



# GATEWAY

## BUSINESS PARK

1200 S BELL BLVD , CEDAR PARK , TX , 78613

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**FULL CIRCLE**  
COMMERCIAL GROUP

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# ABOUT THE PROJECT

- Discover Cedar Park's premier Class A Business Park Development, featuring over 78,000 square feet of upscale top-tier commercial condominiums in a prime location.
- Designed for retail, restaurant, showroom, or creative/medical/flex office use, this opportunity provides businesses with a pathway to success in our vibrant community.
- With Frontage on Hwy 183/Bell Blvd and over 45,000 vehicles passing daily, your business will enjoy unparalleled visibility in this bustling vibrant hub. Its nestled in the heart of Cedar Park amidst flourishing residential and commercial developments
- Adjacent to Twin Lakes YMCA and this location offers convenient access to the busy highway 183A.

## PROJECT OVERVIEW

- **Total Available SqFt** - 78,540sqft (12 Buildings)
- **Unit Sizes** - 770sqft - 1540sqft
- **Building Sizes** - 5060 sqft - 12100 Sqft (1-level & 2-level)
- **Pricing** - Call for Pricing
- **Delivery timeline** - Q4 2025 - Q1 2026
- **Zoning** - General Business
- Designed by Award Winning Architects - Element Architects
- **Uses** - Showroom Space, Restaurant, Retail, Gym, Recreational Arenas, Daycare, Class A Office, Creative Office, Medical Office & Coworking Spaces
- Ideal for Both Owner Occupied Users and Investors
- VPD on Bell Blvd: **41,062**



# ABOUT THE DEVELOPER



Urbanist is the developer behind the creation of boutique designer-smart-wellness enabled residential and commercial condos. Urbanist targets areas that are within immediate proximity to central business districts and lifestyle hotspots, desirable for tenant capture and retention, poised for rapid rental growth and capital appreciation. Urbanist is currently developing 2 projects in Houston, 5 projects in the San Antonio MSA, 5 projects in the Austin MSA and 1 project in Fredericksburg – with approximately 1,500 BTR residences in the pipeline as well as approximately 150,000 Sq Ft of commercial spaces.



## **John Finton**

**Director of Wellness Design (Urbanist)**

John Finton is one of the most well recognized and renowned luxury “brand name” builders in the US with an unrivaled portfolio of luxury residential projects world wide valued over \$2 Billion.



## **Ken Blankenfeld**

**Director of Construction (Urbanist/KBCm)**

Ken began his career in construction management in 1980 with an Architectural firm and has continued in the industry spanning four decades. His experience range across multiple industries including management of projects for governmental agencies , national accredited retailers, multifamily and major industrial firms.



## **Megan McFarland**

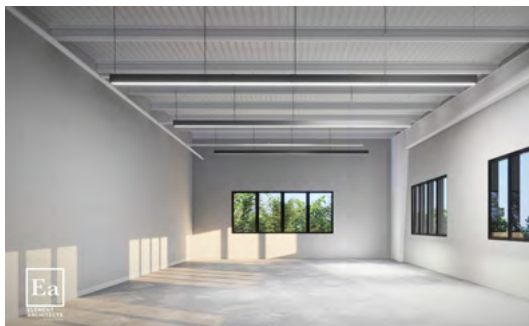
**Director of Preconstruction & Procurement (Urbanist/KBCm)**

Megan is a graduate of the Construction Management Program of Northern Arizona University and has worked in pre-construction, managing the estimating and procurement on projects for the majority of her career. She has wide variety of project type experience nation wide - from institutional centers to commercial, multifamily and industrial facilities.



