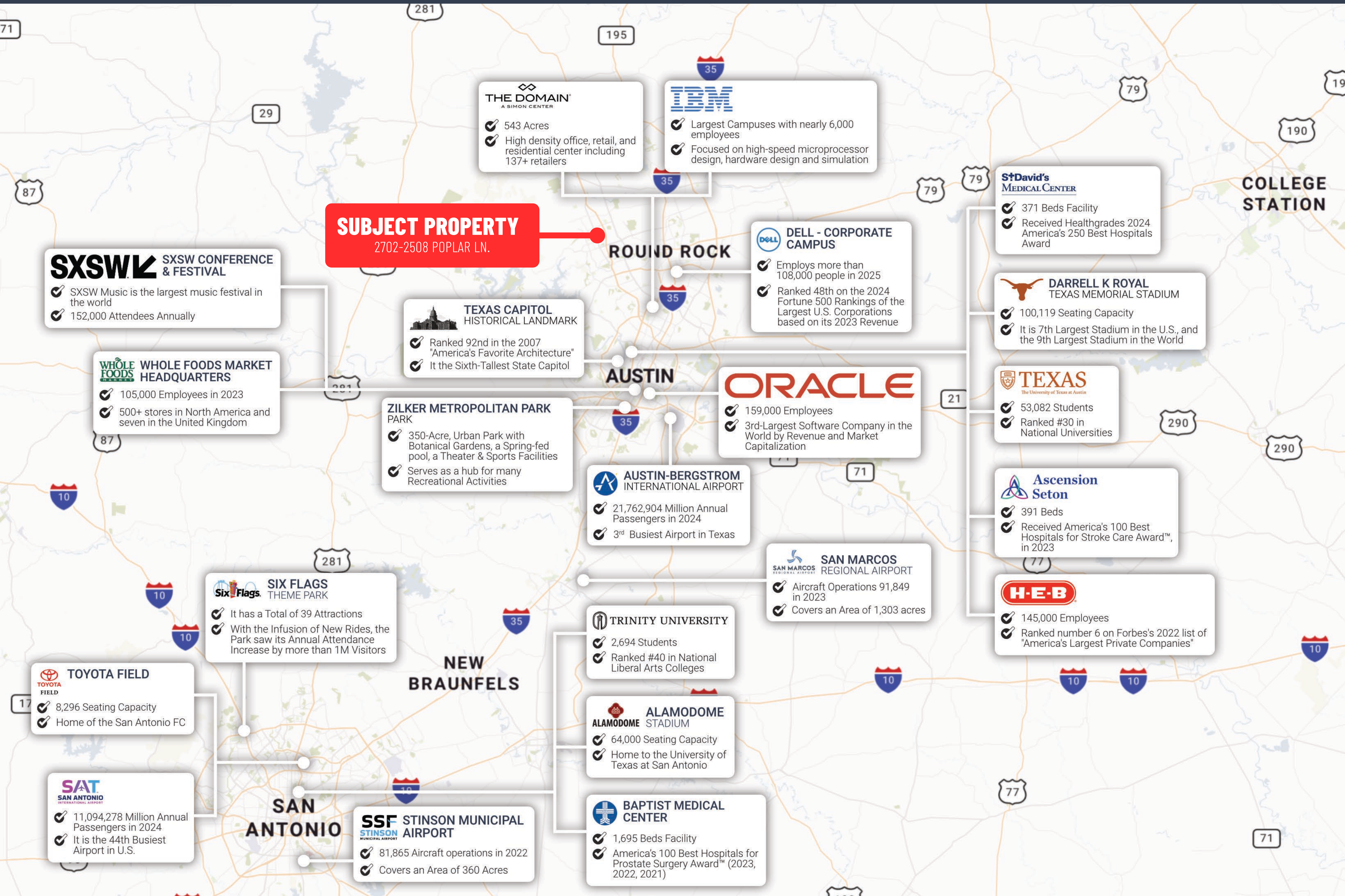
Austin, Texas, dubbed "Silicon Hills," has experienced rapid growth due to its thriving tech industry, vibrant cultural scene, and high quality of life.

The city is home to the University of Texas at Austin, a major research institution that contributes to its youthful energy and innovation. Austin's population continues to rise, with an estimated 1,000,511 residents in 2025, while the broader metro area has grown to around 2.62 million people.

This rapid expansion has brought both opportunities and challenges, particularly in terms of housing affordability and infrastructure. The economy in Austin is diverse and strong, driven by technology, government, healthcare, and education. Known as "Silicon Hills," Austin has attracted major tech companies such as Dell, Tesla, Apple, and Google, making it a significant hub for innovation and startups. The city's median household income has grown accordingly, reaching approximately \$104,000 in 2025. Austin is also famous for its vibrant lifestyle and entertainment options. The city is known as the "Live Music Capital of the World," hosting major festivals like South by Southwest (SXSW) and Austin City Limits (ACL). Its food scene is just as lively, featuring everything from top-rated barbecue joints to trendy food trucks. Outdoor enthusiasts appreciate Austin's many parks, trails, and lakes, including the popular Barton Springs Pool and Lady Bird Lake, which offer opportunities for swimming, kayaking, and hiking. Despite the challenges of traffic congestion and rising costs, Austin remains one of the most desirable places to live in the U.S., attracting people with its mix of economic opportunities, cultural vibrancy, and outdoor recreation.

