

For Lease

Second Generation Retail



Hunington

Hunington Properties, Inc.

1715 S. Capital of Texas Highway #101

Austin TX 78746

(512) 767-7442

hpiproperties.com

The Shops at New Hope

FM 1431 & W New Hope Dr.

2875 W. Whitestone Blvd

Cedar Park, Texas 78613

For Lease



Hunington

THE SHOPS AT NEW HOPE

FM 1431 & W New Hope Dr.

2875 W. Whitestone Blvd., Cedar Park, Texas 78613

Property Information

Space For Lease	1,637 SF
Rental Rate	Call for Pricing
NNN	\$10.00 PSF
Total Sq. Ft.	20,777 SF

Property Highlights

- Signalized intersection along W. Whitestone Blvd (FM 1431)
- Strong visibility and traffic counts
- Dense residential trade area with nearby master-planned communities
- Education-driven demographics with ±42,000 students in Leander ISD
- Underserved neighborhood retail market
- Second-generation space with value-add improvements
- Ideal for service, food, medical, and neighborhood retail

Demographics

Population (2025)	2 mi. - 28,321
	3 mi. - 64,055
	5 mi. - 152,856
Average Household Income	2 mi. - \$147,909
	3 mi. - \$146,340
	5 mi. - \$135,103

Traffic Count	W. Whitestone Blvd- 38,795 vpd (Combined)
---------------	---

Contact Information

Ben Terry
Managing Director | Portfolio Leasing
ben@hpiproperties.com

Evan Dyer
Principal | Retail Development
evan@hpiproperties.com

Gigi Gommel
Principal | Brokerage
gigi@hpiproperties.com

Hunington Properties, Inc.

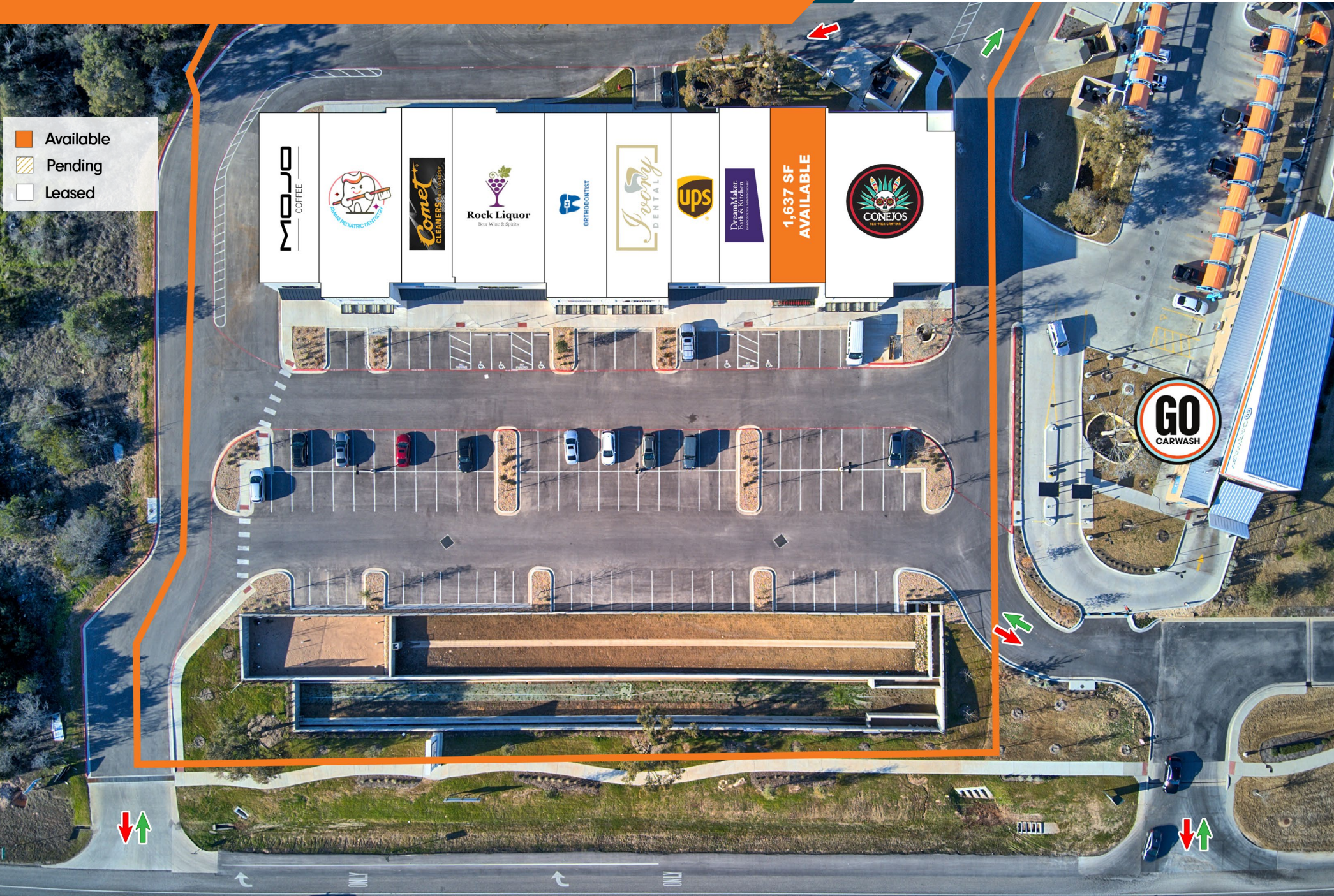
1715 S. Capital of Texas Highway #101 Austin TX 78746 • 512.767.7442

