

**FOR SALE | 1ST FLOOR CONDO**

# Single Tenant Neighborhood Medical Center | New 10-Year NNN Lease

600 N Bell Blvd, Cedar Park, TX 78613

**8,619 SF VANILLA SHELL  
ALSO AVAILABLE**

**READY 2025**



**CEDAR PARK  
REGIONAL  
MEDICAL CENTER**

**11,781 SF  
NEIGHBORHOOD  
MEDICAL CENTER**

# EXCLUSIVELY LISTED BY:


## PRIMARY CONTACT



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Vice President

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## PROPERTY AT A GLANCE

ADDRESS	<b>600 N BELL BLVD, 1ST FLOOR</b>
CITY, STATE, ZIPCODE	<b>CEDAR PARK, TX, 78613</b>
TOTAL BUILDING SIZE	<b>20,400 SF</b>
UNIT SIZE	<b>11,781 SF</b>
YEAR BUILT/RENOVATED	<b>1970, 2015, 2023</b>
ZONING	<b>B2</b>



## EXECUTIVE SUMMARY

The Bell Medical Building offers an outstanding investment opportunity in the booming Cedar Park market. The first floor of the property, spanning approximately 11,781 square feet, is fully leased to Cedar Park Regional Medical Center for 10 years, a trusted healthcare provider. The tenant will operate a brand-new urgent care clinic, further solidifying the building's status as a premier medical hub.

**Please contact Connor Watson for More information at (512) 643-8079**





## ENTIRE BUILDING



SALE PRICE  
**Contact Broker**



BUILDING SIZE  
**20,400 SF**

## FIRST FLOOR



SALE PRICE (ENTIRE FLOOR)  
**\$4,950,000**



FLOOR SIZE  
**11,781 SF**



YEAR 1 NOI  
**\$329,868**



CAP RATE  
**6.66%**



YEAR BUILT/RENOVATED  
**1970/2015/2023**



PARKING RATIO  
**139 Spaces**  
**6.82/1,000 SF**

# RENT ROLL & LEASE ABSTRACT

TENANT	RENTABLE SF	TERM	LEASE TYPE	ORIGINAL START DATE	END DATE	RENT PSF/ YEAR	MONTHLY RENT PSF	MONTHLY BASE RENT	ANNUAL BASE RENT	INCREASES	OPTIONS
Cedar Park Regional Medical Center	11,781 SF	10 years	NNN	5/1/2025	4/30/2035	\$28.00	\$2.33	\$27,489.00	\$329,868.00	3% Annually	Two 5-Year

LEASE ABSTRACT	
Lease Structure	Triple Net (NNN)
Tenant	Cedar Park Regional Medical Center
Guarantor	Cedar Park Health System, LP
Landlord Responsibilities	Roof/Structure
Tenant Responsibilities	Property taxes, Insurance, Common area maintenance
Commencement Date	May 1, 2025 (expected)
Expiration Date	April 30, 2035
Rent Increases	3% annually
Options	Two 5-Year Renewals



Cedar Park Regional Medical Center, a trusted and accredited healthcare provider, is expanding its services with a brand-new urgent care clinic at the Bell Medical Building, located at 600 N Bell Blvd, Cedar Park, TX. This clinic will provide walk-in access to comprehensive urgent care services, addressing minor injuries, illnesses, and other immediate medical needs, ensuring timely treatment without the need for a hospital visit. Backed by the expertise and reputation of Cedar Park Regional Medical Center, the clinic will enhance access to quality healthcare for residents while supporting the overall well-being of the Cedar Park community. Conveniently situated in a prime medical corridor, the clinic's location allows for seamless integration with other nearby healthcare facilities, strengthening the local continuum of care. This new urgent care facility reflects Cedar Park Regional Medical Center's mission to "Expect Excellence," delivering compassionate, patient-focused care in a modern and efficient setting.

# PROPERTY HIGHLIGHTS

## ■ BRAND NEW 10-YEAR LEASE

Cedar Park Regional Medical Center's lease offers annual escalations of 3%, providing consistent revenue growth.

## ■ NEW HVAC SYSTEM AND EXPANDED PARKING

The property includes a newly installed HVAC system with 7 new zoned areas on the second floor. Also, an expanded parking area, offering 139 spaces with a ratio of 7 spaces per 1,000 square feet, ensuring ample parking for tenants and visitors.