# PROPERTY FEATURES

- Modern finishes
- Attractive Elevations
- Delivered in Cold White Box Condition
- 14ft Solid Rolling Overhead Door
- 8ft Glass StoreFront Door
- 16' ft High Ceilings for Single Level Buildings
- Single Phase and Three Phase Power options
- Monument Signage available





# POTENTIAL USES



Showrooms



Boutiques



Art Studio



Craft Brewing



Gallery



Gym



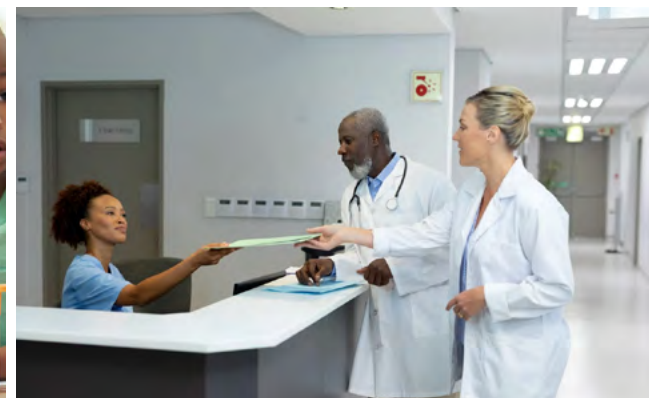
Interior Mancave



Kids Gym



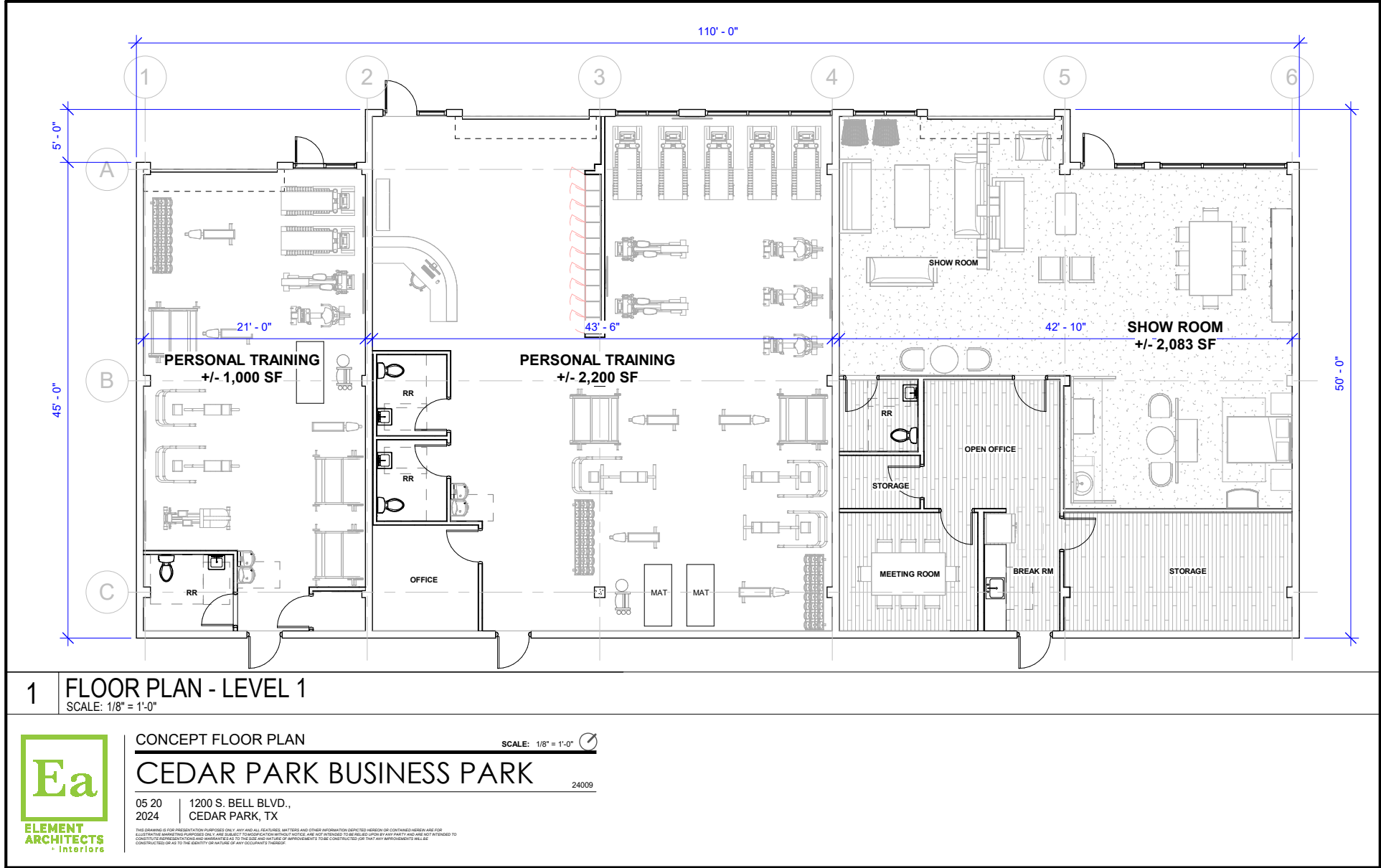
Day Care



Medical Office

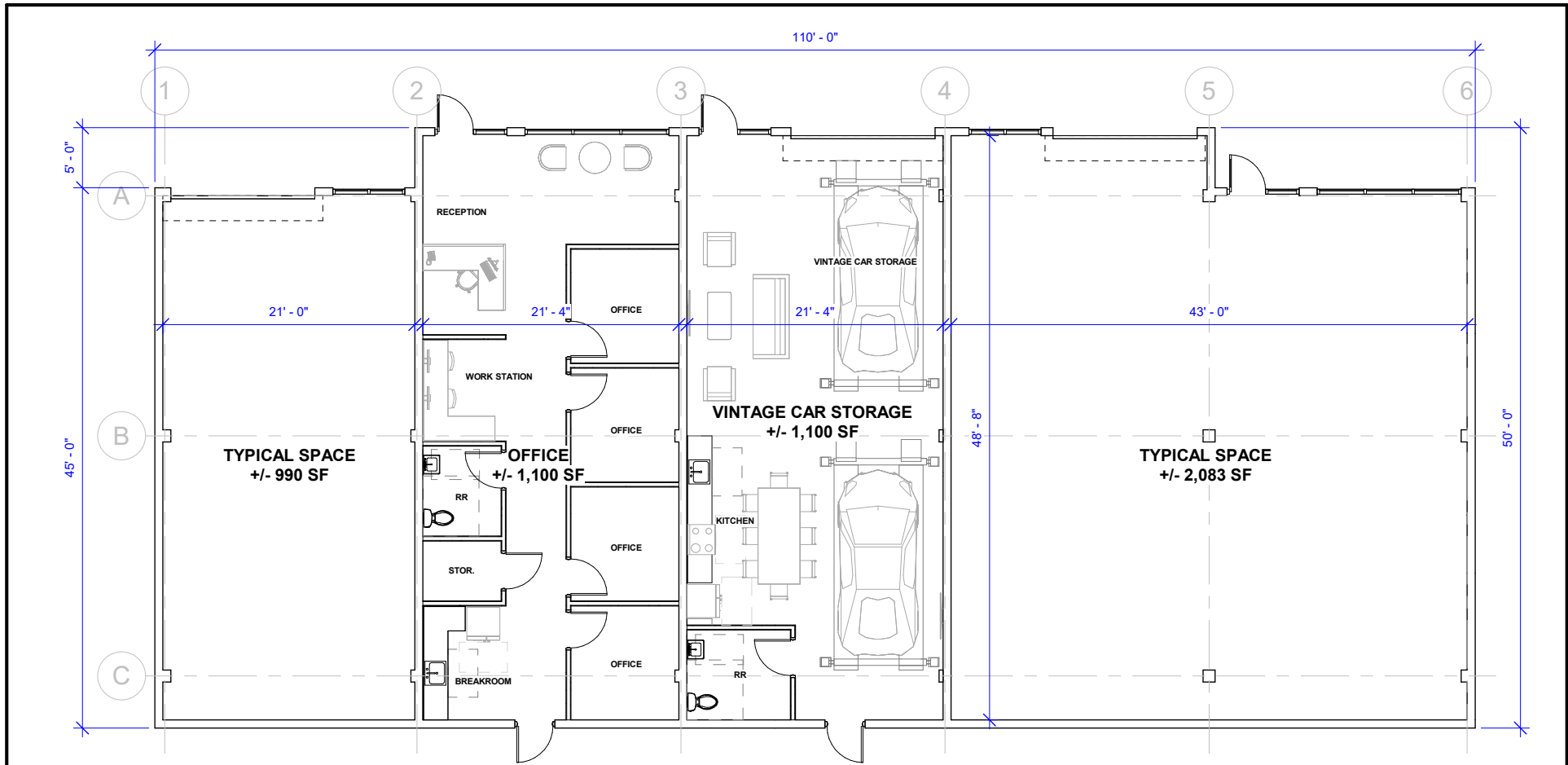
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# SAMPLE FLOOR PLAN





