

SPLASH SHACK LEASE-BACK INVESTMENT SALE

SEQ BAGDAD RD & CLOVER LN
1801 Clover Lane, Cedar Park, TX 78613



PRICE
\$2,900,000



CAP RATE
8%

10 Year Absolute NNN Lease
10% Rent Increase Every 5 Years



GLA
10,580 SF

Janice Landers, CCIM
Principal, Hospitality Division
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512.535.0262

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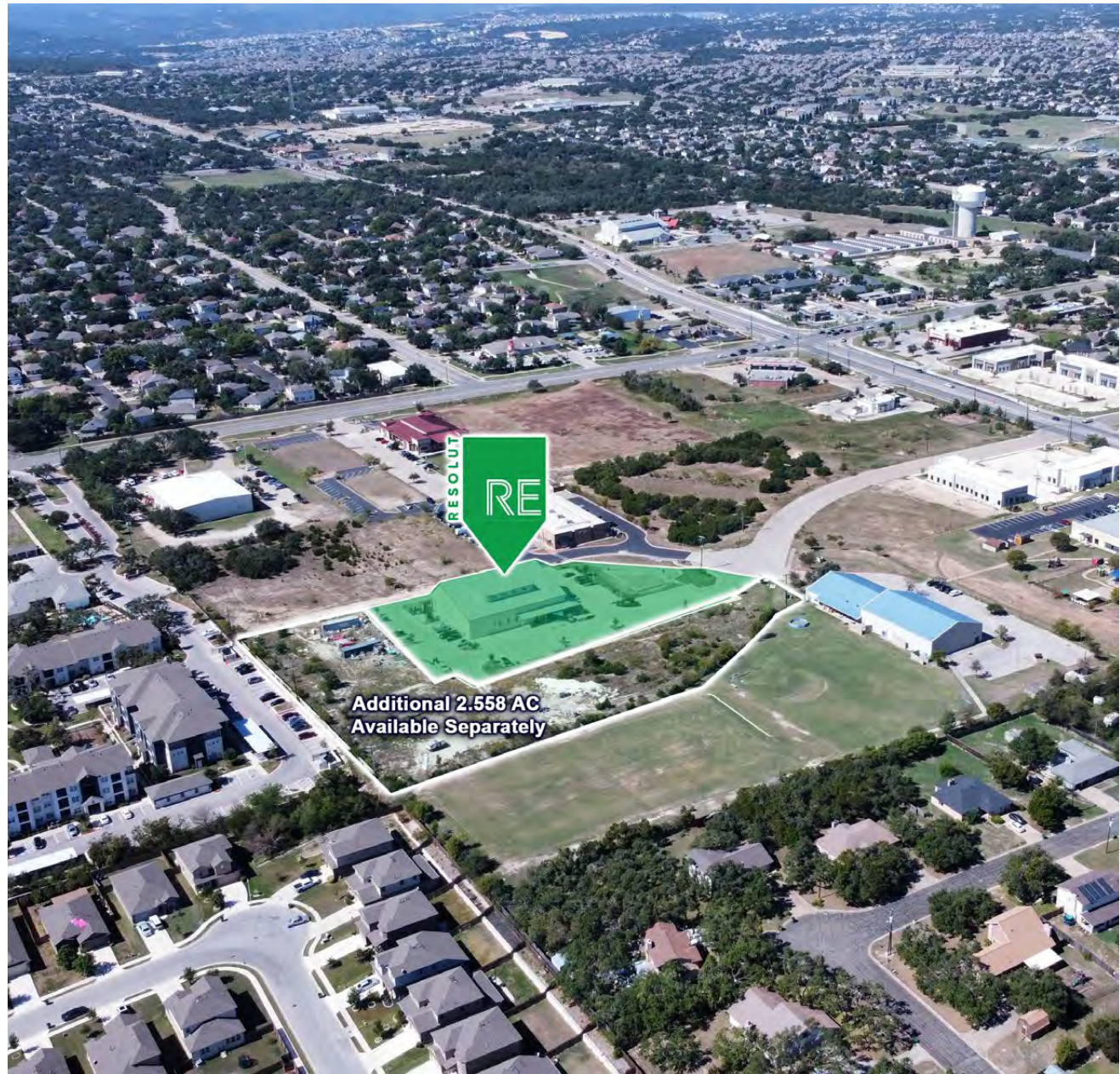
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PROPERTY HIGHLIGHTS | SPLASH SHACK LEASE-BACK INVESTMENT SALE