## ■ RECENT MODERNIZATION

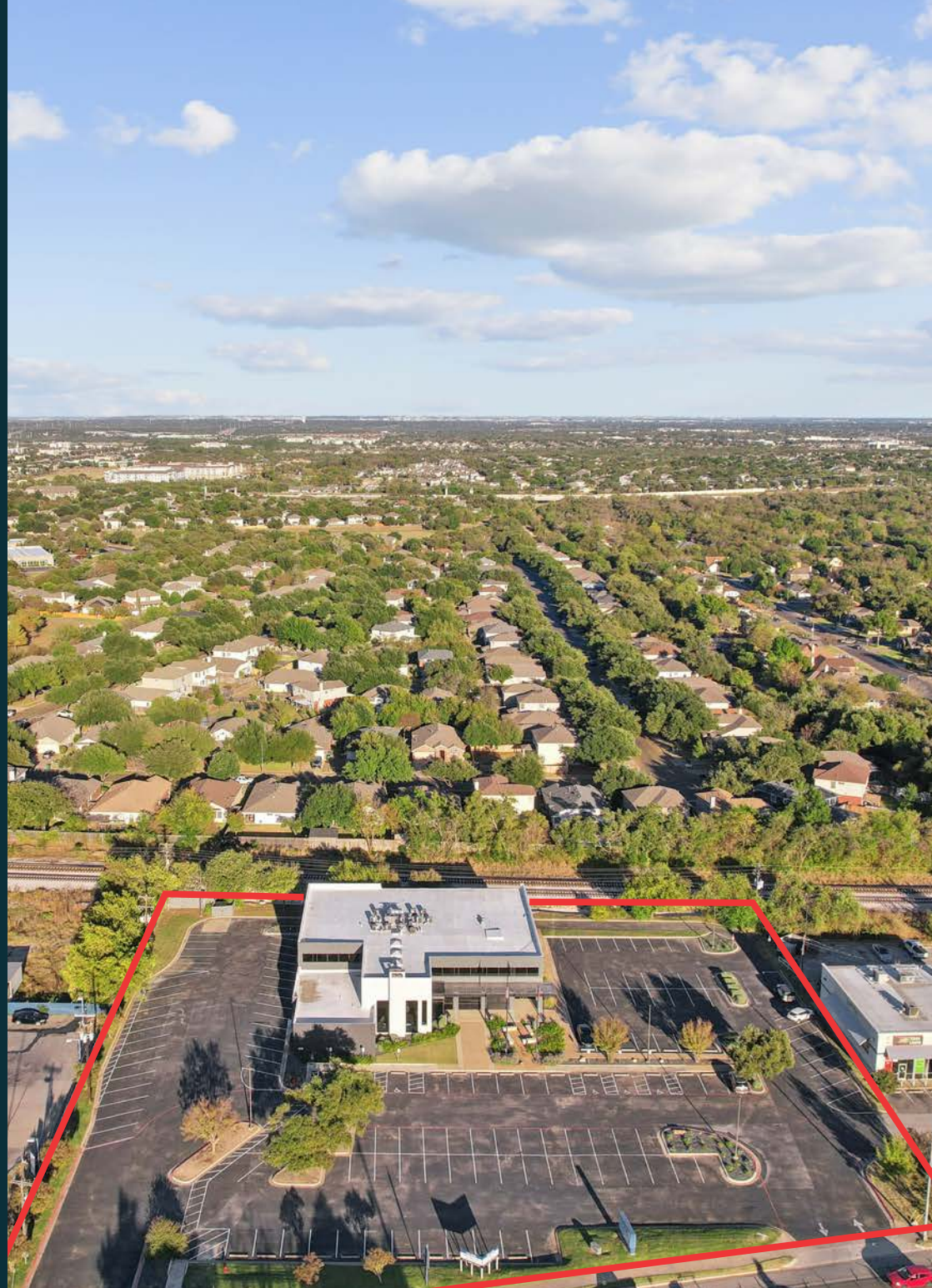
Major modernization and energy-saving upgrades were completed in 2023, providing a modern, efficient environment for occupants.

