



## For Sale or Lease

**Buildings 1-4 Now Completed!**

Welcome to the serene, park-like setting of the Twin Lakes Business Park! The project is strategically located just north of 183A and Avery Ranch and south of the intersection of Bell and Little Elm. Less than a quarter-mile from Ascension's new Dell Children's Center, this is an ideal location for medical users but the functional unit sizes allow flexibility for a variety of different businesses. Office users can enjoy the views of Twin Lakes from the second floor and retail tenants can take advantage of the project's visibility and exposure to 183A due to the topography of the site. Tenants and buyers will have the option to lease or purchase the units in shell condition and coordinate their own finish outs or the developer can also deliver turnkey spaces, depending on the specifications.

**John Cummings**

[John@QuestRealtyAustin.com](mailto:John@QuestRealtyAustin.com)

**512.415.8508**



**Property Summary**

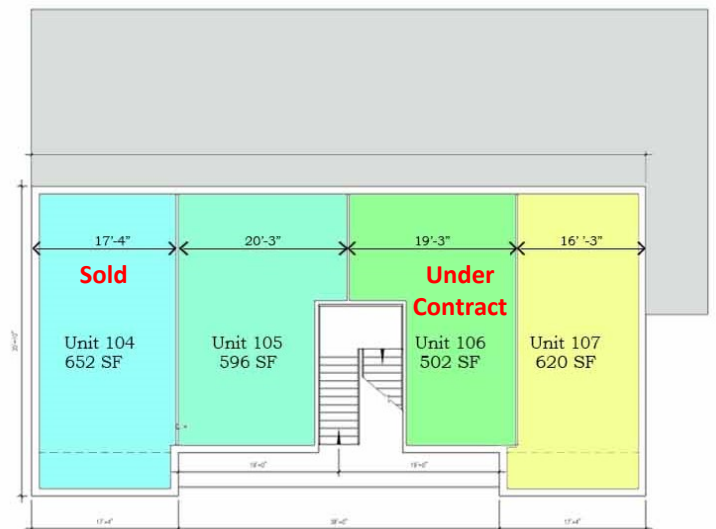
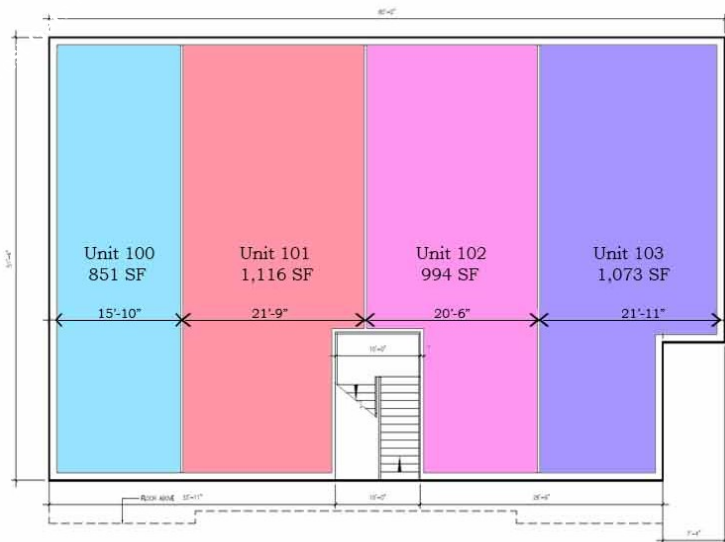
- Address: 1651 South Bell Boulevard, Cedar Park, TX 78613 (R601855)
- Owner: VBELL2 PROPERTIES, LLC
- Acreage: 2.08
- Zoning: Planned Development – General Business (GB). All uses allowed within General Business should be allowed within the PD- GB zoning.
- Link to Cedar Park Permitted Use Chart: [Code of Ordinances](#)
- Approximately 28,000 square feet of medical, retail and office space with 105 parking spaces for the property
- Buildings 1-4: Shell buildings completed.
- Building 5: Shell completion January 2025
- Lease rates: \$28-\$34 NNN (\$10) depending on size and location of unit. Landlord can deliver second floor offices fully turnkey with no out-of-pocket cost for the tenant. TI is negotiable.
- Sales: \$365-\$405 per square foot for shell pricing depending on location of unit
- Call to discuss turnkey delivery pricing for sales.