# SAMPLE FLOOR PLAN



1 FLOOR PLAN - LEVEL 1  
SCALE: 1/8" = 1'-0"



CONCEPT FLOOR PLAN

SCALE: 1/8" = 1'-0"

CEDAR PARK BUSINESS PARK

24009

05 20 1200 S. BELL BLVD.,  
2024 CEDAR PARK, TX

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# INVESTMENT HIGHLIGHTS FOR OWNER USER

## Sample Scenario:

• Purchase 1000sqft of Flex Space at <b>\$400,000</b>
• Estimated Annual Interest Rate: <b>6%</b>
• Estimated Downpayment: <b>\$126,000 (30%)</b>
• Estimated Monthly P&I Payment: <b>\$1798/1894.25</b>
• Interior Build Out Cost: <b>\$75,000</b>

## Estimated Savings in Monthly Rent Payments:

Market Lease Rate	Estimated Monthly Rental Savings	Estimated Annual Rental Savings
\$28/sqft/yr	\$535	\$5480
\$30/sqft/yr	\$642	\$8424
\$32/sqft/yr	\$868	\$10,416

## Building Equity in the Property:

Estimated Annual Appreciation Rate	Estimated Equity Built with 5yr Hold	Estimated Equity Built with 10yr Hold
2%	\$38,000	\$108,000
3%	\$62,000	\$185,000
5%	\$114,000	\$311,000



# INVESTMENT HIGHLIGHTS FOR AN INVESTOR

## Sample Scenario:

• Purchase 1000sqft of Flex Space at <b>\$400,000</b>
• Annual Interest Rate: <b>6%</b>
• Downpayment: <b>\$100,000 (25%)</b>
• Monthly P&I Payment: <b>\$1798</b>
• Leasy Type: <b>NNN</b>
• Tenant Improvement Allowance: <b>\$30,000</b>
• Estimated Annual Interest Rate: <b>6%</b>
• Estimated Downpayment: <b>\$126,000 (30%)</b>
• Estimated Monthly P&I Payment: <b>\$1798</b>

## Cash Flow when Leased:

Market Lease Rate	Monthly Cash Flow	Annual Cash Flow
\$28/sqft/yr	\$535	\$6420
\$30/sqft/yr	\$702	\$8424
\$32/sqft/yr	\$868	\$10,416

## Return on Investment:

Annual Appreciation Rate	ROI with 5yr Hold (Equity + Cash Flow)	ROI with 10yr Hold (Equity + Cash Flow)
\$28/sqft/yr	\$64,000	\$188,000
\$30/sqft/yr	\$88,000	\$243,000
\$32/sqft/yr	\$140,000	\$369,000





# INVESTMENT HIGHLIGHTS

SCENARIO	OWNER OCCUPIED USER	INVESTOR
Property Purchase	Purchase 1000 sqft of Flex Space at \$400,000	Purchase 1000 sqft of Flex Space at \$400,000
Annual Interest Rate	6%	6%
Downpayment	\$100,000 (25%)	\$100,000 (25%)
Monthly P&I Payment	\$1,798	\$1,798
Additional Costs	Interior Build Out Cost: \$75,000	Tenant Improvement Allowance: \$30,000
Lease Type	N/A	Lease Type: NNN
Savings/ Cash Flow		
If Market Lease Rate is \$28/sqft/year	Saves \$535/month in rent	Cash flow is \$535/month
If Market Lease Rate is \$30/sqft/year	Saves \$702/month in rent	Cash flow is \$702/month
If Market Lease Rate is \$32/sqft/year	Saves \$868/month in rent	Cash flow is \$868/month
Building Equity	Equity	Equity + Cash Flow
With 2% annual appreciation (5 year Hold)	\$38,000	\$64,000
With 2% annual appreciation (10 years Hold)	\$130,000	\$188,000
With 3% annual appreciation (5 year Hold)	\$62,000	\$88,000
With 3% annual appreciation (10 years Hold)	\$185,000	\$243,000
With 5% annual appreciation (5 year Hold)	\$114,000	\$140,000
With 5% annual appreciation (10 years Hold)	\$311,000	\$369,000

