

Walmart Outparcels For Sale

Cedar Park, TX

Store #4163

Ronald Reagan Blvd. & FM 1431



FOR INFORMATION CONTACT:

Ryan Tinch
Hollis Bloom
(214) 265-1555
ryan@hollisbloom.com

MORE INFORMATION
AVAILABLE AT:

www.walmartrealty.com



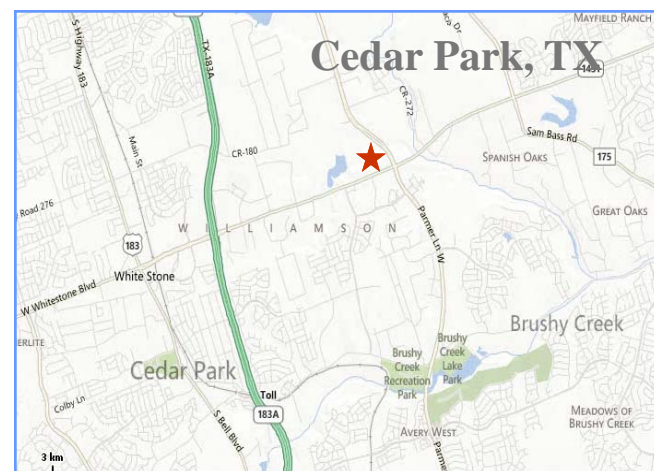
Lot 3 (±2.47 AC).....Coming Soon

Demographic Summary

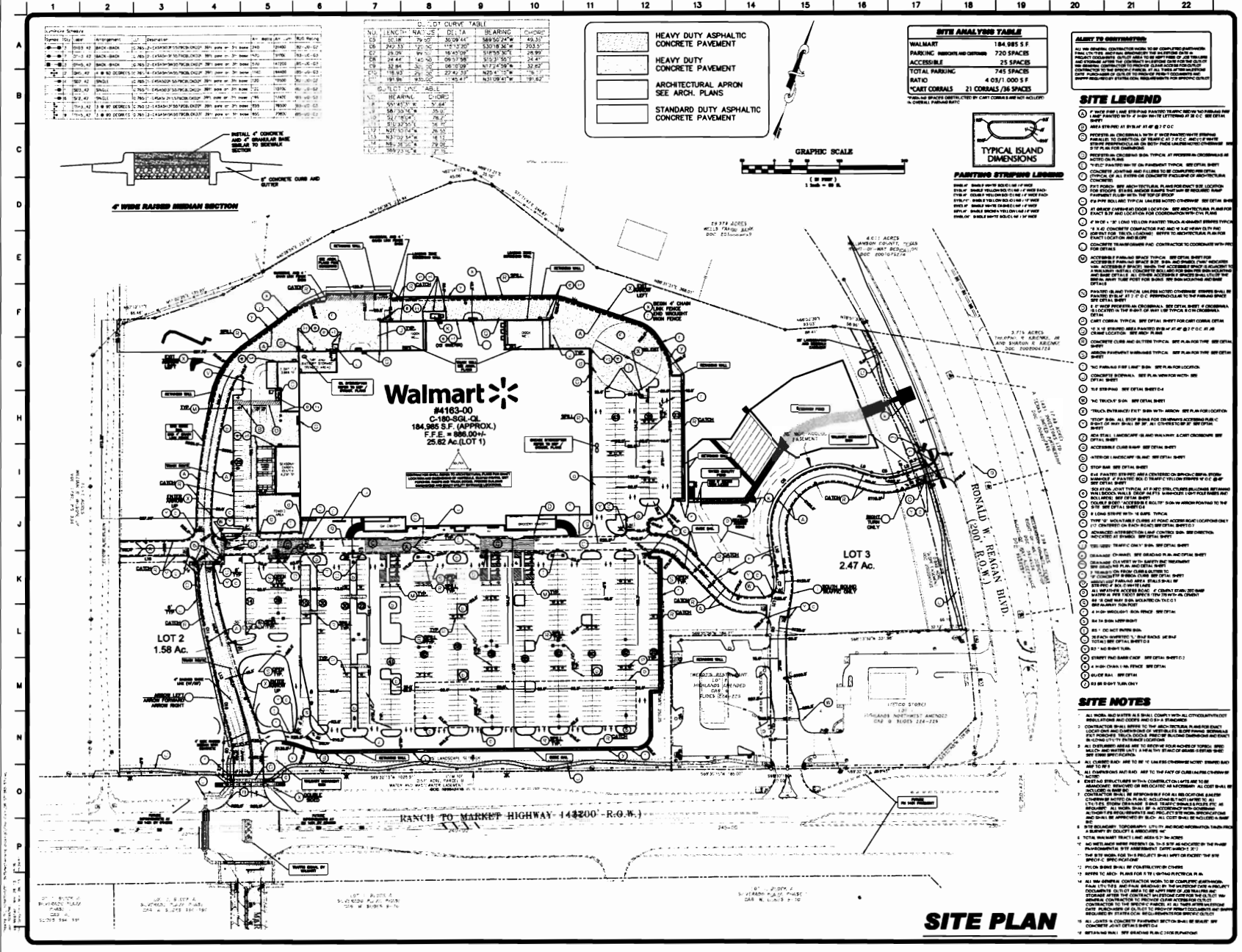
1 Mile
Pop.....3,000
Med.HH \$.....\$127,200