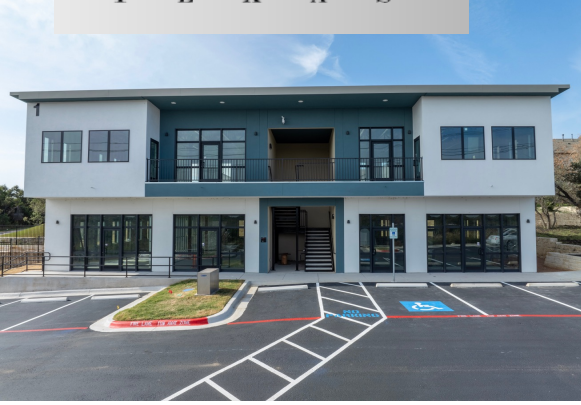




## Building 1

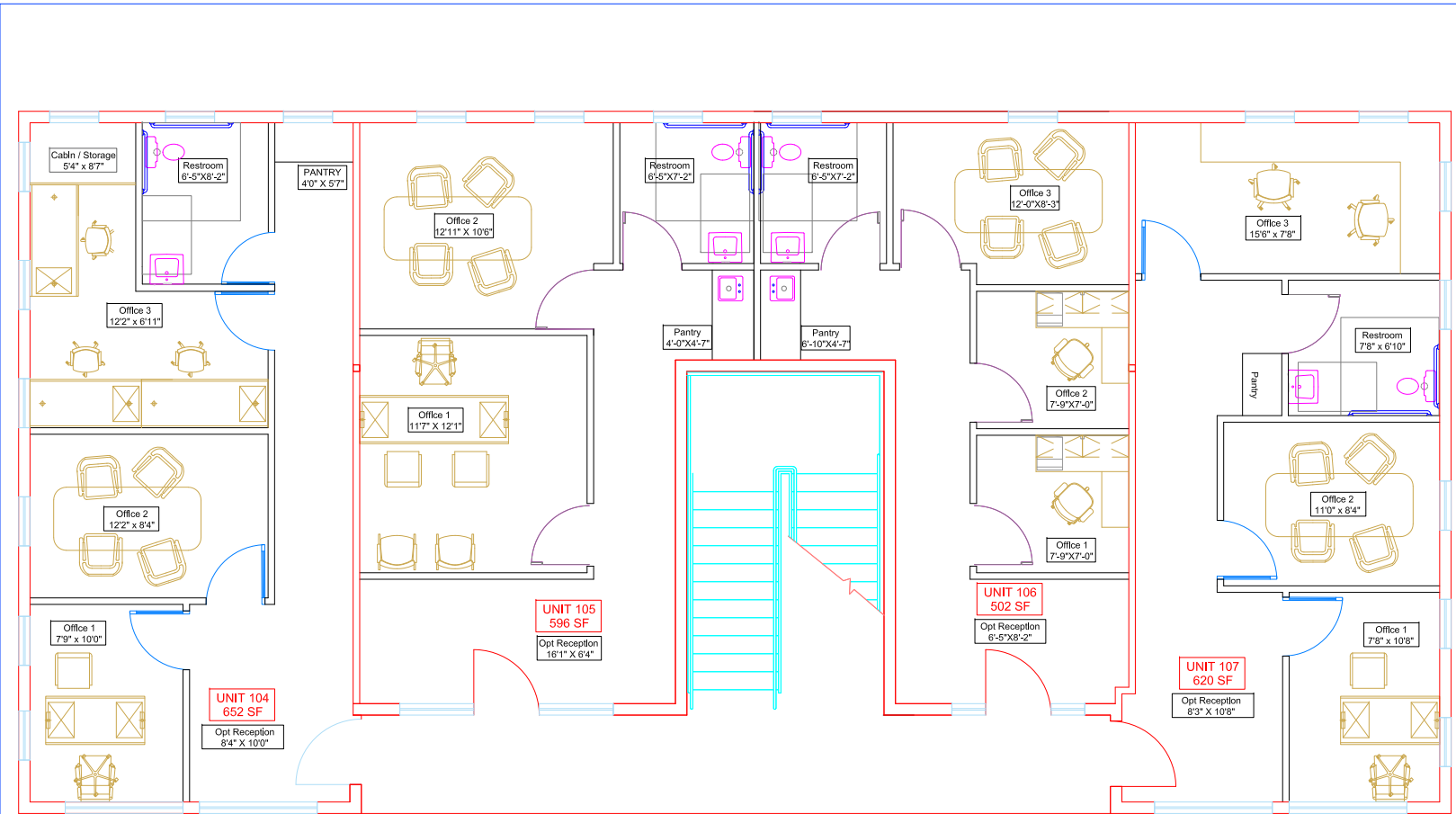
BLDG -1	Unit	Square Feet	Price/Sqft	Price
1st Floor	100	851	\$405.00	\$344,655.00
	101	1116	\$400.00	\$446,400.00
	102	994	\$400.00	\$397,600.00
	103	1073	\$405.00	\$434,565.00
2nd Floor	<del>104</del>	<del>652</del>	<del>\$375.00</del>	<del>\$244,500.00</del>
	105	596	\$365.00	\$217,540.00
	<del>106</del>	<del>502</del>	<del>\$365.00</del>	<del>\$183,230.00</del>
	107	620	\$375.00	\$232,500.00





