

PAD SITE AVAILABLE

+/- 7,500 SF - BUILD-TO-SUIT

1403 S BELL BLVD, CEDAR PARK, TX 78613



Little Elm Blvd | 1,923 CPD

S. Bell Blvd | 37,437 CPD



1.47 AC



PACE Preschool
Grand Opening Feb. 2026

Little Elm Condominiums
Coming Soon

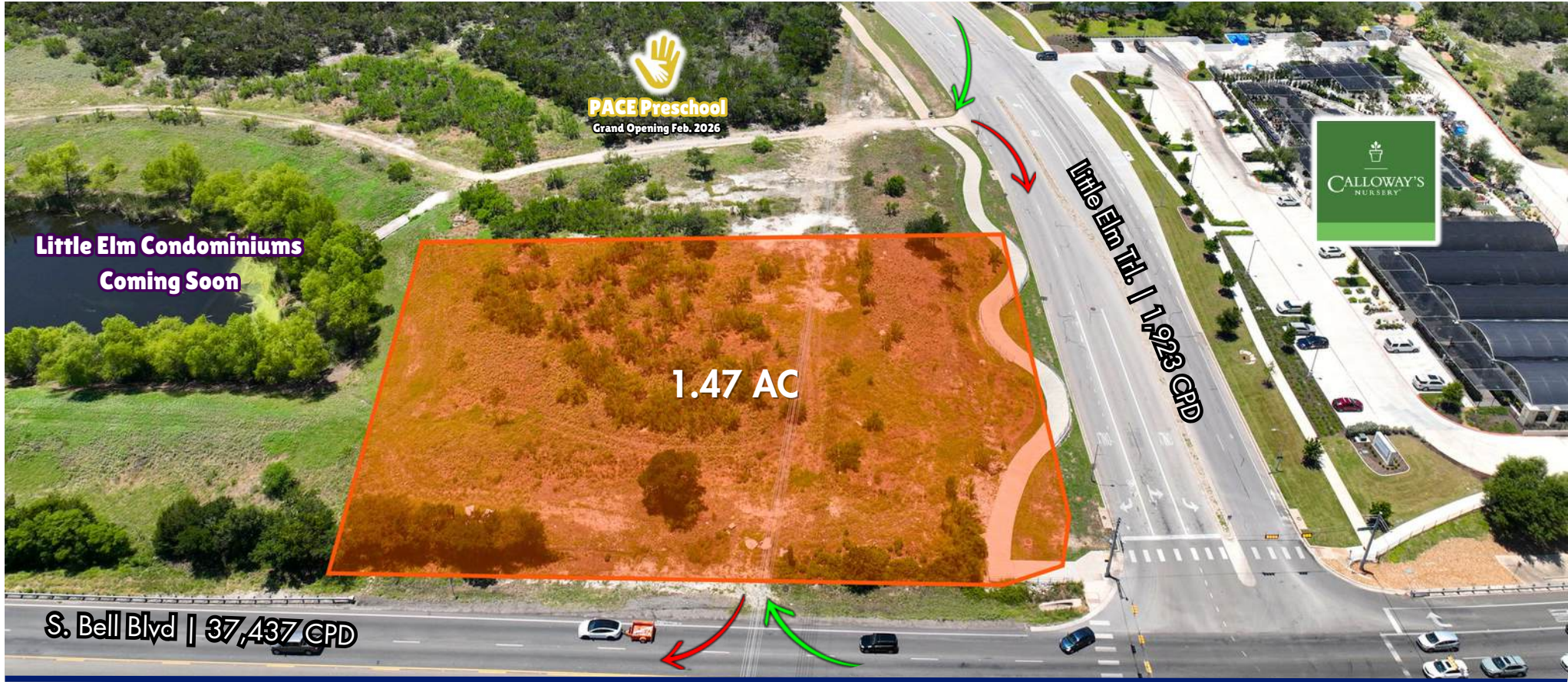
[Property Website](#)

[View Document Vault](#)

Deal  vision

Nick Nelson, CCIM | *Co-Founder, President*
512.906.6757
nick@dealvision.com

Jackson Steinle | *Co-Founder, Vice President*
512.762.7569
jackson@dealvision.com



