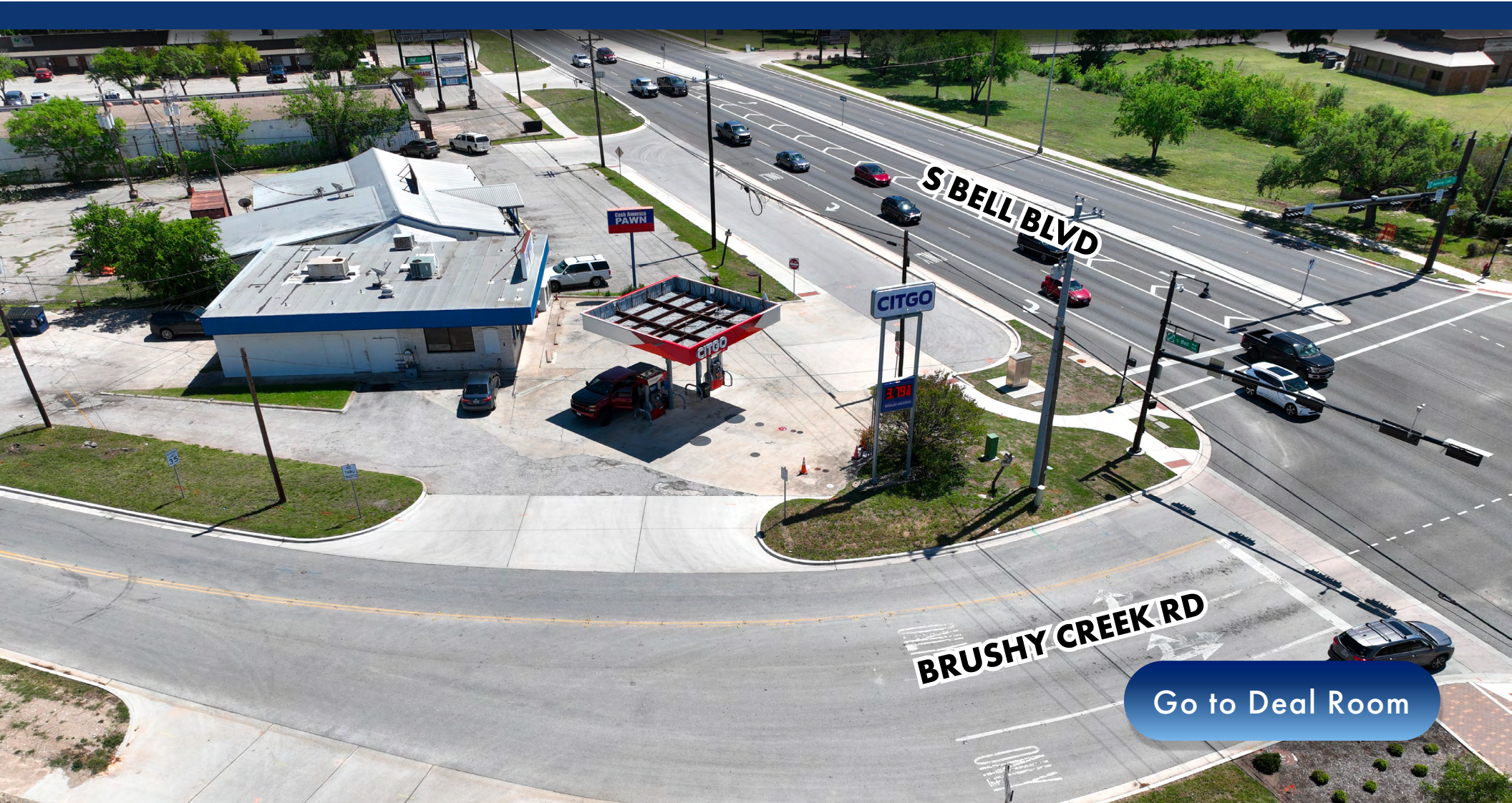


FREESTANDING RETAIL FOR SALE

500 S BELL BLVD, CEDAR PARK, TX 78613

2,200 SF | 0.3555 AC

Deal  vision



NICK NELSON, CCIM
512.906.6757 | nick@dealvision.com

PENNY CHUNG, CCIM
512.785.0137 | penny@LTcommercialGroup.Com



PROPERTY DESCRIPTION

500 S Bell presents a rare opportunity to acquire a strategically located commercial site in the heart of Cedar Park, directly next to the Bell District, the city's transformative 54-acre mixed-use development. Anchored by the new public library, Bell Park, retail, office, residential, trails, and community gathering spaces, the Bell District is reshaping this corridor into one of Cedar Park's most dynamic destinations. Positioned along Bell Boulevard, the property offers strong visibility, convenient access, and exceptional long-term upside for investors, owner-users, or redevelopment-minded buyers seeking to capitalize on the area's continued growth and momentum.