## ■ STRONG TRADE AREA DEMOGRAPHICS

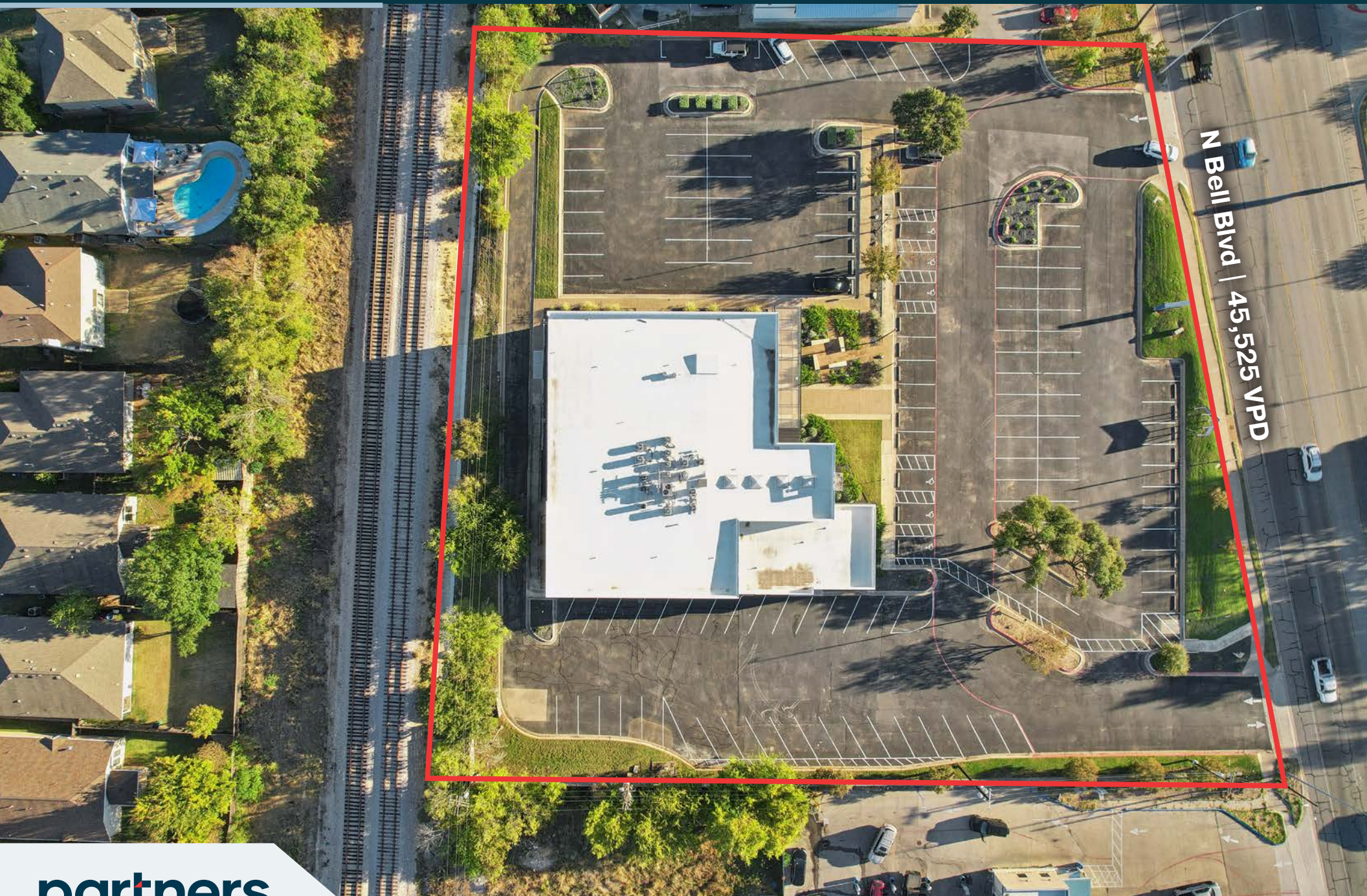
Located in a thriving area with over 182,000 residents within a 5-mile radius and an average household income of \$132,278, the property is positioned in a robust demographic market.