# Building 1

## Second Floor Conceptual Layout



Title: Proposed Layout for S Bell - Building 1	
Sheet Number: 01 Option: 01	<b>BUILDING 1</b>
Date: 01/26/2024	2,370 SFT

\*NOT FOR CONSTRUCTION



**VELAR DEVELOPMENT**  
DEVELOPMENT & CONSTRUCTION SERVICES  
JUST THINKING ABOUT IT... WE DELIVER.

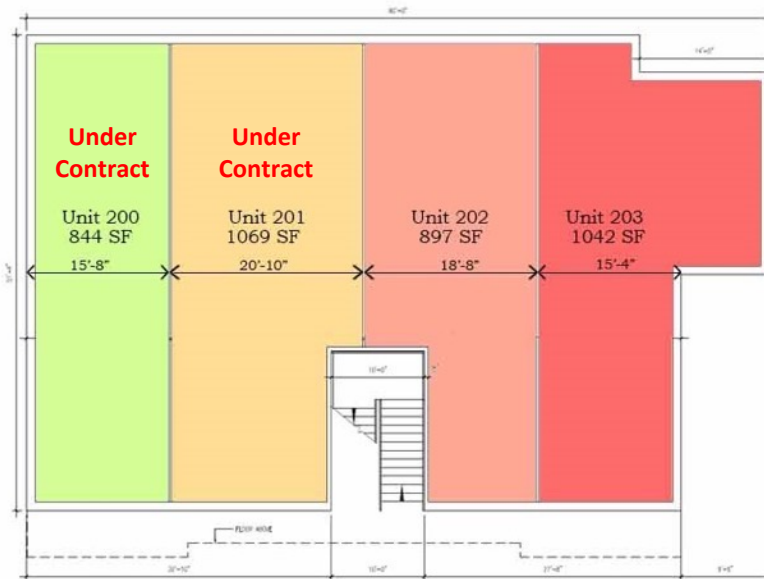
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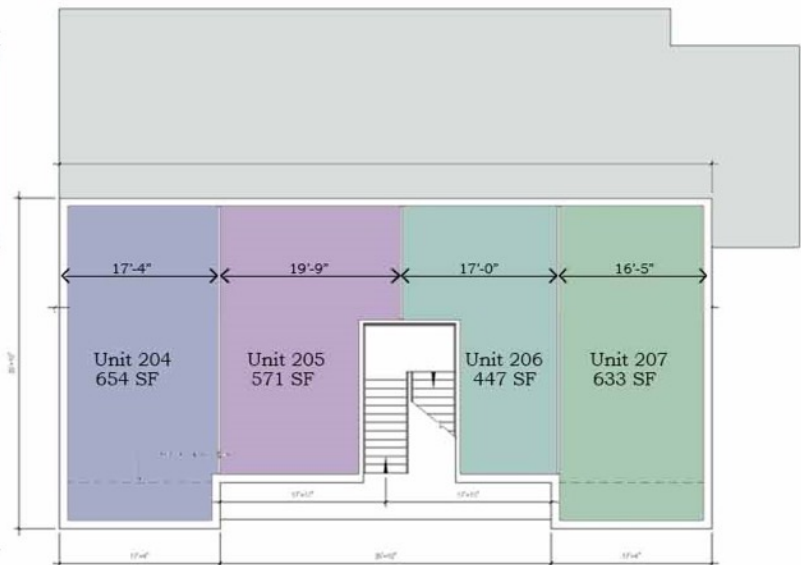


