



46,015 SF
FOR SALE

600 S BELL
CEDAR PARK, TX 78613

CONFIDENTIAL OFFERING MEMORANDUM

RETAIL & INDUSTRIAL
FLEX TRACTS

CBRE

Executive Summary



This investment opportunity at 600 S Bell in Cedar Park, TX, features retail and flex buildings, encompassing 3.73 acres and 46,015 square feet of leasable space. The property is divided into a 28,465 SF Retail Center and a 17,550 SF Business Park. It boasts high occupancy rates of 90% for retail and 93% for flex spaces, with a diverse tenant. The property has been under ownership since 1991 and is now being introduced to the market for the first time by CBRE. This exclusive offering is available to qualified investors, and principals are encouraged to engage directly with the listing team.

The property offers significant value-add potential due to below-market rental rates and a short Weighted Average Lease Term (WALT), allowing for mark-to-market adjustments on base rents and operating expenses (OPEX). Excellent visibility is provided by pylon signage, and accessibility is enhanced by dual ingress/egress points from S Bell Boulevard and Brushy Creek.

Cedar Park is a rapidly expanding area within the Austin Metropolitan Statistical. The recently completed first phase of the \$750 million Bell District, a walkable mixed-use development, includes a new library. This development is transforming the Bell Boulevard corridor into a vibrant hub with retail, dining, entertainment, housing, and office spaces. The investment at 600 S Bell presents a chance to capitalize on a well-located asset with immediate income and substantial upside through strategic lease management and market rate adjustments.

PROPERTY HIGHLIGHTS

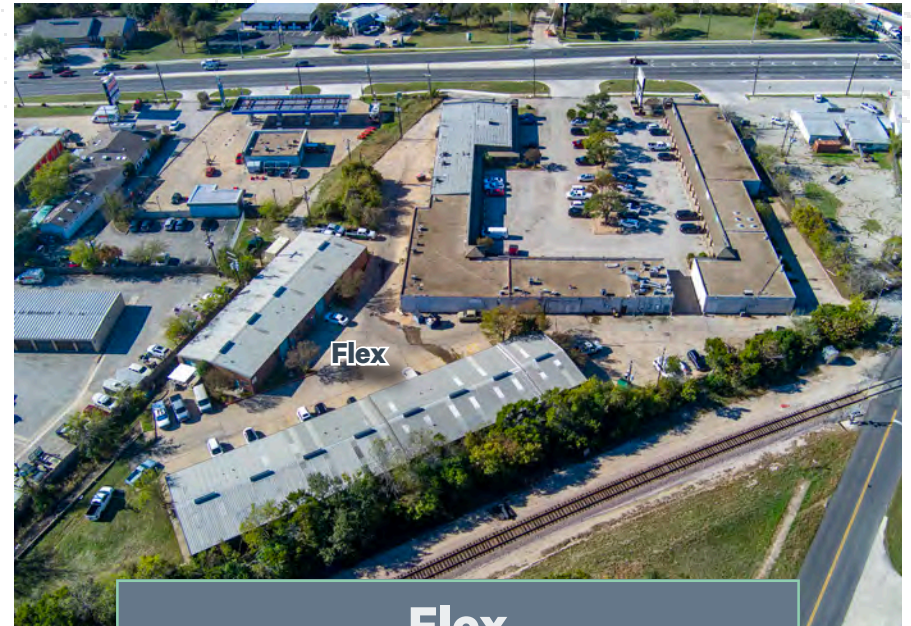
- ✓ 46,015 SF
- ✓ 3.73 AC
- ✓ PYLON SIGNAGE
- ✓ BELOW MARKET RATES
- ✓ VALUE-ADD
- ✓ SHORT-WALT
- ✓ ZONING: GB IN CEDAR PARK
- ✓ INGRESS/EGRESS ON BOTH S BELL BLVD AND BRUSHY CREEK

