

FOR LEASE: WHITE BOX RETAIL SPACE



103-109 NORTH BELL BLVD, CEDAR PARK, TEXAS 78613





GOLD TIER

EXCLUSIVELY LISTED BY

MOLLIE EVERHART

720.217.1352

mollie@goldtier.net

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Gold Tier Real Estate and should not be made available to any other person or entity without the written consent of Gold Tier Real Estate. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Gold Tier Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Gold Tier Real Estate has not verified, and will not verify, any of the information contained herein, nor has Gold Tier Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



**FLUX
STRETCH
STUDIO**

B-2
1,275 SQFT RETAIL

REBIRTH
MARTIAL ARTS

Genesis
the new you!

SUBWAY

LIBERTY TAX

W PARK STREET

183
TOLL

N-BELL BLVD

FUTURE BELL DISTRICT DEVELOPMENT
1,600 MF UNITS
200,000 SF RETAIL SPACE
50,000 CIVIC SPACE
12 ACRES PARK LAND

W. PARK STREET



PROPERTY HIGHLIGHTS

ADDRESS: 103-109 North Bell Blvd, Cedar Park, Texas 78613

PRICING: \$16/sqft/yr + \$10/sqft/yr NNN

AVAILABLE SPACE:

Suite B-2: 1,275 Sqft Retail Space

ZONING: GR - General Retail

FRONTAGE:

- » 299' W Park Street Frontage
- » 107' Bell Blvd Frontage

TENANTS:

- » Subway
- » Flux Stretch Studio
- » Liberty Income Tax
- » Genesis Redlight Therapy
- » Rebirth Martial Arts

REMARKS:

- » Near Bell District Development
- » Building Signage Opportunities
- » Corner Lot with High Visibility





PAPA JOHNS

enterprise



T Mobile

QUARRY OAKS
564 LOTS

SUBJECT SITE

PARK PLACE

BELL DISTRICT
PLANNED MIXED-USE DEVELOPMENT
1,600 MF UNITS
200,000 SF RETAIL SPACE
50,000 CIVIC SPACE
12 ACRES PARKLAND

W PARK STREET

N BELL BLVD



BUTTERCUP CREEK
1,504 LOTS

BUTTERCUP CREEK
APARTMENTS

CEDAR PARK FLORIST

Streamline Fitness

Buttercup



BUTTERCUP CREEK BLVD

KUMON

TERIYAKI TOWNS



Cypress

SUBJECT SITE

CEDAR PARK TOWN CENTER
842 LOTS

NEW HOPE DR
370 LOTS

183
TOLL

Walmart

CEDAR PARK
REGIONAL
MEDICAL CENTER

FLOOR
DECOR

THE HOME
DEPOT

H-E-B

at home
COSTCO
WHOLESALE

PETSMART

TARGET

Academy

HOBBY
LOBBY

Builders
FirstSource

the Allure

GIDDENS
ELEMENTARY SCHOOL

Walmart

H-E-B

HARBOR
FREIGHT

BIG
LOTS

CARRIAGE HILLS
2,282 LOTS

LAIFITNESS

WHITESTONE BLVD

QUEST VILLAGE

SILVERADO RANCH
1,013 LOTS

HENRY MIDDLE
SCHOOL

VISTA RIDGE
HIGH SCHOOL

QUARRY OAKS
564 LOTS

183
TOLL

REAGAN
ELEMENTARY

FORREST OAKS
1,014 LOTS

PARK PLACE

BELL DISTRICT
PLANNED MIXED-USE DEVELOPMENT
1,600 MF UNITS
200,000 SF RETAIL SPACE
50,000 CIVIC SPACE
12 ACRES PARKLAND

COX
ELEMENTARY SCHOOL

BUTTERCUP CREEK
1,504 LOTS

183
TOLL



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.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Designated Broker of Firm	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date