

FOR SALE



1705 AND 1709 N BELL BLVD | CEDAR PARK

PRIME ADJOINING COMMERCIAL LAND ALONG NORTH BELL BLVD WITH EXCELLENT VISIBILITY/FRONTAGE

Two Contiguous Commercial Lots (1705 and 1709): 0.83 Acre Each
Combined Acreage: 1.66 Acres

Zoned Local Business (LB) | Examples: Art Studio, Bank/Financial Institution, Civic Club, Government Office, Gym, Laundromat, Medical Clinic, Medical Office, and Additional Acceptable, Permitted with Conditions, and Prohibited Uses Found on Page 5

Access Allowed on Deerfield Park Drive and Likely Aligned with Opposite Driveway (Up to the City of Cedar Park Once a Developer Provides Plans)

Access To/From 183 from O'Reilly's Via Existing Joint Access

No New Access from 183 Per TXDOT

Call Agent for Pricing and Additional Details

Anchor Your Project in the Heart of Cedar Park's Booming Growth Corridor

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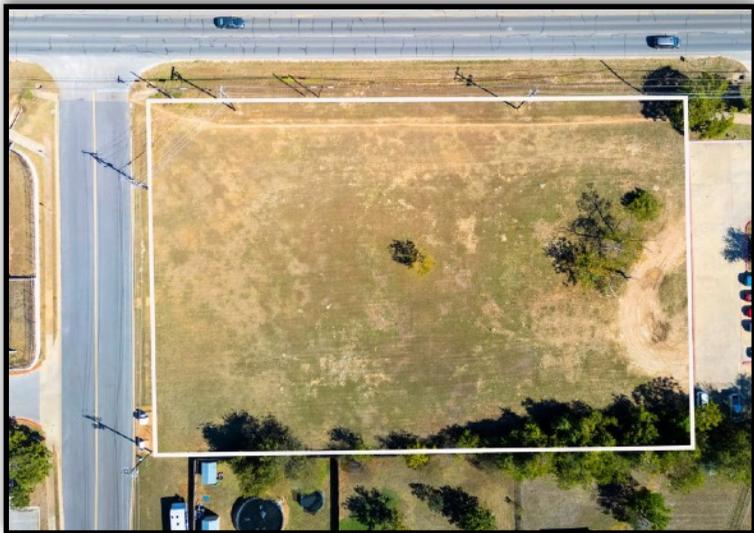
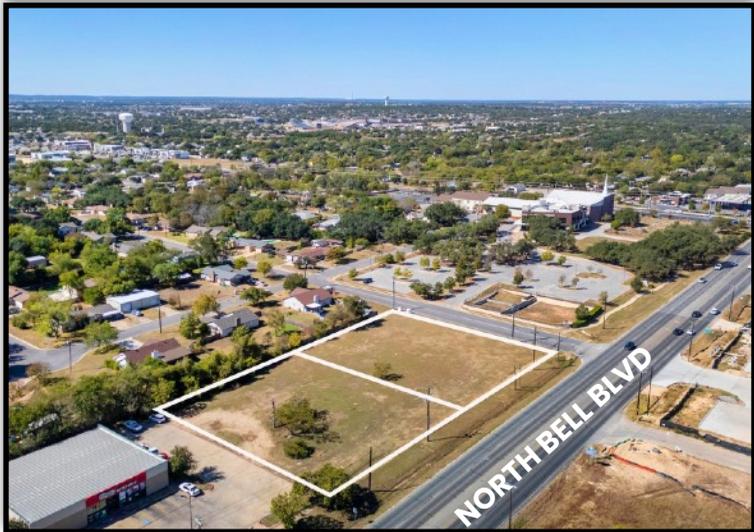
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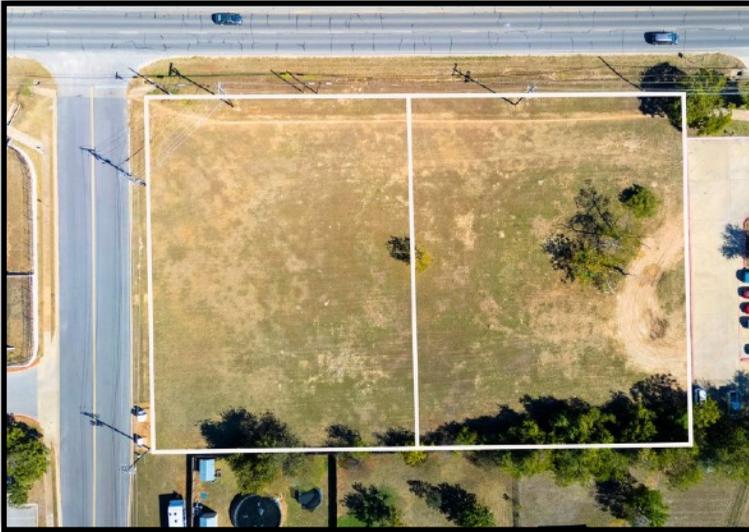
Aerial Photos



Aerial Photos



Aerial and Land Photos



Street Scene and Zoning Details



Zoned “Local Business” (LB) | Potential Property Uses

Permitted By Right

Art Studio, Gallery, Bank, Credit Union, Financial Institution, Civic Club, College, University, Vocational School, Government Office, Gym, Indoor Commercial Amusement, Laundromat, Medical Clinic, Medical Office, Museum, Non-Emergency Transport Service, Office (General), Personal Services, Place of Religions Assembly, Print Shop, Public School (Grades K-12), Utility Services (General)

Permitted with Conditions**

Adult Day Care, Alcoholic Beverage Establishment, Alcoholic Beverage Sales (Off-Site), Animal Grooming, Animal Veterinary Service (Small Animal), Day-Care Center, Day-Care Center (Incidental), Drug Store, Grocery, Restaurant (Dine-In Only), Restaurant (Drive-In or Drive-Through), Retail Sales, Utility Services (Major), Vending Kiosk

Permitted with Special Use Permit**

Mobile Food Establishment Court, Private School (Grades K-12)

Prohibited Uses

Brothels, Liquor Store, Bar Serving Liquor, Smoke Shops

**Subject to Additional Conditions Outlined in Sec 11.02.092

Utilities and Infrastructure Overview

The properties at **1705 and 1709 N Bell Blvd** benefit from established public infrastructure and development-ready utility access in one of Cedar Park's most active commercial corridors.

