



FOR LEASE

Sought-After Cedar Park Location

MOVE IN READY: 2020 N BELL BLVD | CEDAR PARK, TX 78613

PRIME Retail, Office, and Warehouse Space Units Available

2,500 Square Foot **Prime Retail Unit** Available with **N Bell Blvd Frontage**
Approximately 1,250 Square Feet of Fully Air Conditioned Space (450 Square Feet of Private Office/Conference Rooms, 800 Square Feet of Retail/Showroom), and 1,250 Square Feet of Warehouse Space (Not Air Conditioned)
\$25/sqft/yr + NNN | Available 8/1/2026

1,250 Square Foot Units Available,

Including End Cap Units
\$17-18.96/sqft/yr + NNN

Stand-Out Features:

18-Wheeler Access for Ease of Loading and Unloading

No Improvements Needed for Most Applications

Convenient and **Plentiful Parking**

High-Quality, Highly-Visible Monument Signage on North Bell Blvd

Don't Pass Up This Incredible Opportunity for Your Business!

Madison Montgomery, REALTOR®

(512) 966-0392 | Madison@MallachandCompany.com (512) 799-9083 | John.Mallach@gmail.com

**Spaces are
100% finished**

**100% HVAC in
most units**

**18-Wheeler
access**

**Plentiful
parking**

**Unparalleled
location**

SILVER SPUR BUSINESS PARK

2020 North Bell Boulevard: MOVE-IN READY & UNPARALLELED LOCATION

Welcome to Silver Spur Business Park, Cedar Park's premier destination for thriving businesses. Ideally located on bustling **North Bell Boulevard (US-183)**, this professional business park offers **exceptional visibility, convenient access, ample parking** for visitors and staff, and a **modern environment** designed to support long-term growth.

Prime Location

Situated in one of the fastest-growing areas of Central Texas, Silver Spur Business Park **places your business at the heart of Cedar Park's dynamic commercial corridor** with **highly visible monument signage**. With **close proximity** to major highways, retail centers, and residential communities, the location ensures steady traffic, strong demographics, and **seamless connectivity**.

Versatile Commercial Units

Silver Spur Business Park offers a variety of units for lease, each designed to meet the diverse needs of entrepreneurs, investors, and established businesses. Whether you're looking for **professional office space, medical suites, or service-oriented flex space**, these units can be tailored to your business vision. One of the park's most distinctive advantages is its **full 18-wheeler access, enabling seamless loading and unloading operations**.

Property Highlights

- Modern construction with professional curb appeal
- Flexible floor plans for office, medical, or light commercial use
- 18-wheeler access for ease of loading and unloading
- Ample parking for staff and customers
- High-visibility on N Bell Blvd with high-quality monument signage
- Surrounded by strong residential growth and expanding retail

Invest in Growth with Mallach & Company

As Cedar Park continues its rapid expansion, opportunities in well-positioned business parks are highly sought after. Mallach & Company Real Estate's Commercial Division is proud to present several units at Silver Spur Business Park, offering businesses the chance to secure their footprint in one of Central Texas's most desirable markets.

Silver Spur Business Park isn't just a property—it's a foundation for success.



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2,500 Square Foot Prime Retail Unit