Physical Address:	<u>1403 S Bell Blvd, Cedar Park, TX 78613</u>
Pricing/Rate:	Contact Broker
Building Size (SF) - BTS:	+/-7,500 SF
Land Size (AC):	1.47 AC
Zoning:	General Business (GB)
On-Site Utilities:	Water, Sewer, Electric

PROJECT SCOPE

- Shovel-ready for +/-7,500 SF of retail for Build-To-Suit/GL.
- Utilities on-site.
- Surrounded by new developments: PACE Preschool and the Little Elm Condominiums.
- Excellent visibility on intersection hard corner - 39,357 CPD.
- Less than 1 mile from Highway 183 interchange.
- 2 points of ingress/egress & dedicated turn lane off Little Elm Trl.
- Median Household Income: \$109,800.
- Trade Area Daytime Population: 208,983.

Lakeline Park

Affinity at Cedar Park

Cypress Creek Townhomes

Red Oaks
455 Lots

LEANDER ISD



REED ELEMENTARY



Regal Parc Apartments



PACE Preschool
Grand Opening Feb. 2026

Little Elm Condominiums
Coming Soon

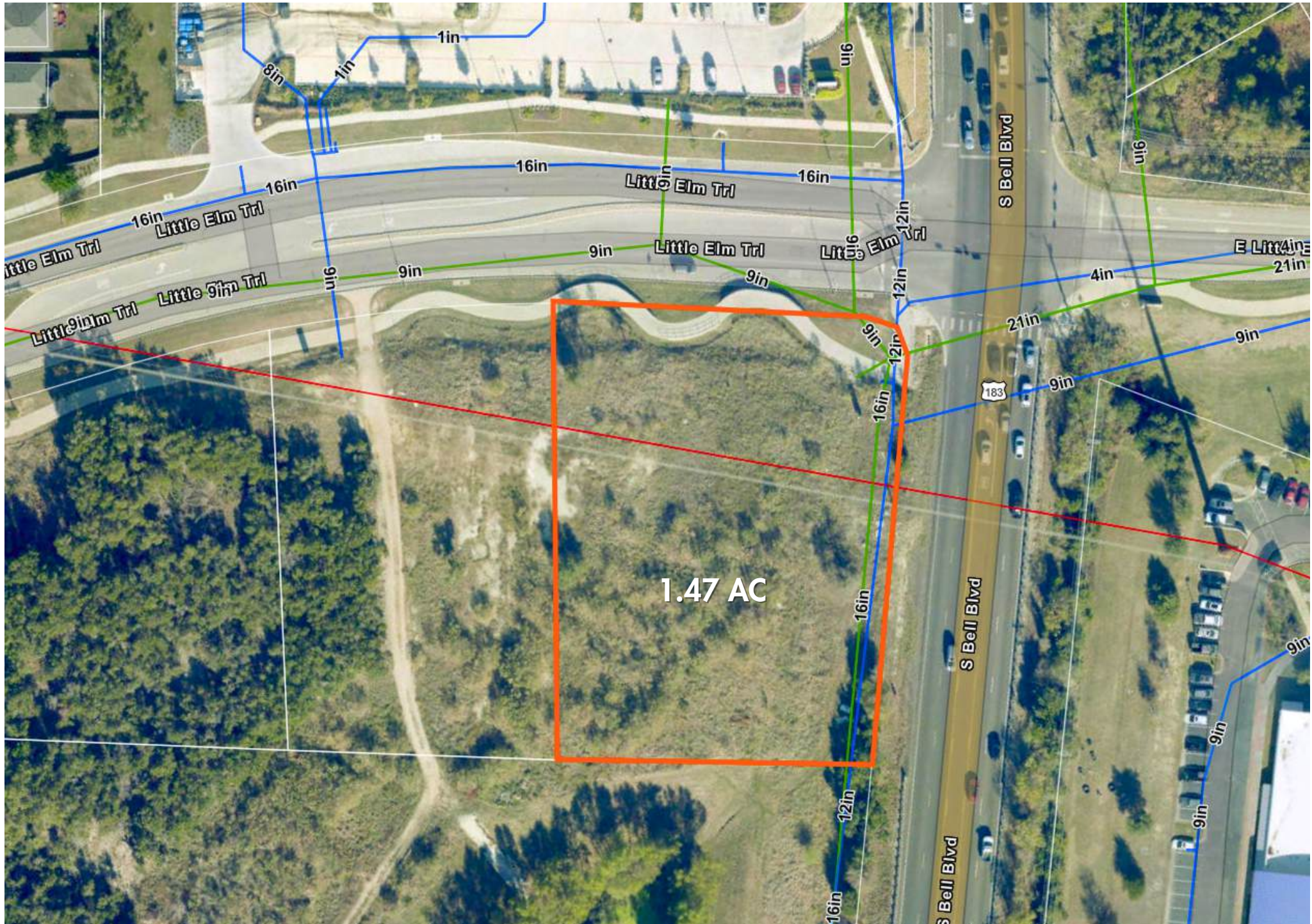


1.47 AC

Little Elm Trl | 1,923 CPD

S. Bell Blvd | 37,437 CPD

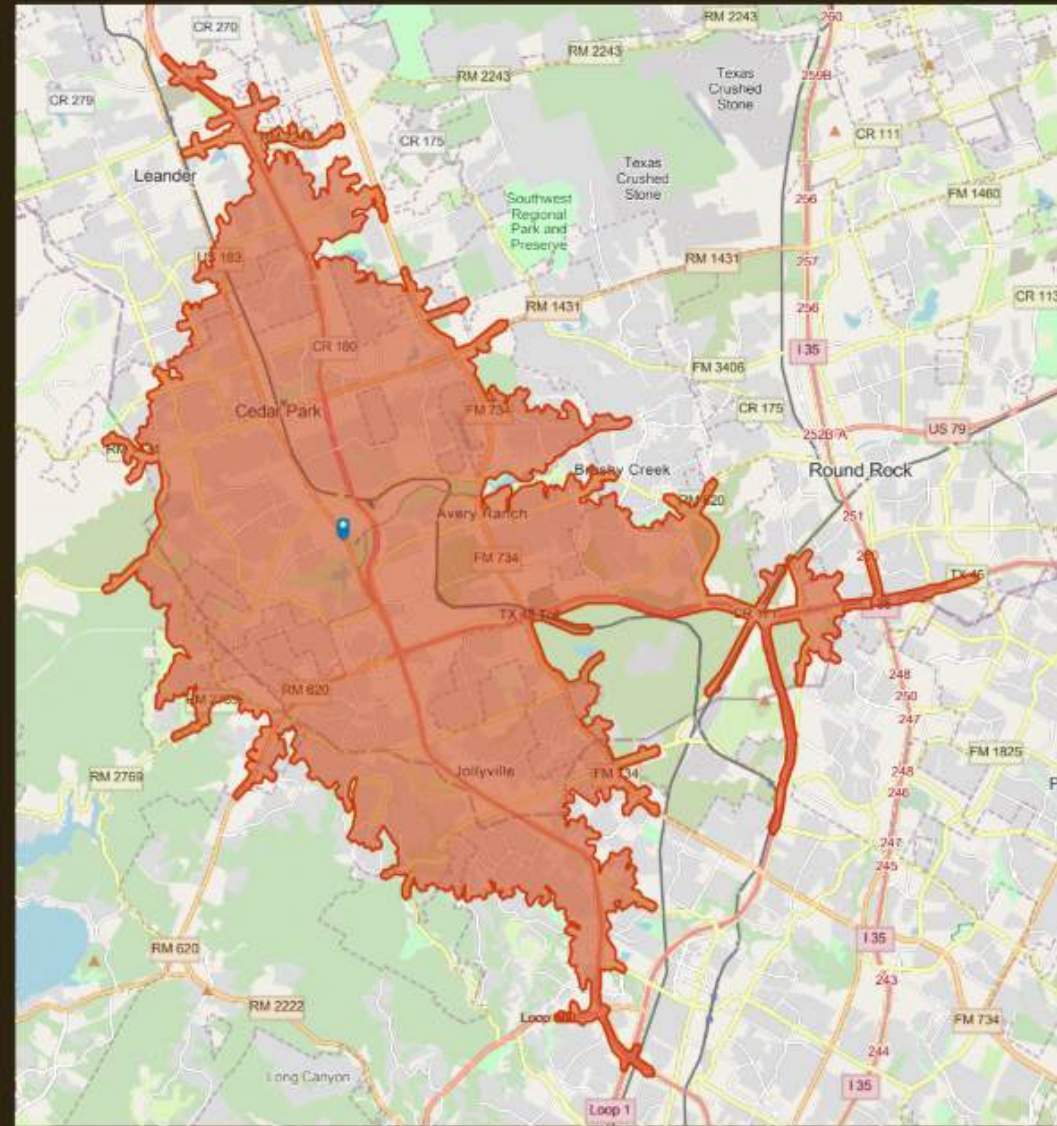
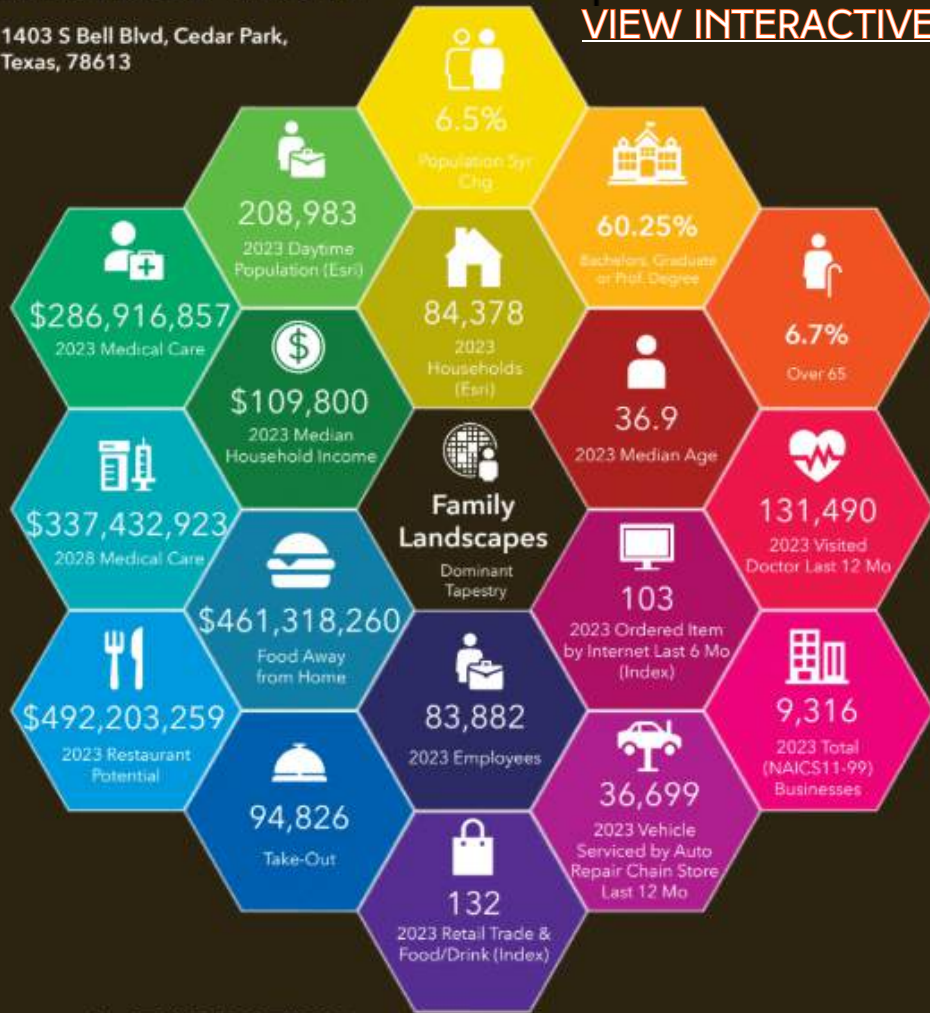




