

FOR SALE

Retail

The Shops at New Hope

821 W New Hope Dr, Suite 108, Cedar Park, TX 78613

- Flexible Buildout
- High Growth Corridor



Suite 108
1,874 SF



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Unit - 108
Area - 1,874 SF
Condition - Shell
Use - Retail/Office

Executive Summary

Grow your business in Cedar Park's most visible retail corridor.

The Shops @ New Hope is a vibrant retail development located just off W. New Hope Drive, offering prime visibility with approximately 386 feet of frontage in the rapidly expanding Cedar Park corridor. This high-growth area continues to attract both residential and commercial activity, making it a sought-after destination for businesses and consumers alike.

Currently available for sale, Unit 108 features 1,874 square feet of flexible space, ideally suited for a variety of retail or service-oriented uses. Its strategic location provides strong exposure, convenient accessibility, and steady traffic flow from the surrounding community. Whether for an owner-user or an investor, this property represents a valuable opportunity to secure a foothold in one of Cedar Park's most dynamic retail corridors.

Property Features

Property Highlights

- Exceptional visibility along W. New Hope Drive
- Flexible space ideal for retail or service-oriented uses
- 1,874 SF unit available — perfect for owner-user or investor
- Modern construction with excellent frontage exposure
- Ample shared parking within the development

Location Highlights

- Located in the heart of Cedar Park's rapidly growing corridor
- Approximately 1.7 miles from Toll Road 183A
- Close to several established neighborhoods and schools
- Near major retailers and restaurants, including H-E-B, Costco & Walmart
- Adjacent to a planned 118-acre mixed-use development

Traffic Counts

- W. New Hope Dr — 17,227 VPD
- N. Bell Blvd — 45,525 VPD
- Whitestone Blvd — 48,915 VPD

Disclaimer: All information and highlights are for marketing and illustrative purposes only and have not been independently verified. Details are deemed reliable but not guaranteed and are subject to change without notice.

