

NEW HOPE RETAIL CENTER

1325

E NEW HOPE DR  
CEDAR PARK, TX 78613

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**NEW HOPE RETAIL CENTER**  
1325 E NEW HOPE DR CEDAR PARK



# PROPERTY DETAILS

1325 E NEW HOPE, CEDAR PARK TX 78613

## PROPERTY FACTS

<b>Lease Price</b>	\$45-\$50	<b>Zoning</b>	General Business
<b>NNN</b>	\$10	<b>SFT</b>	6069 Sq Ft.
<b>Daily Traffic</b>	18,000+ vehicles/day	<b>Ideal Use</b>	Mixed Use Retail & Professional Services



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# PROPERTY OVERVIEW

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## UNIT OVERVIEW

This expansive 1.012-acre property stands out at the bustling intersection of 183A and New Hope Rd, offering unparalleled visibility and accessibility within a swiftly growing area. Surrounded by a vibrant community boasting a median household income of over \$80,000, the site presents an outstanding opportunity for development. Positioned opposite the lively Haute Spot, Opposite to 54 Restaurant and conveniently close to Cedar Park Regional Medical Center, it's an ideal location for retail or professional services. With General Business Zoning enabling versatile development possibilities, the property caters to a range of commercial ventures. Boasting a daily traffic flow exceeding 18,000 vehicles and highlighted by captivating aerial views showcasing its proximity to 183A, this unit holds promise for both visibility and business growth. Explore the myriad opportunities available with this strategically positioned parcel, primed for commercial success.

## LOCATION OVERVIEW

At the intersection of 183A and New Hope Rd, this 1.012-acre property offers prime visibility and access in a rapidly growing area.

Perfect for a mixed use retail, it sits opposite the lively Haute Spot, 54 Restaurant, in same campus of Hyatt and WoodSprings Hotel and near Cedar Park Regional Medical Center. With General Business Zoning and high daily traffic, it's a promising commercial location.



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# PROPERTY HIGHLIGHTS

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**Exceptional location:** Situated at the bustling junction of 183A and New Hope Rd, this property enjoys prime visibility and accessibility within the community.

**Spacious lot:** With a generous size of 1.012 acres, this property offers ample space for development while ensuring superb visibility from key vantage points.

**Ideal for:** Whether you're considering a retail or envisioning professional services, this property provides a versatile canvas for your commercial aspirations.

**Surrounded by:** Embraced by a dynamic community with an average household income exceeding \$80,000, this property benefits from the economic vibrancy and consumer potential of its surroundings.

**Zoning:** With General Business Zoning in place, this property presents a flexible framework for development, accommodating a wide range of commercial ventures.

**High daily traffic:** Experience the advantage of a high volume of daily traffic, exceeding 18,000 vehicles, ensuring consistent exposure and footfall for your business.

**Commercial potential:** With significant commercial potential in a rapidly expanding locale, this property offers an opportunity to capitalize on the growth and prosperity of the surrounding area.