## Building 2

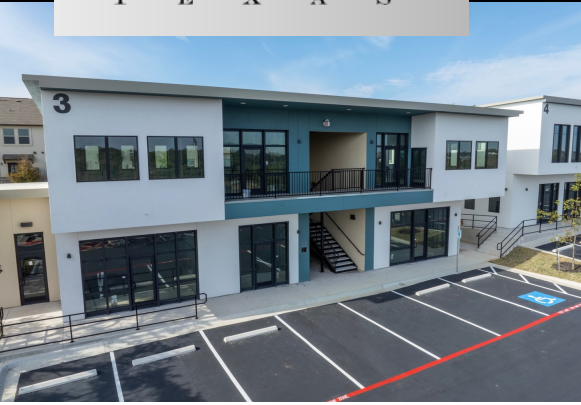
BLDG -2	Unit	Square Feet	Price/Sqft	Price
1st Floor	200	844	<del>\$385.00</del>	<del>\$324,940.00</del>
	201	1069	<del>\$380.00</del>	<del>\$406,220.00</del>
	202	897	\$380.00	\$340,860.00
	203	1042	\$385.00	\$401,170.00
2nd Floor	204	654	\$375.00	\$245,250.00
	205	571	\$365.00	\$208,415.00
	206	447	\$365.00	\$163,155.00
	207	633	\$375.00	\$237,375.00