Utilities

- **Water:** Municipal water service available through the City of Cedar Park (connection verification recommended).
- **Wastewater:** Public sewer service available or near site (buyer to confirm tie-in requirements).
- **Electricity:** Electric service available in the immediate area; served by Pedernales Electric Cooperative.
- **Natural Gas:** Atmos Energy service available in surrounding corridor (buyer to verify extension/connection).
- **Telecom/Fiber:** High-speed internet and fiber connectivity available in the area; multiple providers serve the Bell Blvd corridor.

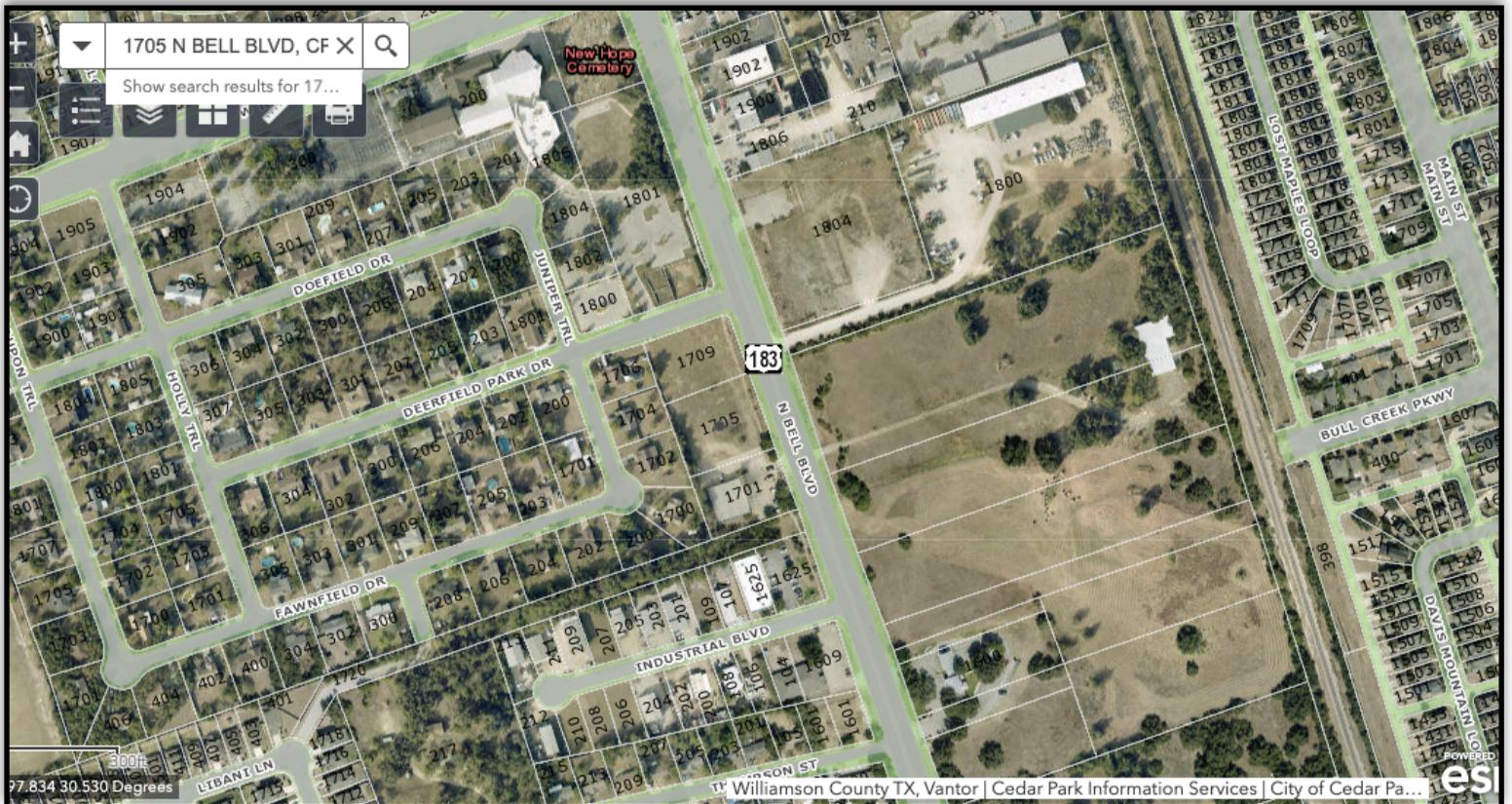
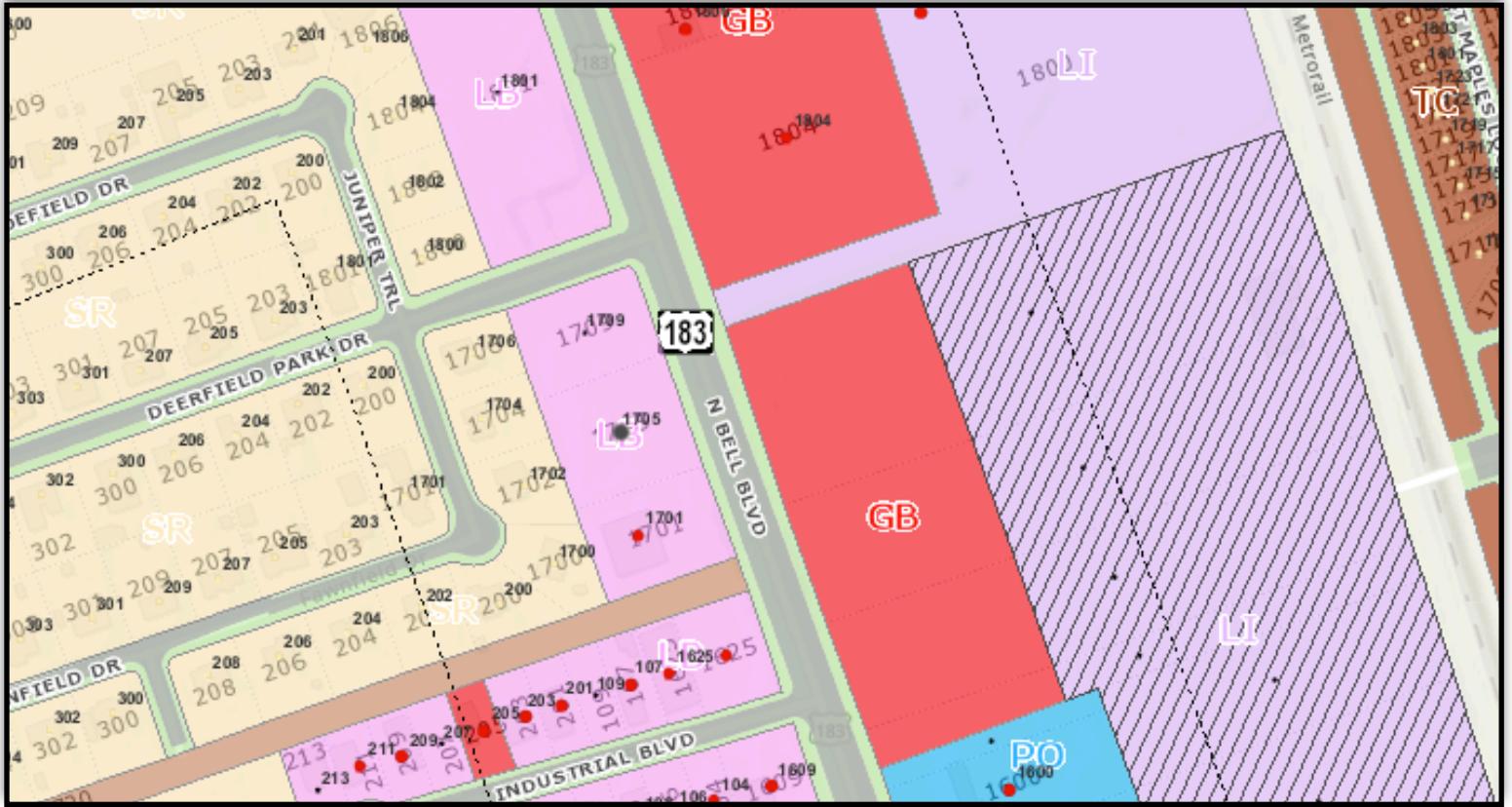
Infrastructure & Access