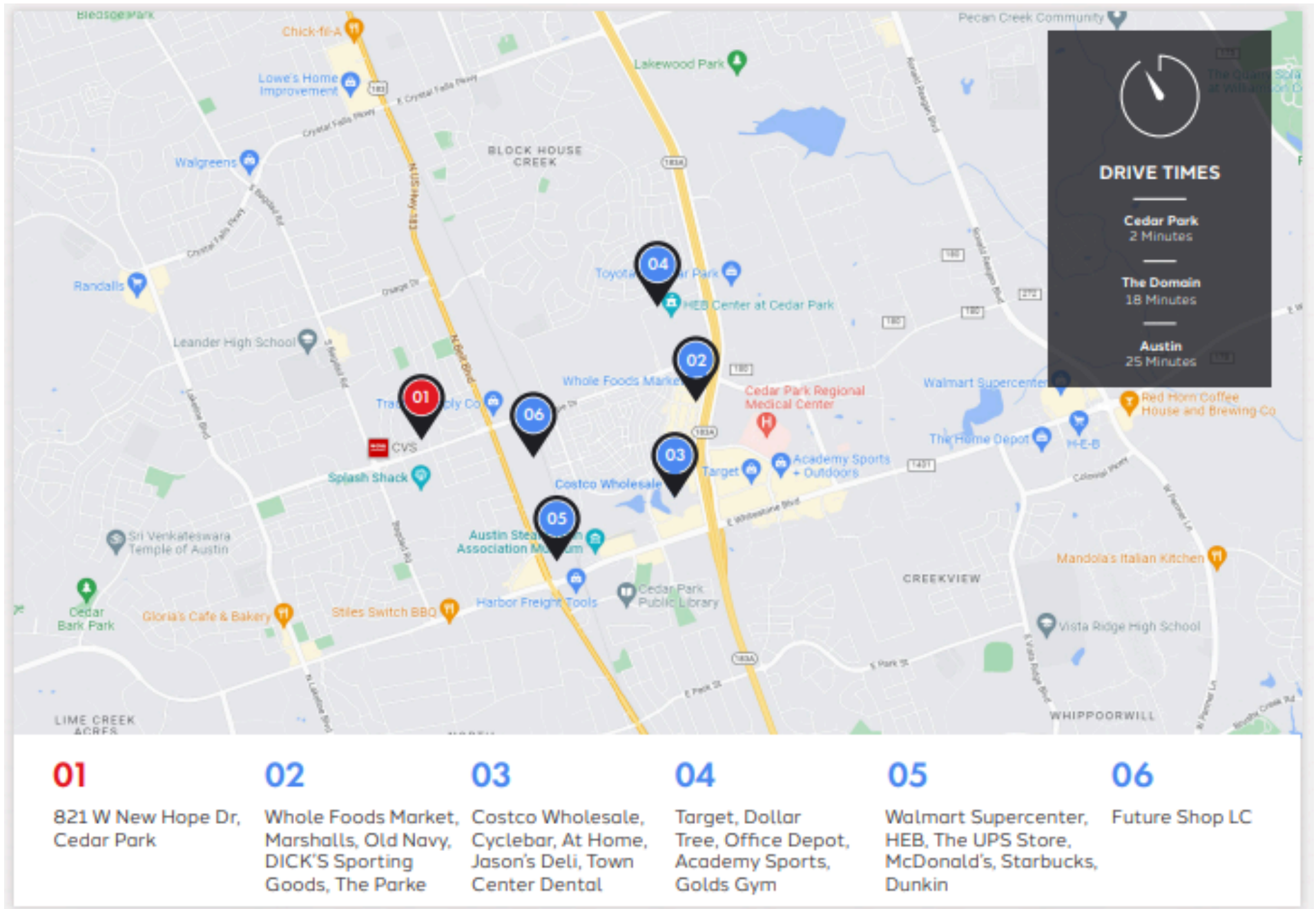


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