Bldg 2 <sup>1st Floor</sup>  
3,852 SF

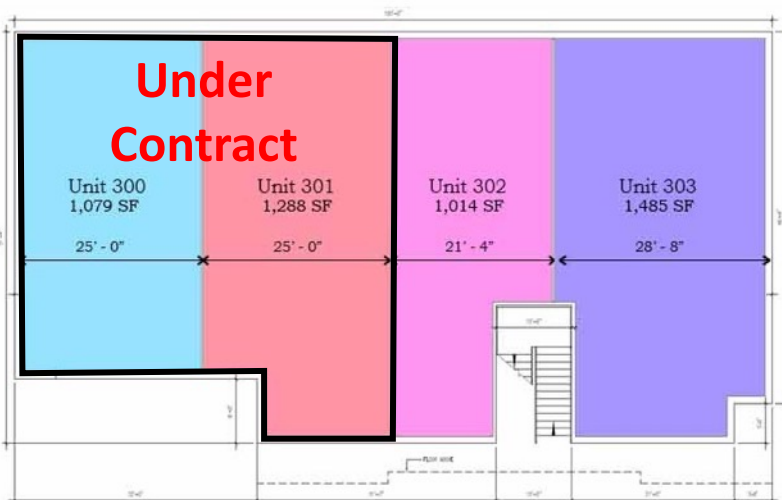


Bldg 2 <sup>2nd Floor</sup>  
2,305 SF

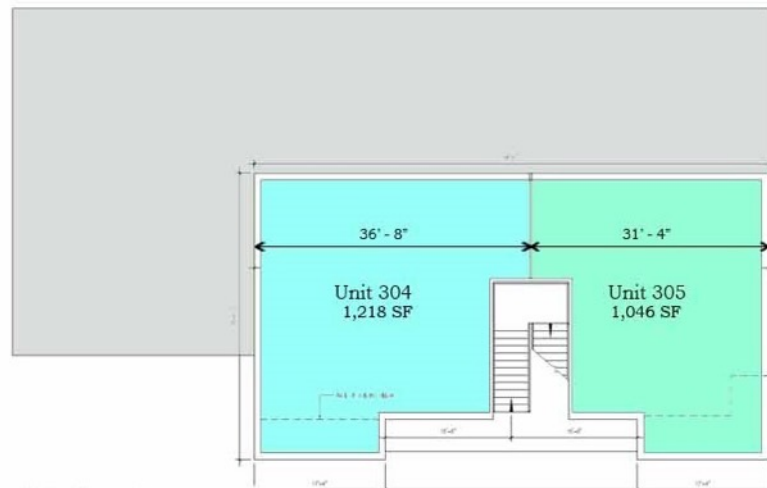


## Building 3

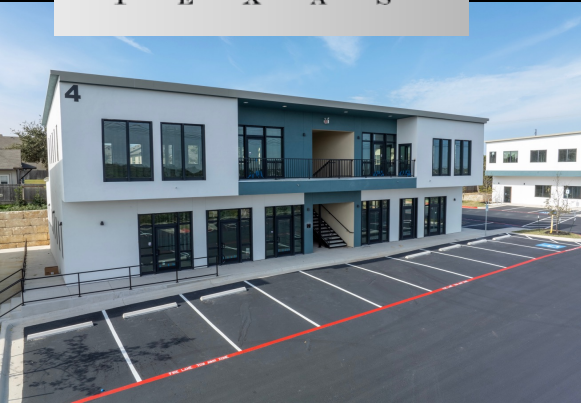
BLDG -3	Unit	Square Feet	Price/Sqft	Price
1st Floor	<del>300</del>	<del>1079</del>	<del>\$385.00</del>	<del>\$415,415.00</del>
	<del>301</del>	<del>1288</del>	<del>\$380.00</del>	<del>\$489,440.00</del>
	302	1014	\$380.00	\$385,320.00
	303	1485	\$385.00	\$571,725.00
2nd Floor	304	1218	\$375.00	\$456,750.00
	305	1046	\$375.00	\$392,250.00



Bldg 3 1st Floor  
4,866 SF

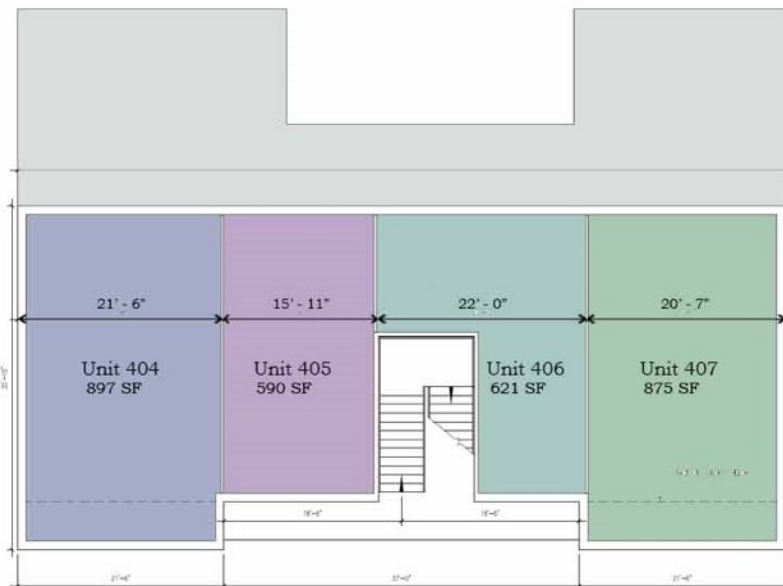
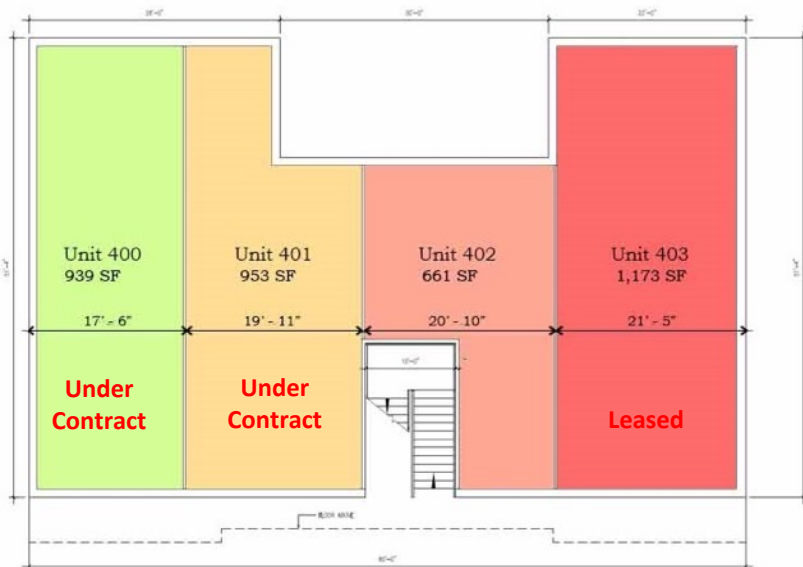