Market View

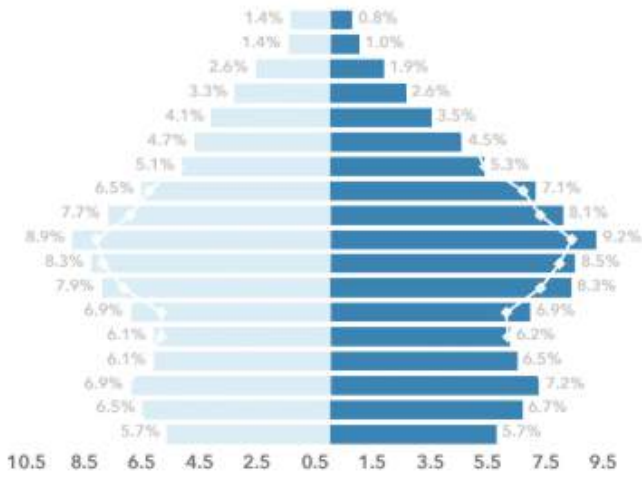
1403 S Bell Blvd, Cedar Park, Texas, 78613

[VIEW INTERACTIVE](#)



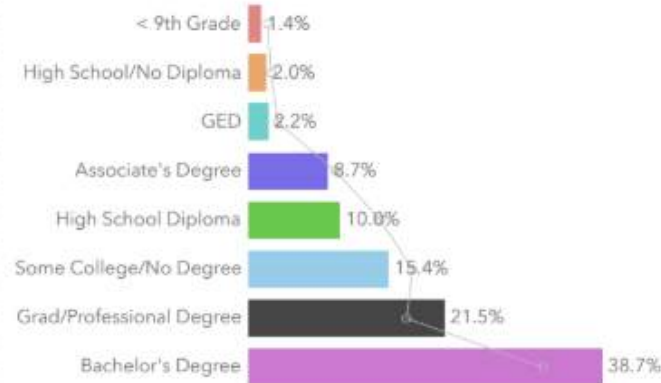
Source: U.S. Census Bureau, Census 2010 Summary File 1. Est. forecasts for 2023 and 2028.

Age Profile: 5 Year Increments



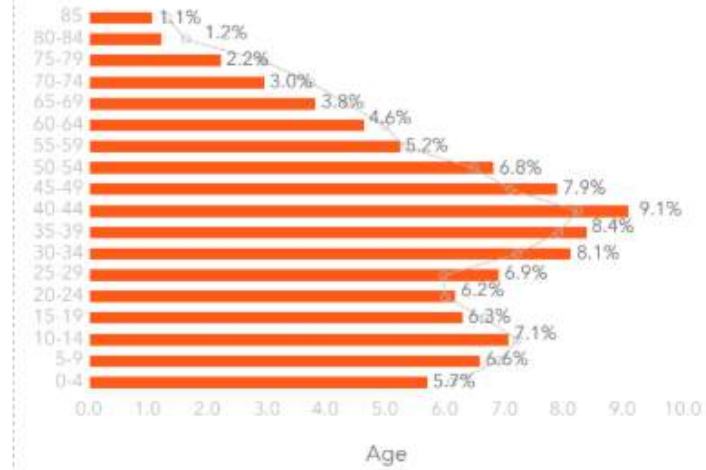
Williamson County

Educational Attainment (%)