Frontage on Highly-Trafficked N Bell Blvd | Available 8/1/2026

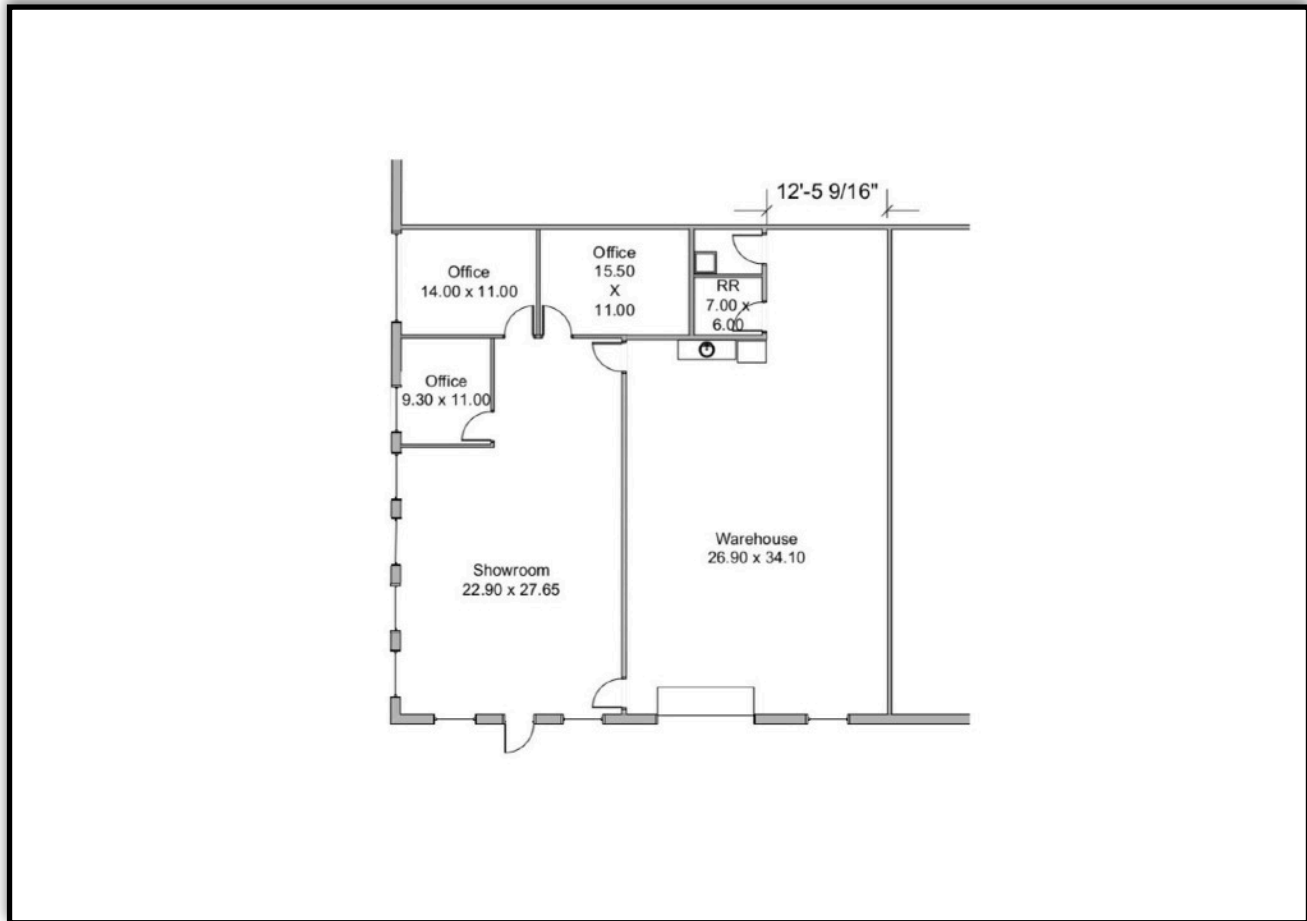


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2,500 Square Foot Prime Retail Unit

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1,250 Square Foot Unit

100% Finished Spaces • 100% HVAC in Most Units • 18-Wheeler Access • Plentiful Parking

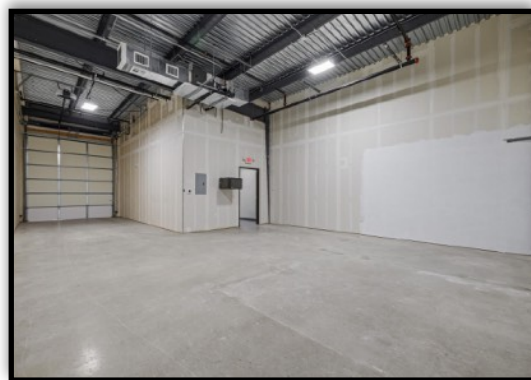
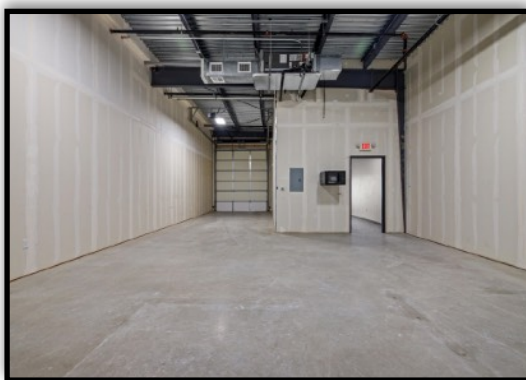


