

# SHOPS & PAD SITES AT BELL SOUTH CEDAR PARK, TX

Between Cypress Creek Road & Little Elm Trail  
Fronting US183 (South Bell Blvd)  
Cedar Park, TX 78613



## FOR SALE/GROUND LEASE/BTS

0.75 Acre – 2.5 Acre pad sites

## FOR LEASE

1,200 sf – 6,000 sf available

## CALL FOR PRICING

## PROPERTY HIGHLIGHTS

- Last major commercial/retail tract available along S Bell Blvd in Cedar Park, TX
- Located a block south of Bell District, a 50-acre mixed-use destination being developed by city of Cedar Park
- Located 2 blocks north of Lakeline Mall
- GB Zoning
- Regional detention
- Utilities to the site
- High traffic (43,429 vpd on S Bell Blvd) and high visibility pad sites
- New retail/office spaces coming soon

## TRAFFIC COUNTS

- Bell Blvd: 43,429 VPD ('21)

## DEMOGRAPHICS 2024



### Total Population

5 Min	10 Min	15 Min
31,450	215,774	520,790



### Total Daytime Population

5 Min	10 Min	15 Min
32,971	207,953	572,017



### Number of HH

5 Min	10 Min	15 Min
12,453	84,557	209,451



### Median HH Income

5 Min	10 Min	15 Min
\$138,417	\$151,559	\$143,261

The information contained herein was obtained from sources deemed reliable; however, Halona Realty makes no guarantees, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. Halona Realty, LLC, which provides real estate brokerage services, is a Texas Limited Liability Company.



Benny Nguyen, CCIM

benny@halonare.com

O: 832-652-9200 | C: 713-548-7373

Kim Nguyen

kim@halonare.com

O: 832-652-9200 | C: 832-998-1819

# JANUARY 2026 CONSTRUCTION PROGRESS

Between Cypress Creek Road & Little Elm Trail  
Fronting US183 (South Bell Blvd)  
Cedar Park, TX 78613