Property Overview



Retail

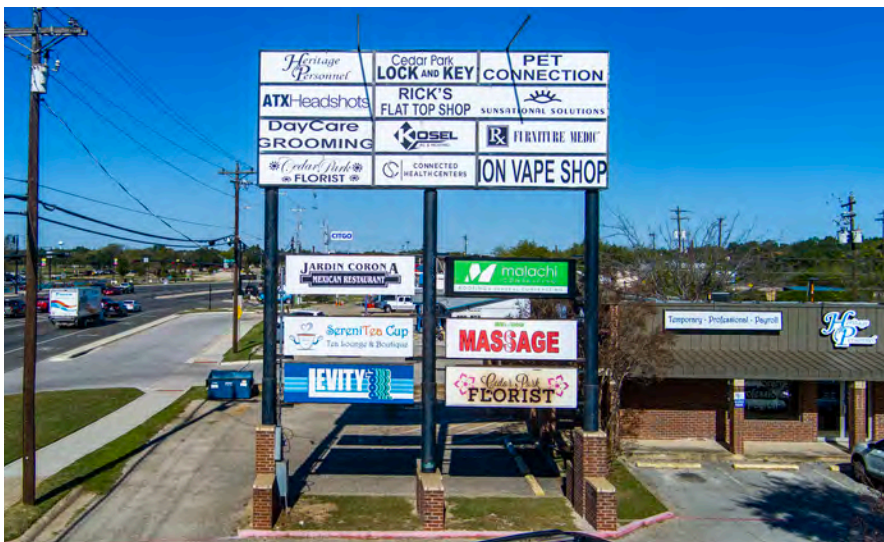
Building Size	28,465 SF
Acreage	2.31 AC
Occupancy	90%
	18 tenants; 2 vacancies
Opportunity	Market-to-Market Base Rent and OPEX
Built	1965
Roof	~1994



Flex

Building Size	17,550 SF
Acreage	1 AC
Occupancy	93%
	9 tenants; 1 vacancy
Opportunity	Market-to-Market Base Rent and OPEX
Built	1998
Roof	1998

Property Photos



The Bell District: Cedar Park's New Downtown

Just minutes away from 600 S Bell Blvd is The Bell District, a transformative 54-acre mixed-use development that is redefining the Bell Boulevard corridor. This \$750 million project introduces a walkable urban environment anchored by a new public library and complemented by retail, dining, entertainment, residential, and office spaces. The Bell District is poised to become Cedar Park's cultural and commercial center, creating a dynamic destination for residents and visitors alike. The investment opportunity at 600 S Bell offers immediate income with significant upside through strategic lease management and market-rate adjustments, making it a prime asset in a rapidly evolving market.

With strong demographics, robust infrastructure, and a thriving economy, Cedar Park offers unmatched potential for retail and flex properties. The city boasts one of the fastest-growing populations in Central Texas, supported by high household incomes and a well-educated workforce. Its strategic location along major transportation corridors ensures excellent connectivity to Austin and surrounding markets, attracting both residents and businesses seeking convenience and accessibility.



Retail & Dining: Over 80,000 sq. ft. of curated retail and restaurant space, including The Marketplace at Bell, offering local favorites and national brands.



Office Space: Approximately 170,000 sq. ft. of Class A office space, ideal for businesses seeking proximity to retail and residential amenities.



Community Anchors: The new Cedar Park Public Library, a 16-acre park, trails, and event space.



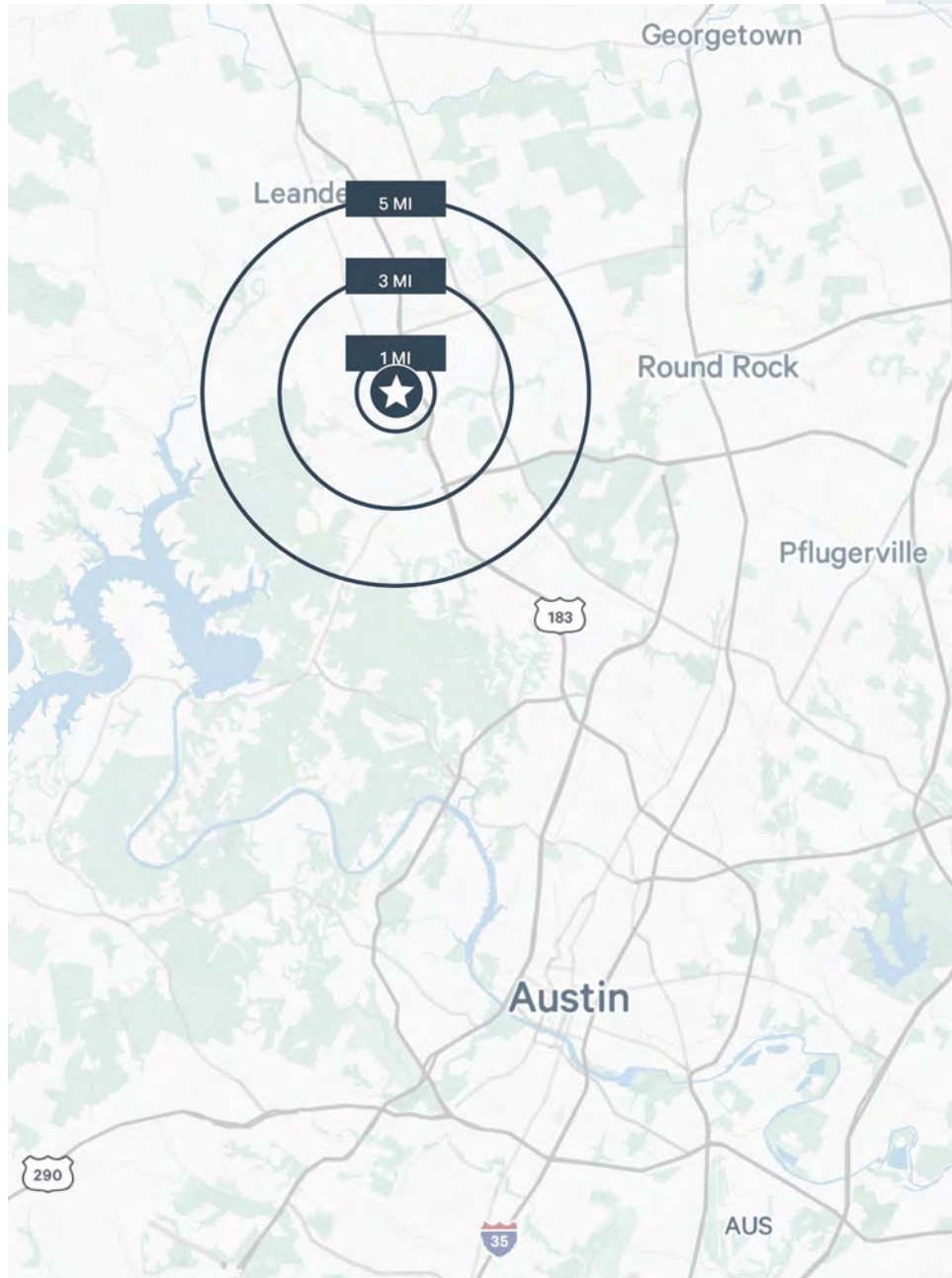
Aerial



Aerial



Demographics



DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
POPULATION & HOUSEHOLDS			
2025 Population - Current Year Estimate	11,114	95,727	223,963
2025 Households - Current Year Estimate	12,503	106,781	247,532
HOUSEHOLD GROWTH RATE			
2025-2030 Annual Household Growth Rate	2.38%	2.21%	2.02%
HOUSEHOLD INCOME			
Average Household Income	\$69,197	\$70,586	\$86,541
Median Household Income	\$58,123	\$52,426	\$58,322
PLACE OF WORK			
2025 Businesses	301	2,446	7,967
2025 Employees	5,640	31,340	95,380

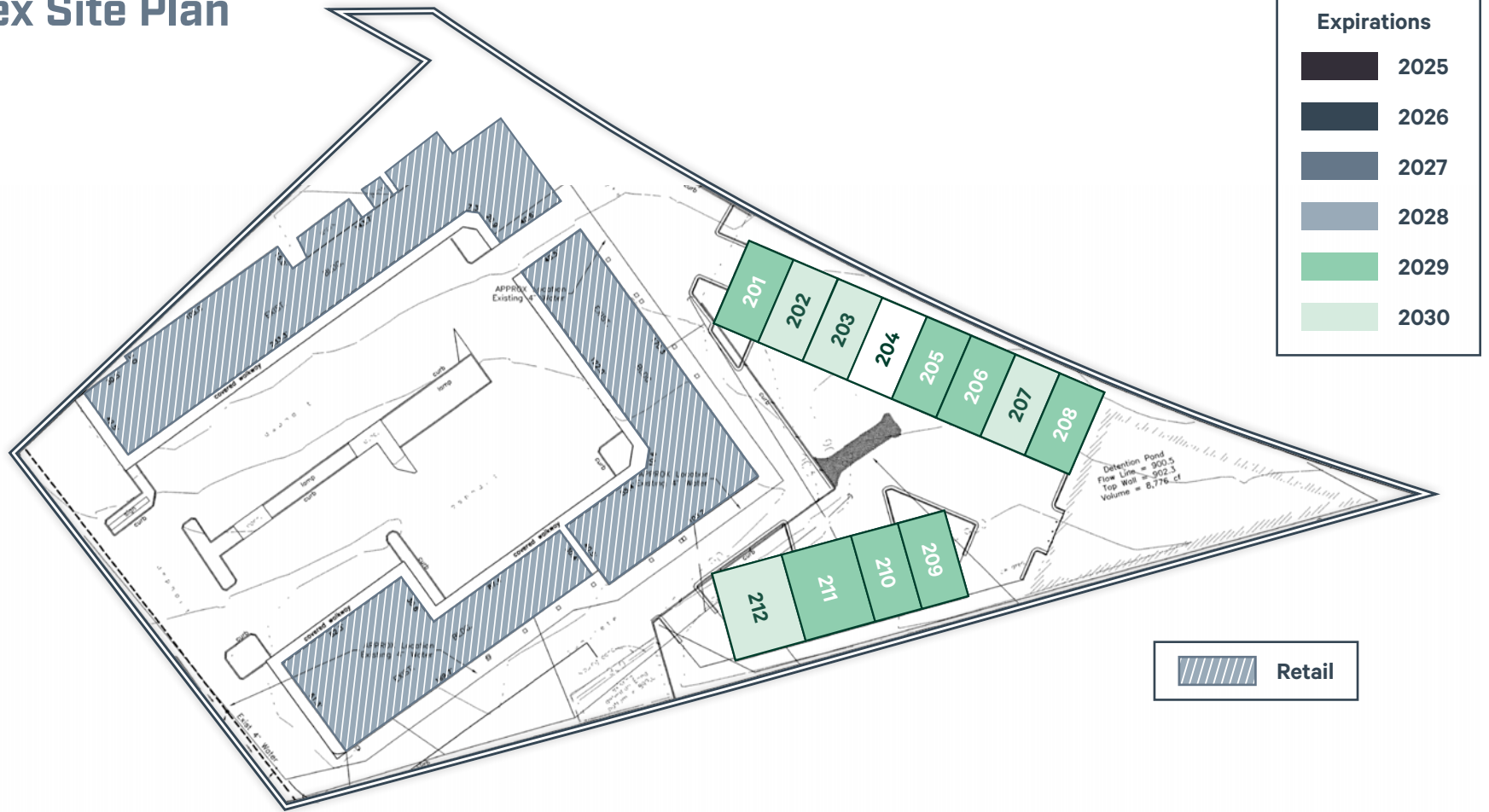
Retail Site Plan



Unit	Tenant Name	Area (SF)	Lease Expiration
1	Streamline Fitness	5031	01/31/2027
2&3	A1 Garage Door Service	770	04/30/2027
4	IoT Mfg Co	759	month-to-month
5	Malachi Consulting LLC	759	12/31/2026
6	Ricky & Mary Amende	398	month-to-month
7	ATX Headshots LLC	1450	02/28/2027
8	Vacant	516	-
9	Vacant	2600	-
10	Cedar Park Lock & Key	810	12/31/2027
11,12,& 13	Malo, Inc	4108	12/31/2030
14	Cedar Park Florist	1147	12/31/2027
15	CHC Cedar Park LLC	2034	09/30/2028
16	McLaughlin & Whaley Educational Services, LLC	997	10/31/2026
17	SereniTea Cup LLC	1100	10/31/2029
18	Melanie & James Hawkins	1506	month-to-month
19	Beijing Foot Massage	1530	09/30/2026
20	Heritage Personnel LLC	2950	12/31/2027

Expirations					
	2025		2026		2027
	2028		2029		2030
	Vacant		month-to-month		

Flex Site Plan



Unit	Tenant Name	Area (SF)	Lease Expiration
201	Heroes Lawn Care and Landscaping Services of Cedar Park, TX	1350	11/30/2026
202	Aarons Detailing Services, LLC	1350	04/30/2027
203	Coffee Service Specialists	1350	03/31/2027
204	Vacant	1350	-
205	Lone Star DTF Transfers, LLC	1350	12/31/2026

Unit	Tenant Name	Area (SF)	Lease Expiration
206 & 209	Furniture Medic	2700	09/30/2026
207	Dead Game Boxing	1350	10/31/2027
208	Dead Game Boxing	1350	10/31/2027
210 & 211	Marotz Cleaning Services	3375	01/31/2026
212	Malachi Roofing	2025	12/31/2026

Tenant Overviews



Company: Streamline Fitness

Lease Expiration Date: 01/31/2027

Website: <https://www.streamline-fitness.com>

Streamline Fitness is a community-focused gym based in Cedar Park, TX, offering structured group classes, personal training, nutrition coaching, and movement assessments to individuals at all fitness levels. They blend expert coaching, intelligent programming, and supportive technology (via Wodify) to help members build strength, endurance, and mobility, with options ranging from Olympic weightlifting to bodybuilding and endurance training. With flexible membership plans, free trial options, and inclusive programming, Streamline Fitness aims to make fitness accessible and effective for a diverse client base.



Company: A1 Garage Door Service

Lease Expiration Date: 04/30/2027

Website: <https://a1garage.com>

A1 Garage Door Service is a leading garage door repair and installation company serving Cedar Park and the greater Austin area. The company provides comprehensive services, including emergency repairs, spring and opener replacements, and full garage door installations using premium parts. Known for its strong reputation and thousands of positive reviews, A1 Garage Door Service operates as part of a national network under Cortec Group ownership, ensuring professional standards and reliable service across all locations.

Tenant Overviews



Company: Coffee Service Specialists

Lease Expiration Date: 03/31/2027

Website: <https://www.coffeeservicespecialists.com>

Coffee Service Specialists is a Texas-based company specializing in office coffee solutions for businesses of all sizes. They provide full-service programs that include premium coffee, tea, and beverage products, commercial-grade brewing equipment, and regular maintenance to ensure quality and convenience. Their offerings are designed to create a better workplace experience by combining reliable service with customizable options to fit each client's needs.



Company: Heroes Lawn Care and Landscaping Services of Cedar Park, TX

Lease Expiration Date: 11/30/2026

Website: <https://www.heroeslawncare.com/cedar-park-tx>

Heroes Lawn Care in Cedar Park, TX is a professional lawn and landscape service provider offering a full suite of outdoor solutions for residential and commercial properties. Their services include lawn fertilization and weed control, irrigation system installation and maintenance, and pet waste removal, all designed to keep outdoor spaces healthy, clean, and attractive year-round. Heroes Lawn Care emphasizes eco-friendly practices, customer convenience, and reliable service, making them a trusted choice for property owners seeking comprehensive lawn care in the Cedar Park area.

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Confidentiality Agreement

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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600

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