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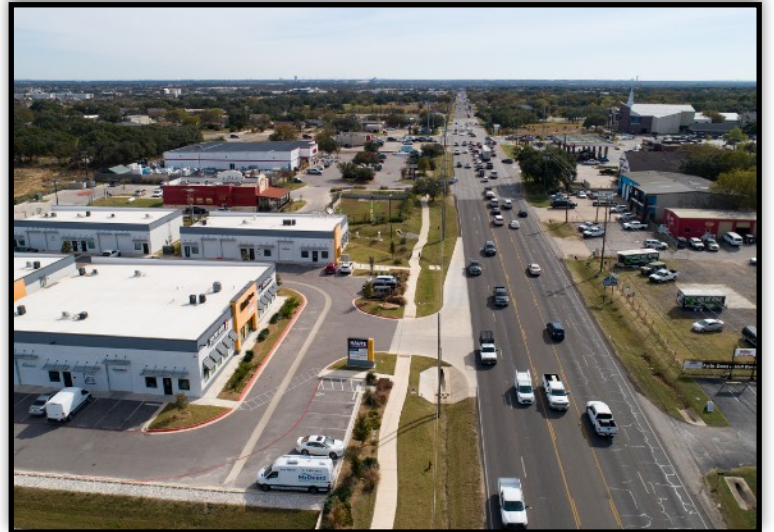
1,250 Square Foot Unit

100% Finished Spaces • 100% HVAC in Most Units • 18-Wheeler Access • Plentiful Parking



312 Square Foot Office Space (Fully Air Conditioned), 938 Square Foot Warehouse Space (Most are Full Air Conditioned)
ADA Compliant Restroom • Private Entrance • Energy Efficient LED Lighting with Motion Sensors
High-Speed Internet Included, Additional AT&T or Spectrum Services Available
10' Wide X 12' Tall Insulated Garage Door • 15' Ceiling Height Minimum
100 Amp 3-Phase Electrical Service • Fully Insulated Roof and Walls

