

# For Lease



## Hunington

**Hunington Properties, Inc.**

1715 S. Capital of Texas Highway #101

Austin TX 78746

**(512) 767-7442**

**hpiproperties.com**

## Shops at New Hope

FM 1431 & W New Hope Dr.

2875 W. Whitestone Blvd

Cedar Park, Texas 78613



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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	1,502 SF   1,933 SF
Rental Rate	Call for Pricing
NNN	\$10.00 PSF
Total Sq. Ft.	20,777 SF

### Property Highlights

- Underserved retail market
- Signalized Intersection
- Less than a mile from Travisso Master Planned Community 1,500 homes, with a total of 4,000 home site.

### 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)
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### Contact Information

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

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

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The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunington Properties or by any agent, independent associate, subsidiary or employee of Hunington Properties. This information is subject to change.



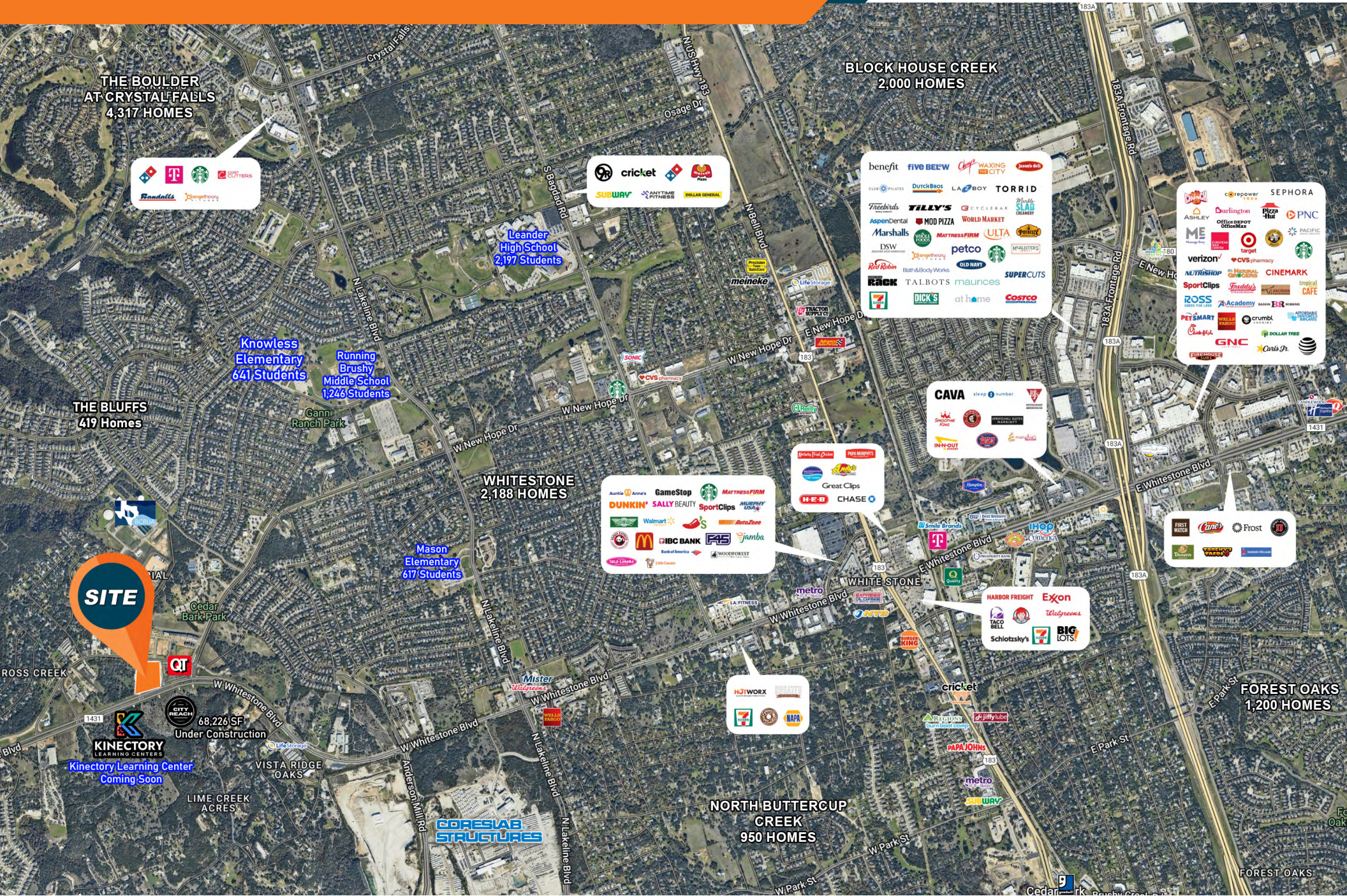


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## NEW DEVELOPMENTS IN CEDAR, TX



### **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.

<b>Hunington Properties, Inc.</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>454676</b> License No.	<b>sandy@hpiproperties.com</b> Email	<b>713.623.6944</b> Phone
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Buyer/Tenant/Seller/Landlord Initials

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Date