- **Frontage:** Direct road frontage along N Bell Blvd/US-183, a primary Cedar Park commercial artery.
- **Traffic Exposure:** Strong daily traffic counts supporting retail, service, and office uses.
- **Topography:** Mostly level terrain suitable for efficient site planning and construction.
- **Ingress/Egress:** Convenient access to Bell Blvd; nearby signalized intersections support flow.
- **Stormwater:** Regional stormwater infrastructure present; site-specific engineering recommended.
- **Surrounding Development:** Established commercial and medical uses, retail centers, service businesses, and dense residential neighborhoods.

Proximity to Major Transportation

- **US-183 Toll Road / 183A:** Minutes away, providing direct connectivity to Austin metro
- **Lakeline Blvd & Whitestone Blvd (FM 1431):** Convenient access to regional shopping, employment, and services
- **Future-Forward Corridor:** Bell Blvd continues to benefit from ongoing commercial growth, infrastructure investment, and long-term mobility enhancements

Permitting and Zoning Maps



Local Map

The properties at **1705 and 1709 N Bell Blvd** sit in the heart of Cedar Park's established commercial corridor, surrounded by a mix of retail, service businesses, community amenities, and residential neighborhoods. With direct frontage on **N Bell Blvd/US-183**, this site benefits from consistent traffic flow and proximity to everyday consumer destinations and civic facilities.

Strategic Access & Visibility

- Excellent visibility along **N Bell Blvd/US-183**

- Quick access to **W New Hope Dr, E New Hope Dr, and Whitestone Blvd (FM-1431)** — key local mobility corridors
- Near major intersections and service nodes

Area Profile

This corridor represents a blend of retail, hospitality, civic, and residential influence—ideal for users seeking strong consumer access and visibility in a growing high-income suburb of Greater Austin.