- 10,580 sq ft of indoor playground
- Upstairs office- 1500 sq ft
- 100% HVAC
- New HVAC units- (Building) Seresco NP-035 36 ton (Office & Restrooms) Two LG 2.5 ton
- Ceiling height 35'
- 1-overhead door for loading
- 3-Phase power- 230 Amps
- LED lighting
- Metal Roof
- 5 restrooms
- Patented design completely enclosed and doesn't leak
- Zero Landlord Responsibility
- 10 Year NNN lease
- 10% rent increases every 5 years
- 8% cap rate
- Fee simple: Cash to seller



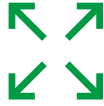
EXECUTIVE SUMMARY | SPLASH SHACK LEASE – BACK INVESTMENT SALE



PRICE

\$2,900,000

CAP RATE

8%

GLA

10,580 SF

PROPERTY OVERVIEW

PROPERTY ADDRESS	1801 Clover Lane, Cedar Park, TX 78613
LOCATION	SEQ BAGDAD RD & CLOVER LN
GROSS LEASABLE AREA	10,580 SF
YEAR BUILT	2018
OCCUPANCY	100%
LEASE TYPE	NNN
NUMBER OF TENANTS	1



AREA TRAFFIC GENERATORS

Walmart

CVS

LA FITNESS

SONIC

H-E-B

HARBOR FREIGHT

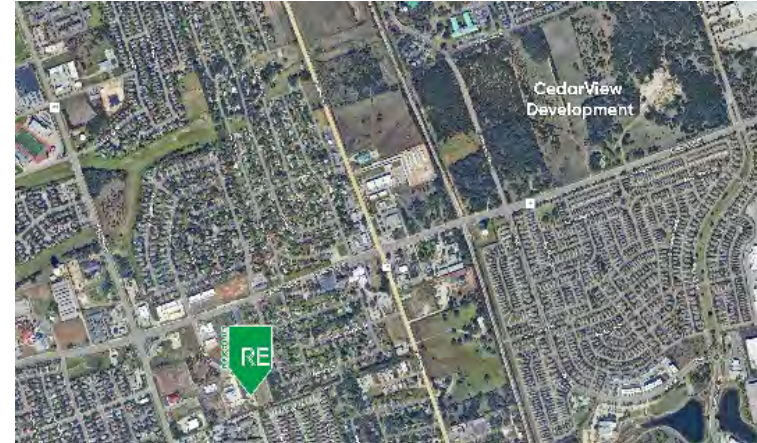
TENANT	SF	TERM	LEASE START	LEASE END	BASE RENT	BASE RENT NNNs	NOTES
SPLASH SHACK	10,580 SF	10 Years	Immediately Upon Sale	10 Years After Sale	\$232,000	\$21.97 PLUS NNNs	- Year 5: 10% base rent increase \$24.17 per sq ft - (\$255,200 base rent; 8.8% Cap Rate) - NNNs- tenant pays all expenses 3- 5 year options to renew - 10% increase per 5 year term - Personal Guarantee

CedarView Development to Transform Cedar Park into a Premier Destination

A major milestone is underway in Cedar Park as the highly anticipated CedarView development continues construction. Spanning 118 acres, the project is anchored by Nebraska Furniture Mart (NFM) and will include a 1.2 million-square-foot furniture store, a 250-room luxury hotel, a city-owned convention center, and additional retail and warehouse space. North Dakota-based sporting goods retailer Scheels will also debut in the area with a massive 240,000-square-foot store featuring entertainment attractions, a Ferris wheel, and an aquarium. The first phases are expected to open in late 2026 and early 2027.