Aerial Photos



Aerial Photos



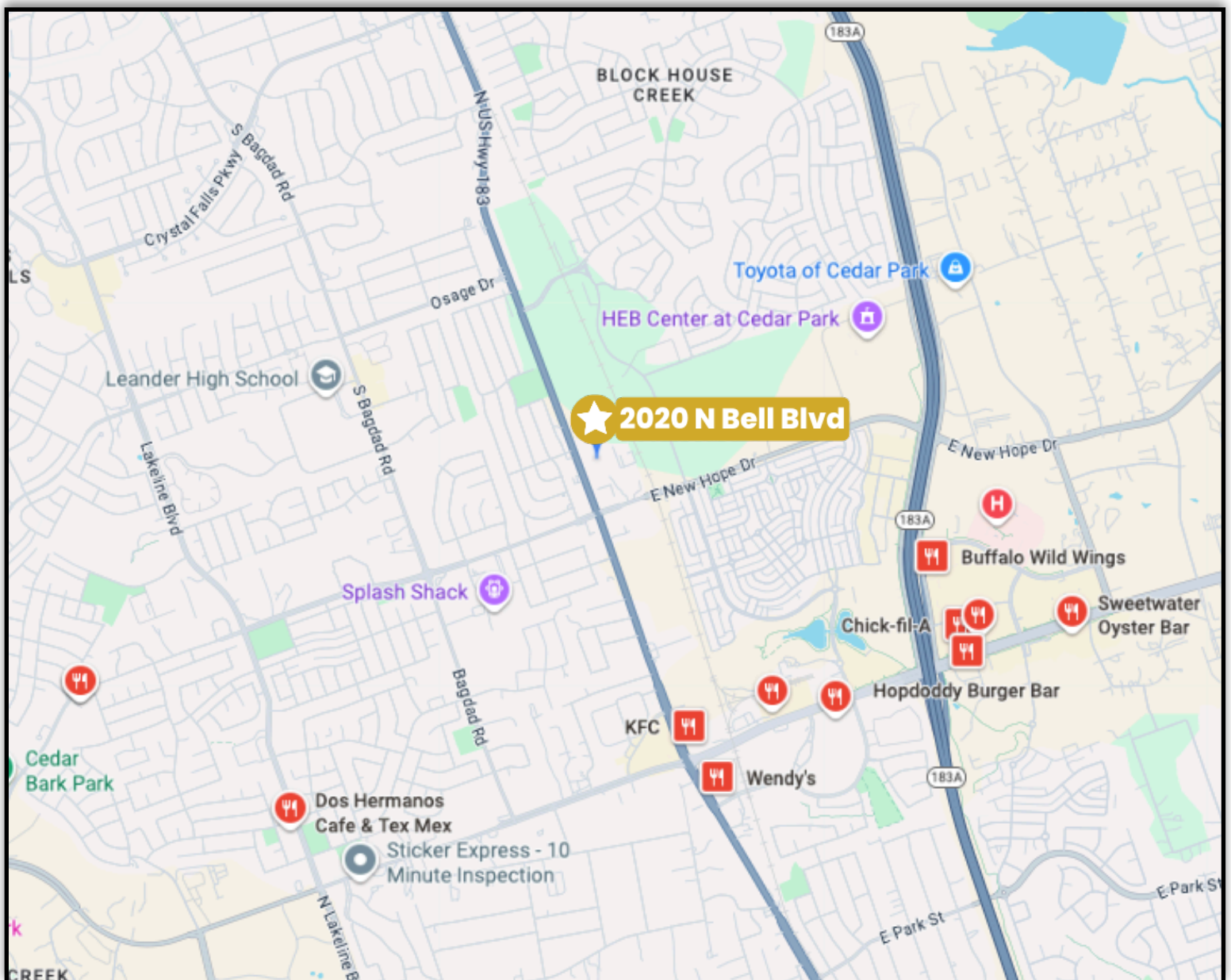
Regional Map

Cedar Park is a dynamic and fast-growing city in northwest Austin's metro area. Positioned along the bustling North Bell Boulevard (US-183) corridor, it benefits from strong traffic counts, excellent visibility, and established commercial zoning. Just to the south, the Lakeline Mall and US-183/SH-45 interchange serve as a major regional hub, featuring national retailers, entertainment venues, and restaurants. Across Cedar Park, major corridors such as Whitestone Boulevard (FM 1431) and Cypress Creek Road continue to attract rapid commercial development, blending office, medical, retail, and service businesses. This ongoing growth underscores Cedar Park's role as a premier destination for both businesses and residents within Central Texas.



