

AVAILABLE

Cedar Park — ±46.9 Acres

FM 1431 & POWER LANE • CEDAR PARK, TRAVIS
COUNTY, TX

OFFERING
Price Upon Request

±46.9

TOTAL ACRES

±9

AC COMMERCIAL FRONTAGE

±38

AC RESIDENTIAL BALANCE

2

ROAD FRONTAGES

±46.9 acSINGLE UNIFIED
TRACT**Dual**FM 1431 & POWER
LN FRONTAGE**NW Austin**CEDAR PARK
GROWTH PATH**INVESTMENT HIGHLIGHTS**

- Luxury-residential subdivision potential across the interior ±38 acres
- ±9 acres of high-visibility commercial frontage on FM 1431
- Dual road frontage and access — FM 1431 and Power Lane
- Directly in the path of northwest Austin / Cedar Park growth
- Boundary survey, Phase I ESA, wetland & karst studies available
- Aerial video tour available to qualified buyers

LOCATION & MARKET

An exceptional Cedar Park development opportunity: a single ±46.9-acre tract positioned for a luxury-residential subdivision across the interior, with roughly ±9 acres of high-visibility FM 1431 commercial frontage at the front.

Dual frontage on FM 1431 and Power Lane places the tract squarely in the path of northwest Austin and Cedar Park's continued expansion — one of Central Texas's highest-income, fastest-growing suburban corridors.

OFFERING SUMMARY

Property Type	Development / Subdivision
Location	FM 1431 & Power Lane
County	Travis
Total Area	±46.9 AC
Commercial Frontage	±9 AC — FM 1431
Residential Balance	±38 AC
Road Frontage	FM 1431 & Power Lane
Diligence	Survey · ESA · Karst on file
Status	Available



AERIAL — SUBJECT TRACT OUTLINED IN GREEN

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COMMERCIAL • LAND • LUXURY RESIDENTIAL • RETAIL • PROPERTY MANAGEMENT

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