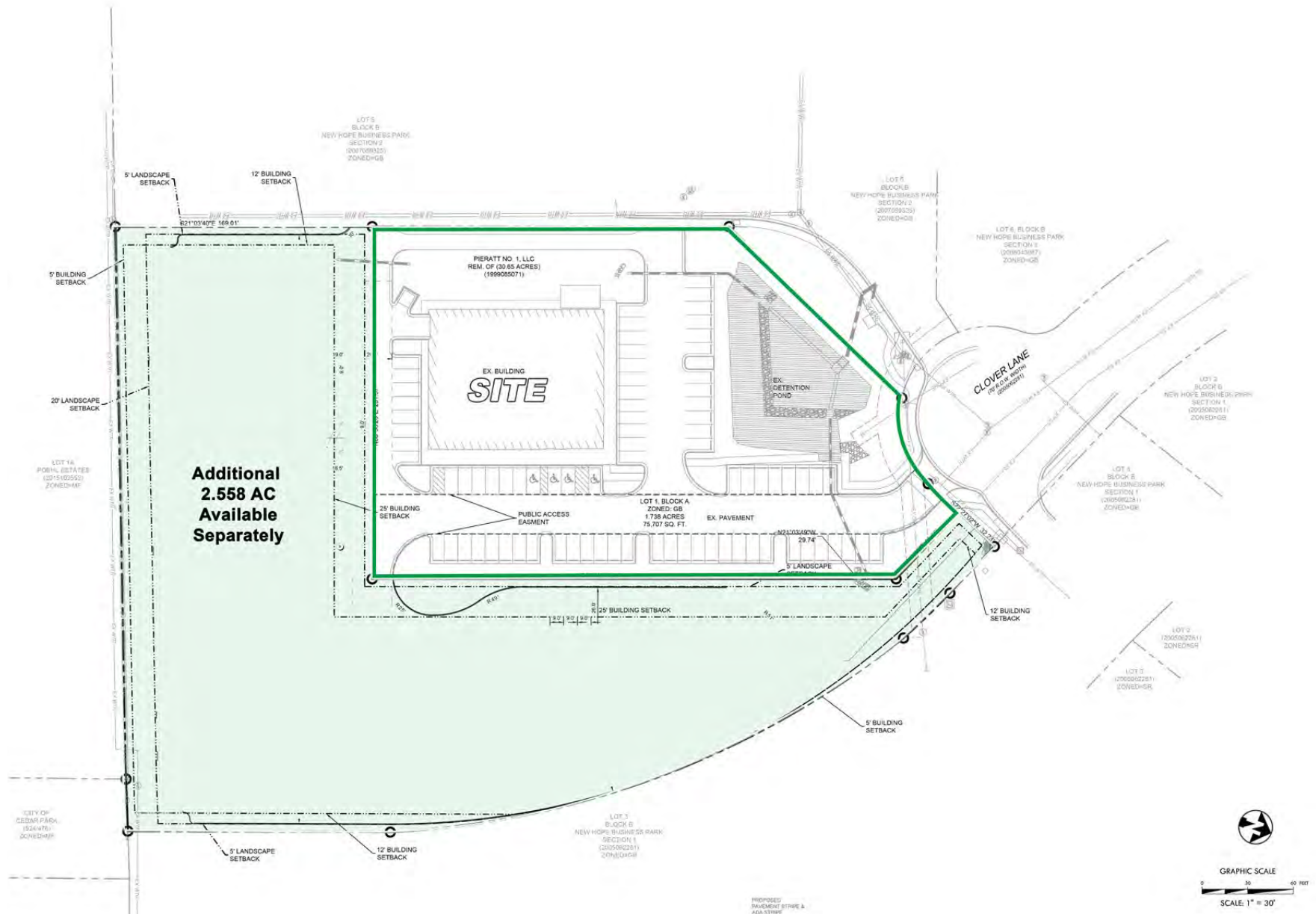
Backed by a development agreement with the city, CedarView is projected to generate \$435 million in new tax revenue over 25 years, creating hundreds of jobs and attracting significant tourism. The city has committed \$45 million in performance-based incentives, requiring the developer to invest \$400 million and complete major infrastructure improvements before opening. Cedar Park officials believe the project—alongside the nearby H-E-B Center—will establish the city as a regional hub for commerce and entertainment.