The projected investment returns shown here are only estimations based on a random data set and related assumptions and are provided for informational purposes only. Actual returns may vary based on the purchase price and are subject to actual unit sizes, features, market conditions, loan terms and other factors. These estimates do not guarantee future performance. Investors should conduct independent research before making investment decisions.



# PROJECT LOCATION

[Click to view the property](#)





# LOCATION HIGHLIGHTS

<b>HIGHWAY ACCESS</b>	The project benefits from easy access to Hwy 183A, Mopac, and I-35. It boasts road frontage on Bell Blvd/ Research Blvd with at least 40,000 vehicles passing daily. There is a proposed plan to connect Little Elm Trl to 183A Tollway.
<b>Twin Lakes YMCA</b>	This project is located adjacent to Twin Lakes YMCA in Cedar Park. It is a bustling community center, attracting visitors of all ages with its fitness facilities, pools, and recreational programs. Serving as a hub for health and social engagement, it welcomes numerous visitors annually, fostering a strong sense of community and wellness.
<b>Dell's Children's Hospital</b>	Dell Children's Medical Center North Campus is situated within a mile from Ascension's new Dell Children's Center. This location presents an ideal opportunity for medical users seeking convenient access to essential healthcare facilities.
<b>BELL DISTRICT</b>	This BELL DISTRICT project is a 50 Acre Mixed Use Development which will form the heart of Cedar Park. It is located just 1.5 miles from our project. It aims to create a central gathering place filled with local restaurants, retail, and recreational options, including 16 acres of greenspace, walking trails, and the new Cedar Park Library. The land use also includes high-density residential units.
<b>Commercial Activity</b>	The area is bustling with commercial development, featuring prominent retailers such as Target, Randalls, Walmart, Sam's Club, HEB+, H-Mart, Lakeline Mall, etc., all located nearby to this project.



# MAJOR CEDAR PARK PROJECTS

Cedar Park, located just north of Austin in Central Texas, offers easy access via highways 183 and 183A, making it convenient for businesses and customers. With a rapidly growing population of around 77,000, the city's demand for new businesses and services continues to rise. Cedar Park boasts a strong economy, low unemployment, and thriving industries. Its low tax rate and business-friendly environment, with incentives for relocation or expansion, make it an attractive spot for growth. Several exciting development projects are also on the horizon for the city.



## Bell District

A major mixed-use development aimed at revitalizing Bell Boulevard, featuring retail spaces, offices, high-density housing, a new public library, and a 16-acre park.



## NFM Anchored Development

A \$400 million project including a 500,000-square-foot NFM store, a hotel, and a city-owned convention center. Construction starts in 2024 and will be completed by 2025.



## Perfect Game

The baseball scouting organization is moving its headquarters to Cedar Park and will develop 16 baseball fields on 80 acres.



## Shop LC

A TV network and online retailer relocating to Cedar Park, creating 1,000 jobs and building a 200,000-square-foot facility, set for completion in 2024.



## High Ridge Development

The 330-acre High Ridge Development includes 670 single-family homes, 2,000 multifamily units, 400 hotel rooms, 2 million sq. ft. of commercial space, parks, and an athletic facility.