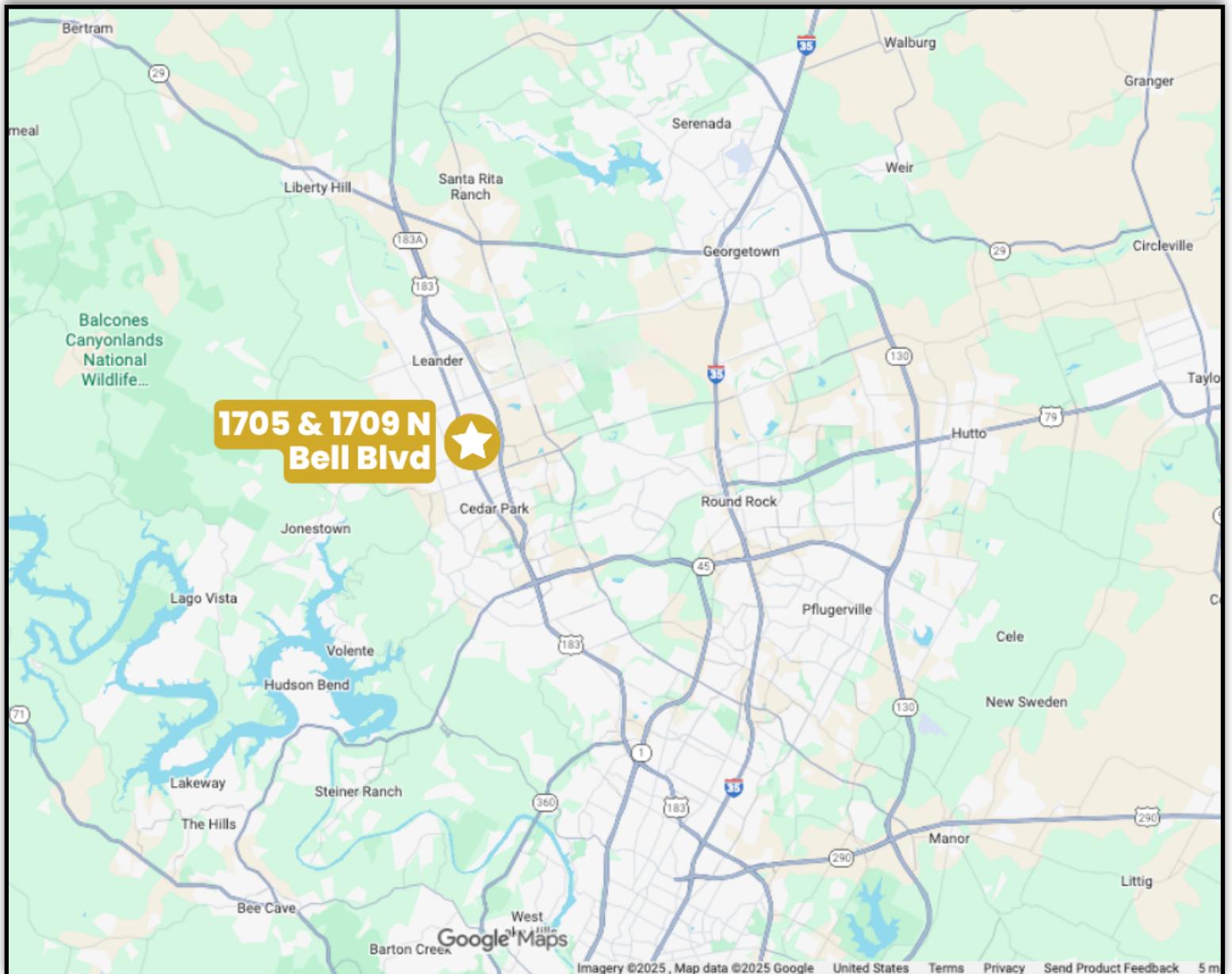
Regional Map

1705 and 1709 N Bell Blvd are positioned in one of the most desirable growth corridors in Central Texas, offering seamless access to major employment, residential, and lifestyle hubs. Located just north of Austin and surrounded by rapidly expanding suburban communities, this site provides immediate reach into Cedar Park, Leander, Georgetown, Round Rock, and the greater Austin metro.

Situated along the US-183 corridor, the property offers efficient connectivity to key highways including **183A Toll, SH-45, SH-130, and I-35**, making it a prime location for commercial users seeking visibility, convenience, and proximity to major population centers.

This strategic address places businesses within minutes of premier master-planned communities such as **Santa Rita Ranch, Bryson, Travisso, and Ranch at Brushy Creek**, as well as outdoor destinations around **Lake Travis**, offering strong residential demand drivers and consistent traffic throughout the region.

With access to top-tier workforce markets, strong household incomes, and high growth projections, this Cedar Park location stands at the crossroads of business expansion, suburban growth, and lifestyle convenience — making it an ideal development opportunity in the heart of Central Texas.