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# AERIAL PHOTO

1325 E NEW HOPE, CEDAR PARK TX 78613

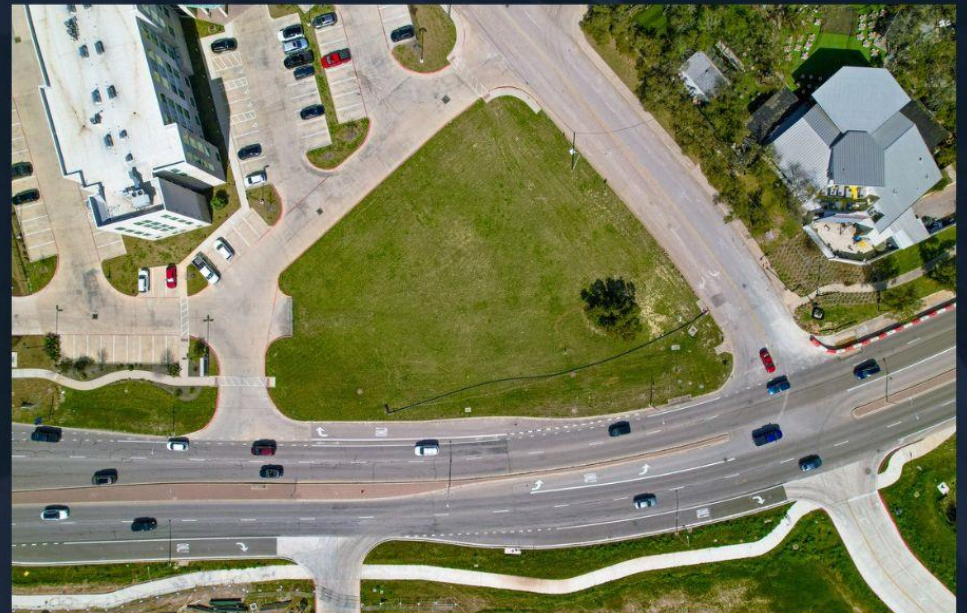


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# AERIAL PHOTOS

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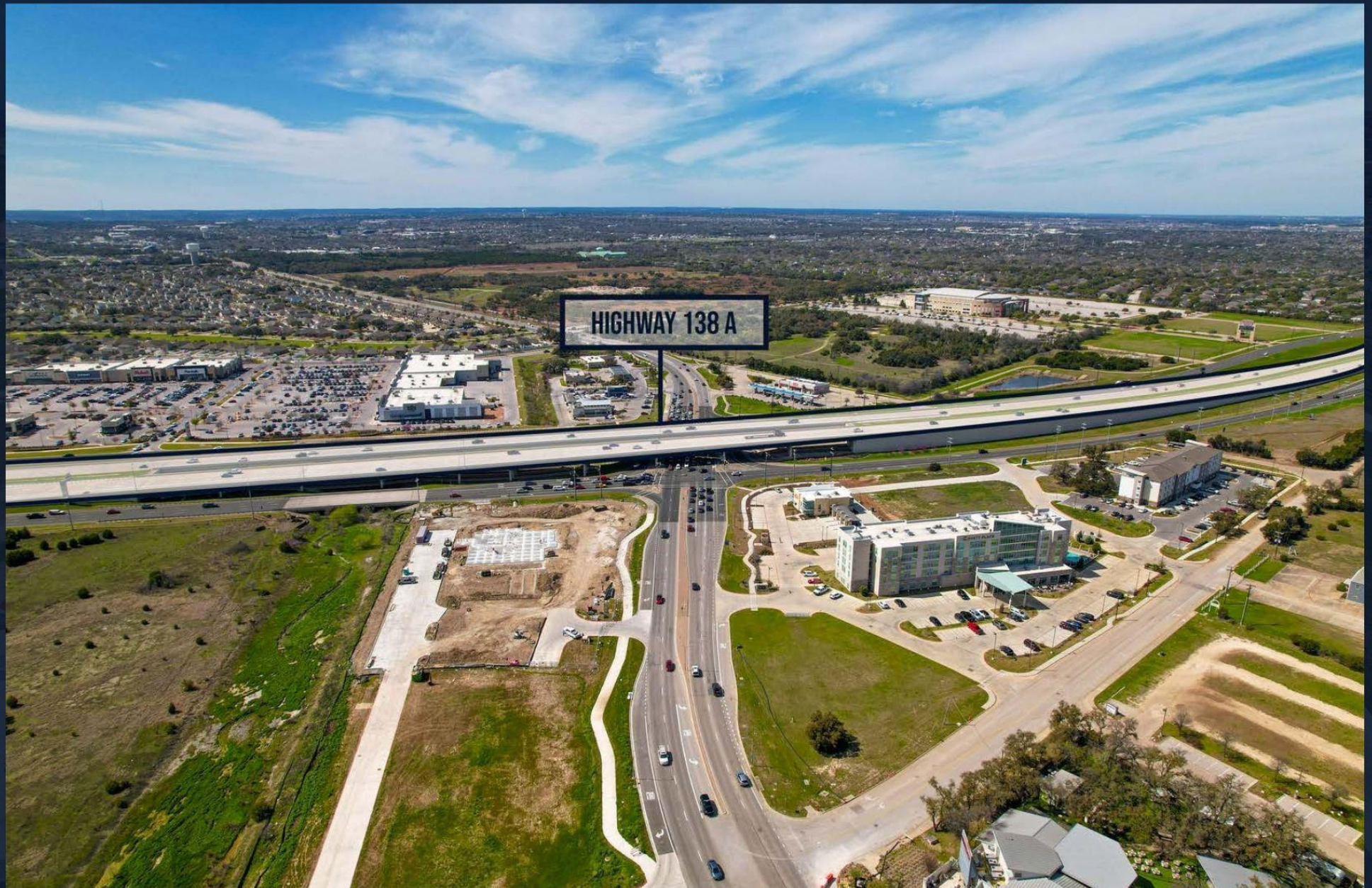