3 Mile
Pop.....42,400
Med HH \$.....\$102,800

5 Mile
Pop.....139,800
Med HH \$.....\$89,200



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



Station	Angle	Distance	Bearing	Curve Data
1+00	90°00'00"	100.00	N 00°00'00" E	
1+50	90°00'00"	100.00	N 00°00'00" E	
2+00	90°00'00"	100.00	N 00°00'00" E	

Station	Chord	Angle	Curve Data
1+00	100.00	90°00'00"	
1+50	100.00	90°00'00"	
2+00	100.00	90°00'00"	

HEAVY DUTY ASPHALTIC CONCRETE PAVEMENT

HEAVY DUTY CONCRETE PAVEMENT

ARCHITECTURAL APPROX SEE ARCH. PLANS

STANDARD DUTY ASPHALTIC CONCRETE PAVEMENT

SITE ANALYSIS TABLE

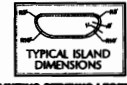
WALMART	184,985 S.F.
PARKING (INCLUDES AND OUTSIDE)	720 SPACES
ACCESSIBLE	75 SPACES
TOTAL PARKING	745 SPACES
RATIO	4.05/1,000 S.F.
CART CORALS	21 CORALS/36 SPACES

ADDITION TO SUBSTITUTIONS

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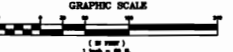


PAVING STRIPING LEGEND

1. 10' WIDE YELLOW PAVED TRUCK ALLEYS TYPICAL.

2. 10' WIDE YELLOW PAVED TRUCK ALLEYS TYPICAL.

3. 10' WIDE YELLOW PAVED TRUCK ALLEYS TYPICAL.



REVISIONS BY

NO.	DATE	DESCRIPTION	BY

DA DESIGN ASSOCIATES, INC.

1411 S. GULFVIEW AVE., SUITE 100, BEAumont, TX 77705

PH: 409-833-3000 FAX: 409-833-3001

WALMART STORE 4488-00

CEDAR PARK, WILLAMSON COUNTY, TEXAS

WAL-MART STORES, INC.

2001 BE 50TH STREET

BEAUMONT, TX 77705

Walmart

Walmart

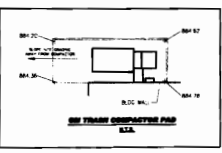
- SITE NOTES**
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SITE PLAN

DATE: 10/15/03
 DRAWN BY: J. W. HARRIS
 CHECKED BY: J. W. HARRIS
 SCALE: AS SHOWN

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18

REVISIONS	BY



OUTLET CURVE TABLE

NO.	LENGTH	RADIUS	DEGREE	BEARING	CURVED
1	20.00	50.00	90	S89°27'24"	48.29
2	30.00	150.00	60	S26°15'12"	28.01
3	20.00	50.00	90	S13°55'20"	36.69
4	10.00	25.00	90	S01°29'12"	19.57
5	10.00	25.00	90	S75°30'36"	19.57
6	10.00	25.00	90	S23°32'24"	19.57
7	20.00	50.00	90	N21°09'21"	19.57

