

FOR
SALE

Upscale Mixed Use Shopping Center -
RESTAURANT/ RETAIL/ MEDICAL/OFFICE CONDOS

The Shoppes at Bell Blvd

1804 N Bell Blvd,
Cedar Park, TX 78613



Neerja Kwattra
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Restaurant/ Retail/
Medical / Office condos



Listing Details

Property Type:

Upscale Mixed Use Shopping Center

Total SF:

36,923 SF

Sales Price:

Contact for Price

Available SF:

1,611 – 9,943 SF

Delivery Condition:

Shell

Parking:

6.00/1,000 SF

Zoning:

General Business

Other:

Loading Zones - 2, Elevators - 1, Stairs - 2

Ideal Uses:

Restaurant: Upscale Bar & Grill, Rooftop Tavern, Pizza Place, Rooftop Restaurants, Hookah Bar, Pizza or Sandwich store, UPS Store, Grocery Store, Gym, Spa, Salon, Attorney, Bank, Primary Medical Care, Dentist, Chiropractor, Orthodontist, General office

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Executive Summary

The Shoppes at Bell Blvd is a Upscale Mixed Use Shopping Center located along the high growth corridor of Cedar Park. The total area of the Center is 36,923 SF, which includes condos for Restaurants (12,223 SF) / Retails (13,392 SF) / Office (11,298 SF) . It is located on N. Bell Blvd (old 183) with a high traffic count, and it is close to Highways and big roads.

The Center has a total of 2 stories, 3 buildings, 2 loading zones, 1 elevator, and 2 staircases and 222 parking spots. It has 17' ceilings: steel framing with prominent glass storefront, façade, and premium finishes. Restaurants have a grease trap, vent hood, and selected patio space. The Rooftop Restaurant has an elevator, separate stair access, outdoor seating, premium visibility & look, and a designated waiting area on the upstairs balcony adjacent to the office.

All the Units will be delivered in Shell condition which can be demised into 1611-9943 SF to allow flexible design. Expected delivery time is Q2 2026. White Box, Turnkey and Built to Suit options are available at an additional cost.

- Upscale Mixed Use Shopping Center
- Lots of Restaurants
- Units can be demised into 1611-9943 SF
- Good Parking Ratio (6/1000) to accommodate most of Uses

The Shopping Center is in close proximity to the Walmart Supercenter, HEB Groceries, Costco, Starbucks and McDonalds. There are multiple other restaurants and QSR within 1 mile. The Center is less than 2 miles from Bell District & Nebraska Furniture Mart. There are multiple schools, churches, daycares close by, and several rooftops in near proximity.

- High Growth Corridor
- Close to several restaurants, grocery stores and rooftops
- Close to Hwy 183A, FM 1431 and New Hope Dr.
- Less than 2 miles from Bell District (considered as Cedar Park's Downtown) & Nebraska Furniture mart

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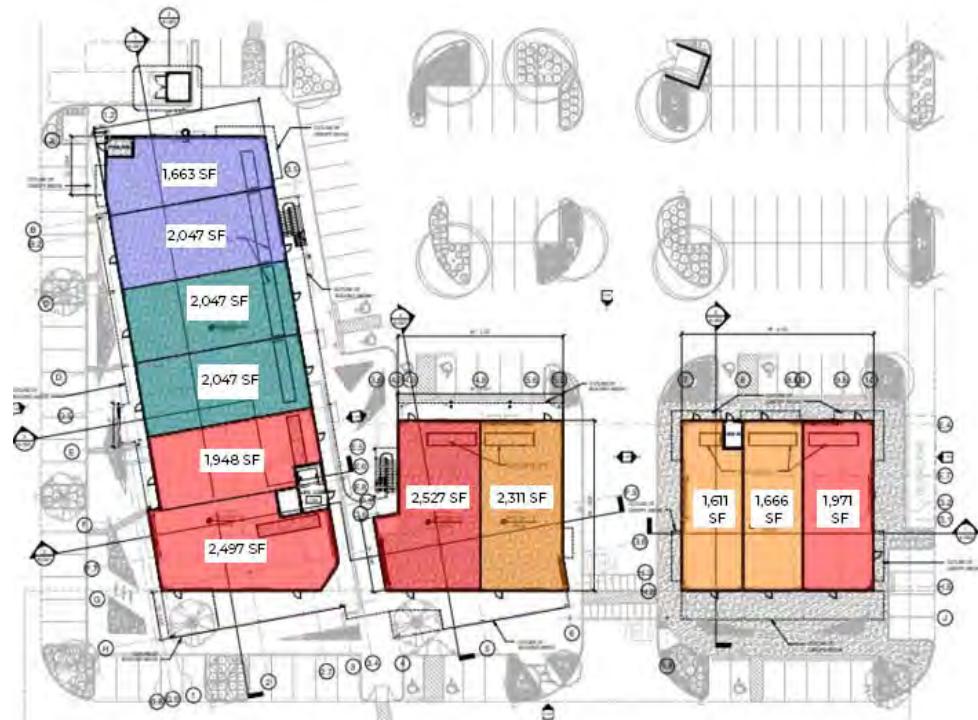
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SITE PLAN LEVEL 1