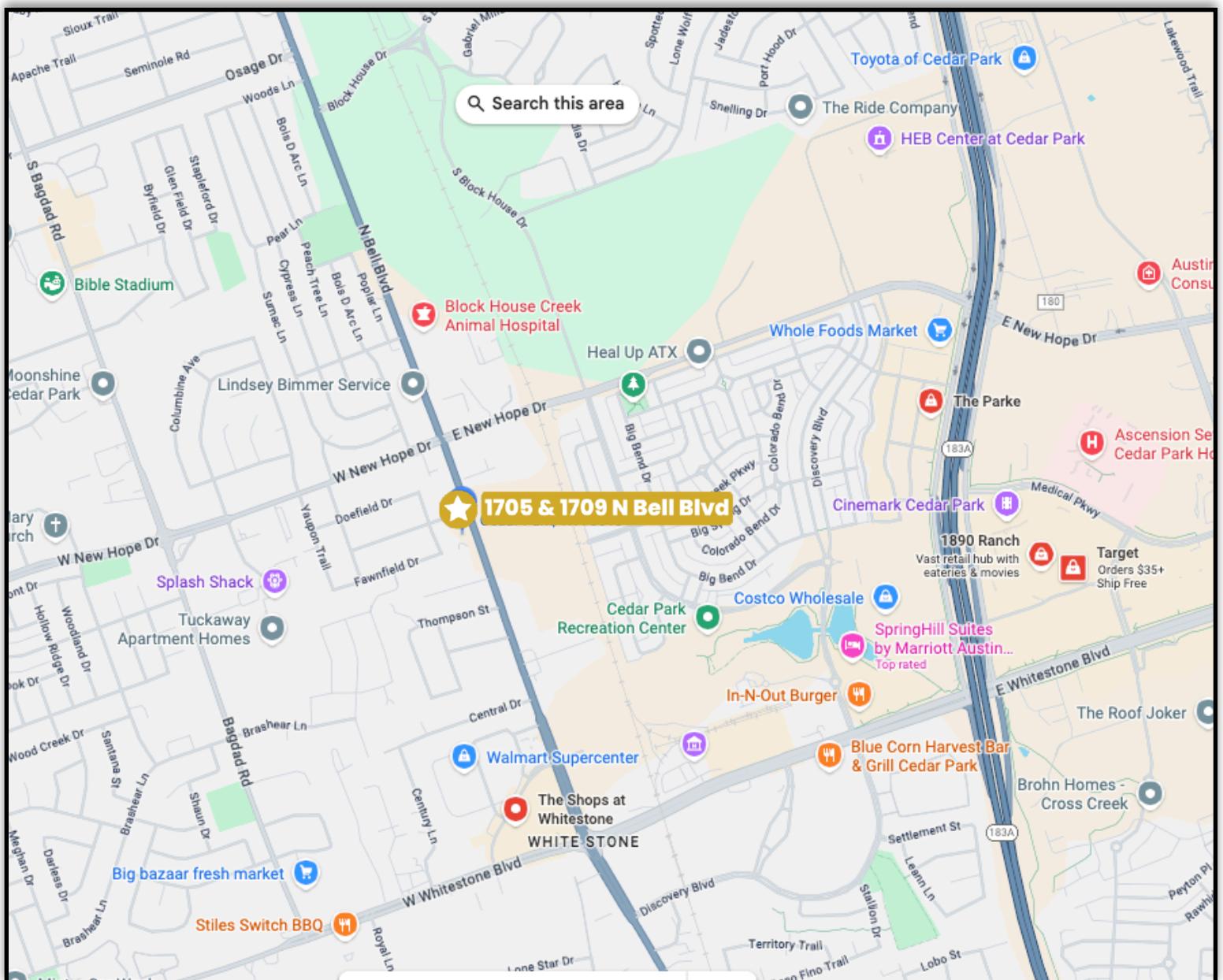


Local Shopping Map

The properties at **1705 and 1709 N Bell Blvd** sit in the heart of a busy Cedar Park commercial hub, surrounded by established retail, dining, service, and entertainment destinations that drive consistent customer traffic and strong visibility. Just minutes from major anchors — including H-E-B, Walmart Supercenter, Marshalls, Starbucks, and Tractor Supply Co. — this location benefits from steady day-to-day activity and consumer draw.

The area features a blend of national brands, local businesses, hospitality options, and lifestyle amenities, including casual dining, coffee shops, fitness and wellness services, and recreational venues like Splash Shack and the Cedar Park Recreation Center. Proximity to residential neighborhoods and schools further supports foot traffic and service-oriented commercial use.

This central position along N Bell Blvd/US-183 places the site within a highly trafficked retail corridor, offering excellent access and convenience for customers, employees, and visitors alike.