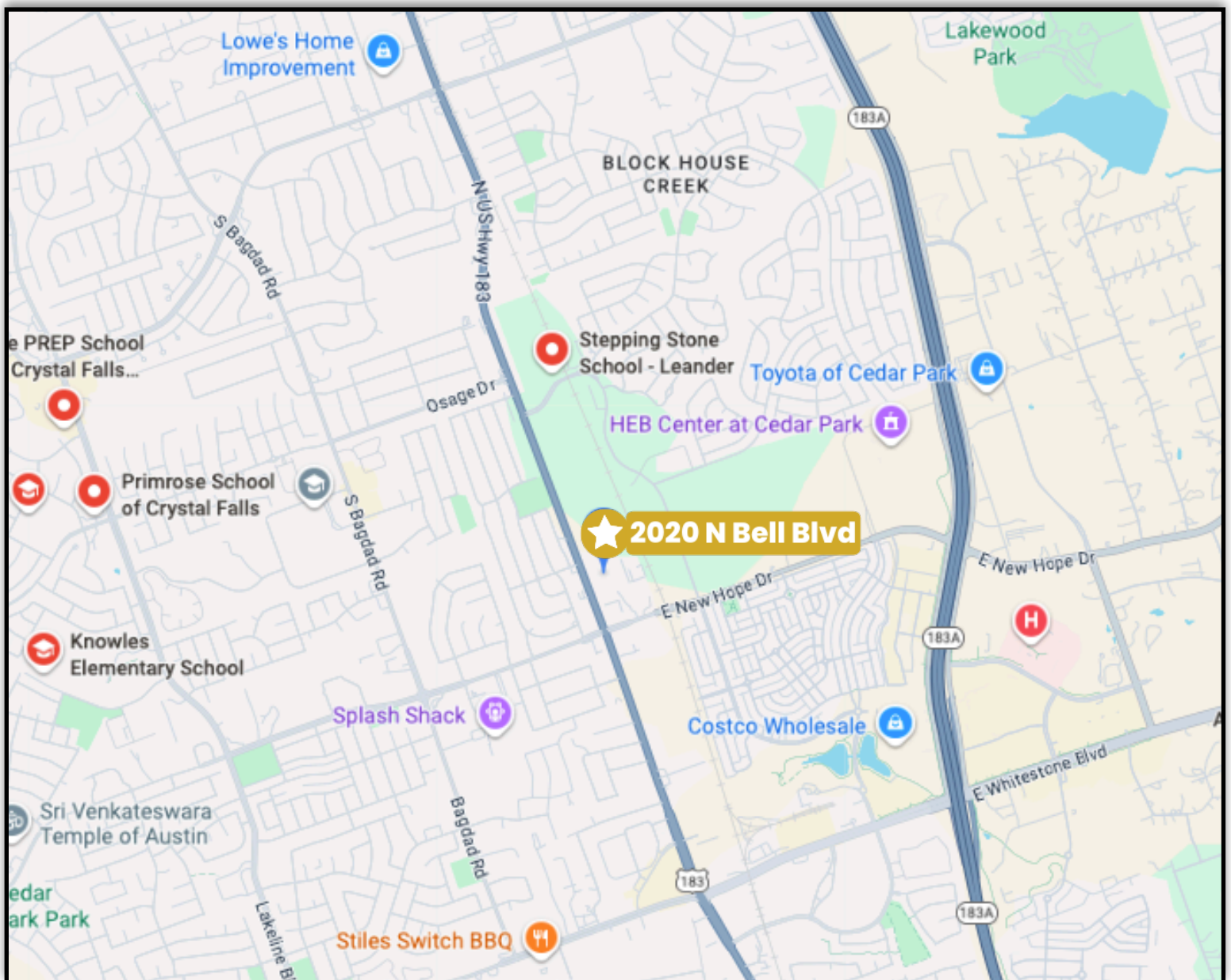
Restaurant Map

There are several inviting dining options nearby, each offering its own flavor of Cedar Park's culinary scene. Blue Corn Harvest Bar & Grill serves Southwestern-inspired dishes with a local twist in a relaxed, casual setting. For classic Texas barbecue, Smokey Mo's BBQ delivers slow-smoked meats and homestyle sides that keep locals coming back. Dos Salsas is a popular spot for Mexican cuisine, known for its generous portions, lively atmosphere, and family-friendly menu. Those looking for comfort food with a gourmet touch will enjoy Cedro Scratch Italian & Wine Bar, which pairs handcrafted Italian dishes with an extensive wine list. Together, these restaurants provide a well-rounded mix of flavors and dining experiences just minutes from the property.



Schools Map

There are several highly regarded schools in close proximity, offering excellent options for families in the area. Knowles Elementary School and William J. Winkley Elementary School provide strong academic programs and a supportive learning environment for young students. Nearby, The PREP School of Crystal Falls and Primrose School of Crystal Falls offer private early childhood education with a focus on enrichment and development. Families also have convenient access to Bright Star Academy Schools, which provides a comprehensive educational experience. For younger learners, Stepping Stone School – Leander offers early childhood programs in a nurturing setting. Together, these schools reflect Cedar Park's reputation for quality education and its appeal to families.