## ■ NEAR MAJOR CEDAR PARK HOSPITALS

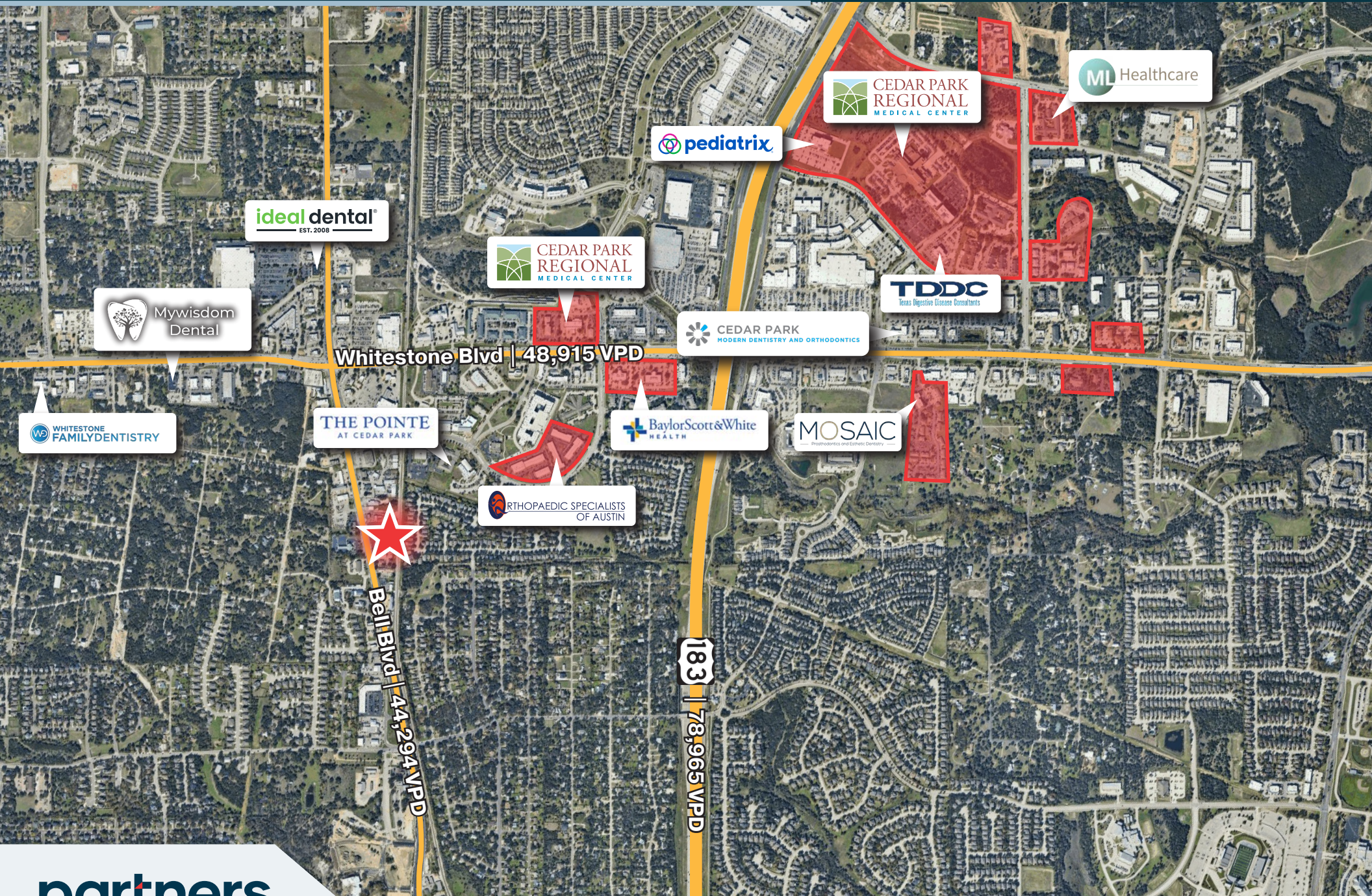
Strategically located near Cedar Park Regional Medical Center and Baylor Scott & White Emergency Medical Center, this property offers unparalleled access to top-tier healthcare facilities. Ideal for medical professionals, it provides seamless patient referrals, collaborative opportunities, and increased visibility in a high-demand area.