Building #	Level	Area (SF)	Type	Availability
1	Building 1	Level 1	2,497	Restaurant
2	Building 1	Level 1	1,948	Restaurant
3	Building 1	Level 1	2,047	Personal Services
4	Building 1	Level 1	2,047	Personal Services
5	Building 1	Level 1	2,047	Medical Office
6	Building 1	Level 1	1,663	Medical Office
7	Building 1	Level 2	2,490	Office
8	Building 1	Level 2	2,082	Office
9	Building 1	Level 2	2,214	Office
10	Building 1	Level 2	2,197	Office
11	Building 1	Level 2	2,315	Office
12	Building 2	Level 1	2,311	Retail
13	Building 2	Level 1	2,527	Restaurant
14	Building 2	Level 2	3,290	Restaurant
15	Building 3	Level 1	1,611	Retail
16	Building 3	Level 1	1,666	Retail
17	Building 3	Level 1	1,971	Restaurant

Total Area 36,923
Total Parking Spots 222
Parking Ratio 6

Restaurant	12,233	SF
Personal Service	4,094	SF
Medical Office	3,710	SF
Retail	5,588	SF
General Office	11,298	SF
Total Area	36,923	SF



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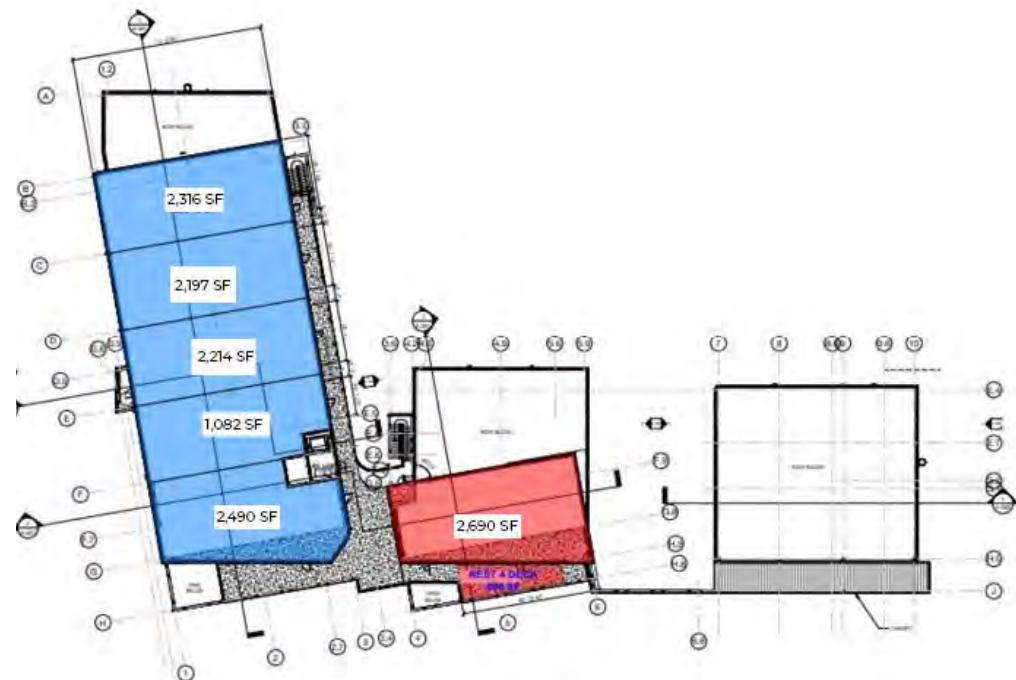
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SITE PLAN LEVEL 2

Building #	Level	Area (SF)	Type	Availability
1	Building 1	Level 1	2,497	Restaurant
2	Building 1	Level 1	1,948	Restaurant
3	Building 1	Level 1	2,047	Personal Services
4	Building 1	Level 1	2,047	Personal Services
5	Building 1	Level 1	2,047	Medical Office
6	Building 1	Level 1	1,663	Medical Office
7	Building 1	Level 2	2,490	Office
8	Building 1	Level 2	2,082	Office
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Total Area **36,923**
 Total Parking Spots **222**
 Parking Ratio **6**

