

TURNER COMMERCIAL

PROPERTIES

LAND FOR SALE

2.905 AC | \$1.1 M

753 Bell Blvd. S



PROPERTY DETAILS

753 BELL BLVD. SOUTH | CEDAR PARK, TX 78613

Approximately 3 acres located on Bell Boulevard (Highway 183) in Cedar Park, Texas. This site is strategically located near the intersection of Bell Boulevard and Cypress Creek Road.

Property has Approximately 170 feet of frontage on Bell Boulevard with all utilities to the site and curb cut in-place. Development possibilities include retail, medical, office, restaurant, and daycare.

This site is less than ¼ mile south of the Bell District under construction now. This mixed-use development will feature residences, office, retail, and an abundance of greenspace.

PRICE: \$1,100,000 | \$8.70 per SQ FT

ZONING: LB- Local Business

FLOOD PLAIN: See map included

UTILITIES:

- Water @ Bell Blvd.
- Wastewater @ Bell Blvd.

John Woellner | Associate | 512.825.2532 | john@turnerprop.com

This property is being offered for sale in its "AS IS, WHERE IS" condition. The Broker is submitting the attached information in its capacity as a representative of the owner. The material contained herein was obtained from sources deemed reliable. Turner Commercial Properties makes no warranty, express or implied, as to the accuracy of the information contained herein. All presented information submitted is subject to change without notice as regards price, terms or availability. Nothing contained herein should be relied upon as a promise or representation as to the future. Recipients should conduct their own investigation and analysis of the transaction described herein.

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About THE DEVELOPMENT

The Bell District will transform Bell Boulevard into a vibrant, walkable destination that serves as the heartbeat of Cedar Park. This unique mixed use development has been designed with true revitalization in mind. The land west of Bell Boulevard between Buttercup Creek Boulevard and Park Street will be dramatically redeveloped, rejuvenating one of the oldest, primary corridors in the city.

During a city-wide comprehensive planning process in 2014, the community expressed a strong desire to see Bell Boulevard revitalized. This led to the formation of a public/private partnership between the City of Cedar Park and RedLeaf, a master developer known for creating transformative communities.

Filled with local restaurants, retail and recreational options, The Bell District is a new destination that will bring people together to celebrate the best of Cedar Park.



CEDAR PARK DEMOGRAPHICS

-  Median HH Income **\$103,370**
-  Median Age **34.74 YEARS**
-  Median Home Value **\$379,400**
-  **49.7%** of residents have a Bachelor's degree or higher
-  Population: **82,912** and steadily growing

The LEGEND

- THE LIBRARY
- THE RESIDENCES
- THE MARKETPLACE
Ground Level Retail & Restaurants
- THE OFFICES
- PARKING



Please visit [The Bell District Website](#) for more info.

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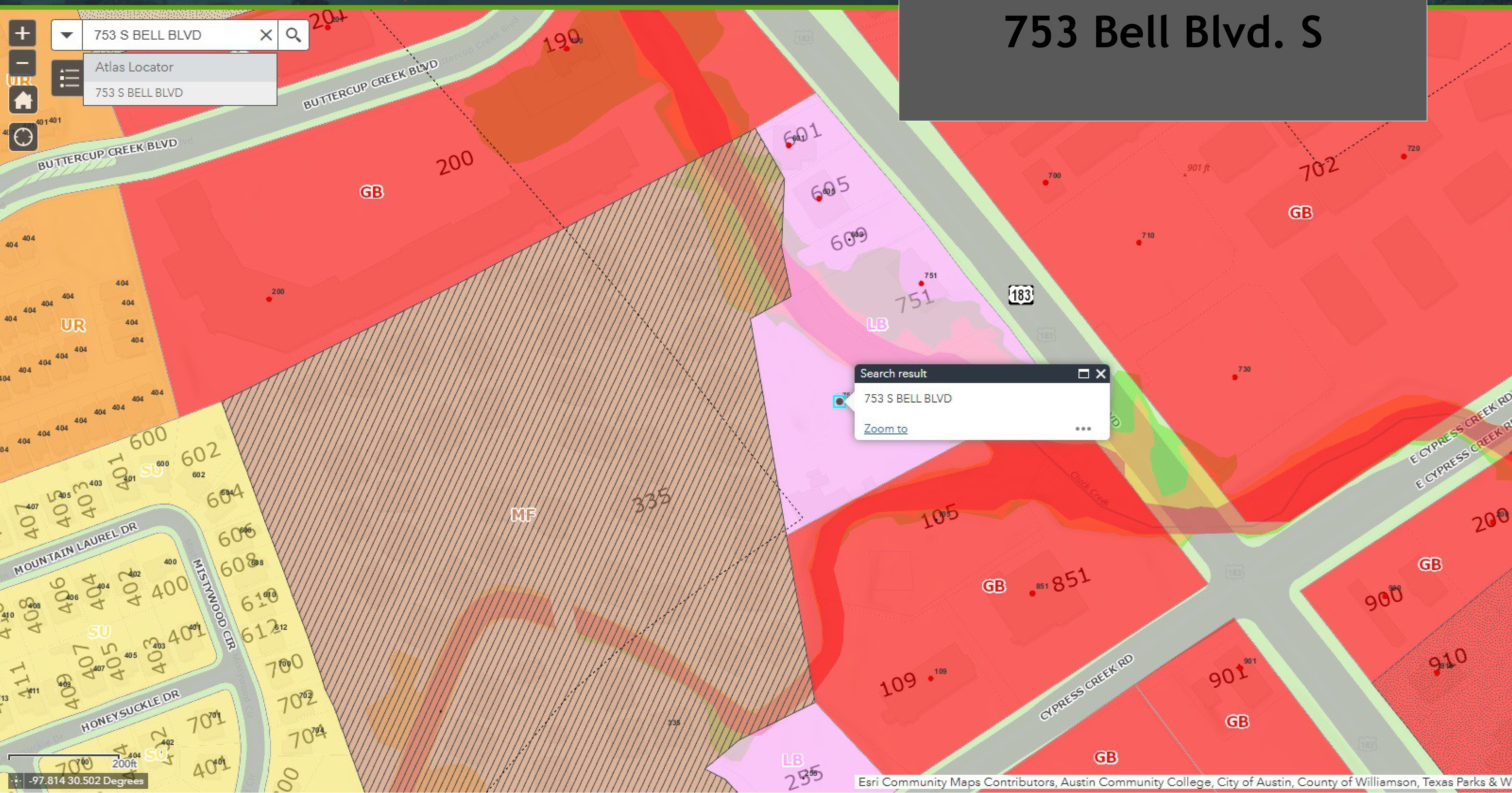
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CEDAR PARK | ATLAS