# AREA RETAIL MAP





# RETAIL DEMAND BY INDUSTRY: SPENDING POTENTIAL INDEX (SPI)

Industry	SPI of households within 5 min Drive from Gateway Business Park	SPI of households within 10 min Drive from Gateway Business Park	SPI of households within 15 min Drive from Gateway Business Park
Furniture and Home Furnishing Stores	\$13,783,026	\$116,709,725	\$276,370,195
Food & Beverage Stores	\$68,576,179	\$578,739,173	\$1,387,657,342
Health & Personal Care Stores	\$9,311,384	\$78,523,026	\$187,151,041
Clothing & Clothing Accessories Store	\$15,625,883	\$130,524,987	\$312,590,268
Hobby, Musical Instrument and Sports Stores	\$6,347,240	\$52,404,236	\$124,490,397
General Merchandise Stores Incl Warehouse Clubs	\$49,755,262	\$458,760,832	\$1,096,638,20
Electronic Shipping & Mail Order Houses	\$29,283,552	\$251,922,322	\$601,240,356
Food Services & Drinking Placess	\$55,723,045	\$471,193,433	\$1,129,334,871

# KEY FACTS ABOUT CEDAR PARK

**+238,643**  
Total Population

**36.7**  
Median Age

**\$240,135**  
Median Net Worth

**\$106,793**  
Median Household Income



**\$57,302**  
Per Capita Income

**10,608**  
Total Businesses

**118,928**  
Total Employees

**57.2%**  
Bachelor's/Grad/Prof  
Degree Holders

# KEY FACTS ABOUT CEDAR PARK



“Areavibes rates Cedar Park an Exceptional Location with Employment Growth, Housing, Public Schools and Safety Rated A+”



“Niche gives Cedar Park an A+ Overall Grade Below is an image showing how it can be presented better.”



# AUSTIN ECONOMY OVERVIEW

Austin Metropolitan Statistical Area (MSA) presents prime business and investment opportunities, buoyed by a thriving economy and a population surpassing 2.3 million residents. With diverse sectors such as tech, healthcare, and education, including the top-ranked UT Austin, the region attracts businesses seeking innovation and growth.

Major employers include 3M, Advanced Micro Devices, Amazon, Apple, Applied Materials, Cirrus Logic, Dell Technologies, Hewlett-Packard, IBM, National Instruments, NXP Semiconductor, Pfizer, Samsung Austin Semiconductor and Tesla.

The city's strong job growth, favorable business climate, and high quality of life further enhance its appeal, contributing to a robust real estate market that is booming. Coupled with a skilled workforce and favorable business environment, Austin MSA provides a compelling setting for companies to establish or expand their operations.

Additionally, its vibrant culture, recreational amenities, and renowned institutions contribute to a flourishing business ecosystem. Investing in Austin MSA means tapping into a dynamic market with sustained growth potential.