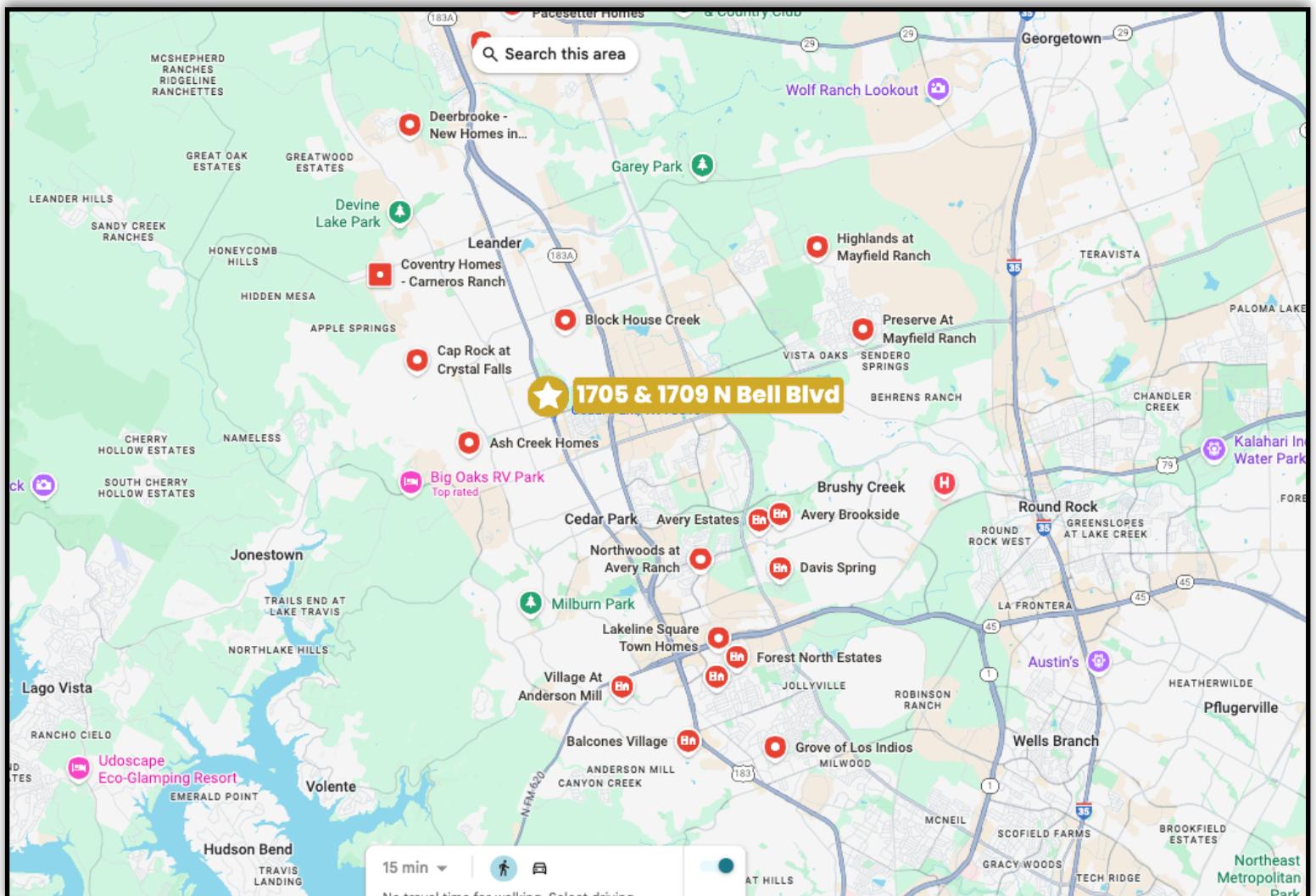


Subdivisions Map

The property at **1705 and 1709 N Bell Blvd** sits at the center of one of the most desirable residential regions in Central Texas, surrounded by established and growing master-planned communities including Crystal Falls, Block House Creek, Avery Ranch, Mayfield Ranch, Ash Creek, Ranch at Brushy Creek, and Hidden Mesa. These neighborhoods — along with luxury communities in Leander, Jonestown, Lago Vista, and the Lake Travis corridor — bring a steady flow of high-income households and sustained demand for services, dining, medical, and neighborhood-focused commercial uses.

From long-established neighborhoods to fast-growing developments in Leander and Liberty Hill, the area draws affluent residents attracted to top-rated schools, community amenities, parks, and lake access. The map illustrates the site's proximity to thousands of rooftops within minutes — a powerful driver for retail, medical, hospitality, and service-based users.

With limited available commercial land in Cedar Park and continued population growth to the north and west, this infill location is uniquely positioned to serve both established communities and emerging growth corridors. The property benefits from consistent demand generated by daily commuter traffic, expanding suburban neighborhoods, and lake-area lifestyle destinations, reinforcing its long-term value and strategic placement within one of the region's most coveted residential zones.



Cedar Park Demographics

Cedar Park continues to stand out as one of Central Texas' **most desirable and economically strong suburbs**. With a 2025 population estimated in the mid-80,000s, the city has experienced sustained growth driven by proximity to Austin's tech and employment hubs, quality schools, and highly planned neighborhoods. The community balances family-friendly stability with ongoing commercial momentum, making it an attractive environment for investment and development.

The **median age** in Cedar Park is approximately 37, reflecting a mix of young families, career-stage professionals, and **long-term residents**—an ideal demographic blend for services, retail, and healthcare. Homeownership remains high, with roughly two-thirds of households owning their home, highlighting long-term stability and neighborhood investment. Mobility rates have remained modest, indicating strong community roots and continued housing demand.

Affluence is a defining economic characteristic of the market. **Median household income** exceeds \$120,000—significantly higher than both state and national averages—**supporting strong consumer spending power for lifestyle, retail, dining, healthcare, and professional services**. **Residential values** have continued to appreciate, with median home prices well above regional averages, reflecting sustained demand and strong buyer profiles.

Education and workforce quality remain key strengths. Cedar Park boasts exceptionally high educational attainment levels, with a majority of adults holding a bachelor's degree or higher. Local employment benefits from the area's integration into the broader Austin innovation corridor, bringing access to a skilled labor pool, strong household earning potential, and future-ready employment sectors including technology, healthcare, engineering, and corporate services.

This combination of **high-income households, strong population growth, housing stability, and a well-educated labor force** creates an **ideal environment for commercial projects**, medical providers, service-based operators, hospitality, and mixed-use concepts. Cedar Park's ongoing civic investments and proximity to master-planned communities further reinforce long-term commercial demand and market resilience.

Sources:

- U.S. Census Bureau / ACS (2023 data releases)
- City of Cedar Park population and economic data
- DataUSA: Income, education, employment data for Cedar Park, TX
- Cedar Park Economic Development Corporation reports
- WorldPop / regional growth estimates
- Texas Demographic Center projections
- Local market housing and mobility data (ACS & Realtor.com median value insights)

Traffic Count Estimates

Traffic Count Highlights

1. A City of Cedar Park traffic summary shows that the segment of US-183 (Bell Blvd) «South of FM 1431» recorded about 53,594 average daily vehicles in 1999. [Source](#).
2. For a more retail-listing specific count, a flyer for 1609 N Bell Blvd (very nearby) lists 46,298 vehicles per day (VPD) at a “hard corner on N Bell Blvd (TX-183)”. [Source](#).
3. The city’s “How to get more information” page confirms that updated traffic volumes are maintained by the Engineering/Transportation dept and specific counts can be requested for any street. [Source](#).

