

FOR LEASE: FREESTANDING RETAIL/OFFICE SPACE



103-109 NORTH BELL BLVD, CEDAR PARK, TEXAS 78613



109 N BELL
1,015 SQFT

W PARK STREET

SUBWAY

LIBERTY
INCOME TAX

Freeway
Insurance

N BELL BLVD



GOLD TIER

EXCLUSIVELY LISTED BY

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109 N Bell
1,015 SF

FLUX
STRETCH
STUDIO

TRND
BARBER SHOP

REBIRTH
MARTIAL ARTS

Genesis
the new you!

SUBWAY

W PARK STREET

183
TOLL

N BELL BLVD

W. PARK STREET

FUTURE BELL DISTRICT DEVELOPMENT
1,600 MF UNITS
200,000 SF RETAIL SPACE
50,000 CIVIC SPACE
12 ACRES PARK LAND



PROPERTY HIGHLIGHTS

ADDRESS: 109 North Bell Blvd, Cedar Park, Texas 78613

PRICING: \$21/sqft/yr + \$10/sqft/yr NNN

AVAILABLE SPACE: 1,015 Sqft Freestanding Building

ZONING: GR - General Retail

FRONTAGE:

- » 299' W Park Street Frontage
- » 107' Bell Blvd Frontage

TENANTS:

- » Rebirth Martial Arts
- » Flux Stretch Studio
- » Subway
- » Trnd Setters Barber Shop
- » Genesis Red Light Studio

REMARKS:

- » Near Bell District Development
- » Former Liberty Tax Office
- » Building/Pylon Signage Opportunities
- » Corner Lot with High Visibility





PLANETRO GRILL

PAPA JOHN'S

enterprise

cedar creek

T Mobile

SUBJECT SITE

QUARRY OAKS
564 LOTS

PARK PLACE

BELL DISTRICT
PLANNED MIXED-USE DEVELOPMENT
1,600 MF UNITS
200,000 SF RETAIL SPACE
50,000 CIVIC SPACE
12 ACRES PARKLAND

YHF

N BELL BLVD

W PARK STREET



cedar park flndgt

Streamline Fitness

Buttercup



BUTTERCUP CREEK
1,504 LOTS

BUTTERCUP CREEK APARTMENTS

BUTTERCUP CREEK BLVD

KUMON

TERIVAKI



Cypress



SUBJECT SITE

CARRIAGE HILLS
2,282 LOTS

NEW HOPE DR
370 LOTS

CEDAR PARK TOWN CENTER
842 LOTS

QUEST VILLAGE

FORREST OAKS
1,014 LOTS

SILVERADO RANCH
1,013 LOTS

BUTTERCUP CREEK
1,504 LOTS

BELL DISTRICT
PLANNED MIXED-USE DEVELOPMENT
1,600 MF UNITS
200,000 SF RETAIL SPACE
50,000 CIVIC SPACE
12 ACRES PARKLAND

PARK PLACE

GIDDENS
ELEMENTARY SCHOOL

Walmart

H-E-B

HARBOR
FREIGHT

BIG
LOTS

COSTCO
WHOLESALE

PETSMART

TARGET

Academy

HOBBY
LOBBY

FLOOR
DECOR

Builders
FirstSource

the Allure

THE HOME
DEPOT

H-E-B

HENRY MIDDLE
SCHOOL

VISTA RIDGE
HIGH SCHOOL

REAGAN
ELEMENTARY

COX
ELEMENTARY SCHOOL

Walmart

183
TOLL

183
TOLL

183
TOLL

LAIFITNESS
WHITESTONE BLVD

N BELL BLVD



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.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
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Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Designated Broker of Firm	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date