METRO AREA

— CEDAR PARK LAND CEDAR PARK, TX (AUSTIN)



IN THE NEWS

— CEDAR PARK LAND CEDAR PARK, TX (AUSTIN)

CedarView Entertainment District

(CEDARVIEW ENTERTAINMENT DISTRICT)

Cedar Park, TX continues its rapid growth trajectory with a range of major projects underway that promise to expand economic activity, community amenities and transportation infrastructure in the coming years.

Currently under construction on New Hope Dr between Bell Blvd and 183A Toll is the new CedarView Entertainment District.

EXPLORE ARTICLE



CedarView Development

FEBRUARY 28, 2026 (VISIT CEDAR PARK TEXAS)

Building on the synergy of world-class retail and luxury hospitality, the CedarView development is officially transforming Cedar Park into a premier metropolitan destination.

This massive mixed-use project, born from a visionary partnership between the City of Cedar Park, Great Lakes Capital, and NFM, serves as a dynamic hub where commerce, leisure, and lifestyle intersect.

EXPLORE ARTICLE



Great Lakes Capital & NFM Announce 300-Key Highly-Curated Full-Service Marriott Hotel Development

MARCH 21, 2025 (CEDAR VIEW)

Indiana-based Great Lakes Capital (GLC), in partnership with Nebraska Furniture Mart (NFM) and the City of Cedar Park, is proud to announce the signing of an agreement for a new full-service Marriott hotel and convention center in the heart of CedarView, a premier mixed-use new development in Cedar Park, Texas.

Construction is slated to begin May 2025 with an anticipated opening first quarter 2027.

EXPLORE ARTICLE



NFM-Anchored Center Gains its First Restaurant: Upscale Texas-based concept, J. Alexander's, to make its Austin-area debut

MARCH 2, 2025 (CEDAR VIEW)

A popular Texas-based restaurant, J. Alexander's, will make its long awaited Austin-area debut at CedarView, the NFM and Scheels anchored mixed-use project in Cedar Park, Texas.

As the 117-acre project continues to advance, CedarView's momentum has positioned it as one of the most anticipated retail destinations in Central Texas.

EXPLORE ARTICLE



Sprouts Farmers Market to open at Northline development in Leander in 2027

CHLOE YOUNG, MAY 30, 2025 (COMMUNITY IMPACT)

Grocery retailer Sprouts Farmers Market is set to open a 25,000-square-foot store in Leander, project information listed with the Texas Department of Licensing and Regulation shows.

Located off San Gabriel Parkway and US 183, the new grocery store is slated to open at Northline, a 116-acre commercial and residential development with an anticipated value of \$1 billion, according to previous Community Impact reporting.

EXPLORE ARTICLE



Leander eyes the future with new developments

SAM SCHAFFER, MARCH 21, 2025 (COMMUNITY IMPACT)

Northline and Southbrook Station are two of Leander's major development projects, which city officials hope will keep tax dollars in Leander and keep pace with the city's growth.

Northline is a nearly \$1 billion, 116-acre development that will combine commercial and residential space with a modern aesthetic that the city hopes will be a draw for residents and tourists.

EXPLORE ARTICLE



Walkable \$65M mixed-use hub set to transform this Central Texas city

MOLLY WILHELM, MARCH 24, 2026 (CHRON)

A Central Texas city is gearing up for a walkable transformation as a \$65-million residential and retail phase prepares to break ground.

Plans are in the pipeline for 194 multifamily units, an outdoor pool courtyard, an indoor amenity and leasing lobby and a 530-space parking deck in Cedar Park, according to a recent filing with the Texas Department of Licensing and Registration. Known as Block B of Bell District, the project is set to break ground this November and last through 2028.

EXPLORE ARTICLE



Cedar Park's Bell District adds new library, park

TAN RADFORD, DECEMBER 16, 2024(FOX 7 AUSTIN)

Cedar Park's growing downtown area has added a new library and park.

A new park opened in the Bell District of Cedar Park this month. A new library opened in the area in November.

Cedar Park cut the ribbon on the Bell Park project last week. The park includes 15 acres of greenery, pavilions, art and public restrooms.

EXPLORE ARTICLE



SECURE

NET LEASE

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 320-2321

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Dylan Davila

Broker Associate
(214) 466-7745

ddavila@securenetlease.com

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Joe Caputo

Managing Partner
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joe@securenetlease.com

TEXAS DISCLAIMER

— CEDAR PARK LAND CEDAR PARK, TX (AUSTIN)

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

Before 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 the owner knows.

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:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- 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
- May not disclose any confidential information or any information that a part 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.