Estimated Traffic County for 1705 & 1709 N Bell Blvd Based on Information Above

1. You can reasonably cite an average daily vehicle traffic (ADT) range of ~40,000 to ~50,000 VPD at or near your site frontage.
2. Given the listing at 46,298 VPD for a similar site nearby, using “~45,000+ VPD” is supported.
3. If you request a current count directly from the city you may get an updated number (perhaps higher given recent growth).

Notes and Considerations

1. Traffic counts include both directions; you may want to clarify “bidirectional” in your marketing.
2. The specific count at the exact frontage of 1705/1709 may differ slightly depending on intersection spacing, driveways, nearby turn lanes, and current growth.
3. For premium uses (retail, restaurant, service) emphasizing traffic counts above 40 k VPD is a strong marketing point.
4. Consider obtaining the latest count from the city’s database to reflect recent increases (post-2020) given area growth.

**Traffic counts reflect the most recent figures available for the corridor from the City of Cedar Park; buyer should verify final segment counts prior to permitting/site design.*

Major Employers/Anchor Tenants

Name	Type	Approximate Size / Notable Details	Relevance to Site
Cedar Park Regional Medical Center	Healthcare / Major Employer	Large acute-care hospital in Cedar Park.	Generates daytime employment, patient/visitor traffic for service retail, medical/office users.
ETS-Lindgren	Manufacturing / Tech Equipment	Manufacturer of electronic test & measurement equipment based in Cedar Park.	Represents advanced manufacturing workforce, supports demand for nearby commercial uses (e.g., dining, professional services).
Firefly Aerospace	Aerospace / Tech	Growing aerospace company expanding in Cedar Park, creating high-skill jobs.	High-income / high-education workforce supports premium retail, office, service uses.
National Oilwell Varco	Manufacturing / Headquarters	Regional or national HQ presence in Cedar Park.	Adds diversity to employment base, enhancing stability.
The Shoppes at Bell Blvd	Retail/Anchor Tenant	Planned mixed-use retail centre near Bell Blvd; 36,000+ SF; convenience to the site.	Demonstrates retail supply & demand along Bell Blvd; supports site's visibility and synergy.
Walmart Supercenter	Big-Box Retail Anchor	Existing large-format retail in the corridor (mentioned in context).	Anchor retailer that helps draw consumer traffic to the broader trade area.

Notes:

- The table focuses on employers and anchor tenants that are well-documented in Cedar Park and have relevance to the corridor surrounding Bell Blvd.
- While exact tenant lists for every retail center near the site may be incomplete, the items above illustrate both workforce anchors and retail/traffic drivers.
- Additional smaller office or service users in the immediate sub-area will further bolster demand.

Why Invest in Cedar Park, TX?

Cedar Park stands at the intersection of rapid growth, high household wealth, and exceptional quality of life—making it one of the most compelling investment markets in Central Texas. Located just 20 miles north of Austin, Cedar Park benefits from direct access to one of the nation's most dynamic tech and innovation economies while offering its own thriving business environment, top-tier schools, and sought-after suburban lifestyle.

Explosive Population & Economic Growth

Cedar Park has been one of Texas' fastest-growing cities for over a decade, supported by both job expansion and steady in-migration from Austin and national markets. The city continues to attract educated professionals, families, and executives drawn to its strong schools, master-planned communities, and access to regional employment hubs.

High-Income Demographics & Consumer Strength

With household incomes well above state and national averages, Cedar Park offers an affluent customer base that supports retail, dining, healthcare, professional services, and lifestyle-driven development. Residents enjoy strong earning power and discretionary spending—driving demand for quality commercial amenities and modern mixed-use environments.

Strategic Regional Connectivity

Sitting along the US-183/183A growth corridor, Cedar Park provides seamless access to Austin, Round Rock, Leander, and Georgetown—making it a central hub for commuters, corporate users, and service-based industries. Proximity to major employers, medical facilities, technology campuses, and regional destinations strengthens the city's long-term value proposition.

Robust Housing & Community Development

Cedar Park features a diverse and stable housing market, anchored by established neighborhoods and high-quality new communities. Consistent demand, limited inventory, and strong local planning create long-term residential stability—fueling commercial vibrancy and protecting property values.

Highly Skilled Workforce & Business-Friendly Climate

The city's workforce benefits from high education levels, access to Austin's talent pool, and proximity to major employment sectors including technology, healthcare, aerospace, engineering, and advanced manufacturing. Cedar Park's pro-business environment, fast-growing commercial districts, and targeted economic initiatives continue to attract companies and entrepreneurs.

Lifestyle & Community Appeal

From recreational facilities and parks to family-oriented amenities, entertainment venues, and new civic projects, Cedar Park prioritizes livability. This strong community foundation drives ongoing demand for real estate across residential, commercial, hospitality, and medical sectors.

The Bottom Line

Investing in Cedar Park means positioning capital in a high-growth, high-income, and high-demand suburban market at the heart of one of America's strongest economic regions. With population expansion, upward wealth trends, and transformative public-private development underway, Cedar Park offers compelling long-term value and opportunity across multiple asset classes.