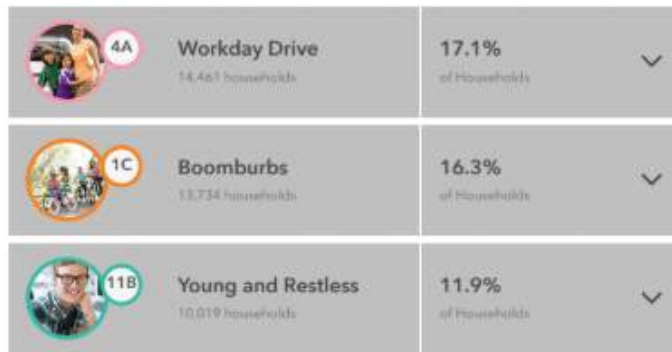
Williamson County

2023 Age: 5 Year Increments (Esri)

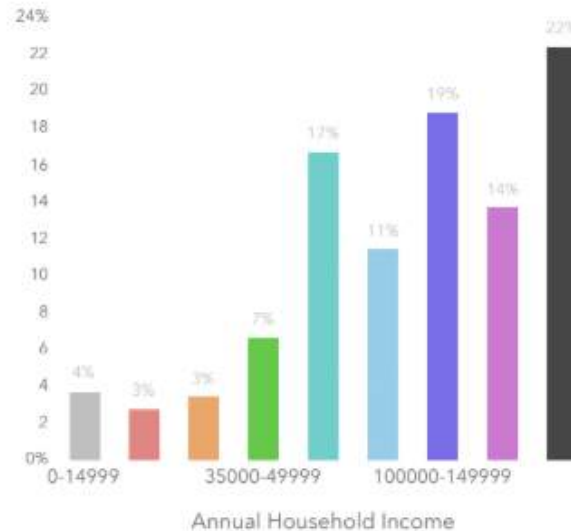


Williamson County

Tapestry segments



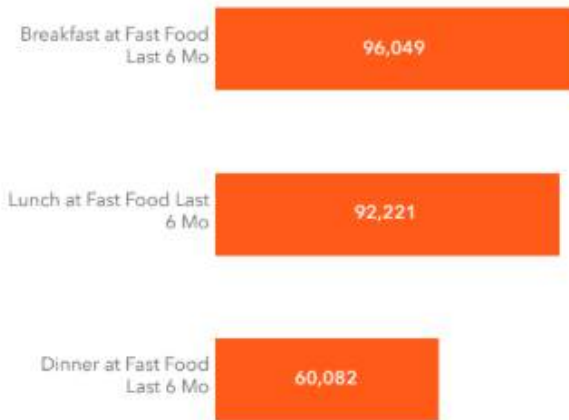
2023 Income (Esri)



Total Households



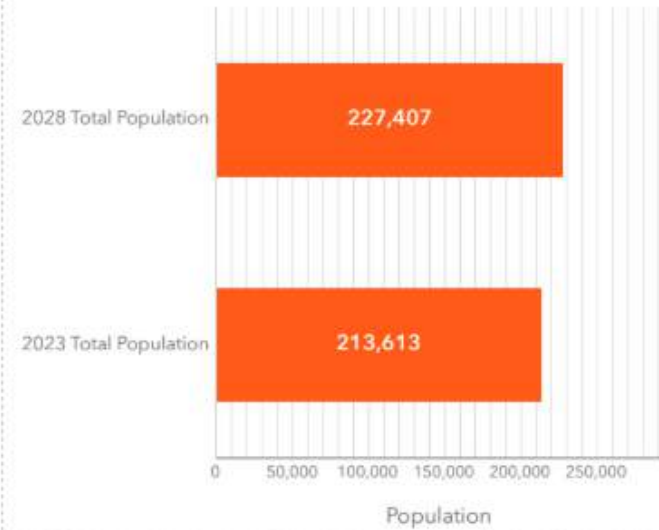
Food Away from Home



2023 Daytime Population



Total Population



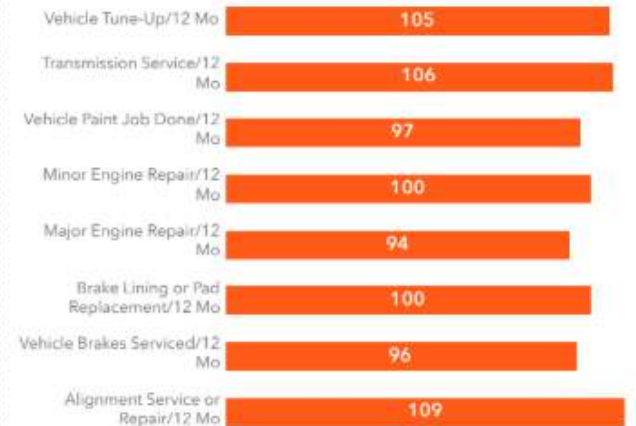
2023 Health Care (Consumer Spending)