hpiproperties.com

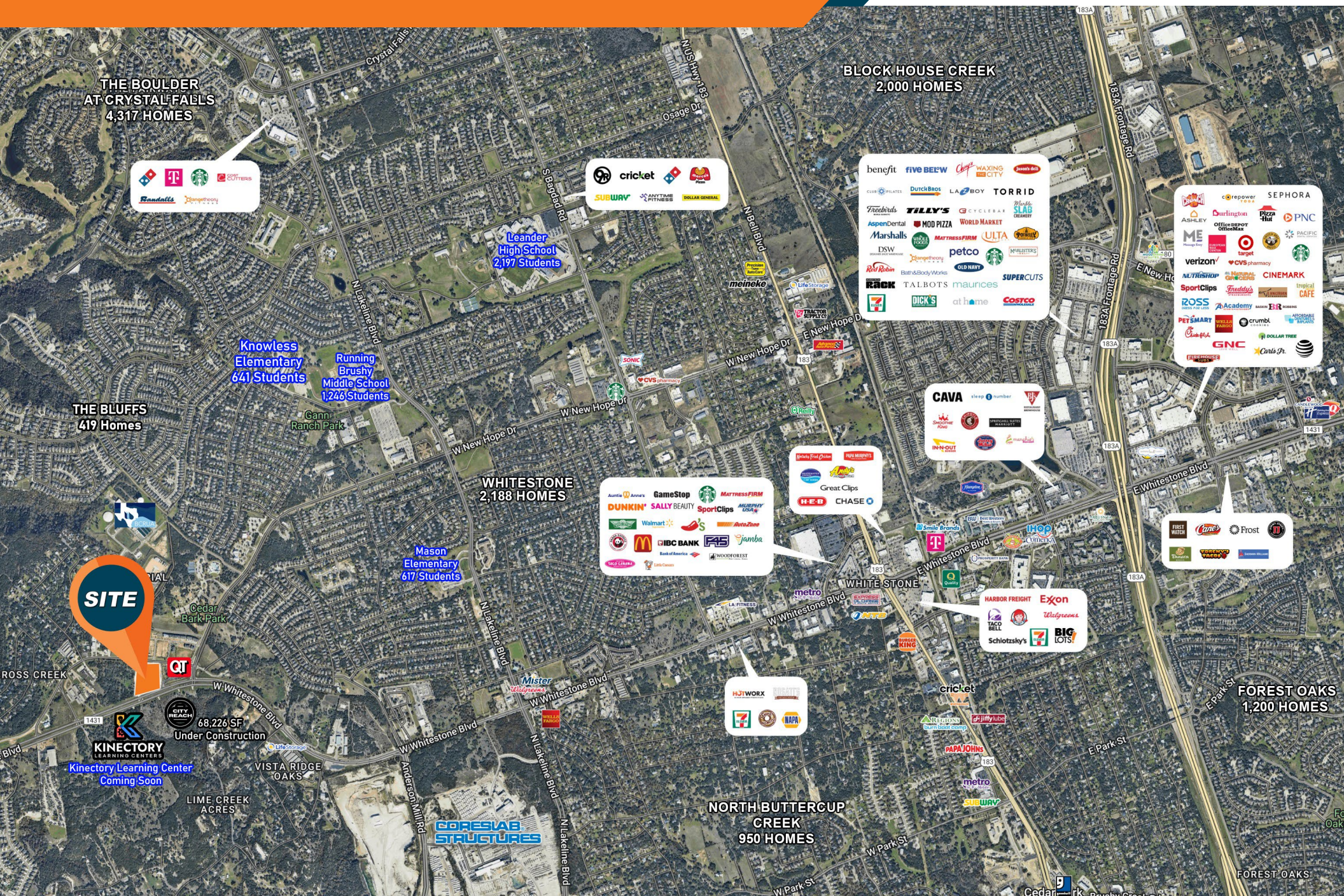
The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties. This information is subject to change.