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# VIEW OF HIGHWAY 183 A

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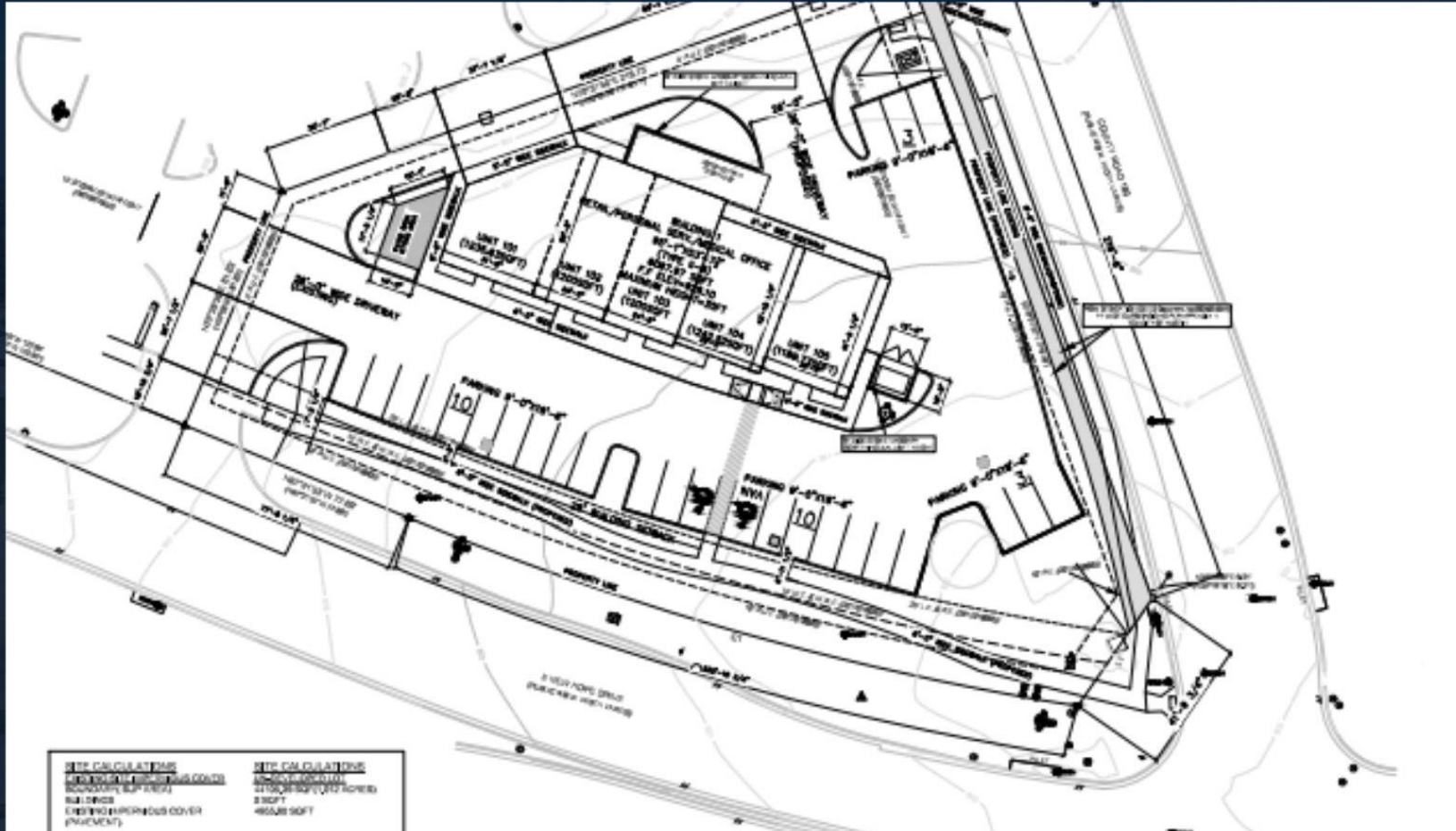


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# Site Plan

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# CEDAR PARK

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Cedar Park is a suburb of Austin with a population of 76,344. Cedar Park is in Williamson County and is one of the best places to live in Texas. Living in Cedar Park offers residents a dense suburban feel and most residents own their homes. In Cedar Park there are a lot of coffee shops and parks. Many families and young professionals live in Cedar Park and residents tend to lean conservative. The public schools in Cedar Park are highly rated.