With its large-scale commercial footprint and mix of retail, hospitality, and recreation, CedarView is expected to reshape Cedar Park's economic landscape. The development will not only offer new shopping and dining experiences but also provide career opportunities across various sectors, from retail and design to hospitality and event management. As construction progresses, Cedar Park continues its trajectory as one of the fastest-growing suburban hubs in Central Texas.

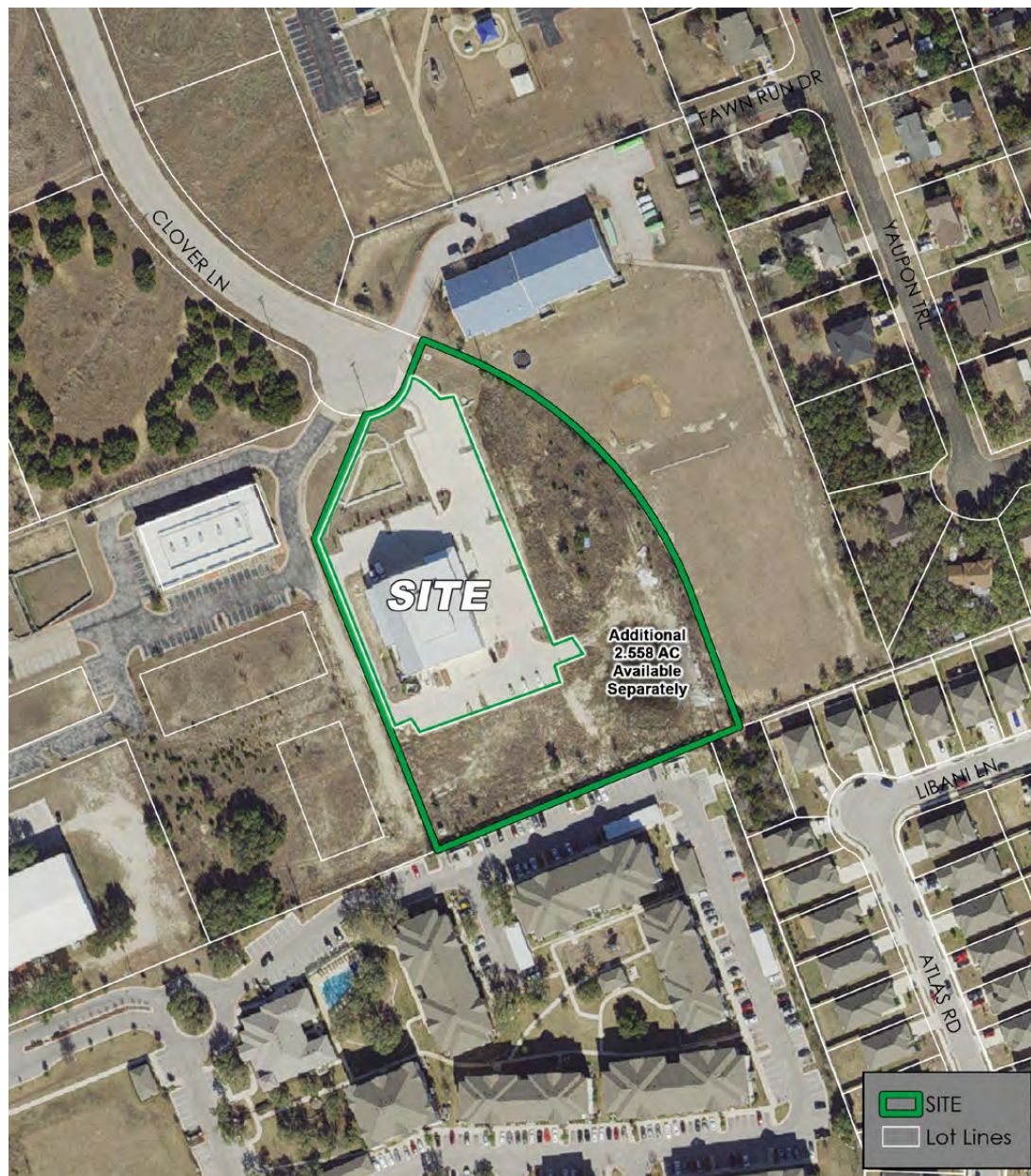


<https://archive.is/2024.12.23-145514/https://www.bizjournals.com/austin/news/2024/12/18/cedar-park-nebraska-furniture-mart-scheels-update.html>

