

The Shoppes at Bell Blvd

Mixed-Use Center

📍 1804 N Bell Blvd, Cedar Park, TX 78613

FOR LEASE

RESTAURANTS | RETAIL
MEDICAL | OFFICE



Affluent Demographics



Near Bell District & Nebraska Furniture Mart



Restaurant & Retail Destination



Modern Glass Façades & Rooftop Dining



Planned Future Traffic Signal & Ample Parking.



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Total Project : **36,923 SF**

Available Units : **17**

Space : **1,611–12,249 SF**

Base Rent : **Call Broker**

EXECUTIVE SUMMARY

Upscale Mixed-Use Center in Cedar Park's Growth Corridor.

The Shoppes at Bell Blvd is a premier 36,923 SF mixed-use development in Cedar Park featuring restaurant, retail, medical, and office space across three modern buildings. Located on N. Bell Blvd, the project offers exceptional visibility, 17-foot ceilings, expansive glass storefronts, and 224 parking spaces. Available units range from 1,611 SF to 12,249 SF. Delivered in shell condition, the spaces offer flexible build-out options. Each restaurant space includes its own dedicated grease trap, with select restaurant opportunities offering patios, venting capabilities, and a rooftop dining option. Estimated completion of shell is Q3 of 2026.



FOR LEASE

RESTAURANTS | MEDICAL
RETAIL | OFFICE



36,923 SF

Upscale Mixed-Use
Center



17' Ceilings

Glass Façades
Modern Design



224 spaces

Ample Parking
6 : 1,000 SF



Q3 2026

Estimated
Completion



PROPERTY HIGHLIGHTS

- ✓ Project Mix: Restaurant (5) | Retail (7) | Medical & Office (5)
- ✓ 17 Flexible Units | 1,611-3,290 SF | 12,249 SF max contiguous
- ✓ Modern glass façade, 17' ceilings & rooftop option
- ✓ 6 : 1,000 SF parking ratio
- ✓ Each restaurant space includes its own dedicated grease trap, with select restaurant spaces offering patios and a rooftop dining opportunity.



LOCATION HIGHLIGHTS

- ✓ High Traffic Planned Future Traffic Signal Cedar Park's growth corridor
- ✓ <2 miles from Bell District, Cedar Park's premier mixed-use redevelopment & Nebraska Furniture Mart
- ✓ Near HEB, Walmart & major restaurants, Costco, Aldi , "Trader Joe's
- ✓ Cedar Park's growth corridor



TRAFFIC COUNTS

N. Bell Blvd

33,149 VPD

Whitestone Blvd

48,915 VPD

New Hope Dr

17,760 VPD



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PROPERTY DETAILS

CATEGORY	DETAILS
 TOTAL PROJECT SIZE	36,923
 UNITS AVAILABLE	17 Units
 SQUARE FEET	1,611- 12,249 SF
 BASE RENT	Call Broker
 ESTIMATED NNN	\$13.50/sf/year
 TIA	Negotiable
 DELIVERY	Shell Delivery – Q3 2026
 PARKING RATIO	6.0/1,000 SF
 OTHER	Loading Zones - 2, Elevators - 1, Stairs - 2
 IDEAL USES	Bar & Grill, Rooftop Tavern, Rooftop Restaurants, Pizza / QSR Food Service, UPS Store, Grocery Store, Gym, Spa, Salon, Law Firm, Bank, Primary Medical Care, Dentist, Chiropractor, Orthodontist, General Office.



