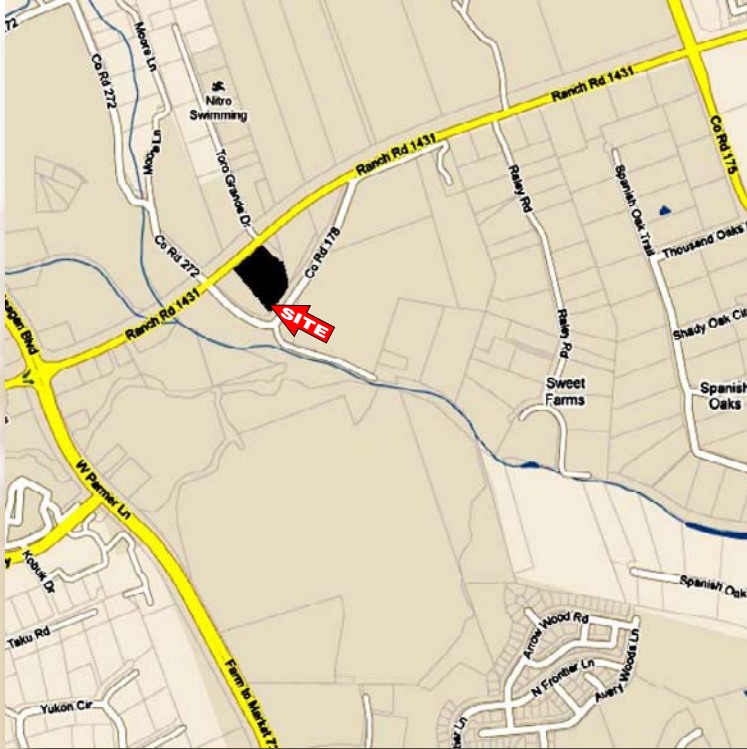


# SUZUKI DEALERSHIP PROPERTY - FOR SALE

3620 E. Whitestone Blvd./FM 1431 East, Cedar Park, Texas 78613



**LOCATION:** The property is located just East of the intersection of Parmer Ln. & FM 1431. It is at the southwest corner of East Whitestone Blvd./FM 1431 & Cleo Bay Dr.

**SIZE:** The property consists of approximately 5.6 ac. of which approx. 3 ac. is the dealership proper and approx. 2.6 ac. is excess land behind the dealership parking lot.

**IMPROVEMENTS:** The main bldg. contains approx. 7,344 sq. ft. of showroom & offices, 3600 sq. ft. consisting of 8 service bays and 2,217 sq. ft. of canopy area. The Pre-Owned Auto bldg. contains approx. 3,600 sq. ft. including offices and 4 bays. A total of 14,544 sq. ft. There are approximately 198 parking spaces (approx. 112,616 sq. ft.) on the property.

**FRONTAGE/ ACCESS:** Approximately 380' on East Whitestone Blvd.

**UTILITIES:** All City utilities

**ZONING:** Commercial

**TOPOGRAPHY:** Fairly level

**SCHOOL DISTRICT:** Leander ISD

**JURISDICTION:** City of Cedar Park

**PRICE:** \$5,000,000 including  $\pm$  2.6 acres of excess land priced at \$8.00 per sq. ft.

**COMMENTS:** This is beautiful, almost totally new auto dealership @ the main boulevard entrance to the proposed Schlitterbahn Amusement Park.

**McALLISTER  
& ASSOCIATES**

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704

(512)472-2100 FAX: (512)472-2905

**CONTACT John Doyal**

**Office: (512) 472-2100**

**JohnD@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.