OUTLET LINE TABLE

NO.	LENGTH	CHORD
1	10.00	10.00
2	20.00	20.00
3	30.00	30.00
4	40.00	40.00
5	50.00	50.00
6	60.00	60.00
7	70.00	70.00
8	80.00	80.00
9	90.00	90.00
10	100.00	100.00
11	110.00	110.00
12	120.00	120.00
13	130.00	130.00
14	140.00	140.00
15	150.00	150.00
16	160.00	160.00
17	170.00	170.00
18	180.00	180.00

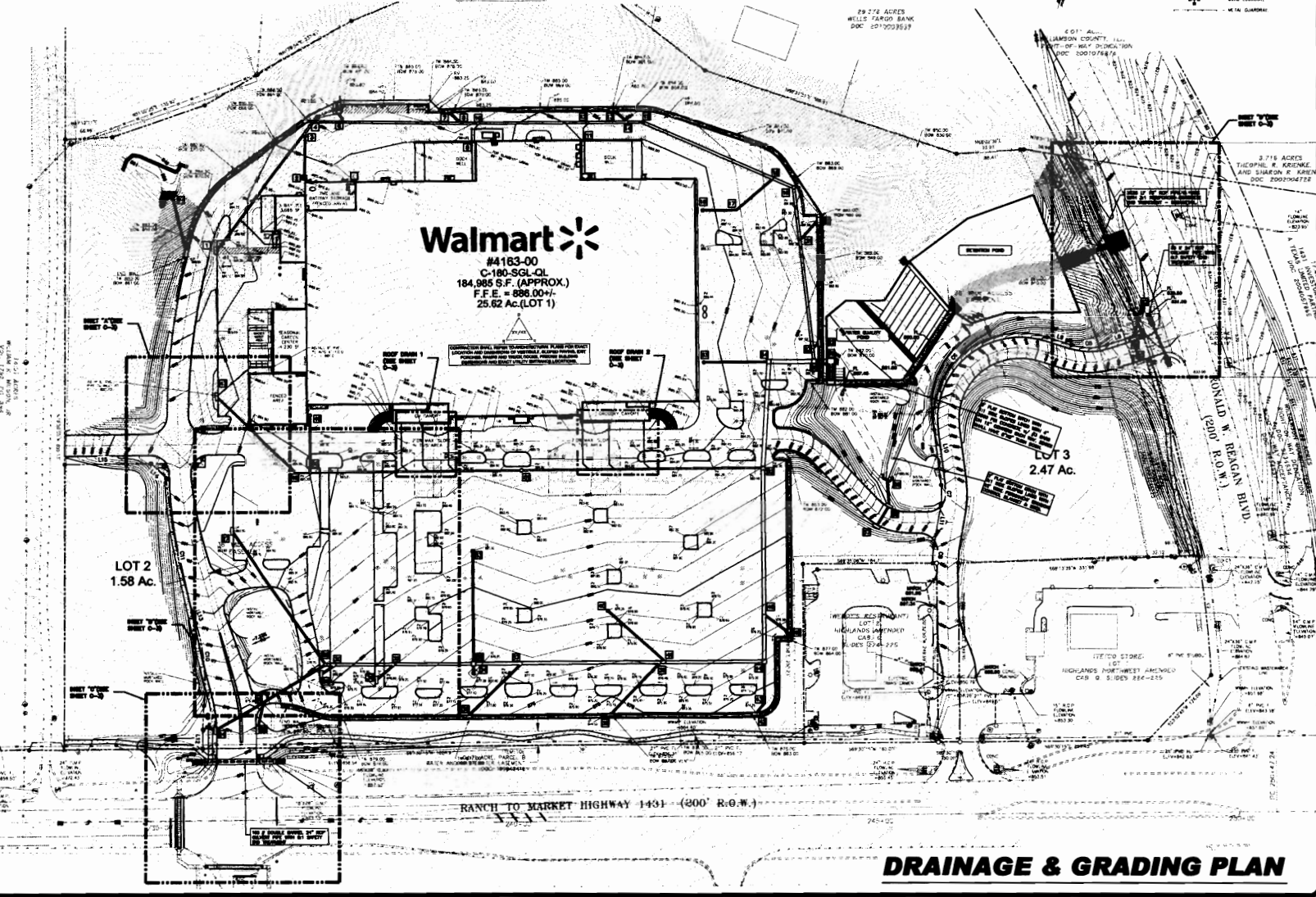
NOTICE TO CONTRACTOR
 ALL THE GENERAL CONTRACTOR SHALL BE COMPLETED AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN.
 ANY DAMAGE TO UTILITIES OR STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.