## #1 TECH TOWN IN THE US (AUSTIN-ROUND ROCK)

Best Colleges 2022



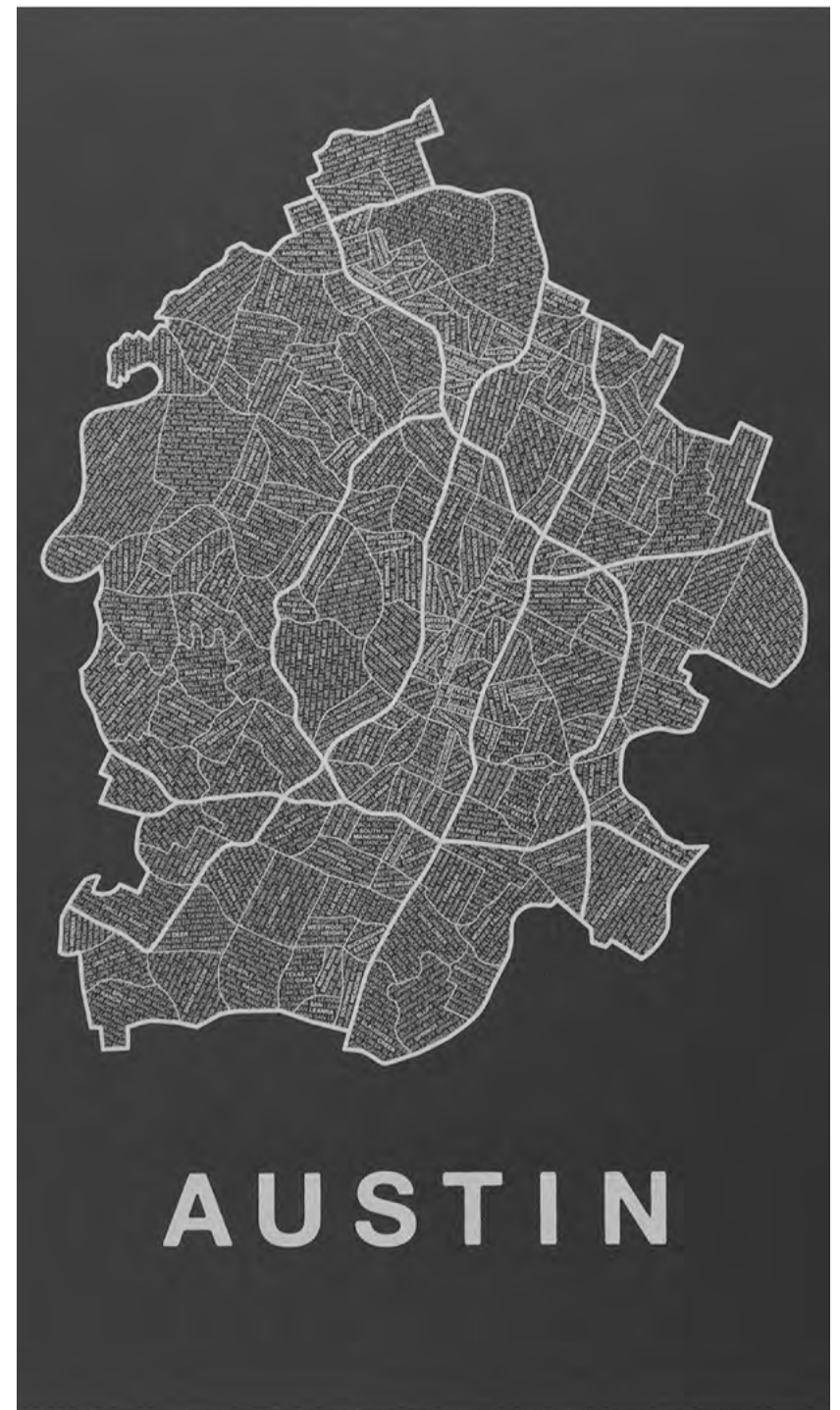
## #1 BEST US CITIES FOR STARTING A BUSINESS (AUSTIN)

The Zebra 2023



## #1 HOTTEST MIDSIZE CITY LABOR MARKETS (AUSTIN)

Wall Street Journal 2022



# AUSTIN



# THE FUTURE IS TEXAS

If Texas were a country, its economy would rank the **8th largest** in the world. “Chief Executive Magazine” has ranked Texas “the **#1 state** for business” for **20 consecutive years**. Forecasters rank Texas first in the nation for five-year growth projections. The economic data tells a clear story: Texas keeps raising the bar to offer unrivaled business opportunities.

*Experts give our state a strong ranking in terms of business climate, GDP, job creation, population growth, and business facilities.*