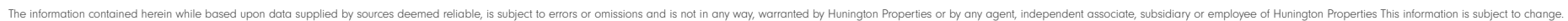
For Lease



The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties This information is subject to change.



The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties This information is subject to change.

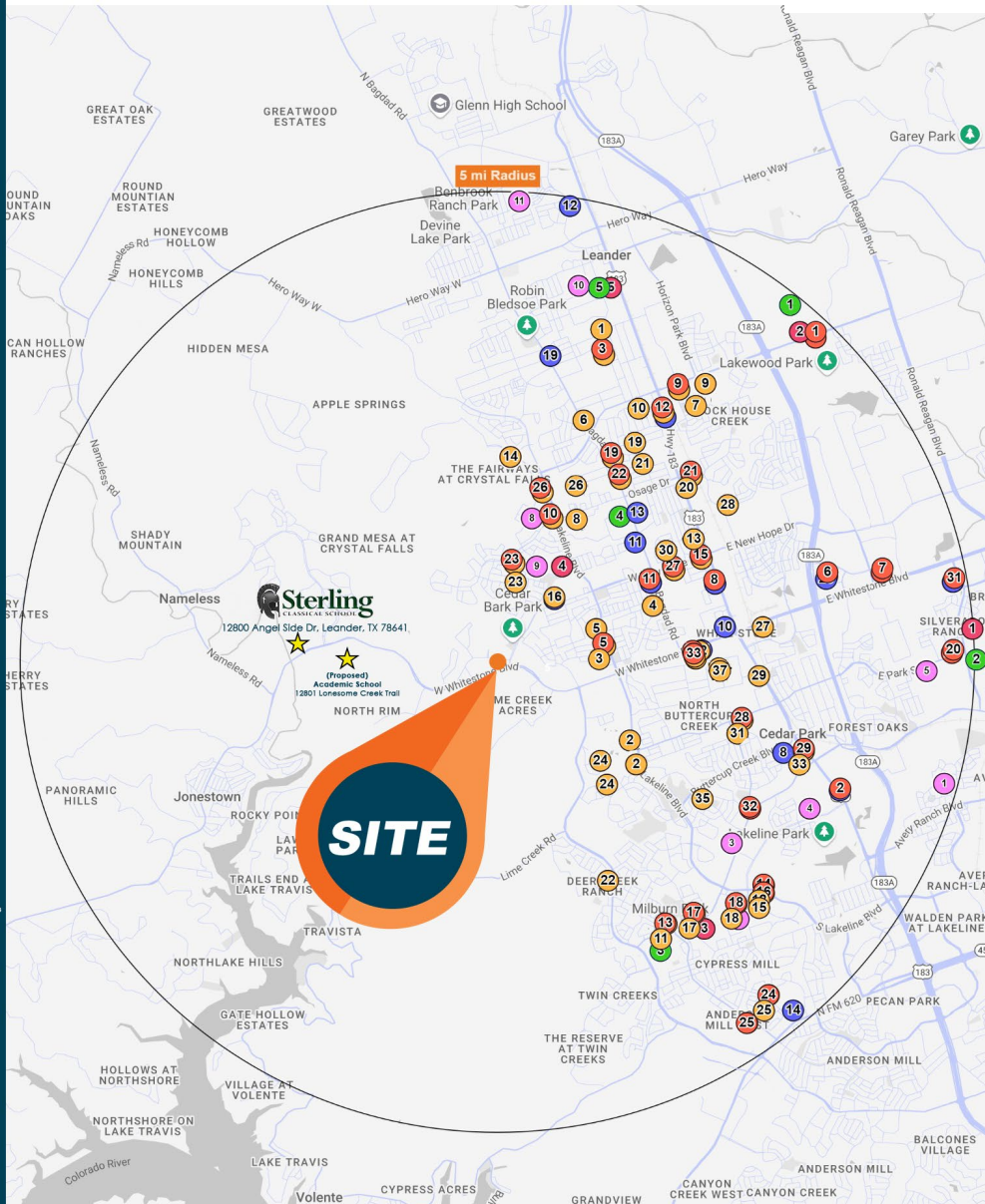


Schools Within 5 Mile Radius

2875 W. Whitestone Blvd Cedar Park, Texas 78613

- | | | | |
|---|---|----|---|
| 1 | The Learning Experience
800 W. Whitestone Blvd. 176 Students | 10 | Crema de la Crema Learning Center
1920 S Lakeline Blvd.
801 N Vista Ridge Blvd. 300 Students |
| 2 | Pathways Early Childhood Center
700 W. Whitestone Blvd. 40 Students | 11 | Achieve Learning Center
806 S Bogdard Rd.
248 W. Melro Dr. 189 Students |
| 3 | Children's Lighthouse of Cedar Park
1601 Bogdard Rd. 200 Students | 12 | Kinectory Learning Centers
3502 Hatch Rd. 50 Students |
| 4 | LEARNLEE Tutors
2301 S Bogdard Rd Ste 301 | 13 | Innovation Learning Lab
2001 W. New Hope Dr. 40 Students |
| 5 | La Pellet Academy on N. Bell Blvd
1469 N Bell Blvd. 154 Students | 14 | Code Ninjas
2022 Walton Way Suite 184 150 Students |
| 6 | Kumon Cedar Park Central
200 Buttercup Creek Blvd | 15 | Mathnasium
2906 S Bogdard Rd #240 200 Students |
| 7 | Bright Start Learning Center
751 S Bell Blvd. 40 Students | 16 | Twin Lakes Development Center
1150 S Bell Blvd. 101 Students |
| 8 | Huntington Learning Center
1335 E. Whitestone Blvd | 17 | The Goddard School of Cedar Park
1905 El Salido Pkwy. 147 Students |
| 9 | Kumon Math and Reading Center
1909 S Hwy 183 Suite 105 150 Students | 18 | The Goddard School of Leander
1730 Union St. 224 Students |

- | | | |
|--|---|---|
| <p>1 Little Brigade Preschool
2617 Granite Hill Cove</p> <p>2 Nature's Schoolhouse Microschool
2001 W New Hope Dr 21 Students</p> <p>3 Mason Elementary School
1501 N Lakeshine Blvd 457 Students</p> <p>4 Kiddie Academy of Cedar Park West
1301 N Lakeshine Blvd 233 Students</p> <p>5 Hatch House School
125 S Lakeshine Blvd 171 Students</p> <p>6 Primrose School of Crystal Falls
1761 Osage Dr 215 Students</p> <p>7 The PREP School of Crystal Falls