2023 Physician Services	\$37,963,020
2023 Dental Services	\$53,234,648
2023 Eyecare Services	\$10,103,692
2023 Lab Tests/X-Rays	\$9,435,749
2023 Hospital Room & Hospital Service	\$32,339,371
2023 Convalescent/Nursing Home Care	\$3,469,717
2023 Other Medical Services	\$4,672,419
2023 Nonprescription Drugs	\$19,899,818
2023 Prescription Drugs	\$41,066,188
2023 Nonprescription Vitamins	\$16,905,094
2023 Medical Supplies	\$27,347,408
2023 Eyeglasses & Contact Lenses	\$13,093,475
2023 Hearing Aids	\$3,242,700
2023 Medical Equipment for General Use	\$1,111,840

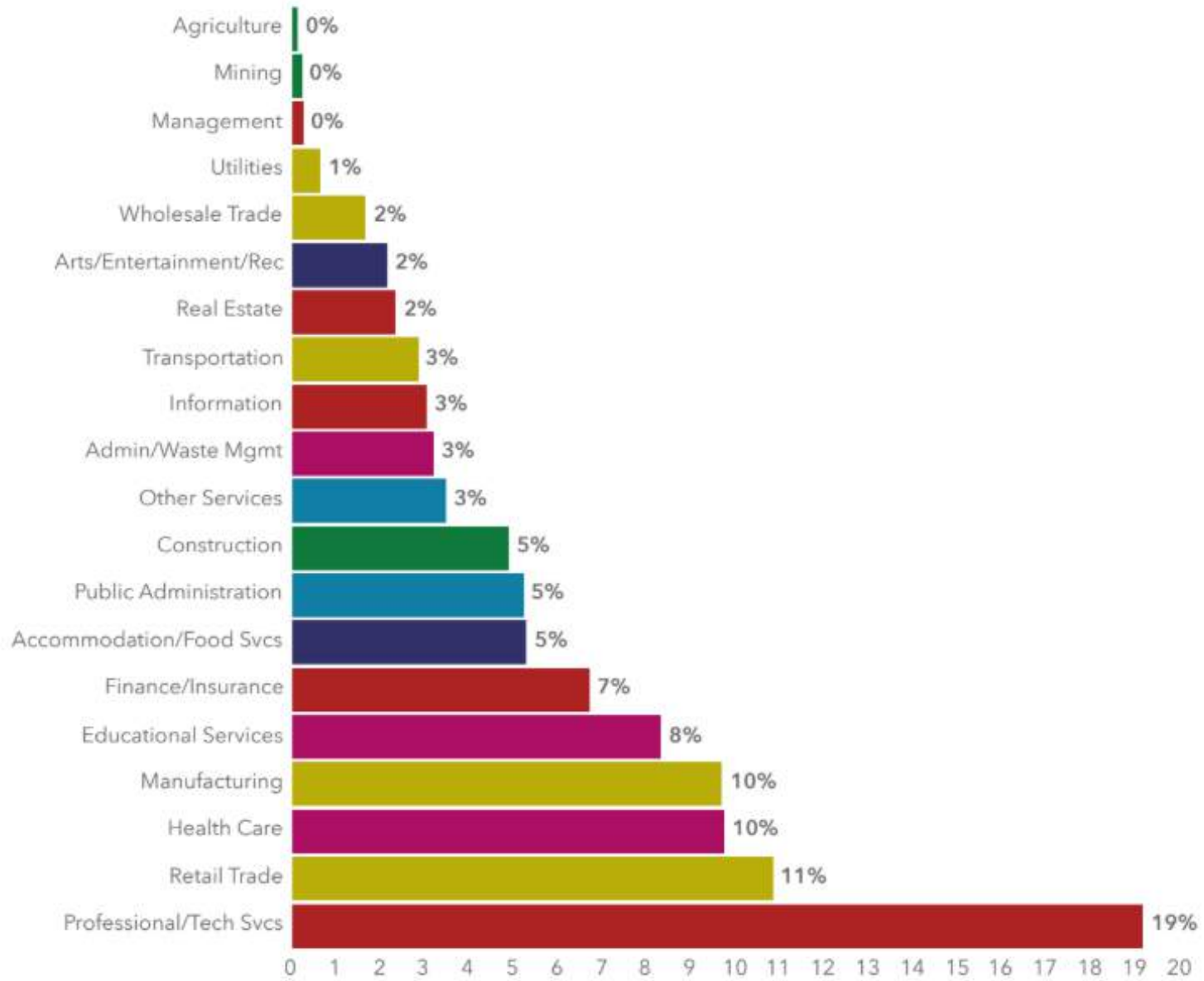
2023 Health (Market Potential)

