

# For Lease

## Second Generation Retail



## Hunington

**Hunington Properties, Inc.**  
1715 S. Capital of Texas Highway #101  
Austin TX 78746  
**(512) 767-7442**  
[hpiproperties.com](http://hpiproperties.com)

## Shops at New Hope

FM 1431 & W New Hope Dr.  
2875 W. Whitestone Blvd  
Cedar Park, Texas 78613

# For Lease



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## SHOPS AT NEW HOPE

FM 1431 & W New Hope Dr.  
2875 W. Whitestone Blvd., Cedar Park, Texas 78613



### Property Information

Space For Lease	1,637 SF
Rental Rate	Call for Pricing
NNN	\$10.00 PSF
Total Sq. Ft.	20,777 SF

### Property Highlights

- Signalized intersection along W. Whitestone Blvd (FM 1431)
- Strong visibility and traffic counts
- Dense residential trade area with nearby master-planned communities
- Education-driven demographics with ±42,000 students in Leander ISD
- Underserved neighborhood retail market
- Second-generation space with value-add improvements
- Ideal for service, food, medical, and neighborhood retail

### Demographics

Population (2025)	2 mi. - 28,321
	3 mi. - 64,055
	5 mi. - 152,856
Average Household Income	2 mi. - \$147,909
	3 mi. - \$146,340
	5 mi. - \$135,103
Traffic Count	W. Whitestone Blvd- 38,795 vpd (Combined)

### Contact Information

**Gigi Gomel**  
Principal | Brokerage  
gigi@hpiproperties.com

**Evan Dyer**  
Principal | Retail Development  
evan@hpiproperties.com

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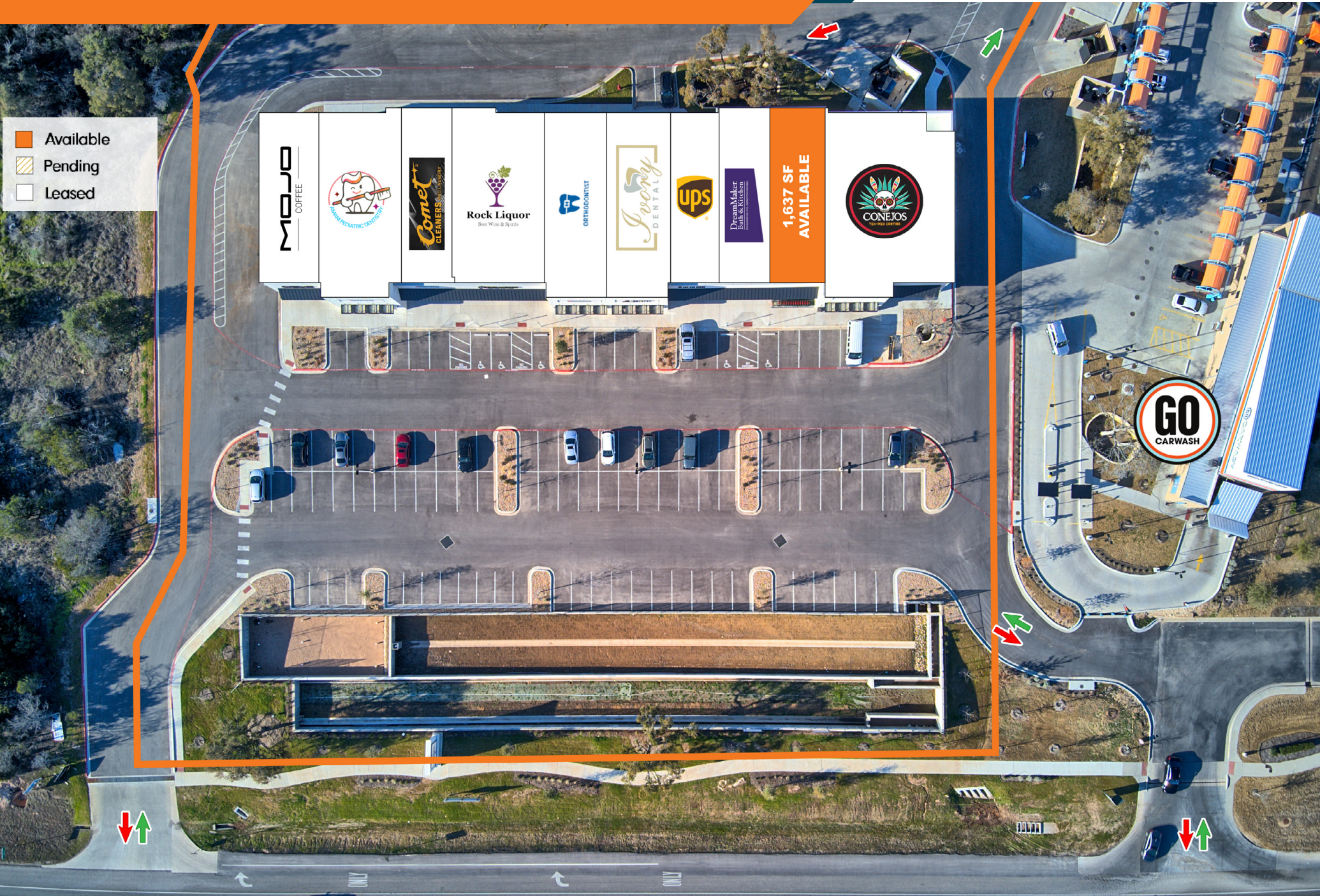
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# For Lease