3361 N Lakeshine Blvd 246 Students</p> <p>8 The Montessori Inclusive School
901 Royal Ln 39 Students</p> <p>9 Pathways Christian Preschool
700 W Whitestone Blvd 170 Students</p> <p>10 Young Minds Montessori Preschool
2400 S Bagdad Rd 96 Students</p> <p>11 Bright Bee Montessori
900 Nelson Ranch Rd 129 Students</p> <p>12 Childrens Garden Preschool Llc
2100 S Bagdad Rd 200 Students</p> <p>13 Abacus School of Austin
1720 S Bagdad Rd 165 Students</p> <p>14 The Goddard School of Cedar Park
1905 El Solado Pkwy 147 Students</p> <p>15 Ivybrook Academy
411 N Bell Blvd</p> | <p>16 Guidedpost Montessori at Cypress Creek
2006 Sun Chase Blvd 85 Students</p> <p>17 Cedar Park Montessori
400 E Whitestone Blvd 97 Students</p> <p>18 Stepping Stone School
225 Block House Dr 289 Students</p> <p>19 Primrose School of Cedar Park West
2021 Little Elm Trail 210 Students</p> <p>20 Stepping Stone School
225 Block House Dr</p> <p>21 Westside Elementary School
300 Ryan Jordan Ln 559 Students</p> <p>22 Gliddens Elementary School
1500 Timberwood Dr 475 Students</p> <p>23 Whitestone Elementary School
2000 Crystal Falls Pkwy 903 Students</p> <p>24 Deer Creek Elementary School
2440 Zeppelin Dr Basecamp 1
668 Students</p> <p>25 The Learning Experience Cedar Park
800 W Whitestone Blvd 196 Students</p> <p>26 Aldes Veeve Preschool
903 Royal Ln 63 Students</p> <p>27 High Hopes Preschool
600 W New Hope Dr 75 Students</p> <p>28 HIS Kids Preschool
200 W New Hope Dr</p> | <p>29 A Child's Haven Preschool
600 W Park St 57 Students</p> <p>30 Block House Creek Elementary School
401 Creek Run Dr 495 Students</p> <p>31 Prep N' Play Academy
1901 US-183 68 Students</p> <p>32 Bright Start Learning Center
751 S Bell Blvd 140 Students</p> <p>33 Dew Drops Montessori Preschool
1202 Drake Cove 12 Students</p> <p>34 The Children's Courtyard of Cedar Park
2001 S Lakeshine Blvd 192 Students</p> <p>35 The Goddard School of Leander
1730 Union St 224 Students</p> <p>36 Pleasant Hill Elementary School
1000 Horizon Park Blvd 870 Students</p> <p>37 Little Acorn Academy
3200 Hatch Rd 145 Students</p> |
|--|---|---|