Cedar Park vs. Other CTX Locations

Category	Cedar Park	Leander	Liberty Hill	Round Rock
Market Position	Mature, high-income, built-out suburb	High-growth, emerging metro suburb	Rapid-growth frontier suburb	Established retail & business hub
Population	~84K	~80K+	~10K (city) / much larger ETJ	~125K
Growth Pace	Strong, steady	Very fast	Explosive new-development growth	Moderate-strong, redevelopment focus
Median Household Income	\$120K+	~\$105K	~\$110K	~\$93K
Commercial Supply	Limited infill — scarce supply	Expanding rapidly	Early-stage commercial corridor	Strong but competitive
Barriers to Entry	High — built-out & zoning controls	Moderate	Low-moderate	High in prime corridors
Development Pattern	Infill, redevelop, high-quality retail & medical	Master-planned communities, new commercial	New land, suburban growth corridor	Corporate, medical, tech, retail concentration
Demand Profile	High-income households, strong retail + medical demand	New families, retail ramping up, suburban lifestyle	New home demand, suburban/rural mix	Corporate employers, destination retail
Investment Thesis	Proven, supply-constrained, durable demand	Growth-trajectory suburban investment	Land & future commercial positioning	Established employment + retail destination

The Bottom Line: Why Invest in Cedar Park

Cedar Park is the premier northern Austin suburban market, offering a rare combination of high household incomes, established demand drivers, and limited commercial land availability. While neighboring communities continue to expand their housing and commercial footprints, Cedar Park delivers stability, proven performance, and long-term market resilience — making infill opportunities exceptionally desirable and increasingly scarce.



Information About Brokerage Services

Texas law requires all real estate licensees 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.

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 or subagent by the buyer or buyer's agent.

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.

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

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

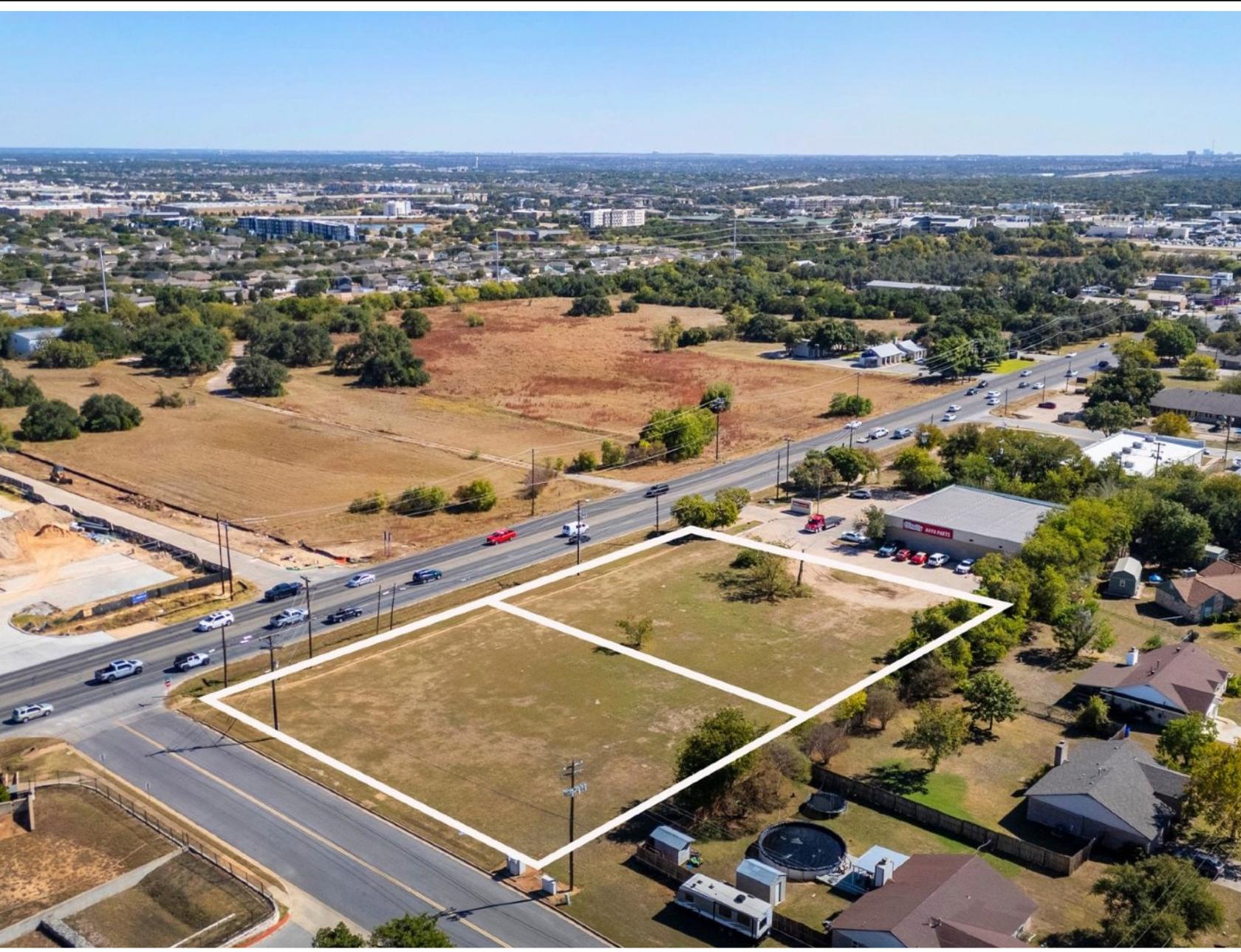
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date



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Mallach & COMPANY
Commercial Properties

Information deemed reliable but not guaranteed. Buyer to verify all info contained herein.