# SITE OVERVIEW



# MEDICAL DEVELOPMENTS NEARBY





# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population	10,180	94,697	223,322
2029 Population Projection	12,968	119,065	279,454
Annual Growth 2024-2029	5.5%	5.1%	5.0%
Median Age	38.3	38.1	37.5



## HOUSEHOLD

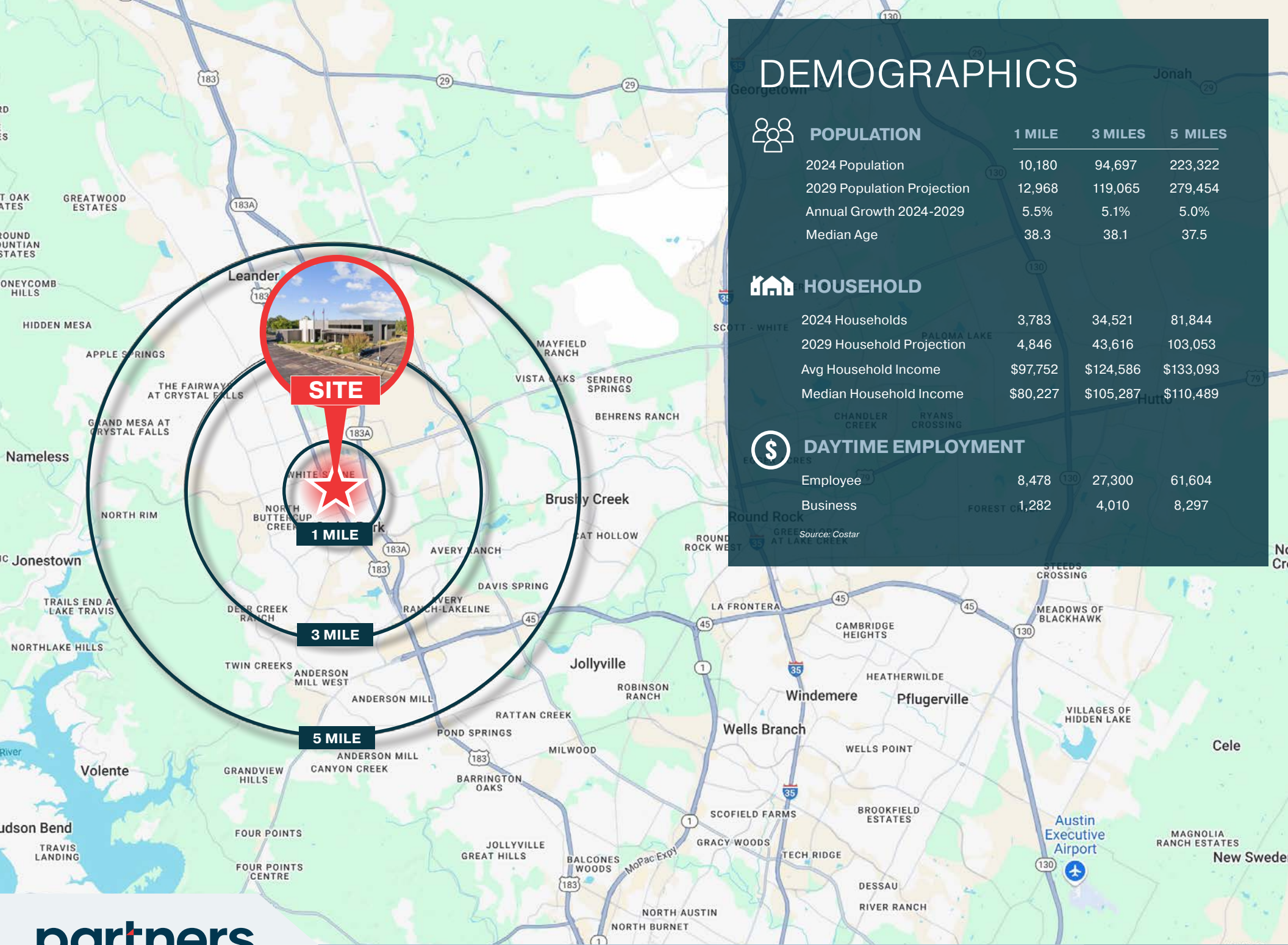
2024 Households	3,783	34,521	81,844
2029 Household Projection	4,846	43,616	103,053
Avg Household Income	\$97,752	\$124,586	\$133,093
Median Household Income	\$80,227	\$105,287	\$110,489