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- Available
- Pending
- Leased



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## Schools Within 5 Mile Radius

### Shops at New Hope | School Map (5 mi.)

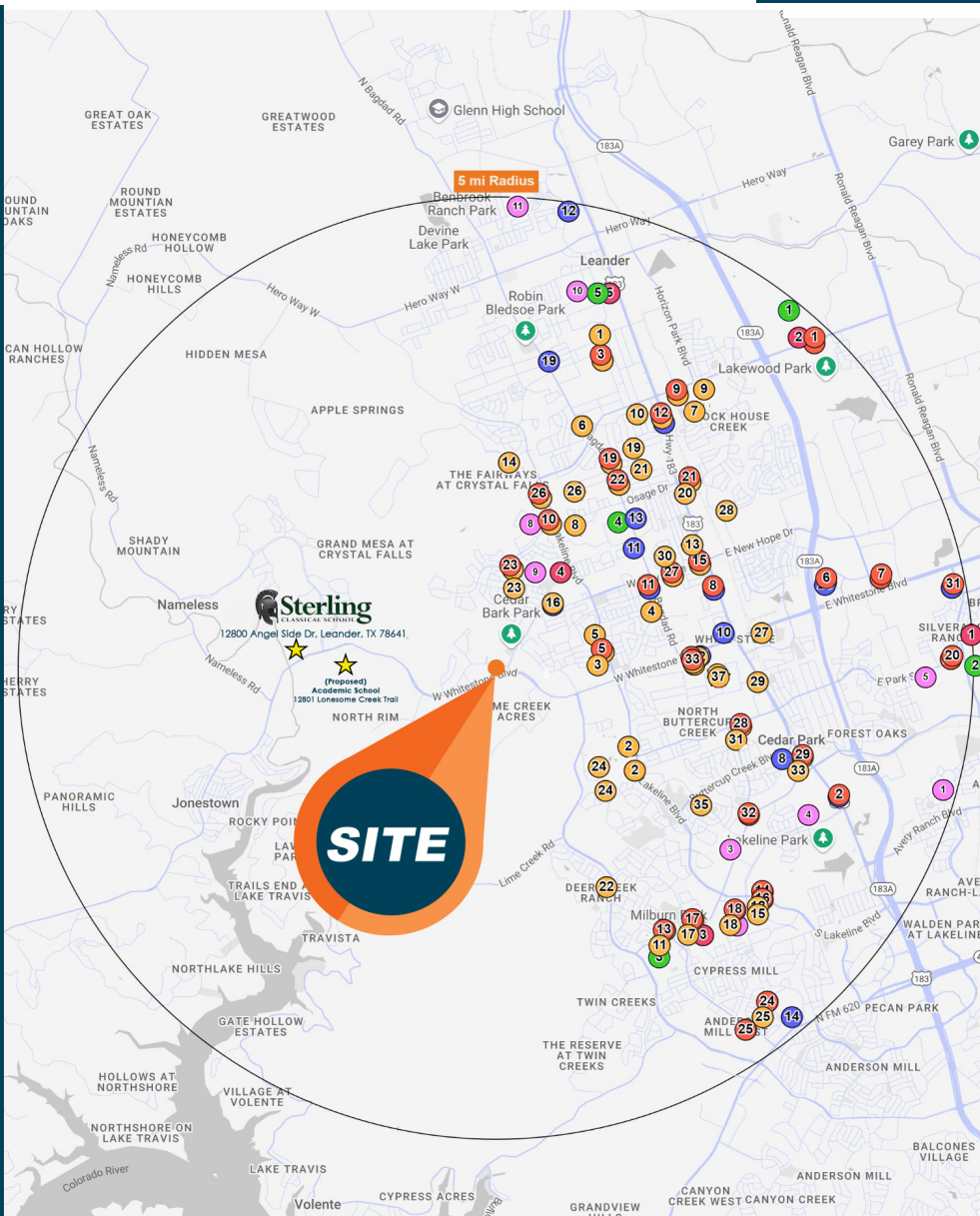
2875 W. Whitestone Blvd Cedar Park, Texas 78613