- | | | |
|---|---|--|
| 1 Kiddie Academy of Cedar Park West
1301 N Lakeline Blvd 233 Students | 14 Twin Lakes Child Development Center
1150 S Bell Blvd 150 Students | 27 Bright Star Academy Schools
801 N Vista Ridge Blvd 200 Students |
| 2 Children's Lighthouse of Cedar Park
1801 Bagdad Rd 220 Students | 15 Goldcrest Montessori of Cypress Creek
2004 Sun Chase Blvd 200 Students | 28 Little Acorn Academy
3200 Hatch Rd 175 Students |
| 3 Little Brigade Preschool
2817 Granite Hill Cove | 16 The Goddard School of Cedar Park
1905 El Solado Pkwy 147 Students | |
| 4 The Learning Experience
800 W Whitlestone Blvd 194 Students | 17 The Children's Courtyard of Cedar Park
2001 S Lakeline Blvd 152 Students | |
| 5 Primrose School of Crystal Falls
1781 Oage Dr 183 Students | 18 Cadence Academy Preschool
2101 E Park St 220 Students | |
| 6 La Petite Academy on N. Bell Blvd
1609 N Bell Blvd 154 Students | 19 Bright Star Academy Schools
801 N Vista Ridge Blvd 246 Students | |
| 7 The PREP School of Crystal Falls
3361 N Lakeline Blvd 266 Students | 20 Creative World School Leader
10840 E Crystal Falls Pkwy 244 | |
| 8 Young Minds Montessori Preschool
2400 S Bagdad 94 Students | 21 Little Acorn Academy
3200 Hatch Rd 150 Students | |
| 9 Hatch House School
125 S Lakeline Blvd | 22 Rising Stars Preschool
3307 El Solado Pkwy 132 Students | |
| 10 Prep N' Play Academy
1901 US-183 150 Students | 23 Childrens Garden Preschool
2100 S Bagdad Rd 57 Students | |
| Adventure Kids Playcare
1335 E Whitlestone Blvd Suite D - 193 Students | 23 Stepping Stone School
2235 Black House Dr 150 Students | |
| The Goddard School of Leander
1730 Union St 224 Students | 24 Primrose School of Cedar Park West
2021 Little Elm Trail 210 Students | |
| Daw Drops Montessori Preschool
1022 Drake Cove 12 Students | 25 The Children's Courtyard of Cedar Park
2001 S Lakeline Blvd 192 Students | |
| Jupiler House Preschool
1602 Medical Pkwy 171 Students | 26 Cadence Academy Preschool
2101 E Park St 220 Students | |