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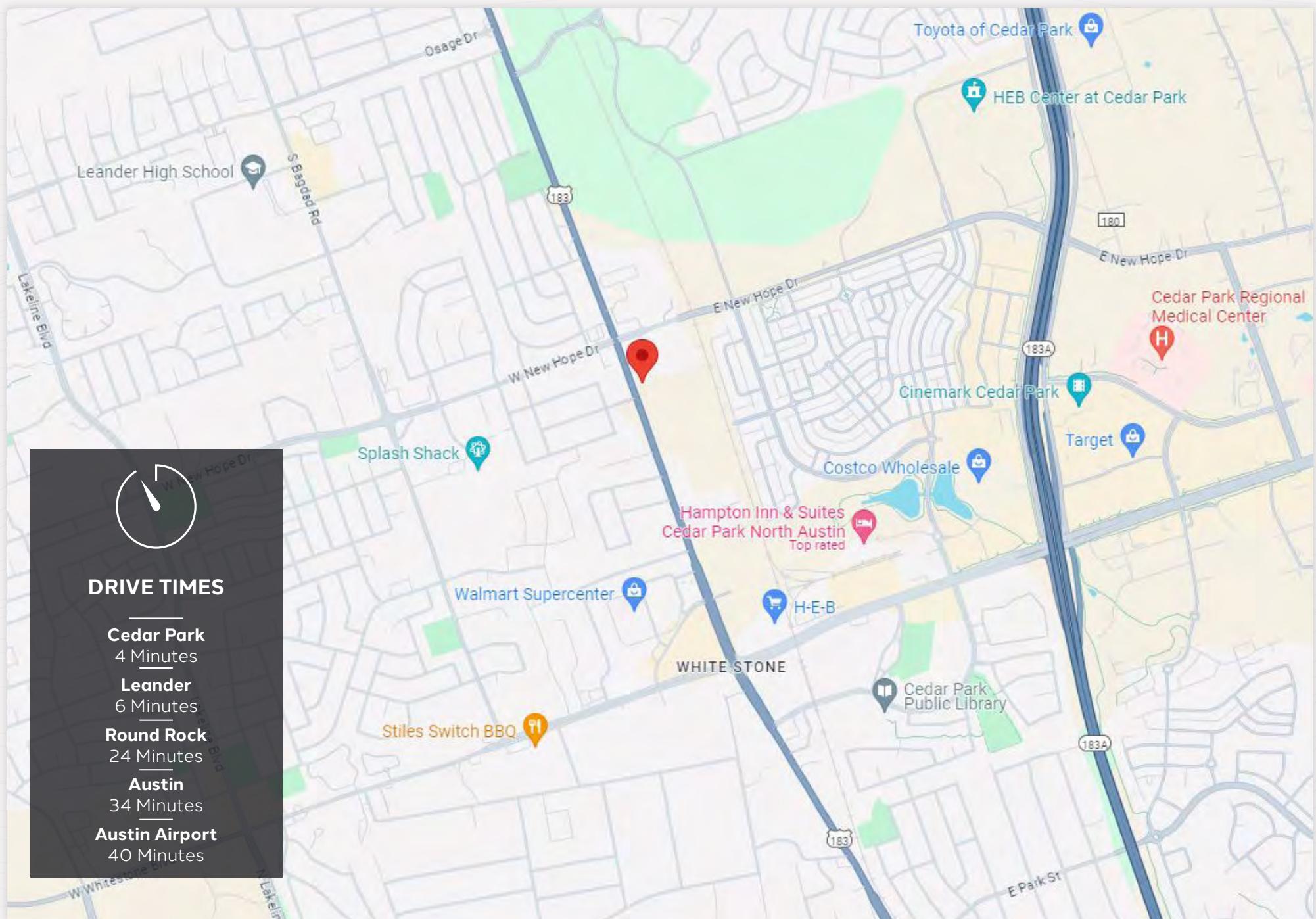
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LOCATION OVERVIEW