#### Learning Centers

- 1 **The Learning Experience**  
600 W Whitestone Blvd | 196 Students
- 2 **Pathways Early Childhood Center**  
700 W Whitestone Blvd | 40 Students
- 3 **Children's Lighthouse of Cedar Park**  
1801 Bagdad Rd | 200 Students
- 4 **LEARNLEE Tutors**  
2301 S Bagdad Rd Ste 301
- 5 **La Petite Academy on N. Bell Blvd**  
1609 N Bell Blvd | 154 Students
- 6 **Kumon Cedar Park Central**  
200 Buttercup Creek Blvd
- 7 **Bright Star Learning Center**  
751 S Bell Blvd | 40 Students
- 8 **Hunington Learning Center**  
1835 E Whitestone Blvd
- 9 **Kumon Math and Reading Center**  
1909 S Hwy 183 SUITE 105 | 150 Students
- 10 **Creme de la Crema Learning Center**  
1920 S Lakeline Blvd
- 11 **Achieve Learning Center**  
806 S Bagdad Rd
- 12 **Kinectory Learning Centers**  
3502 Hatch Rd | 50 Students
- 13 **Innovallion Learning Lab**  
2001 W New Hope Dr | 40 Students
- 14 **Code Ninjas**  
2022 Walton Way Suite 184 | 150 Students
- 15 **Mathnasium**  
2906 S Bagdad Rd #240 | 200 Students
- 16 **Twin Lakes Development Center**  
1130 S Bell Blvd | 101 Students
- 17 **The Goddard School of Cedar Park**  
1908 El Salido Pkwy | 147 Students
- 18 **The Goddard School of Leander**  
1730 Union St | 224 Students
- 19 **Bright Star Academy Schools**  
801 N Vista Ridge Blvd | 300 Students
- 20 **The Learning Experience**  
248 W Meho Dr | 189 Students

#### Kindergartens

- 1 **Little Brigade Preschool**  
2817 Granite Hill Cove
- 2 **Nature's Schoolhouse Microschool**  
3001 W New Hope Dr | 21 Students
- 3 **Mason Elementary School**  
1501 N Lakeline Blvd | 657 Students
- 4 **Kiddie Academy of Cedar Park West**  
1801 N Lakeline Blvd | 233 Students
- 5 **Hatch House School**  
126 S Lakeline Blvd | 171 Students
- 6 **Primrose School of Crystal Falls**  
1781 Osage Dr | 215 Students
- 7 **The PREP School of Crystal Falls**  
3361 N Lakeline Blvd | 266 Students
- 8 **The Montessori Inclusive School**  
901 Royal Ln | 39 Students
- 9 **Pathways Christian Preschool**  
700 W Whitestone Blvd | 170 Students
- 10 **Young Minds Montessori Preschool**  
2400 S Bagdad Rd | 96 Students
- 11 **Bright Bee Montessori**  
900 Nelson Ranch Rd | 1129 Students
- 12 **Childrens Garden Preschool Lia**  
2100 S Bagdad Rd | 200 Students
- 13 **Abacus School of Austin**  
1720 S Bagdad Rd | 166 Students
- 14 **The Goddard School of Cedar Park**  
1908 El Salido Pkwy | 147 Students
- 15 **Ivybrook Academy**  
411 N Bell Blvd
- 16 **Guidedpost Montessori at Cypress Creek**  
2006 Sun Chase Blvd | 85 Students
- 17 **Cedar Park Montessori**  
400 E Whitestone Blvd | 97 Students
- 18 **Stepping Stone School**  
225 Black House Dr | 289 Students
- 19 **Primrose School of Cedar Park West**  
2021 Little Elm Trail | 210 Students
- 20 **Stepping Stone School**  
225 Black House Dr
- 21 **Westside Elementary School**  
300 Ryan Jordan Ln | 559 Students
- 22 **Giddens Elementary School**  
1500 Timberrwood Dr | 475 Students
- 23 **Whitestone Elementary School**  
2000 Crystal Falls Pkwy | 903 Students
- 24 **Deer Creek Elementary School**  
2400 Zappa Ln Dr Basecamp 1 | 648 Students
- 25 **The Learning Experience Cedar Park**  
800 W Whitestone Blvd | 196 Students
- 26 **Aldrea Verde Preschool**  
903 Royal Ln | 63 Students
- 27 **High Hopes Preschool**  
600 W New Hope Dr | 75 Students
- 28 **HIS Kids Preschool**  
200 W New Hope Dr
- 29 **A Child's Haven Preschool**  
600 W Park St | 57 Students
- 30 **Block House Creek Elementary School**  
401 Creek Run Dr | 495 Students
- 31 **Prep N' Play Academy**  
1901 US-183 | 68 Students
- 32 **Bright Star Learning Center**  
751 S Bell Blvd | 140 Students
- 33 **Dew Drops Montessori Preschool**  
1202 Drake Cove | 12 Students
- 34 **The Children's Courtyard of Cedar Park**  
2001 S Lakeline Blvd | 192 Students
- 35 **The Goddard School of Leander**  
1730 Union St | 224 Students
- 36 **Pleasant Hill Elementary School**  
1800 Horizon Park Blvd | 570 Students
- 37 **Little Acorn Academy**  
3200 Hatch Rd | 175 Students