**#2 IN BEST PLACES TO LIVE IN  
WILLIAMSON COUNTY**

**CURRENT POPULATION**

**76,344**

**CEDAR PARK TEXAS RANKINGS**

Best Suburbs to Live in Texas: **30 of 420**

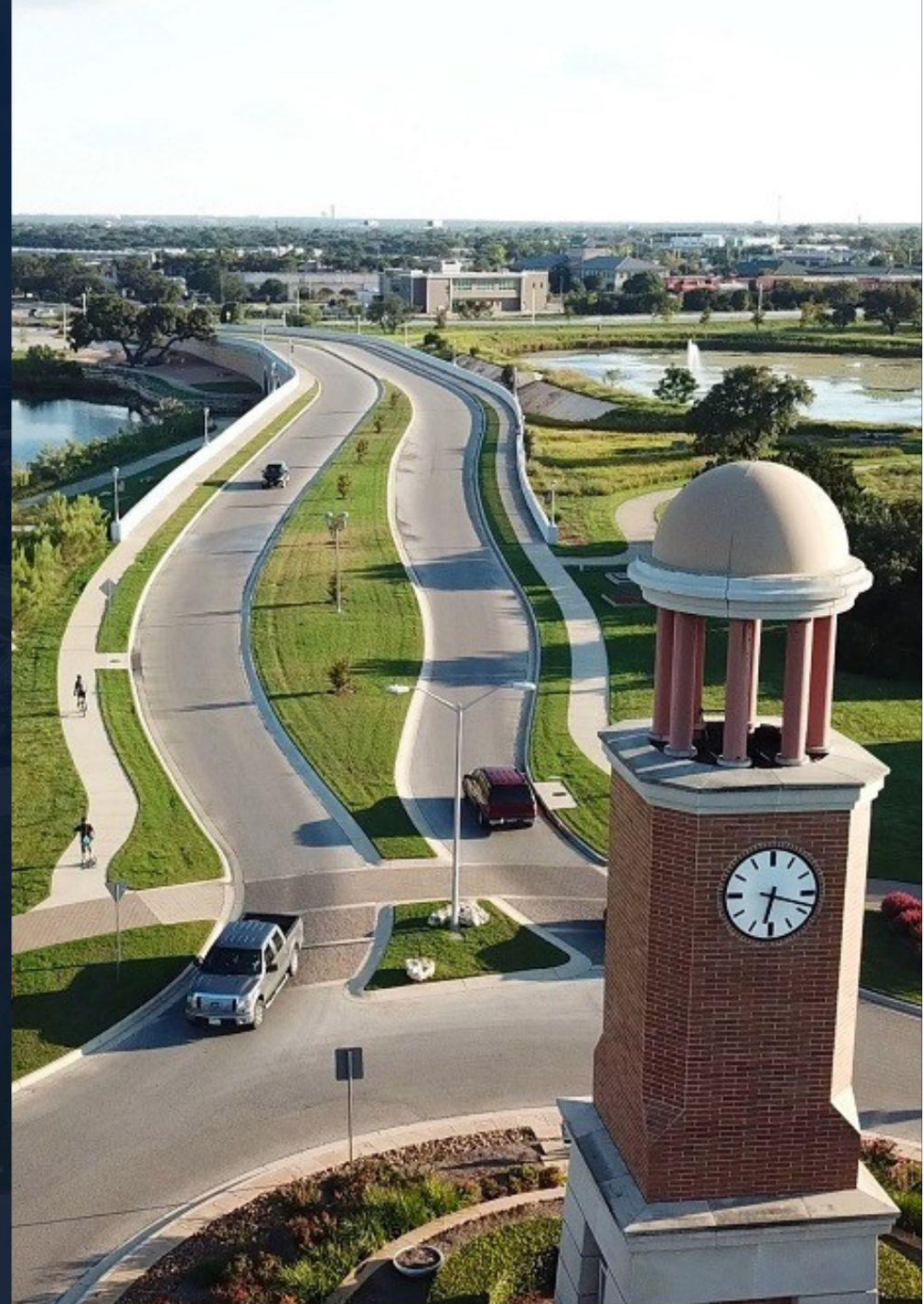
Best Suburbs for Young Professionals in Texas: **36 of 420**

Best Suburbs to Raise a Family in Texas: **43 of 418**

Best Places to Live in Texas: **71 of 1,058**

Best Places to Buy a House in Texas: **240 of 1060**

<https://www.niche.com/places-to-live/cedar-park-williamson-tx/>



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# SITE ATTRACTIONS

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