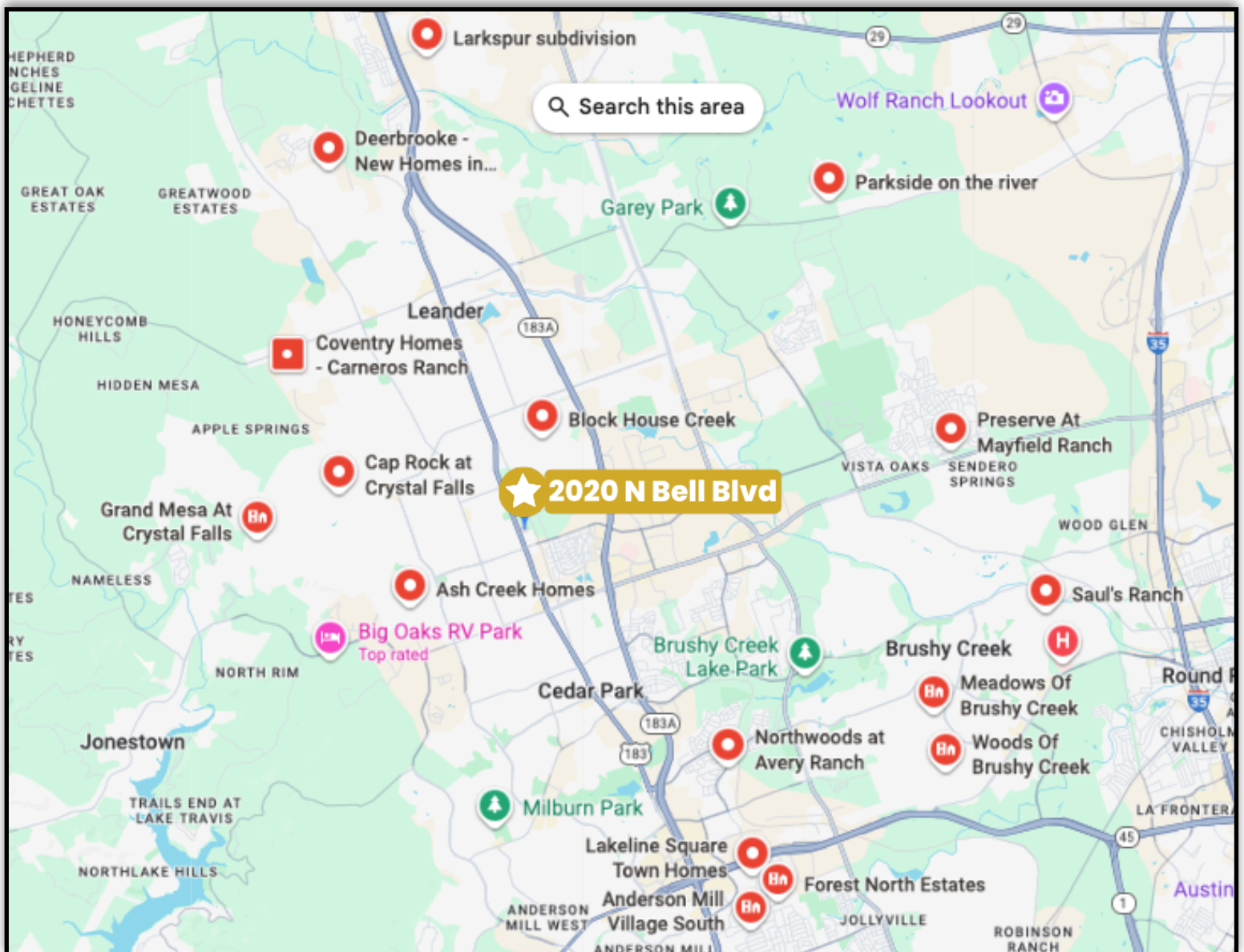
Medical Services Map

There are numerous medical facilities nearby, providing convenient access to healthcare for the community. Baylor Scott & White Clinic – Cedar Park offers comprehensive primary and specialty care services in a modern facility. Village Medical at Cedar Park and WellMed at Cedar Park provide family medicine and preventive care tailored to long-term wellness. For specialized services, Community Medical Services and Cedar Park Pediatrics & Family Medicine deliver focused care for children and adults alike. In addition, Family Medicine Austin – Leander and Thrive Medical are close by, ensuring a wide range of health and wellness options. Together, these providers reflect Cedar Park's strong medical network and make healthcare easily accessible to businesses and residents in the area.