#### Daycares

- 1 **Kiddie Academy of Cedar Park West**  
1301 N Lakeline Blvd | 233 Students
- 2 **Children's Lighthouse of Cedar Park**  
1801 Bagdad Rd | 220 Students
- 3 **Little Brigade Preschool**  
2017 Granite Hill Cove
- 4 **The Learning Experience**  
800 W Whitestone Blvd | 196 Students
- 5 **Primrose School of Crystal Falls**  
1781 Osage Dr | 183 Students
- 6 **La Petite Academy on N. Bell Blvd**  
1609 N Bell Blvd | 154 Students
- 7 **The PREP School of Crystal Falls**  
3361 N Lakeline Blvd | 266 Students
- 8 **Young Minds Montessori Preschool**  
2400 S Bagdad | 96 Students
- 9 **Hatch House School**  
1255 Lakeline Blvd
- 10 **Prep N' Play Academy**  
1901 US-183 | 150 Students
- 11 **Adventure Kids Playcare**  
1335 E Whitestone Blvd Suite D - 195 | 150 Students
- 12 **The Goddard School of Leander**  
1730 Union St | 224 Students
- 13 **Dew Drops Montessori Preschool**  
1202 Drake Cove | 12 Students
- 14 **Jupiler House Preschool**  
1602 Medical Pkwy | 171 Students
- 14 **Twin Lakes Child Development Center**  
1150 S Bell Blvd | 150 Students
- 15 **Guidedpost Montessori at Cypress Creek**  
2006 Sun Chase Blvd | 200 Students
- 16 **The Goddard School of Cedar Park**  
1908 El Salido Pkwy | 147 Students
- 17 **The Children's Courtyard of Cedar Park**  
2001 S Lakeline Blvd | 192 Students
- 18 **Cadence Academy Preschool**  
2101 E Park St | 220 Students
- 19 **Bright Star Academy Schools**  
801 N Vista Ridge Blvd | 346 Students
- 20 **Creative World School Leander**  
10840 E Crystal Falls Pkwy | 244
- 21 **Little Acorn Academy**  
3200 Hatch Rd | 150 Students
- 22 **Rising Stars Preschool**  
3307 El Salido Pkwy | 132 Students
- 23 **Childrens Garden Preschool**  
2100 S Bagdad Rd | 57 Students
- 23 **Stepping Stone School**  
1730 Union St | 224 Students
- 24 **Primrose School of Cedar Park West**  
2021 Little Elm Trail | 210 Students
- 25 **The Children's Courtyard of Cedar Park**  
2001 S Lakeline Blvd | 192 Students
- 26 **Cadence Academy Preschool**  
2101 E Park St | 220 Students
- 27 **Bright Star Academy Schools**  
801 N Vista Ridge Blvd | 200 Students
- 28 **Little Acorn Academy**  
3200 Hatch Rd | 175 Students