ASSESSMENT NOTES
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES TO REMAIN.
 ANY DAMAGE TO UTILITIES OR STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.

GRAPHIC SCALE
 1" = 100'

LEGEND

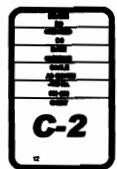
——	ADJUSTED GRADE TO FINISH
---	EXISTING GRADE TO FINISH
---	SPOT GRADE
□	CATCH BASIN
○	DOOR / CATCH BASIN
○	MAN HOLE
○	SEWER MANHOLE
○	SINGLE LUMINAIRE
○	DOOR / LUMINAIRE
○	WELL LUMINAIRE
○	DUAL LUMINAIRE
○	METAL GUARDRAIL



PRM REGISTRATION #1817
Doucet & Associates, Inc.
 207 S. Hwy. 71, Ft. Worth, TX
 Phone: (817) 342-9980 Fax: 342-9371
 www.doucet.com



WALMART STORE #4163-00
 CEDAR PARK, WILLAMSON COUNTY, TEXAS
 WIL-MAK STORES, INC.
 2004 85 37TH STREET
 BENTONVILLE, AR 72716



Doucet & Associates, Inc.

7401B Hwy 71 W., Ste. 160
Austin, TX 78735

Davood Salek, PE

(512) 583-2600

(512) 583-2601

davood.salek@doucet-austin.com

Location of Project:	Cedar Park, TX		
Store Type:	Supercenter		
Size of the Store:	180	Store #:	4163
Date of this Report:	Friday, August 28, 2009		

<u>OUTLOT/EXCESS LAND</u>			<u>SETBACKS</u>				<u>ZONING</u>
			Minimum building setbacks for each property				Current zoning
Lot #	Size (in Acres)	Square footage	Front	Left Side	Right Side	Back	Zoning
Lot 2	1.58 AC	68,969	25'	12'	12'	5'	General Retail (GR)
Lot 3	2.47 AC	107,436	25'	12'	12'	5'	General Retail (GR)

ZONING

1. Is there an Overlay District, PUD, etc. that impacts the development of the outlot/excess land?

No

2. If yes, please describe:

3. What Jurisdiction is the property in?

City of Cedar Park

4. Is a restaurant permitted?

Yes

5. Is patio seating permitted?

Yes

6. Is there a restriction prohibiting a drive thru (restaurant, bank, etc.)?

No

7. Please add any additional information/comments that impact the outlot/excess land regarding zoning:

PARKING REQUIREMENTS:

1. Wal-Mart's required parking ratio:

Restaurant	15 / 1,000
Retail	5 / 1,000

2. Is the City or County's parking requirement greater than Wal-Mart's

No

If Yes, what is the requirement?

Restaurant	1/100
Retail	1/250

SIGNAGE:

1. What type of signage is allowed for the outlots per local codes and/or ordinances?

Monument

2. If other, please define:

3. What is the maximum height allowed for the signage?

8 feet

4. What is the maximum square footage allowed for the signage?

0.09 sq.ft per linear foot of frontage up to 24 sq.ft.

5. Explain how the square footage is calculated:

(1) The area of the smallest rectangle within which the face of the sign can be enclosed; or
(2) The smallest area of no more than three contiguous rectangles enclosing different sections of the sign.

6. If Other or No signage is permitted explain why and give options to change the signage regulations:

7. Is roof signage permitted?

No

8. What is the maximum size?

9. Are wall logo's and/or signs permitted?

Yes

10. Is Neon signage permitted?

Yes

11. How long is the variance process for outlot signage and what is required?

Neon lights that flash or blink are prohibited.