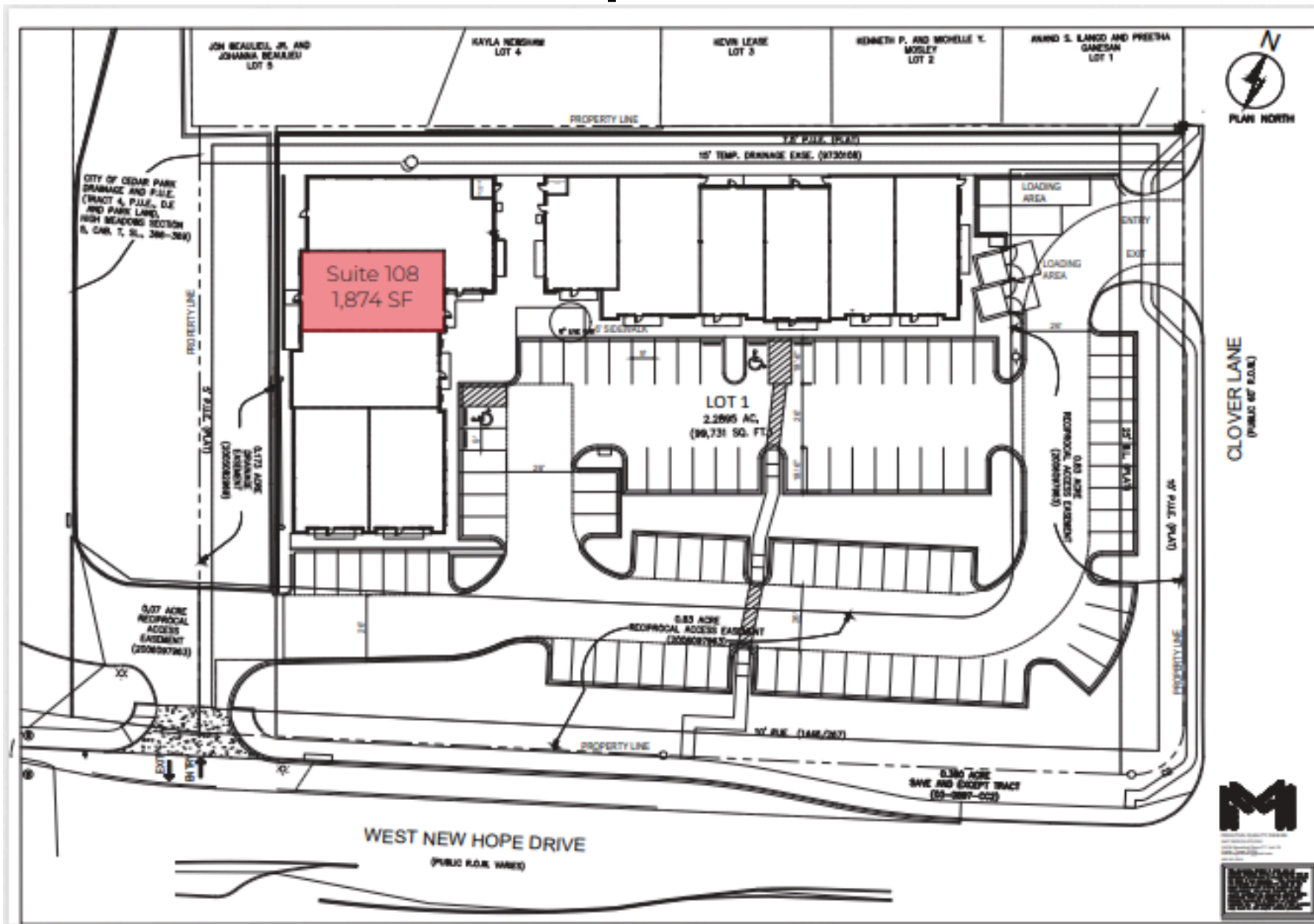
Listing Details