## DAYTIME EMPLOYMENT

Employee	8,478	27,300	61,604
Business	1,282	4,010	8,297

Source: Costar



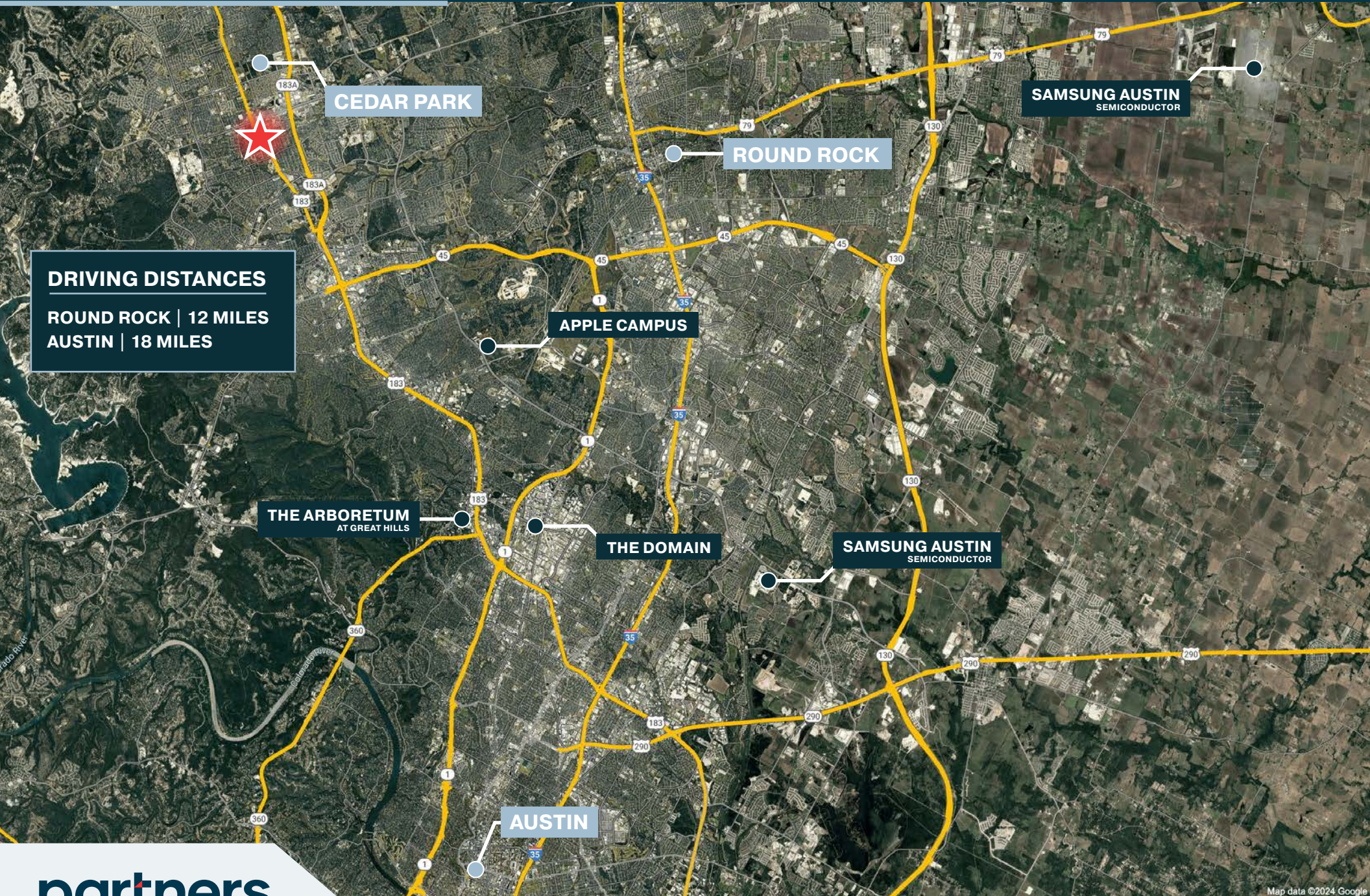
**SITE**

**1 MILE**

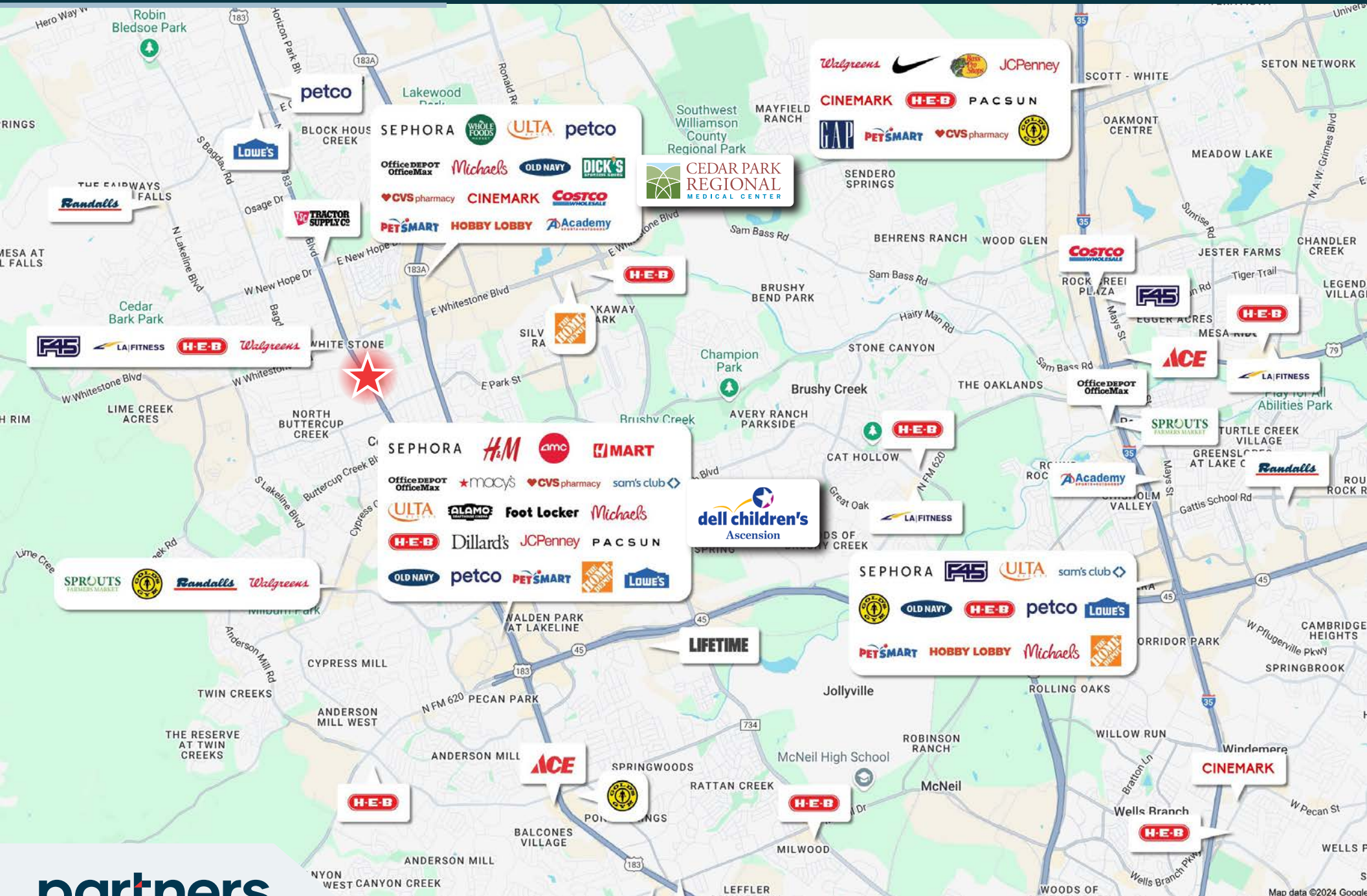
**3 MILE**

**5 MILE**

# AUSTIN OVERVIEW



# AERIAL OVERVIEW





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**FOR SALE | 1ST FLOOR CONDO**

# Single Tenant Urgent Care Facility | New 10-Year NNN Lease

600 N Bell Blvd, Cedar Park, TX 78613



**FALL 2024**



**CEDAR PARK  
REGIONAL  
MEDICAL CENTER**

**11,781 SF  
URGENT CARE FACILITY**