PROPERTY FEATURES



**2 LOADING
ZONES**



1 ELEVATOR



2 STAIRS



ROOFTOP



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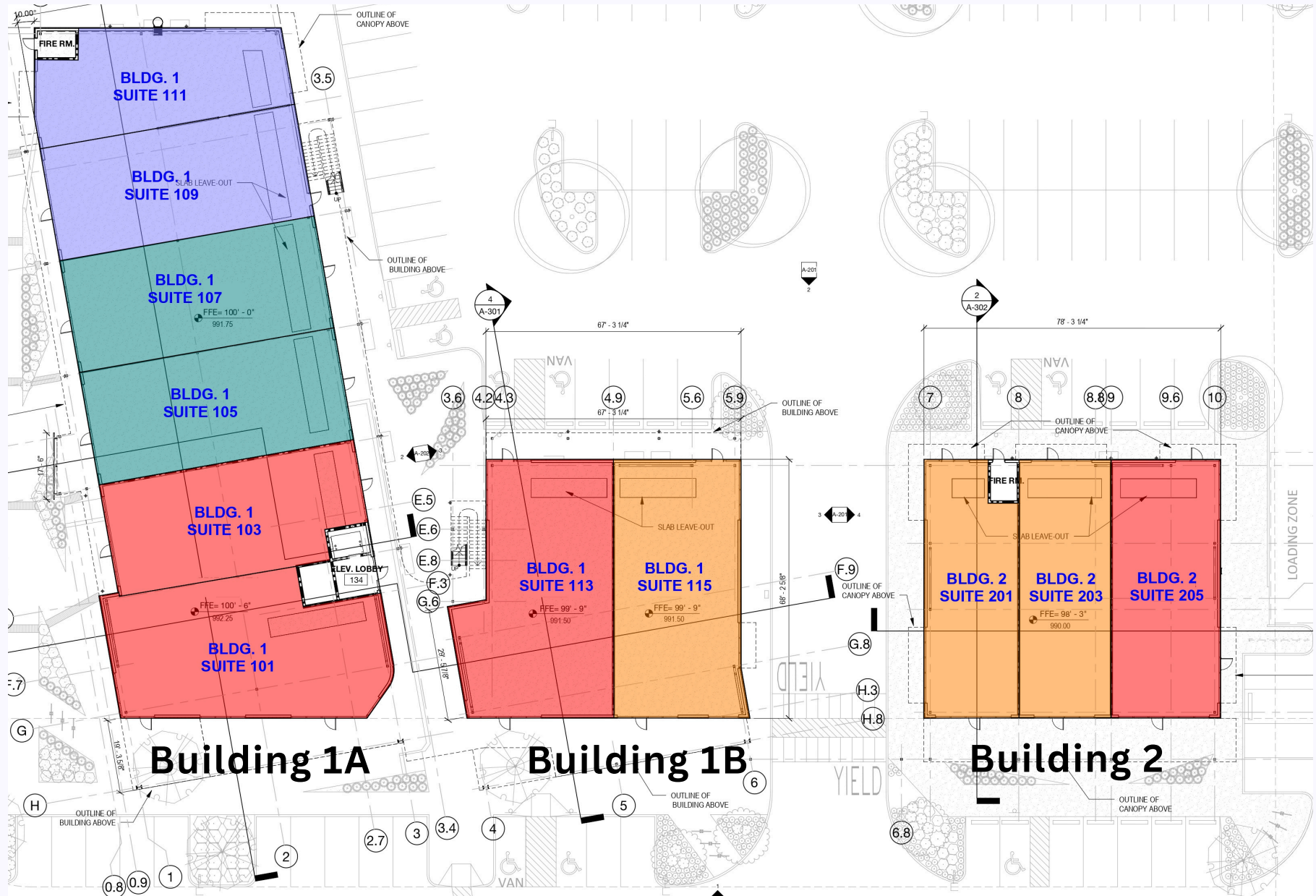
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SITE PLAN - LEVEL 1



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Architectural floor plan showing three buildings: Building 1A, Building 1B, and Building 2. The plan includes various rooms, corridors, and structural elements.

Building 1A (Blue):

- BLDG. 1 SUITE 129
- BLDG. 1 SUITE 127
- BLDG. 1 SUITE 125
- BLDG. 1 SUITE 123
- BLDG. 1 SUITE 121
- ELEV. LOBBY 132
- ROOF BELOW
- OPEN BELOW
- EXTERIOR CORRIDOR

Building 1B (Red):

- BLDG. 1 SUITE 131
- ROOF BELOW
- OPEN BELOW

Building 2 (White):

- ROOF BELOW
- CANOPY

The plan includes numerous callouts (e.g., 1.2, 3.5, 0.8, 0.9, 3.6, 4.2, 4.3, 4.9, 5.6, 5.9, 7, 8, 8.8, 8.9, 9.6, 10, 6, 6.8, 3.4, 4, 5, 6.8, 7, 8, 8.8, 8.9, 9.6, 10) and dimensions (e.g., 26'-7 3/8", 5'-10 1/2", 26'-1 1/2", 24'-0", 24'-1 9/16", 80'-0", 57'-10 3/4", 80'-0").