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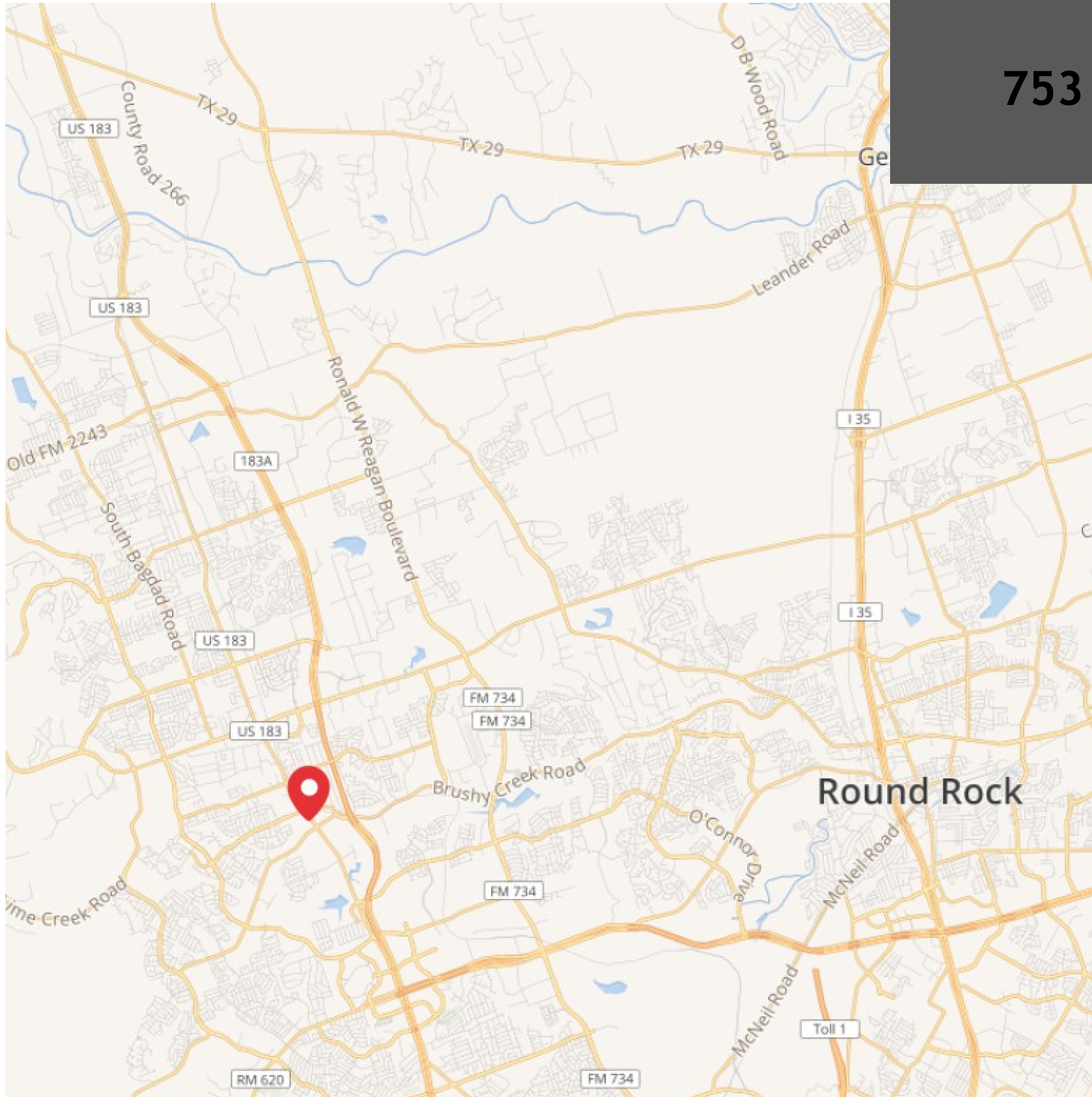
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Near the intersection of Bell Blvd. (Hwy 183) & Cypress Creek Road
Approx. ½ mile west of Toll Road 183-A
Approx. 1 ½ miles south of Whitestone Blvd. (FM 1431)

15 minute drive to the Apple Campus
20 minute drive to The Domain
25 minute drive to Downtown Austin
30 minute drive to ABIA

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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.

<u>Turner Commercial Properties, LLC</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9014779</u> License No.	<u>info@turnerprop.com</u> Email	<u>(512)930-2800</u> Phone
<u>Mason Turner</u> Designated Broker of Firm	<u>663187</u> License No.	<u>mason@turnerprop.com</u> Email	<u>(512)930-2800</u> Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
<u>John Woellner</u> Sales Agent/Associate's Name	<u>825577</u> License No.	<u>john@turnerprop.com</u> Email	<u>(512)825-2532</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date