Physical Address: 500 S Bell Blvd, Cedar Park, TX 78613

Pricing: \$1,700,000

Building Size (SF) 2,200 SF

Land Size (AC): 0.3555 acres

Zoning: GB (General Business)

Parcel ID: R031912

[Go to Deal Room](#)

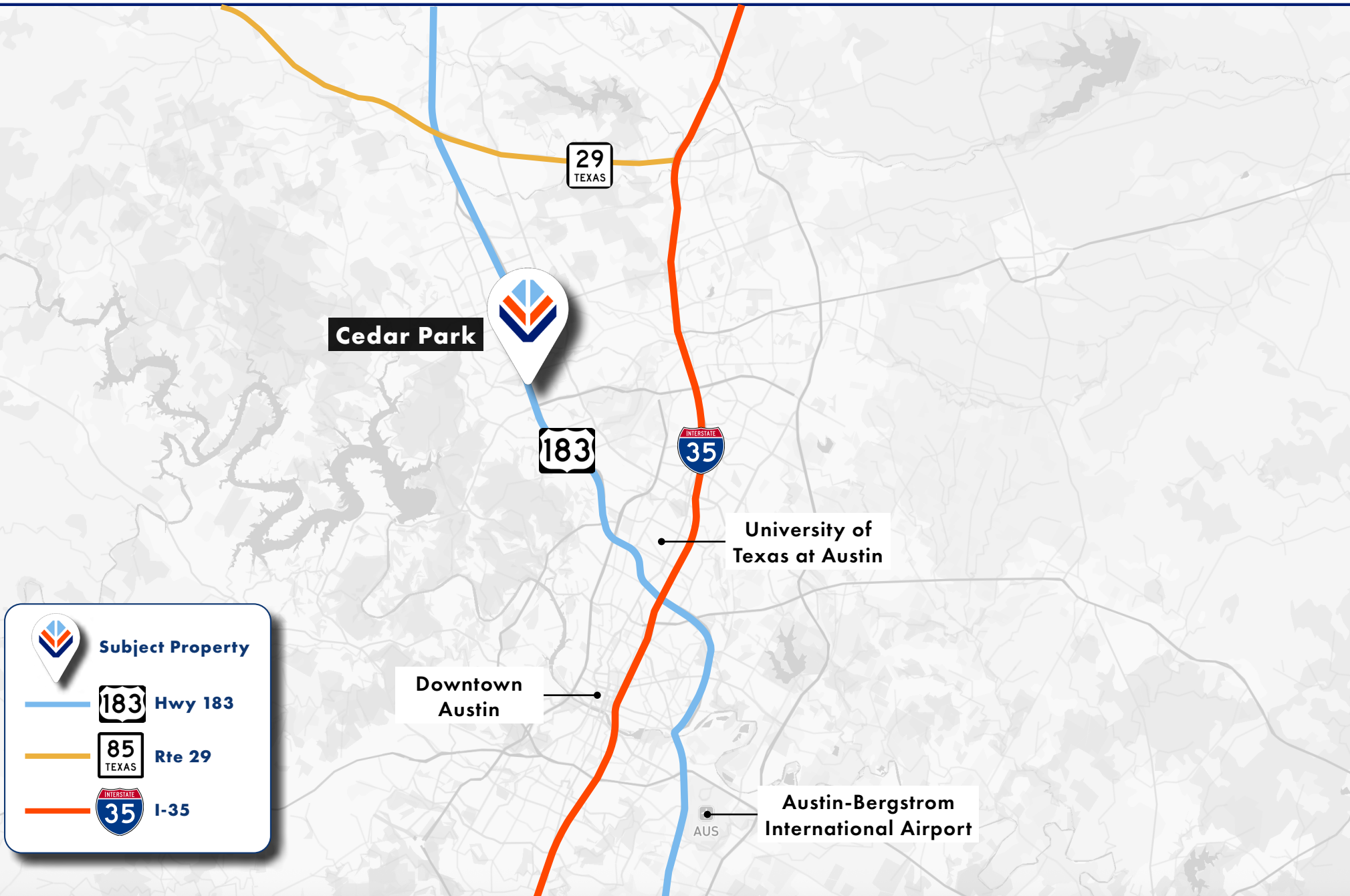






View More Images
in the Deal Room









 **Subject Property**

 **Hwy 183**

 **Rte 29**

 **I-35**



63,801
2025 Employees



75,279
2030 Households



\$149,965
2025 Median
Household Income



\$2,601,659,335
2025 Retail Expenditures



67,102
2025 Households



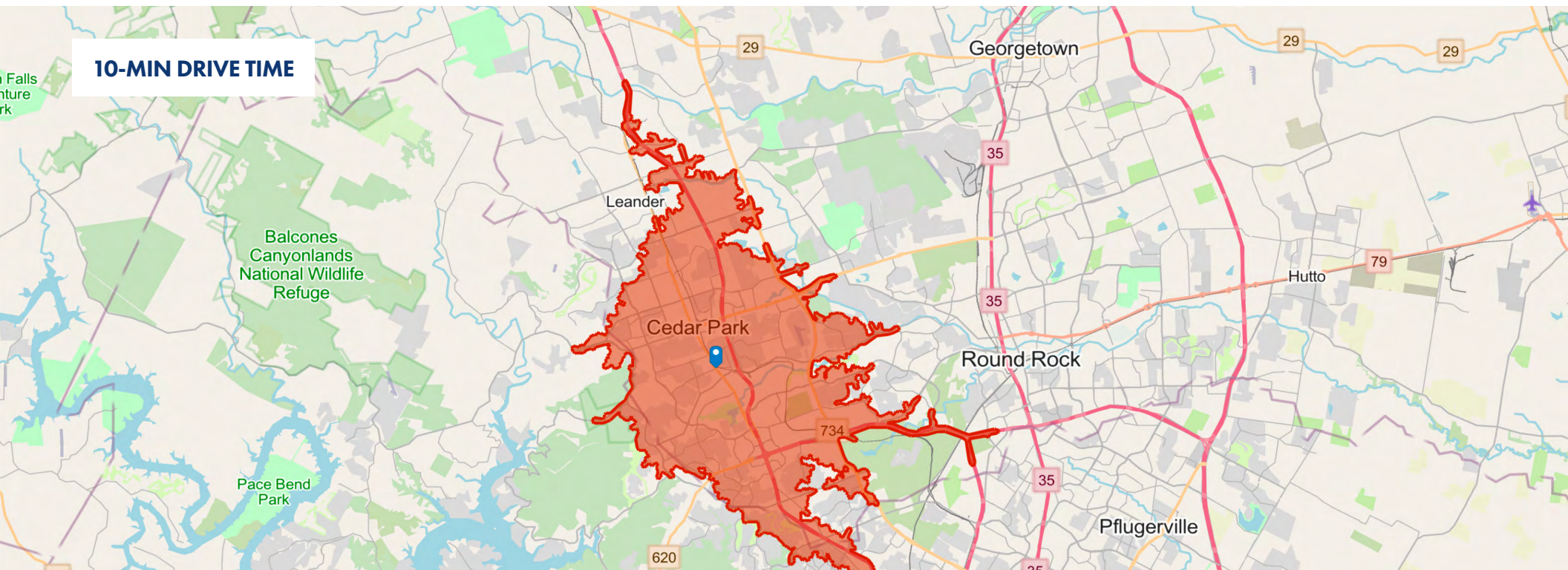
174,557
2025 Daytime
Population



24,390
2025 Graduate or
Professional Degree



\$222,717,688
2025 Medical Care



STRATEGIC HIGH-VISIBILITY LOCATION

Occupying a prime position along US-183 (South Bell Blvd), this property sits at the epicenter of Cedar Park's established commercial artery. With immediate access to Whitestone Blvd (RM 1431) and the 183A Toll Road, the site offers seamless regional connectivity to North Austin's tech corridor, Round Rock, and the Liberty Hill growth path.

AT THE HEART OF BELL BOULEVARD REVITALIZATION

The property is perfectly situated to capitalize on the Bell District, Cedar Park's massive \$350 million master-planned "destination" project located just moments away. This transformative development is turning the immediate area into a walkable, urban environment featuring high-end residential, professional office space, and a flagship public library—dramatically increasing foot traffic and local property values.

ESTABLISHED DEMOGRAPHICS & ROBUST SPENDING

Cedar Park is a premier Austin suburb characterized by its highly educated workforce and affluent household base. The surrounding trade area boasts a population with median household incomes significantly outpacing the national average, providing a stable and resilient customer base for retail, professional services, and specialty medical users.



500 S BELL BLVD, CEDAR PARK, TX 78613

EXCLUSIVELY LISTED BY:



NICK NELSON, CCIM

Co Founder, President

m: 512.906.6757

e: nick@dealvision.com

License No. 603416 (TX)



PENNY CHUNG, CCIM

Principal

m: 512.785.0137

e: penny@LTcommercialGroup.com



BROKER OF RECORD: Nick Nelson, CCIM - License No. 9014392



Information About Brokerage Services

Texas law requires all real estate license holders 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 acts performed by sales agents 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 all 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A 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 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/tenant's 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' written 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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 your records.

<u>Deal Vision, LLC</u>	<u>9014392-BB</u>	<u>nick@dealvision.com</u>	<u>(512)906-6757</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Nick Nelson, CCIM</u>	<u>603416-B</u>	<u>nick@dealvision.com</u>	<u>(512)906-6757</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
_____	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	_____	_____	_____
_____	License No.	Email	Phone
Name of Sales Agent/Associate	_____	_____	_____
_____	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2