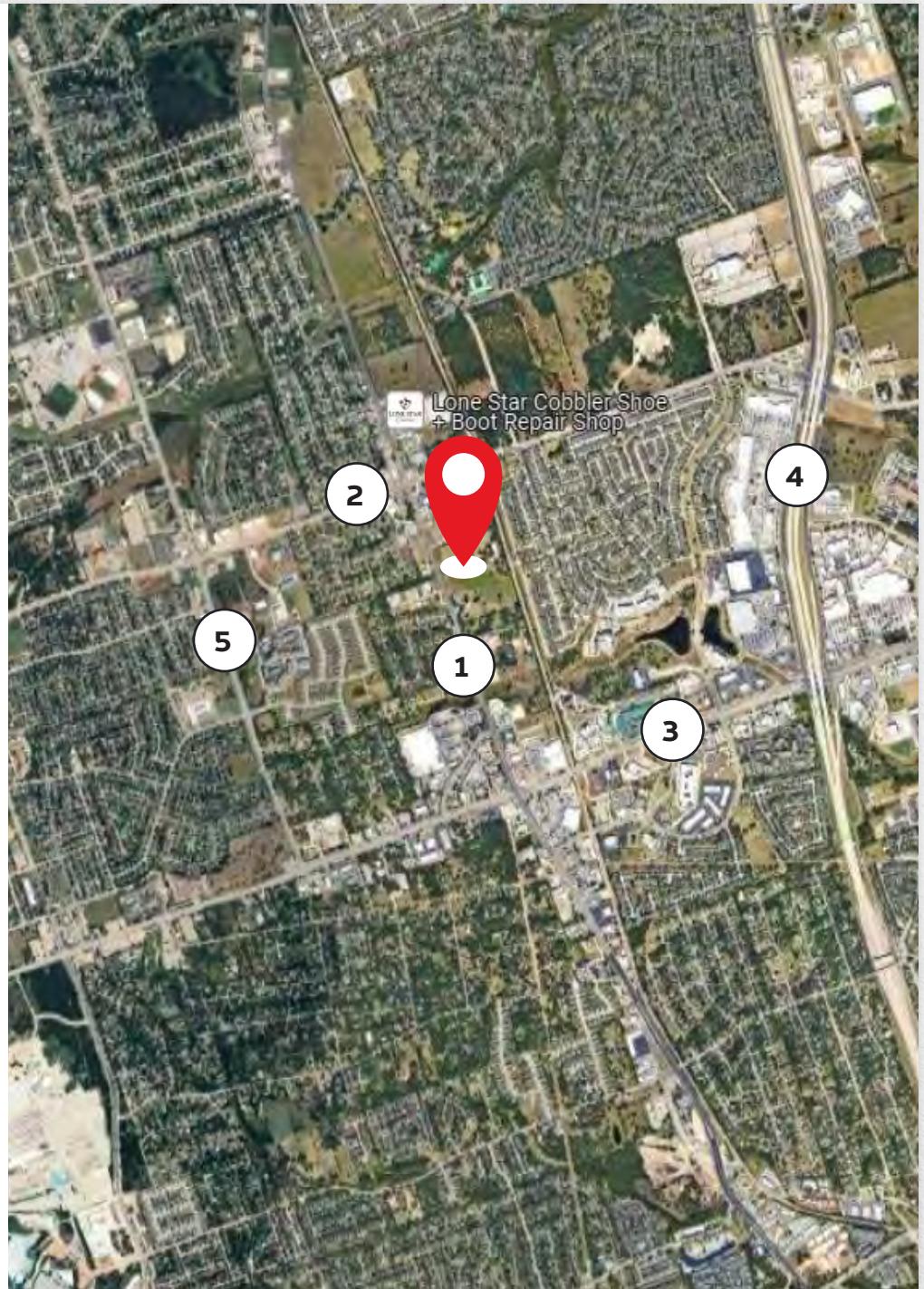


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Traffic Counts

Street Name	Vehicles Per Day
1 N Bell Blvd	45,525 VPD
2 New Hope Dr	17,227 VPD
3 Whitestone Blvd	48,915 VPD
4 Hwy 183	49,797 VPD
5 Bagdad Rd	14,919 VPD



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Location Demographics



Population

	3 Mile	5 Miles	10 Miles
	100,360	190,800	436,967

Estimated annual population growth of 1.75%



Avg Household Income

	3 Mile	5 Miles	10 Miles
	\$117,415	\$122,589	\$125,896



Information obtained from third-party resource, subject to change.