2023 Visited Acupuncturist Doctor Last 12 Mo (Index)	103
2023 Visited Allergist Doctor Last 12 Mo (Index)	107
2023 Visited Cardiologist Doctor Last 12 Mo (Index)	91
2023 Visited Chiropractor Last 12 Mo (Index)	102
2023 Visited Dentist Last 12 Mo (Index)	103
2023 Visited Dermatologist Doctor Last 12 Mo (Index)	105
2023 Visited Ear or Nose or Throat Doctor Last 12 Mo (Index)	101
2023 Visited Eye Doctor Last 12 Mo (Index)	101
2023 Visited Gastroenterologist Doctor Last 12 Mo (Index)	95
2023 Visited General or Family Doctor Last 12 Mo (Index)	98
2023 Visited Physical Therapist Doctor Last 12 Mo (Index)	94
2023 Visited Podiatrist Doctor Last 12 Mo (Index)	94
2023 Visited Psychiatrist/Psychologist Doctor Last 12 Mo (Index)	104
2023 Visited Urologist Doctor Last 12 Mo (Index)	83

2023 Automotive Products & Maintenance (Market Potential US Index)



Labor Force by Industry





ECONOMIC ENVIRONMENT

Cedar Park has evolved into a robust economic hub within the Austin metro, underpinned by strong population- and commercial-driven growth. The city actively markets itself as a pro-growth ecosystem for businesses, supported by a highly skilled workforce and quality-of-life amenities. Recent major developments include the \$95 million Marriott hotel and convention center in the CedarView mixed-use district—slated to break ground in May 2025 and wrap up in early 2027—which will enhance tourism, generate jobs, and elevate sales-tax revenue. Additional commercial momentum is underway with zoning approvals for a new Trader Joe's embedded in a mixed-use complex, aiming to diversify retail offerings and reinforce the city's economic base.

DEMOGRAPHICS

Cedar Park's demographic profile reflects a young, affluent, and highly educated community. As of the latest U.S. Census and EDC data, the median age stands between 34 and 38 years, with nearly half of adult residents holding a bachelor's degree or higher. The population hovers around 78,000 and is relatively diverse: approximately 19% identify as Asian and 19% as Hispanic. Households are financially strong, with median incomes in the \$120–\$125k range and over half earning more than \$100k annually. The city's socio-economic indicators—low poverty rates, high home values, and strong labor participation—underscore its appeal to families and employers alike.

Top U.S. Real Estate Markets

1. Dallas-Fort Worth (DFW), TX
2. Austin, TX (Cedar Park, Round Rock, & Georgetown)
3. Nashville, TN
4. Phoenix, AZ
5. Miami, FL

1403 S BELL BLVD, CEDAR PARK, TX 78613

EXCLUSIVELY LISTED BY:



NICK NELSON, CCIM

Co-Founder, President

m: 512.906.6757

e: Nick@dealvision.com

License No. 603416 (TX)



JACKSON STEINLE

Co-Founder, Vice President

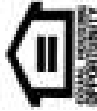
m: 512.762.7569

e: Jackson@dealvision.com

License No. 783155 (TX)



BROKER OF RECORD: Nick Nelson, CCIM | License No. 9014392



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:
 - 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 your records.

Dea1vision, LLC	9014392	team@dea1vision.com	(512) 906-6757
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Nick Nelson, CCIM	603416	nick@dea1vision.com	(512) 906-6757
Designated Broker of Firm	License No.	Email	Phone
Jackson Steidle	738155	jackson@dea1vision.com	(512) 762-7569
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov