



The Shops at New Hope  
821 W. New Hope Drive Suite 108  
Cedar Park, TX 78613

183 and New Hope: 0.5 Miles  
Sam Bass via New Hope: 1.5 Miles

Suite 108

## For Lease: Suite 108 Asking \$27 NNN

The Shops at New Hope is a fully built-out retail and office condo development on West New Hope Drive in Cedar Park, TX with Suite 108 being the LAST remaining unit at the project — a 1,824 SF cold shell delivered ready for tenant finish-out and full of natural light. A generous 1:200 parking ratio (uncommon for this corridor) makes the unit well-suited for medical, dental, physical therapy and chiropractic users, in addition to retail, office and service uses not already represented in the park (current tenants include Prime Dental, Hype Bar & Grill and Body Lab Massage & Spa). With General Business (GB) zoning, the site supports a wide variety of uses. The corridor is anchored by Walgreens, CVS, 7-Eleven, Starbucks and HTeaO, and the New Hope Drive extension east to Sam Bass Road opened November 2024 — providing direct access from Round Rock to the property.

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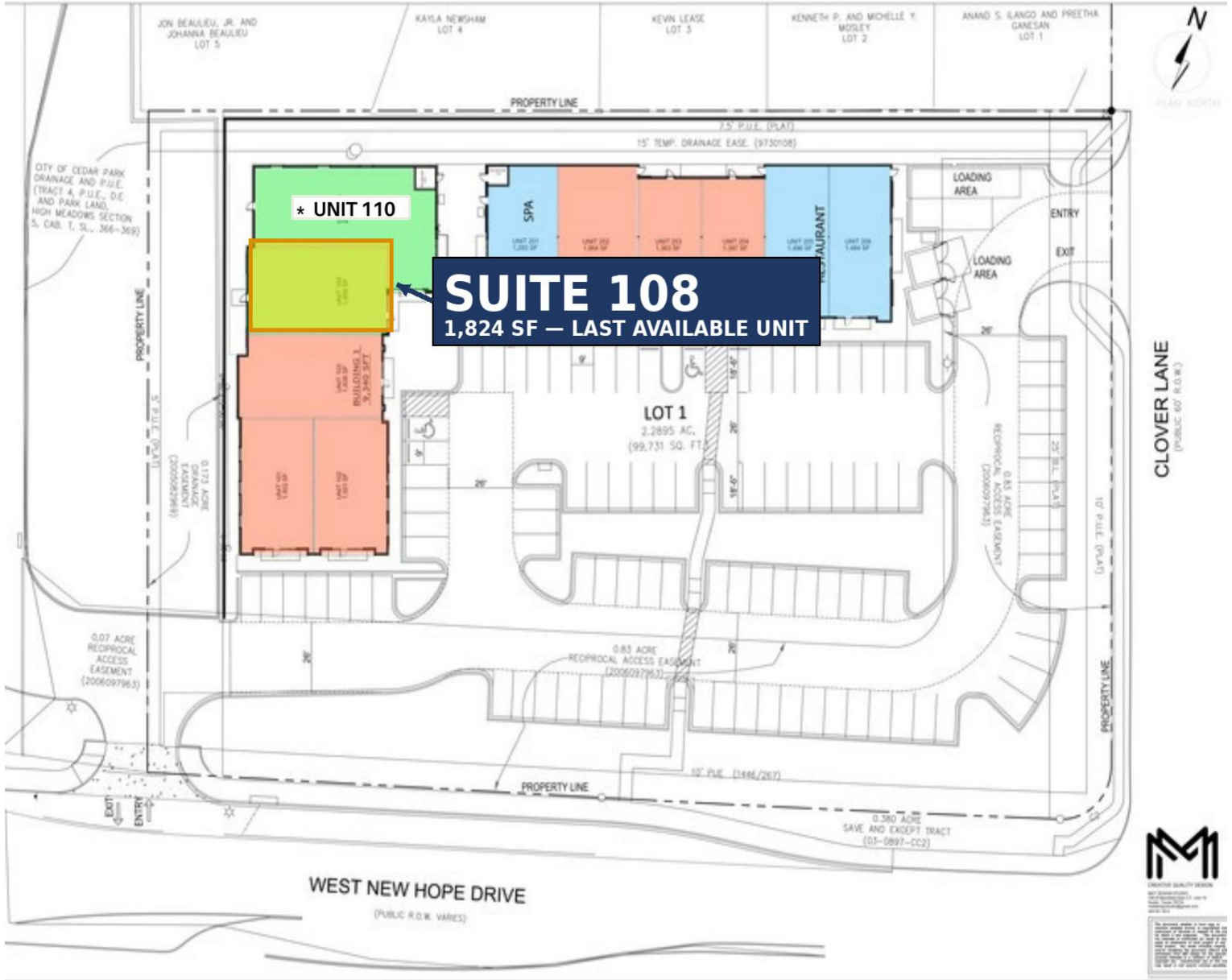




## Facts

- Address: 821 West New Hope Drive Suite 108, Cedar Park, TX 78613 (1,824 SF — LAST UNIT)
- Asking \$27/SF plus NNN expenses estimated at \$10/SF
- Negotiable TI packages — landlord open to creative deal structure
- Currently in cold shell condition — ready for tenant finish-out
- Parking ratio: 1:200 — supports medical, dental, PT, chiropractic and other parking-heavy uses
- Legal: C786 — SHOPS AT NEW HOPE CONDO, BUILDING 1, UNIT 108, 13.88% COMMON AREA INTEREST | Owner: New Hope Estates, LLC
- Zoning: General Business (GB) — supports retail, office, medical/dental, fitness, restaurant and most service uses
- [Link to Cedar Park Permitted Use Chart](#)

## Site Plan



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## New Projects in Cedar Park



1. Project Northwest at New Hope: CPM Development's \$400MM mixed-use project will deliver a 250-room hotel, 30,000 SF convention center, 250,000 SF of commercial and 1.2MM SF for Nebraska Furniture Mart's North American HQ. The project is just 0.6 miles east of the subject property on New Hope.



2. Shop LC Headquarters: Shop LC, one of the nation's fastest-growing electronic retailers, is operating their national HQ on 28 acres at 1500-1700 N Bell Blvd — a minimum 200,000 SF campus. This is a 0.6-mile drive from the subject property.



3. Perfect Game HQ & Baseball Complex: 16 new turf baseball fields on 80 acres at the SE corner of New Hope and Ronald Reagan, plus the company's relocated HQ. Now operating, just a 1.6-mile drive from the subject property.



4. The Bell District: Cedar Park's 50-acre mixed-use development designed as a central gathering place to live, eat, office and play — including a new public library and 16 acres of Cluck Creek greenspace. First phases delivering with Bell Blvd. realignment now complete. A 2.3-mile drive south of the subject property.

[Link to Video](#)