12. Describe all reviews, hearings, variances and general requirements known at this time:

PLATTING

1. Is the property (including the outlots/excess land) required to be platted?

Yes

1a. If no please explain:

1b. If yes, has the plat been recorded?

Yes

1c. What is the book, page or volume?

Doc #2013025258

1d. What was the date it was recorded?

3/21/2013

2. If the property has not been platted, please describe the process including who is responsible for the platting and timeframe for completion.

****Note: If platting is not required, a metes and bounds legal description for each parcel should be forwarded to the respective Wal-Mart Land Development Manager as soon as possible.**

STREET/HIGHWAY ACCESS AND TRAFFIC STUDY:

- 1. Who has Jurisdiction on this site?
- 2. Will the Jurisdiction allow direct access and/or curbcuts to the main street or highway?
- 3. If there is a concrete median in front of the property, will the Jurisdiction allow it to be cut?

TXDOT on RM1431 & City on Ronald Reagan Blvd

No

No

****Note: Wal-Mart does not typically allow purchaser's direct access and/or curbcuts to the main street or highway. Access to the outlot/excess land is granted through the Wal-Mart access drive!**

4. Are there any future highway/street improvements anticipated that would impact the outlot/excess land?

No

4a. If yes, please describe along with the timeframe and location:

5. Are sidewalks required on the outlot/excess land?

Yes

5a. If yes, what type and size:

5' concrete sidewalk for access to the building.

6. Was a traffic study performed for the overall project?

Yes

6a. If yes, was the outlot(s)/excess land included?

Yes

6b. What was the estimated traffic count, peak hour trips, total trips, proposed use, etc. for each parcel?

Lot 2, 6,500 sq.ft of sit-down restaurant, with 584 V/D traffic and 67 v/hr for peak hour.
Lot 3, 3,600 sq.ft fast food with drive through restaurant, with 812 V/d and 82 v/hr for peak hour.

6c. Will an additional traffic study be required for each purchaser?

No

6d. If yes, please explain why and any requirements including applicable timeframes:

6e. Does the traffic study, trips, etc. have an expiration date?

No

6f. If yes, please provide the expiration date and any other important information:

Typically a TIA is valid for up to 5 years, depending on the pace and pattern of development of an area, however City of Cedar Park does not have a specific policy on TIA shelf-life. Between the Walmart mitigation and the RM1431 City/TxDOT improvements soon to come, the TIA would be honored indefinitely for the two outlots within the Walmart tract studied in the TIA.

UTILITIES:

Water

1. Is water stubbed to the outlot(s)?
 - 1a. If not, where is it located?
2. Is water stubbed to the excess land?
 - 2a. If not, where is it located?
3. Who has Jurisdiction of the water line?
4. What is the size of the water main?
5. What is the normal pressure?
6. Is there a Tap Fee?
7. Is there a Meter Fee?
8. Can the hose bibs & irrigation be on a separate meter?
9. What is the size of the line required?
10. Are backflow preventer valves required for fire sprinkler lines?
11. Is the water line located in an existing easement?
12. Is there a current moratorium or a chance for one in the future?
13. Please add any additional information/comments regarding water:

No
At the property line.
N/A
City of Cedar Park
8" & 16"
70 psi
Yes
Yes
Yes
Yes
Yes
No

Sanitary Sewer

1. Is sanitary sewer stubbed to the outlot(s)?
 - 1a. If not, where is it located?
2. Is sanitary sewer stubbed to the excess land?
 - 2a. If not, where is it located?
3. What is the size of the sewer line?
4. Who has the Jurisdiction of the sanitary sewer line?

No
At the property line
N/A
8" & 21"
City of Cedar Park

5. Nearest manhole:	Lot 2	Rim El.	873.52	Inv.El.Out	858.72
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Lot 3	Rim El.	851.68	Inv.El.Out	843.18
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- | | |
|--|---------------------------|
| 6. Is a grease trap required for a restaurant? | Yes |
| 7. Is there a Tap Fee? | No |
| 8. Are tap fees based on water useage? | No |
| 9. Is the tap to be made by the city or a local plumber? | City Certified Contractor |
| 10. Are there any special assessments? | No |
| 11. Is there a current moratorium or a chance for one in the future? | No |
| 12. Is the sanitary sewer line located in an existing easement? | Yes |
| 13. If sanitary sewer is not available, can a septic system be used? | N/A |

13a. What type?