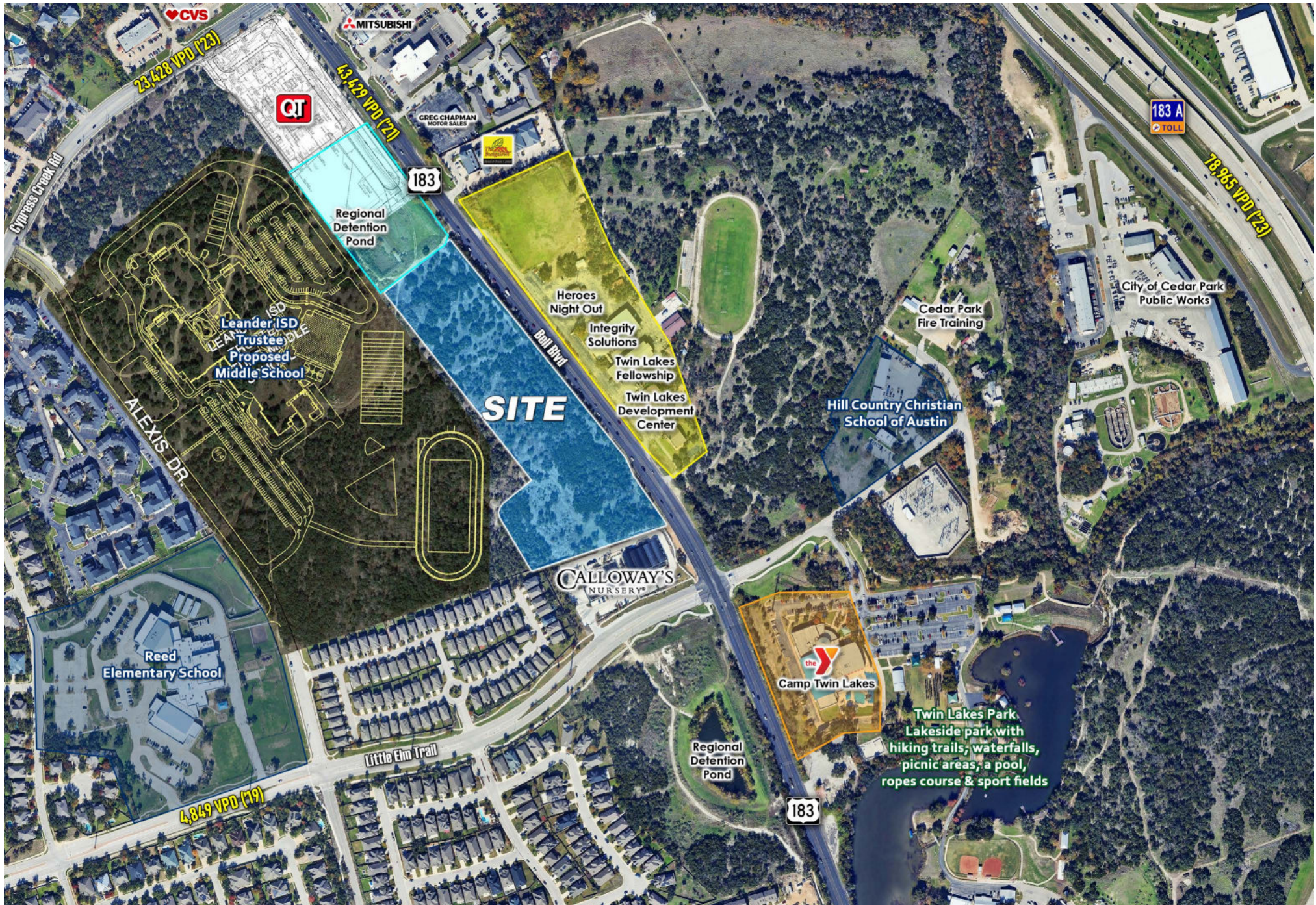






# AERIAL W/ SITE PLAN

Between Cypress Creek Road & Little Elm Trail  
Fronting US183 (South Bell Blvd)  
Cedar Park, TX 78613



# SITE PLAN

Between Cypress Creek Road & Little Elm Trail  
Fronting US183 (South Bell Blvd)  
Cedar Park, TX 78613



# DEMOGRAPHICS

Between Cypress Creek Road & Little Elm Trail  
Fronting US183 (South Bell Blvd)  
Cedar Park, TX 78613

	5 minutes	10 minutes	15 minutes
<b>Population Summary</b>			
2010 Total Population	22,691	158,883	384,075
2020 Total Population	30,762	207,223	496,773
2020 Group Quarters	134	1,361	3,361
2024 Total Population	31,450	215,774	520,790
2024 Group Quarters	118	1,361	3,387
2029 Total Population	34,209	230,412	550,461
2024-2029 Annual Rate	1.70%	1.32%	1.11%
2024 Total Daytime Population	32,971	207,953	572,017
Workers	19,213	112,557	347,216
Residents	13,758	95,396	224,801
<b>Household Summary</b>			
2024 Households	12,453	84,557	209,451
2024 Average Household Size	2.52	2.54	2.47
2029 Households	13,468	90,596	223,562
2029 Average Household Size	2.53	2.53	2.45
2024-2029 Annual Rate	1.58%	1.39%	1.31%
2024 Families	7,703	52,842	125,713
2024 Average Family Size	3.18	3.23	3.20
2029 Families	8,291	55,811	132,476
2029 Average Family Size	3.22	3.25	3.20
2024-2029 Annual Rate	1.48%	1.10%	1.05%
<b>Housing Unit Summary</b>			
2024 Housing Units	13,165	89,579	223,027
Owner Occupied Housing Units	48.4%	50.5%	48.4%
Renter Occupied Housing Units	46.2%	43.9%	45.5%
Vacant Housing Units	5.4%	5.6%	6.1%
2029 Housing Units	14,349	96,610	239,505
Owner Occupied Housing Units	47.6%	48.9%	47.4%
Renter Occupied Housing Units	46.2%	44.8%	45.9%
Vacant Housing Units	6.1%	6.2%	6.7%
<b>2024 Households by Income</b>			
Household Income Base	12,453	84,557	209,451
<\$15,000	4.3%	3.7%	4.7%
\$15,000 - \$24,999	3.7%	2.7%	2.8%
\$25,000 - \$34,999	4.7%	3.5%	3.6%
\$35,000 - \$49,999	6.4%	6.6%	7.5%
\$50,000 - \$74,999	15.5%	16.6%	17.1%
\$75,000 - \$99,999	12.1%	11.4%	12.0%
\$100,000 - \$149,999	20.0%	19.1%	19.0%
\$150,000 - \$199,999	14.3%	13.8%	13.1%
\$200,000+	18.9%	22.6%	20.2%
Average Household Income	\$138,417	\$151,559	\$143,261
<b>2029 Households by Income</b>			
Household Income Base	13,468	90,596	223,562
<\$15,000	3.5%	3.1%	3.9%
\$15,000 - \$24,999	2.6%	2.0%	2.0%
\$25,000 - \$34,999	4.0%	2.8%	2.9%
\$35,000 - \$49,999	5.5%	5.5%	6.2%
\$50,000 - \$74,999	14.0%	15.4%	15.8%
\$75,000 - \$99,999	12.0%	11.5%	11.7%
\$100,000 - \$149,999	20.4%	19.0%	19.1%
\$150,000 - \$199,999	16.9%	16.1%	15.7%
\$200,000+	21.1%	24.7%	22.7%
Average Household Income	\$154,375	\$166,939	\$160,374



# 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.

11-2-2015



### 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.

Halona Realty, LLC	9009628	kim@halonare.com	512.965.4200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kim D. Nguyen	672318	kim@halonare.com	832.998.1819
Designated Broker of Firm	License No.	Email	Phone
Kim D. Nguyen	672318	kim@halonare.com	832.998.1819
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Benny D. Nguyen	675175	benny@halonare.com	713.548.7373
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date