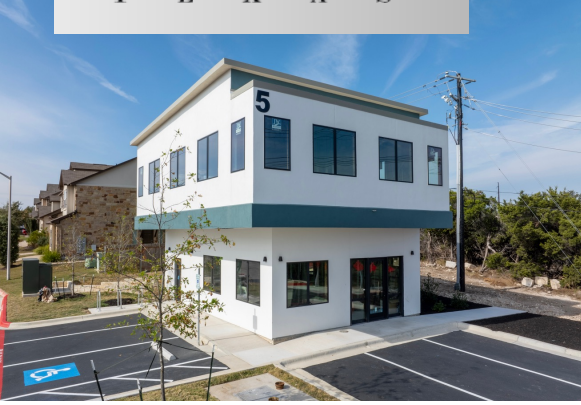
Bldg 3 2nd Floor  
2,264 SF



## Building 4

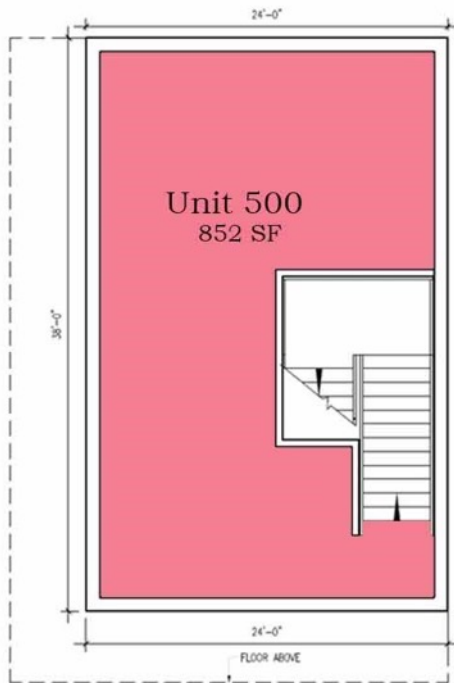
BLDG -4	Unit	Square Feet	Price/Sqft	Price
1st Floor	400	939	\$385.00	\$361,515.00
	401	953	\$380.00	\$362,140.00
	402	661	\$380.00	\$251,180.00
	403	1173	\$385.00	\$451,605.00
2nd Floor	404	897	\$375.00	\$336,375.00
	405	590	\$365.00	\$215,350.00
	406	621	\$365.00	\$226,665.00
	407	875	\$375.00	\$328,125.00



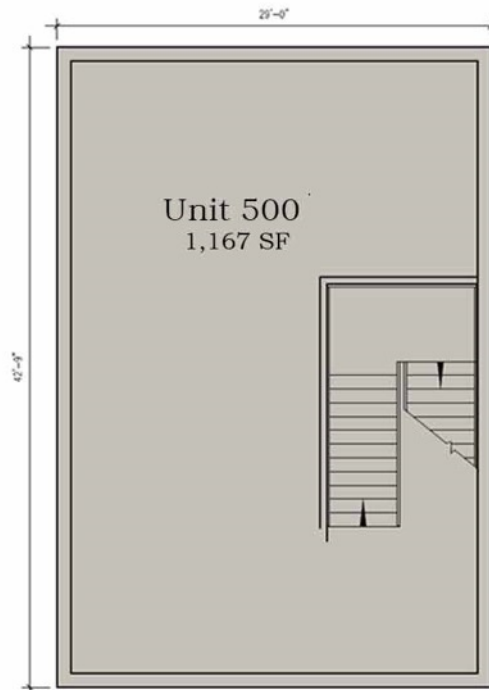


## Building 5

BLDG -5	Unit	Square Feet	Price/Sqft	Price
1st Floor	500	852	\$385.00	\$328,020.00
2nd Floor	501	1167	\$375.00	\$437,625.00



Bldg 5 1st Floor  
852 SF



Bldg 5 2nd Floor  
1,167 SF





Woodford Estates

Lakeline Park

Cedar Park Villas

1651 S. Bell



Amazing Second Floor Views!



CO Received for Buildings 1-4





## New Projects in Cedar Park



1. 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.



2. 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.



3. Perfect Game, the baseball scouting group, is also relocating their headquarters to the City. They are developing 16 new turf baseball fields on 80 acres at the southeast corner of New Hope and Ronald Regan. They are expected to break ground summer of 2022 and open in 2024.



3. 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. and the project is slated to be phased over 15 years.

[Link to Video](#)

11/2/2015



### 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
<hr/>	<hr/>	<hr/>	<hr/>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