N/A

13b. Additional Comments:

N/A

14. Can the septic field be paved over?

N/A

15. Has a percolation test been performed?

N/A

15a. When?

N/A

15b. What were the results? (1' in 30 minutes is required for a restaurant)

N/A

15c. If the test did not meet the above requirements, what are the alternative solutions?

N/A

****Note: Purchaser is responsible to perform their own percolation test on the outlot/excess land if a septic system is required.**

16. Please add any additional information/comments regarding sanitary sewer:

Storm Sewer:

1. Is storm sewer stubbed to the outlot?

No

2. Is storm sewer stubbed to the excess land?

N/A

3. If not, please explain how the storm sewer drainage will be addressed for each outlot/excess land:

An 18" storm stub has been provided for Lot 2. There is no stub for Lot 3 because of the topo of Lot 3. Water quality and detention ponds have been sized for both lots. However because runoff from lot 3 is not expected to be conveyed to the ponds, water quality and detention ponds might be required only for lot 3.

4. Has Wal-Mart's detention facility been sized to accept the drainage?	Yes
5. Is the Wal-Mart detention pond encroaching on or included within the outlot/excess land property line?	No
6. Who has the Jurisdiction of the storm sewer?	City of Cedar Park
7. What is the size of the storm sewer?	18
8. What is the depth?	4 feet
9. What is the tap fee?	
10. Are catch basins required?	No
11. Is the storm sewer located in an existing easement?	No
12. Please add any additional information/comments regarding storm sewer:	

****Note: Purchaser will have to comply fully with any federal, state or local laws, regulations, ordinances, permits or other authorizations or approvals or other requirements relating to storm water discharges or the control or erosion or sediment discharges from construction projects, including but not limited to the Clean Water Act, 33 U.S.C.-1251 et seq., and the Storm Water General Permit for Discharges associated with Construction Activities (collectively the "Storm Water Requirements") including without limitation preparing a Storm Water Pollution Prevention Plan (if applicable) to avoid negatively impacting any erosion or sediment controls during earth-disturbing activities, if any.**

Electric

1. Is electric stubbed to the outlot?	No
1a. If not, where is it located?	At the property line
2. Is electric stubbed to the excess land?	N/A
2a. If not, where is it located?	
3. Is it overhead or underground?	Underground
4. What is the voltage?	
5. What is the phase?	Three Phase
6. What is the wire?	
7. Who has Jurisdiction of the electricity?	Pedernales Electric Corporation (PEC)
8. Is underground service required?	Yes
8a. If yes, will the power company bring conduit and wire to the transformer and/or building?	No

Conduit installation is the property owner's responsibility. PEC will do the wires and charge the owner.

8b. Is there a standard cost per LF for the installation?	No
8c. Transformer location:	
8d. Can the outlot/excess land be serviced with either a pole mounted or pad mounted transformer	Pad Mounted
9. Is the primary service connected to the existing transformer?	No
9a. Are there any service charges or connection fees?	No
9b. What is the cost?	

10. Is the electric located in an existing easement?

Yes

11. Please add any additional information/comments regarding electric:

[Empty text box for additional information regarding electric]

Gas

1. Is gas stubbed to the outlet?

No

1a. If not, where is it located?

At Wal-Mart's P.L. at the northeast corner.

2. Is gas stubbed to the excess land?

N/A

2a. If not, where is it located?

[Empty text box]

3. What is the maximum amount available?

[Empty text box]

4. Who has Jurisdiction of the gas line?

Atmos Energy

5. What type of commitment will the gas company give?

[Empty text box]

6. Will the gas company bring the line to the building?

No

6a. What is the estimated cost to do so?

[Empty text box]

6b. What is the size of the gas line?

6" to be installed by Wal-Mart

6c. What is the pressure of the gas line?