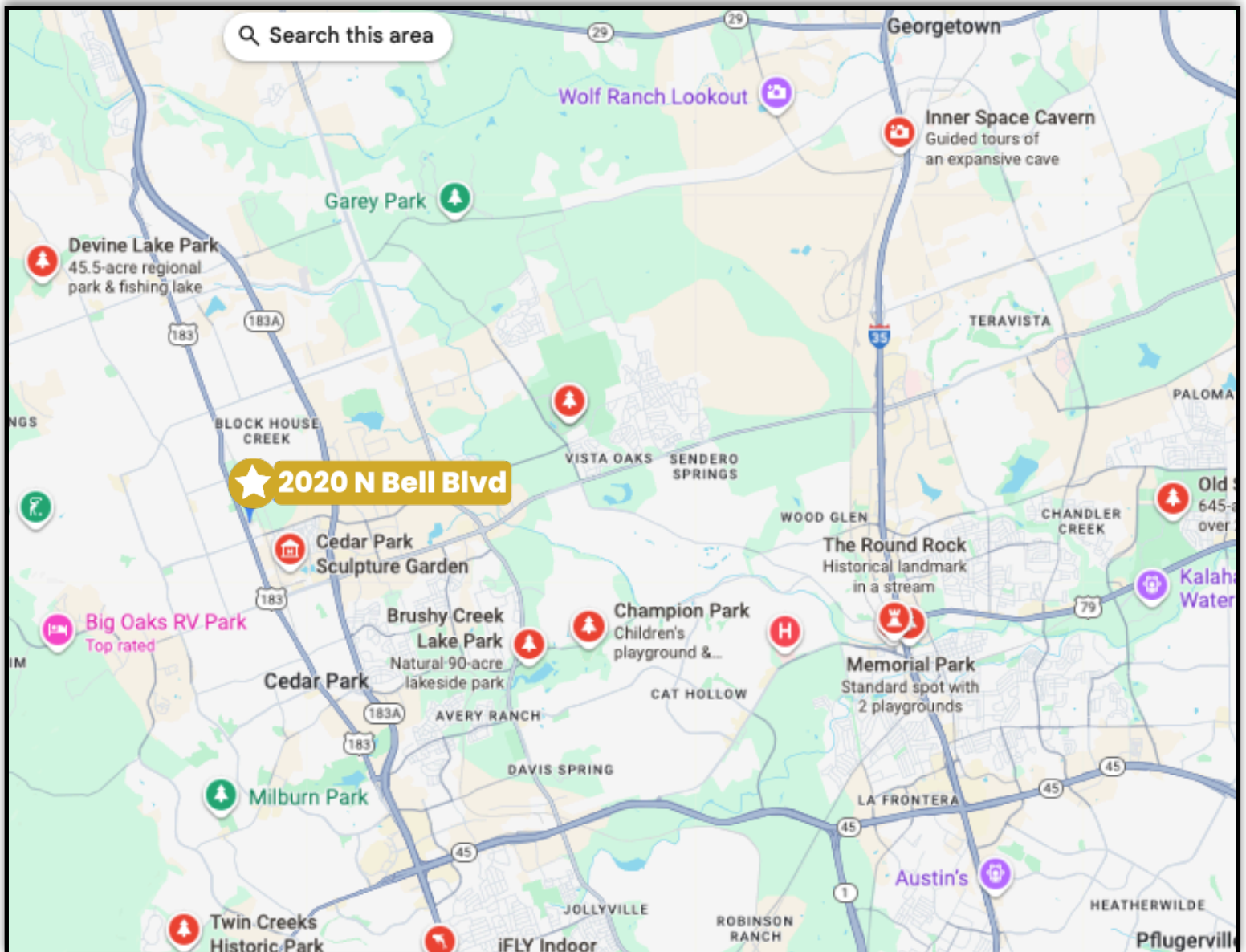
Subdivisions Map

Several established and growing residential communities surround the area, contributing to Cedar Park's strong housing base. Block House Creek and Ash Creek Homes offer established neighborhoods with community amenities and mature landscapes. Cap Rock at Crystal Falls and Grand Mesa at Crystal Falls provide luxury living options with hill country views and golf course access. To the north, Deerbrooke and Larkspur in Leander showcase newer master-planned communities designed for families and modern lifestyles. East of the property, Preserve at Mayfield Ranch and Vista Oaks deliver spacious suburban living with convenient access to schools and parks. These subdivisions reflect the area's continued growth, offering a diverse mix of housing that attracts families, professionals, and long-term residents alike.



Things To Do Map

There are plenty of attractions and recreational opportunities located close to the area. Brushy Creek Lake Park offers a 90-acre lake, trails, and picnic areas, perfect for outdoor activities. Families enjoy Champion Park and Memorial Park, both featuring playgrounds and open green space. For larger outings, Devine Lake Park and Milburn Park provide fishing, sports fields, and community events. Cultural and entertainment highlights include the Cedar Park Sculpture Garden and nearby Twin Creeks Historic Park. Just a short drive away, regional destinations such as Inner Space Cavern, Old Settlers Park, and the Kalahari Indoor Water Park offer unique experiences for all ages. Together, these attractions make Cedar Park and its surroundings a hub for recreation, leisure, and family-friendly fun.



Cedar Park Demographics

Cedar Park is one of the fastest-growing cities in the Austin metro area, offering a balanced blend of suburban lifestyle and urban convenience. With a **city-wide population of approximately 77,500 residents**, Cedar Park attracts families, professionals, and business owners drawn to its strong economy and high quality of life.

- **Population & Growth:** Within a broader **5-mile radius, the population expands to nearly 196,000**, reflecting the rapid residential and commercial growth in surrounding communities. This density provides a strong customer base for local businesses.