UNIT LEASE RATE AND AVAILABILITY

BUILDING 1A – LEVEL 1						
Building #	Level	Unit #	Unit #/Name Per Plan	Use Type	SF	
1	1	101	REST 1	Restaurant	2497	Available
1	1	103	REST 2	Restaurant	1948	Available
1	1	105	RETAIL 1.B	Retail	2047	Available
1	1	107	RETAIL 1.A	Retail	2047	Available
1	1	109	M.O.B 2	Medical	2047	Available
1	1	111	M.O.B 1	Medical	1663	Available
BUILDING 1A – LEVEL 2 (UPPER LEVEL)						
1A	2	121	Office 5	Office	2490	Available
1A	2	123	Office 4	Office	2082	Available
1A	2	125	Office 3	Office	2214	Available
1A	2	127	Office 2	Office	2197	Available
1A	2	129	Office 1	Office	2315	Available
BUILDING 1B – LEVEL 1						
1B	1	115	RETAIL 1	Retail	2311	Available
1B	1	113	REST 2	Restaurant	2527	Available
BUILDING 1B – LEVEL 2 (UPPER LEVEL)						
1B	2	131	REST 4	Restaurant + Rooftop Deck	3290	Available
BUILDING 2 – LEVEL 1						
2	1	201	RETAIL 2.A	Retail	1611	Available
2	1	203	RETAIL 2.B	Retail	1666	Available
2	1	205	REST 3	Restaurant	1971	Available

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NEARBY RETAIL

Traffic Counts

Street name

N Bell Blvd	33,149 VPD
New Hope Dr	17,760 VPD
Whitestone Blvd	48,915 VPD
Hwy 183	49,797 VPD
Bagdad Rd	14,919 VPD

DRIVE TIMES

Cedar Park
4 Minutes

Leander
6 Minutes

Round Rock
24 Minutes

Austin
34 Minutes

Austin Airport
40 Minutes



(SUBJECT SITE)

Walmart

H-E-B

ALDI

COSTCO
WHOLESALE

at home
The Home Décor Superstore

WHOLE
FOODS
MARKET

Nebraska
Furniture Mart

Burlington

TARGET

TRADER JOE'S

HOBBY
LOBBY

Bell District

Cedar Park

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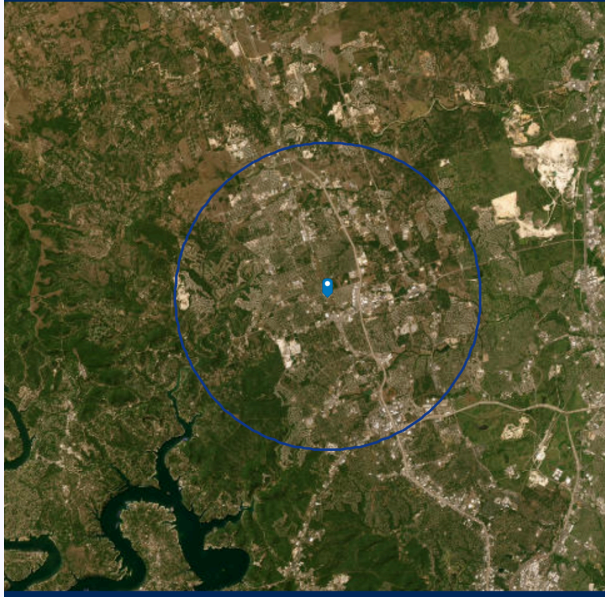


DEMOGRAPHIC & KEY FACTS

DEMOGRAPHIC PROFILE

1804 N Bell Blvd, Cedar Park, Texas, 78613 2

Ring of 5 miles



DEMOGRAPHIC DETAILS FOR 5 MILES

Daytime Population

87,995
Total Population

84,598
Total Daytime Population

Ratio of daytime to total population:

0.96

Values > 1.0 mean that more people come to the area during the day than live there.