- | | | |
|---|---|--|
| <p>1 Knowles Elementary School
2101 Cougar County Dr 449 Students</p> | <p>6 Pleasant Hill Elementary School
1800 Horizon Park Blvd 466 Students</p> | <p>11 Plain Elementary
501 S Brook Dr 806 Students</p> |
| <p>2 William J. Winkley Elementary School
2100 Paw Wow 720 Students</p> | <p>7 Knowles Elementary School
2101 Cougar County Dr 615 Students</p> | <p>12 The Mastercard Inclusive School
901 Royal Ln 100 Students</p> |
| <p>3 Whitestone Elementary School
2000 Crystal Falls Pkwy 560 Students</p> | <p>8 Christine Camacho Elementary School
501 Municipal Dr 724 Students</p> | <p>13 Naumann Elementary
1201 Brighton Bend Ln 498 Students</p> |
| <p>4 Faulbon Elementary School
1209 Cypress Creek Road 417 Students</p> | <p>9 Reagan Elementary School
1700 E Park St 801 Students</p> | |
| <p>5 Reed Elementary School
1515 Little Elm Trail 661 Students</p> | <p>10 Ruffedge Elementary School
11300 Skated Plains Dr 951 Students</p> | |

- | | |
|--|---|
| 1 Running Brushy Middle School
2303 N Lakeline Blvd 1,091 Students | 4 Henry Middle School
100 N Vista Ridge Blvd 1,328 Students |
| 2 Cedar Park Middle School
2100 Sun Chase Blvd 1,328 Students | 5 Knox Wiley Middle School
1526 Raider Way 1,815 Students |
| 3 Leander Middle School
410 S W Dr 1,100 Students | |

- 1 Leander High School**
3301 S Bagdad Rd | 2,159 Students
- 2 Cedar Park High School**
2150 Cypress Creek Road | 1,956 Students
- 3 New Hope High School**
401 S W Dr | 70 Students

NEW DEVELOPMENTS IN CEDAR, TX



The 240,000 square-foot All Sports store will open Fall 2026 in Cedar Park, north of Austin

Employee-owned SCHEELS is excited to bring its second All Sports store to Texas, scheduled to open Fall 2026 in Cedar Park. Construction on the new shopping destination will begin early next year at CedarView, a large development near the H-E-B Center soon to be home to Nebraska Furniture Mart (NFM), plus a convention center and hotel. SCHEELS will serve as the second core anchor in the development alongside NFM, and will feature 240,000 square-feet of premium retail adventure for the entire family.



Shop LC, one of the nation's fastest growing electronic retailers

Shop LC, one of the nation's fastest growing electronic retailers, which is currently operating in Austin, will be relocating to Cedar Park to build their national headquarters. The property is located on over 28 acres at 1500-1700 N Bell Blvd. The project will consist of a minimum of 200,000 square feet and the estimated completion date is Q3 2024. This will be a 0.6-mile drive from the subject property.



Cedar Park's mixed-use development, The Bell District

Cedar Park's mixed-use development, The Bell District, was designed to be a central gathering place for residents to live, eat, office and play. The project sits on over 50 acres with 16 of those being greenspace along Cluck Creek and will also include a new public library. The first phase began in 2020 with the realignment of Bell Blvd., which should be completed this year. The Bell District is a 2.3-mile drive south of the subject property.



Nebraska Furniture Mart announces new store location in Austin

CPM Development is investing 400MM to build a 250-room hotel, 30,000 square foot convention center, 250,000 square feet of commercial and 1.2MM square feet for NFM, (Nebraska Furniture Mart) who operates the largest home furnishing retail stores in North America. The project is just 0.7 miles east from the subject property on New Hope.

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Hunington Properties, Inc. Licensed Broker /Broker Firm Name or Primary Assumed Business Name	454676 License No.	sandy@hpiproperties.com Email	713.623.6944 Phone
Sanford Paul Aron Designated Broker of Firm	218898 License No.	sandy@hpiproperties.com Email	713.623.6944 Phone
Evan Dyer Licensed Supervisor of Sales Agent/ Associate	571158 License No.	evan@hpiproperties.com Email	713.623.6944 Phone
Gigi Gomel Ben Terry Sales Agent/Associate's Name	446845 794832 License No.	gigi@hpiproperties.com ben@hpiproperties.com Email	713.623.6944 Phone

Buyer/Tenant/Seller/Landlord Initials

Date