- **Age Profile:** The **median age of 37.5 years** underscores a youthful yet established population, comprised of working professionals, young families, and long-term residents. This balance drives both consumer demand and a stable workforce.
- **Income Levels:** With a **median household income of roughly \$124,000 city-wide and \$125,200 in the 5-mile radius**, Cedar Park residents have significant spending power. This affluent demographic supports diverse retail, dining, medical, and service-based businesses.
- **Housing & Stability:** A **67% homeownership rate** reflects long-term investment in the community, creating a stable residential base. Strong school systems, plentiful parks, and family-friendly amenities contribute to high retention rates and consistent demand for goods and services.

Takeaway: Cedar Park's demographics showcase a thriving, affluent, and family-oriented community. For businesses and investors, this means access to a growing population with disposable income, a balanced age distribution, and a strong foundation of homeowners—all factors that fuel sustainable economic growth.

| | |
|------------------------------------|--------------------|
| City-wide Population | ~77,500 |
| Median Age | ~37.5 years |
| Median Household Income | ~\$124,000 |
| Homeownership Rate | ~67% |
| 5-Mile Radius Population | ~196,000 |
| 5-Mile Radius Median Income | ~\$125,200 |



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:
 - 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.

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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|---|----------------|------------------------------------|----------------------|
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| Madison Mallach | 714656 | madisonmallach@gmail.com | (512)966-0392 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Mallach and Company, 304 W. Willis St Leander TX 78641

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

Phone: 512-587-9127

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300 Poker Chip #1



**Imagine Your Business Thriving In High-Quality Units
in a Centralized, Sought-After Cedar Park Location**

FOR LEASE

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Commercial Properties