Urban Vicinity

Dominant Urbanicity Type



5.6

Avg Number of Employees



207

Total Businesses Per Square Mile

EDUCATION

3.0%

No High School Diploma



14.2%
High School Graduate



24.7%
Some College/
Associate's Degree



58.0%
Bachelor's/Grad/
Prof Degree

EMPLOYMENT



White Collar

77.9%



Blue Collar

11.3%



Services

10.8%

3.4%

Unemployment Rate

KEY FACTS

198,457

Population

37.1

Median Age

72,932

Households

\$109,439

Median Disposable Income

INCOME



\$133,701

Median Household Income



\$60,932

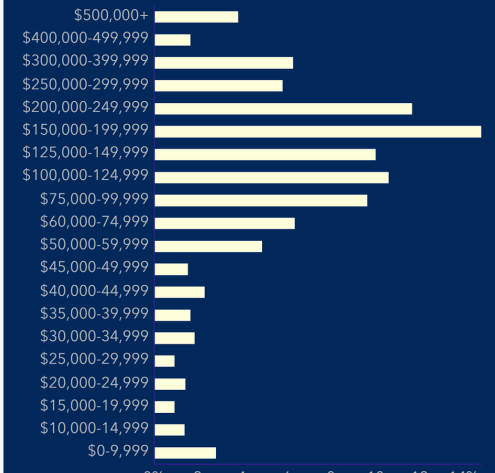
Per Capita Income



\$426,876

Median Net Worth

HOUSEHOLD INCOME



Key Statistics

3,161

Total Businesses

27.7K

Total Employees

\$4.45B

Total Sales

3.5%

Unemployment Rate

3 miles

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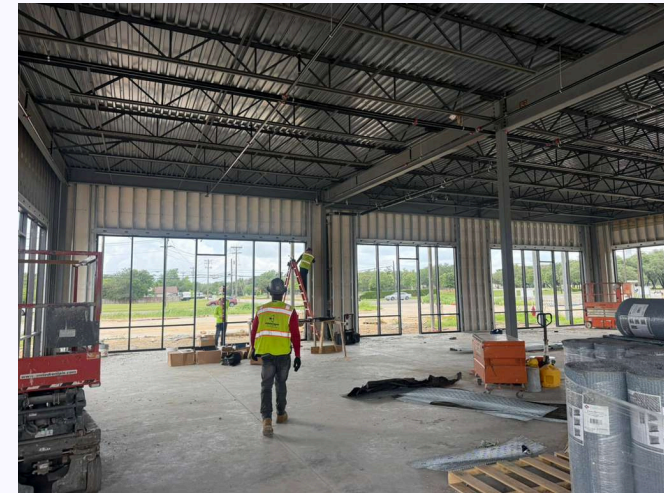
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PROPERTY PHOTOS



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OVERVIEW

Cedar Park is one of the fastest-growing and most affluent communities in the Austin metropolitan area, strategically located in Williamson County along the US-183 corridor. Home to more than 86,000 residents, the city offers a highly educated workforce, excellent schools, and a business-friendly environment that continues to attract employers, retailers, and healthcare providers. Its strong demographics, high household incomes, and ongoing infrastructure investments make Cedar Park one of the region's premier destinations for commercial development.

Economy

Cedar Park benefits from a diverse and resilient economy supported by technology, healthcare, professional services, advanced manufacturing, and retail. Major employers throughout Williamson County—including Dell Technologies, Apple, Samsung, Baylor Scott & White, Cedar Park Regional Medical Center, and numerous corporate offices—continue to drive employment growth and consumer spending. Continued residential development and infrastructure improvements are creating sustained demand for neighborhood retail, dining, medical, and service-oriented businesses.

Real Estate

Cedar Park's commercial real estate market remains one of the strongest in the Austin metro area, driven by rapid population growth, rising household incomes, and continued business expansion. The Bell Boulevard redevelopment corridor is transforming into a vibrant mixed-use destination featuring retail, restaurants, office, medical, hospitality, and entertainment uses. High traffic volumes, strong daytime population, and proximity to major regional retailers such as Costco, H-E-B, Whole Foods, Nebraska Furniture Mart, and the Bell District redevelopment make this corridor an exceptional location for businesses seeking long-term growth and visibility.

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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 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. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 our records.

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