#### Elementary Schools

- 1 **Knowles Elementary School**  
2101 Cougar Country Dr | 445 Students
- 2 **William J. Winkley Elementary School**  
2100 Paw Paw | 720 Students
- 3 **Whitestone Elementary School**  
2000 Crystal Falls Pkwy | 560 Students
- 4 **Faublon Elementary School**  
1209 Cypress Creek Road | 417 Students
- 5 **Reed Elementary School**  
1515 Little Elm Trail | 661 Students
- 6 **Pleasant Hill Elementary School**  
1800 Horizon Park Blvd | 660 Students
- 7 **Knowles Elementary School**  
2101 Cougar Country Dr | 615 Students
- 8 **Christine Comacho Elementary School**  
501 Municipal Dr | 724 Students
- 9 **Reagan Elementary School**  
1700 E Park St | 801 Students
- 10 **Rulleidge Elementary School**  
11501 Staked Plains Dr | 951 Students
- 11 **Plain Elementary**  
501 S Brook Dr | 806 Students
- 12 **The Montessori Inclusive School**  
901 Royal Ln | 100 Students
- 13 **Naumann Elementary**  
1201 Brighton Bend Ln | 458 Students

#### Middle Schools

- 1 **Running Brushy Middle School**  
2803 N Lakeline Blvd | 1,091 Students
- 2 **Cedar Park High School**  
2100 Sun Chase Blvd | 1,328 Students
- 3 **Leander Middle School**  
410 S W Dr | 1,100 Students
- 4 **Henry Middle School**  
100 N Vista Ridge Blvd | 1,328 Students
- 5 **Knox Wiley Middle School**  
1526 Raider Way | 1,815 Students

#### High Schools

- 1 **Leander High School**  
3301 S Bagdad Rd | 2,159 Students
- 2 **Cedar Park High School**  
2130 Cypress Creek Road | 1,756 Students
- 3 **New Hope High School**  
401 S W Dr | 70 Students

## NEW DEVELOPMENTS IN CEDAR, TX



### The 240,000 square-foot All Sports store will open Fall 2026 in Cedar Park, north of Austin

Employee-owned SCHEELS is excited to bring its second All Sports store to Texas, scheduled to open Fall 2026 in Cedar Park. Construction on the new shopping destination will begin early next year at CedarView, a large development near the H-E-B Center soon to be home to Nebraska Furniture Mart (NFM), plus a convention center and hotel. SCHEELS will serve as the second core anchor in the development alongside NFM, and will feature 240,000 square-feet of premium retail adventure for the entire family.



### Shop LC, one of the nation's fastest growing electronic retailers

Shop LC, one of the nation's fastest growing electronic retailers, which is currently operating in Austin, will be relocating to Cedar Park to build their national headquarters. The property is located on over 28 acres at 1500-1700 N Bell Blvd. The project will consist of a minimum of 200,000 square feet and the estimated completion date is Q3 2024. This will be a 0.6-mile drive from the subject property.



### Cedar Park's mixed-use development, The Bell District

Cedar Park's mixed-use development, The Bell District, was designed to be a central gathering place for residents to live, eat, office and play. The project sits on over 50 acres with 16 of those being greenspace along Cluck Creek and will also include a new public library. The first phase began in 2020 with the realignment of Bell Blvd., which should be completed this year. The Bell District is a 2.3-mile drive south of the subject property.



### Nebraska Furniture Mart announces new store location in Austin

CPM Development is investing 400MM to build a 250-room hotel, 30,000 square foot convention center, 250,000 square feet of commercial and 1.2MM square feet for NFM, (Nebraska Furniture Mart) who operates the largest home furnishing retail stores in North America. The project is just 0.7 miles east from the subject property on New Hope.

## 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.

### 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.

<u>Hunington Properties, Inc.</u>	<u>454676</u>	<u>sandy@hpiproperties.com</u>	<u>713.623.6944</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Sanford Paul Aron</u>	<u>218898</u>	<u>sandy@hpiproperties.com</u>	<u>713.623.6944</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Evan Dyer</u>	<u>571158</u>	<u>evan@hpiproperties.com</u>	<u>713.623.6944</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Gigi Gomel</u>	<u>446845</u>	<u>gigi@hpiproperties.com</u>	<u>713.623.6944</u>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date