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Radius	3 Mile	5 Miles	10 Miles
Households	36,023	69,417	167,387
Households by Marital Status			
Married	21,590	41,546	94,565
Married No Children	9,128	17,600	44,128
Married w/Children	12,463	23,946	50,437
Education			
Some High School	5.78%	4.87%	4.73%
High School Grad	17.46%	15.63%	14.51%
Some College	29.99%	29.75%	27.64%
Associate Degree	6.72%	5.93%	6.08%
Bachelor Degree	28.11%	29.61%	30.54%
Advanced Degree	11.95%	14.20%	16.50%
Annual Consumer Spending			
Apparel	\$72,000	\$139,594	\$326,729
Entertainment	\$200,372	\$387,835	\$923,379
Food & Alcohol	\$361,170	\$702,442	\$1,669,609
Household	\$238,181	\$467,358	\$1,106,602
Transportation	\$355,086	\$686,436	\$1,631,382
Health Care	\$61,885	\$119,823	\$286,001
Education/Day Care	\$94,661	\$190,764	\$468,061

Cedar Park Market Overview

Cedar Park is a vibrant community situated on the northern border of Austin just 17 miles from downtown. Today's population is about 80,608 and Cedar Park is consistently ranked by the U.S. Census Bureau as one of the Fastest-Growing Cities in the Country.

In 2019, Cedar Park's Hyliion Economic Development Project received the CEDA Award. WalletHub named Cedar Park the Tenth Best Small City in America and MarketWatch named it the Third Most Affordable City in Texas. ApartmentList named Cedar Park the Seventh Best City for Families in the Nation and NerdWalled named Cedar Park the Eighth Best Small City for Families in Texas.

Cedar Park is a city that truly espouses its core values of community, service, innovation, professionalism, integrity, leadership, and fiscal responsibility. These standards are at the heart of daily life for Cedar Park residents, City leaders, City staff, and business leaders. Visit www.cedarparktexas.gov today to learn more about the City of Cedar Park. - Cedar Park Texas

The H-E-B Center at Cedar Park is a 6,800 seat multi-purpose event center and home to the Texas Stars, the American Hockey League affiliate of the Dallas Stars as well as the Austin Spurs, the NBA D-League team of the San Antonio Spurs. Since opening in September 2009 over 3 million people have attended events ranging from sports and concerts to Cirque du Soleil in the Center.

The City's challenge is to ensure the Cedar Park of tomorrow retains and improves on the many things that make Cedar Park so attractive today . . . sound stewardship of our natural resources, strong leadership, a low crime rate, a family environment, a superior education system and a pro-business climate.

Cedar Park is well positioned on the path of growth in the Greater Austin area and invites you and your company to be part of that growth. - Austin Chamber

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Austin Market Overview

The Central Texas MSA, currently the 26th largest in the United States, is home to a dynamic and growing population of approximately 1.73 million residents. Spanning an expansive area of over 4,219 square miles (10,928 km²), this region includes five pivotal counties: Bastrop, Caldwell, Hays, Travis, and Williamson. Anchored by Austin, the vibrant state capital, the MSA serves as a hub of cultural, economic, and educational activities. Notably, it hosts the University of Texas at Austin, a cornerstone of academic excellence and innovation. This area seamlessly combines the advantages of a major metropolitan center with a rich educational environment, making it a premier destination for residents and businesses alike.

Economy

The Austin-Round Rock region, known as 'Silicon Hills,' is experiencing significant growth, fueled by a robust technology sector with major companies like Tesla, Dell, IBM, Apple, Google, and Meta. This surge is bolstered by a strong job market and business-friendly policies that have attracted over 66 corporate relocations to Austin in the past five years, highlighting Texas as a prime destination for business expansion.

With over 90% of residents holding at least a high school diploma and nearly 60% possessing higher education degrees, the local workforce is well-equipped to meet the high demands of the tech industry. The region's rapid growth in tech employment and high salary averages further underscore its economic vitality, making it an attractive hub for both living and business opportunities in a dynamic and innovative setting.

Real Estate

Austin's real estate market continues to thrive, driven by robust demand across both residential and commercial sectors. The city's rapid population growth has fueled a competitive market environment, with significant influxes of major tech companies and startups elevating the demand for office spaces. These tech giants not only enhance the city's economic landscape but also significantly influence the commercial real estate market, increasing the need for modern office environments.

Furthermore, the rise of e-commerce has transformed Austin's industrial real estate sector, with a growing demand for distribution centers and warehouses to support logistical operations. The city's landscape is continually evolving with

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About Asterra

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Asterra Properties is a full service real estate brokerage firm providing professional real estate services throughout Central Texas. Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner.

We are passionate about what we do.

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Information About Brokerage Services

Texas law requires all real estate licensees 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' 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.

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Licensed Broker / Broker Firm Name	License No.	Email	Phone	Sales Agent/Associate's Name	License No.	Email	Phone