Sale Price:	Contact for price
Property Type:	Retail/Office
Total Building SF:	9,340 SF
Available SF:	Suite 108 - 1,874 SF
Availability:	Immediately
Zoning:	General Business
Year Built:	2024
Parking:	4/1,000 SF
Delivery Condition:	Cold Shell

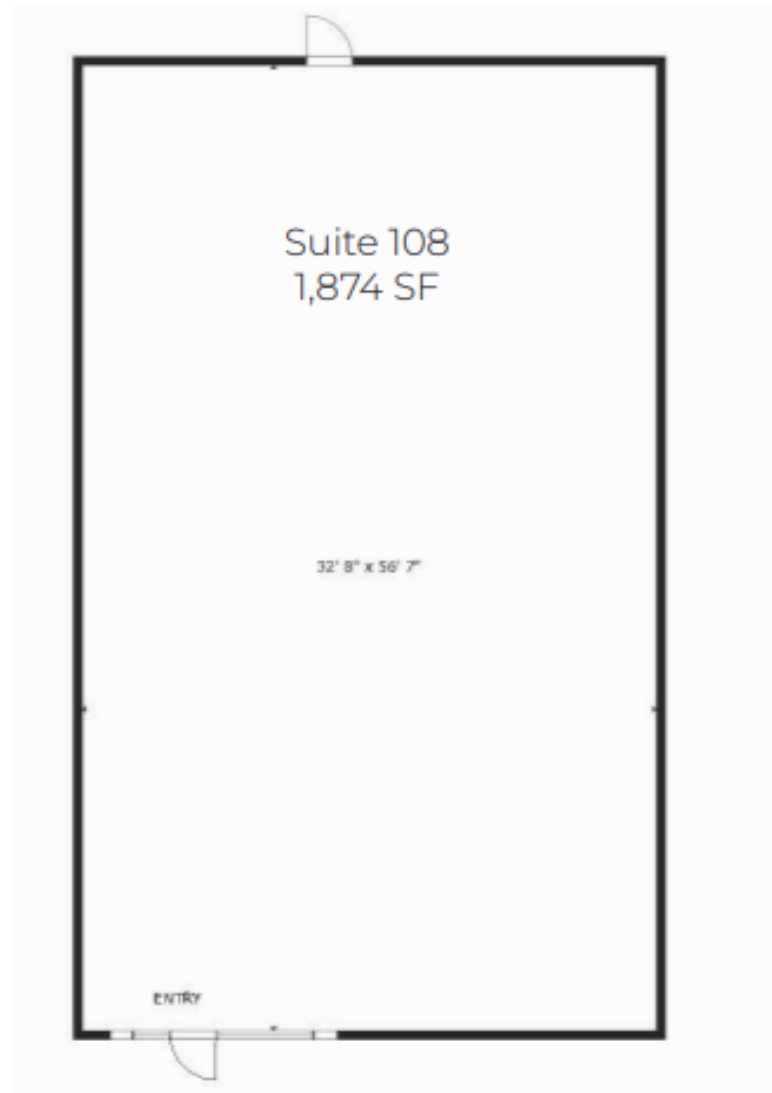
LOCATION OVERVIEW



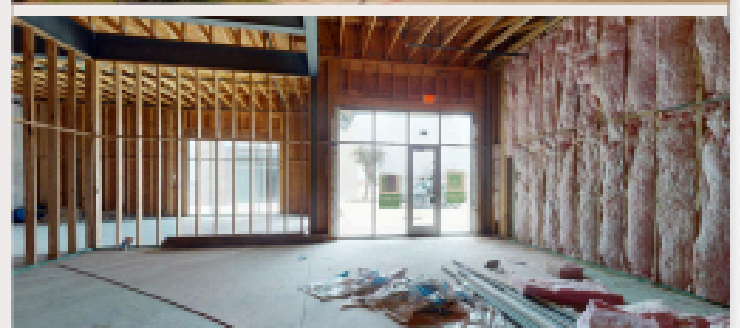
New Hope Site Plan



Unit 108 Floor Plan



THE SHOPS AT NEW HOPE



Overview

Cedar Park, Texas, is a rapidly growing suburban city located just 17 miles north of downtown Austin, offering an attractive blend of small-town charm and proximity to the big-city amenities of the Texas capital. As part of the larger Austin-Round Rock Metropolitan Statistical Area (MSA), Cedar Park has become one of the fastest-growing cities in the state. Between 2010 and 2020, Cedar Park's population grew by over 30%, reaching an estimated 85,000 residents in 2023. The city is known for its excellent public schools, abundant parks, and recreational opportunities, making it an ideal choice for families. With its booming economy and increasing appeal to young professionals, Cedar Park has firmly established itself as a prime location for both living and business.

Economy

The local economy in Cedar Park is diverse and robust, driven by key sectors such as technology, healthcare, retail, and manufacturing. The city's location along major highways like U.S. 183 and SH-45 provides excellent connectivity to the Austin metro area, which is home to a thriving tech scene. Cedar Park benefits from this regional economic growth, with major employers such as the Austin Community College, Seton Northwest Hospital, and high-tech companies contributing to its economic vitality. In 2023, Cedar Park's median household income was approximately \$95,000, well above the national average. The city's growing job market, coupled with its high quality of life, continues to attract new residents and businesses alike. Cedar Park's proximity to the AustinBergstrom International Airport and the tech hub of North Austin further boosts its economic appeal, making it an ideal location for business expansion.

Real Estate

In terms of real estate, Cedar Park offers a mix of residential and commercial opportunities, which continue to thrive in response to the area's rapid growth. The residential real estate market is highly active, with a median home price of approximately \$475,000 as of 2023, reflecting a steady increase in demand due to the city's affordability relative to Austin proper. The housing market includes single-family homes, townhomes, and a growing number of apartment complexes. The expansion of residential communities like the Northline and Whitestone developments offer more housing options for newcomers. On the commercial side, Cedar Park is experiencing significant investment, with a focus on retail, office space, and industrial properties. The Cedar Park Center, home to the Texas Stars hockey team and a popular venue for concerts and events, is a key regional attraction. Moreover, the city is seeing the development of the Northline project, which is expected to deliver mixed-use commercial spaces, office buildings, and entertainment venues, further boosting Cedar Park's commercial real estate market. With continued population growth and increasing commercial development, Cedar Park remains a strong contender for investors and homebuyers seeking long-term opportunities.

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 OCTs performed by sales 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 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.

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. An owner's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenants 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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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 our records.

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