SITE PLAN | SPLASH SHACK LEASE-BACK INVESTMENT SALE



SITE PLAN | SPLASH SHACK LEASE-BACK INVESTMENT SALE



LOCATION OVERVIEW | HUTTO PLAZA II - INVESTMENT SALE





INDOOR WATER PARK MADE JUST FOR KIDS

The Splash Shack is the ultimate spot for your little shredders in a water park designed just for them. Our 10,000 square foot building is packed with a 30-foot-tall interactive water play structure that'll blow your mind. We've got slides galore and a massive dump bucket that'll drench you in excitement! Get ready to make waves, create memories, and have a totally tubular time!

Safety is our number one concern at the Splash Shack. You can ride the waves with peace of mind because there's no need to fret about water depth inside our rad building. We've made sure that you and your little groms can have a blast without worrying about the deep end.

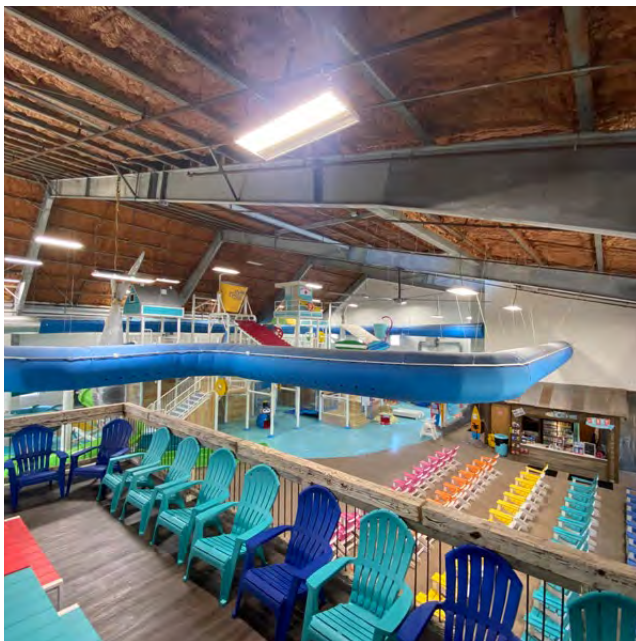
MEET THE OWNERS

With over 30 years of experience in the aquatics industry, Tom and Lauren Davis are committed to providing a healthier, safer, and more enjoyable swimming experience. As owners, we are proud of the diverse experiences that have allowed us to be in the aquatics industry over the last 30 years. We are blessed to have worked with some of the top water organizations in the United States such as Schlitterbahn, Disney, Divers Alert Network, and Six Flags. We lead a team of aquatics professionals in the development and grand opening of Splashway Waterpark in Sheridan, TX. Our passion for swimming pool maintenance, repairs, and safety has been cultivated from the years we spent learning from the best. Over the years and through our relentless pursuit of raising the standards in the industry, we have become a key leader for community swimming pool management.

splashshacktx.com



INTERIOR PHOTOS | SPLASH SHACK LEASE-BACK INVESTMENT SALE





JANICE LANDERS, CCIM
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Janice Landers began her real estate career in 2001 after selling her industrial supply company, which she also founded and operated. She has been actively involved in a broad range of real estate, such as land development, retail, medical, office, industrial, 1031 exchanges, acquisitions, tenant representation, leasing and sales.

She has also been successful in raising equity for real estate projects, negotiating joint ventures and working with EB-5. With her many years of experience putting together the right teams, she has sold thousands of acres of land and has leased/sold over one million square feet of commercial space. She also assembled over \$150M in real estate, over \$200M in joint venture assets for a REIT and helped put together a \$500M fund.

She is a Certified Commercial Investment Member (CCIM) designee and member of the International Council of Shopping Centers (ICSC) and of the Central Texas Council of Realtors (CTCAR).

FOR MORE INFORMATION PLEASE VISIT:

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