[Empty text box]

6d. What is the BTU/CF rating?

[Empty text box]

6e. What is the specific gravity?

[Empty text box]

6f. Is a meter fee required?

No

7. Is the gas located in an existing easement?

Yes

8. Please add any additional information/comments regarding gas:

Wal-Mart's contractor will extend a 6" gas main from east of Ronald Reagan Blvd. to the Wal-Mart store. Atmos Energy will own and maintain this line. Lot 3 can get service off of this lin. However the gas line shall be extended approximately another 400' to bring gas service to Lot 3. The cost of gas line extension for 400' is expected to be close to \$30,000. There is no gas main close to lot 2.

Telephone

1. Is telephone stubbed to the outlet?

No

1a. If not, where is it located?

At the property line

2. Is telephone stubbed to the excess land?

N/A

2a. If not, where is it located?

[Empty text box]

3. Is under ground service required?

Yes

4. Who is responsible for bringing telephone lines to the building?

AT&T

5. Is the telephone located in an existing easement?

No

6. Please add any additional information/comments regarding telephone:

[Empty text box for additional information regarding telephone]

FEES:

1. Are there any unusually expensive fees or assessments relating to the future development of this property?

No

2. If yes, please describe in detail and attach a schedule if available:

--

BUILDING CODES:

1. What are the building codes by which the architectural plans must comply with on the outlot/excess land?

<i>IBC 2012, IRC 2012, IPC 2012, IFGC 2012, IMC 2012, IEBC 2012, IECC 2012, IPMC 2012, NEC 2011, IFC 2012, TAS, IECC 2009</i>

1a. What is the date they were adopted:

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2. What is the building permit fee schedule?

<i>Article 2.000 of the city of Cedar Park Article 3.02, Permits and Fees.</i>
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3. Is the outlot/excess land located in a fire zone or district?

No

4. Are there any special fire department requirements in addition to standard plans?

No

SITE / LANDSCAPING:

1. Is there a landscaping ordinance in place?

Yes

2. Is there any special lighting requirements?

Yes

2a. If yes, please describe:

<i>Max. height of lights is 25'.</i>

3. What type of solid waste disposal is permitted?

3a. Compaction:

Yes

3b. Bulk pick up:

Yes

3c. Front loader:

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3d. Side loader:

Yes

3e. Rear loader:

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3f. Who has the Jurisdiction of solid waste:

<i>City of Cedar Park</i>

3g. Is this adequate for Jurisdiction?

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3h. Is a drain required in the trash area?

No

3i. Are hot and cold water hose bibs required in the trash area?

No

****Note: Wal-Mart requires a masonry trash enclosure for compactor, dumpster.**

SOILS / ENVIRONMENTAL:

- 1. Was the outlot(s) rough graded?
- 2. Was it compacted to Wal-Mart standard specifications?
- 3. Was the excess land rough graded, if applicable?
- 4. Was it compacted to Wal-Mart's specs?
- 5. Did the Phase 1 Environmental report indicate contamination?

No
No
N/A
No
No

3a. Report prepared by:

Terracon

3b. Dated:

8/23/2012

3c. If yes, was the contamination located in close proximity to or within the outlot/excess land?

3d. If yes, was the contamination remediated as part of the overall project?

3e. Please provide any additional information/comments regarding the contamination:

- 6. Is any portion of the outlot/excess land located in a flood plan and/or wetland area?

No

6a. If yes, please describe:

TRAFFIC:

- 1. Average Daily Traffic:

32,000 vpd at RM 1431
13,100 vpd at Ronald Reagan Blvd.

v.p.d.
(year)

Civil Consultant: Please add any information and/or comments that you can think impact the development and/or title of the outlot/excess land:

*The site is within the Contributing Zone of Edwards Aquifer.
TCEQ approved a Contributing Zone Plan (CZP) for this project on 01/04/2013.
Construction at this site shall comply with the approved CZP requirements.*

The purpose of this "Fact Sheet" is to provide general information regarding the subject property. It is the prospective purchaser's obligation to perform the necessary due diligence to insure that the property is capable of meeting the intended use.

CONTACTS:

The last page should be all local contacts (from your cover sheet)