## #1 STATE FOR CORPORATE EXPANSIONS AND LOCATIONS

SITE SELECTION 2023

## #1 BEST STATE FOR BUSINESS

CHIEF EXECUTIVE 2023

## #1 STATE FOR EXPORTS

TEXAS REMAINED TOP EXPORTING STATE IN 2023

## #1 MOST FORTUNE 500 COMPANIES

OFFICE OF THE TEXAS GOVERNOR 2023

## #1 BEST STATE TO START A BUSINESS

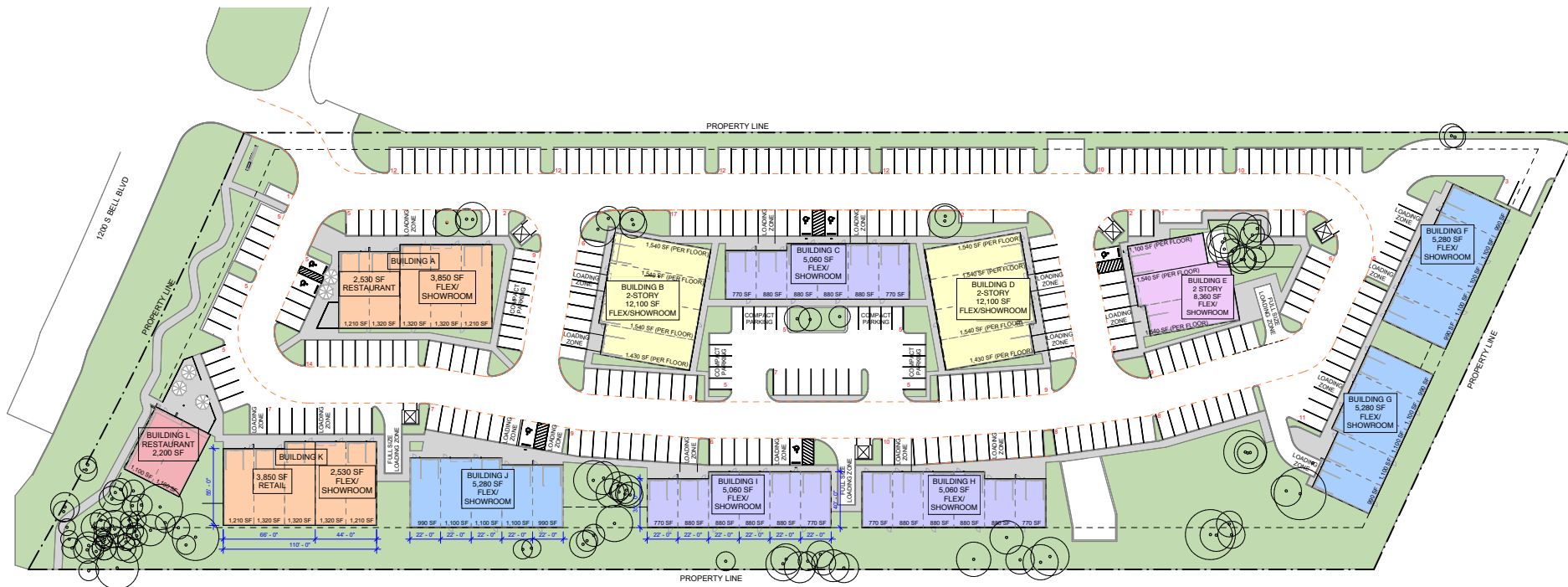
LENDIO 2023

## #1 BEST BUSINESS CLIMATE

BUSINESS FACILITIES 2023



# SITE PLAN

[illegible]

TOTAL LOADING ZONES	20
TOTAL FULL SIZE LOADING ZONES	3
COMPACT PARKING	27

**PROPOSED**  
RESTAURANT: 4,730 (1 PS/100 SF) = 47.3  
RETAIL: 3,850 (1PS/250 SF) = 15.4  
OFFICE: 69,960 (1PS/300 SF) = 233.2  
TOTAL REQUIRED PS: 295.9  
**TOTAL SF: 78,540 SF**  
TOTAL PARKING PROVIDED: 297

# RENDERING OF FULL SITE



Images shown are for representation purposes only; actual properties, features, and layouts of the property may vary.



# RENDERING OF CORNER RESTAURANT & RETAIL BUILDINGS



Images shown are for representation purposes only; actual properties, features, and layouts of the property may vary.



# RENDERING OF MONUMENT SIGNAGE



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# RENDERING OF A SINGLE LEVEL BUILDING



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# RENDERING OF A TWO LEVEL BUILDING



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# RENDERING OF AN INTERIOR BUILDING



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# RENDERING OF UNIT IN WHITE BOX CONDITION



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# RENDERING OF A UNIT BUILT OUT AS MANCAVE



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# RENDERING OF A 2ND LEVEL UNIT FINISHED AS AN OPEN OFFICE



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# GATEWAY

BUSINESS PARK

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COMMERCIAL GROUP