

HWY 183A & New Hope Dr

Cedar Park, TX 78613

THE SIGNAGE

ETHAN ALLEN

Elevations are Subject to Change



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HWY 183A & New Hope Dr Cedar Park, TX 78613

For Lease

THE SITE

- Endcap of multi-tenant building with excellent visibility
- Easy access off HWY 183A with over 46,000 cars per day
- Across highway from 1.5M SF Nebraska Furniture Mart/Scheel's development and 400,000 SF The Parke
- Over 3M SF of retail GLA within 1 mile of site
- Cedar Park is 7th fastest growing city in America

SPACE AVAILABLE

- 3,796 SF endcap

RATES

- Please call for pricing

NEARBY RETAILERS



DEMOGRAPHICS (2025)



POPULATION ESTIMATE

1 mi	3 mi	5 mi
7,042	79,117	217,166



DAYTIME POPULATION

1 mi	3 mi	5 mi
7,886	72,785	181,778



MED. HOUSEHOLD INCOME

1 mi	3 mi	5 mi
\$104,693	\$116,359	\$131,349



TRAFFIC COUNTS

- 46,777 VPD (HWY-183A)
- 20,632 VPD (New Hope Dr)

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H-E-B CENTER
CEDAR PARK
150+ Events & 1M visitors per year
Home to the AHL Texas Stars
& NBAGL Austin Spurs

Block House Creek Elementary

Nebraska Furniture Mart
1.2M SF Mixed-Use
Est. Delivery 2026

THE DISTRICT OF NEW HOPE
500k SF Industrial | 30K SF Retail

SITE

1890th RANCH
EIGHTEEN NINETY RANCH
SUPER TARGET CINEMARK Academy
PETSMART Burlington Office DEPOT
HOBBY LOBBY SEPHORA ROSS DOLLAR TREE
verizon FedEx Dollar General
at&t

the PARKE
WHOLE FOODS DICK'S Sporting Goods Michaels Marshalls DSW
RACK ULTA BEAUTY OLD NAVY Starbucks Chipotle
WORLD MARKET CAVENDERS petco TWIN LIQUORS MATTRESS FIRM
Red Robin POTBELLY CareNow swish Freebirds

Cedar Park Town Center
3,256 households

THE DEPOT @ CEDAR PARK
DOUBLEDAVE'S Lucy's naga's
AUSTIN STEAM TRAIN ASSOCIATION
Wild West Castle Dental

Perfect Game Sports Complex
75,000 sqft

Walmart

COLONIAL PKWY

Henry Middle School

Vista Ridge High School

Ronald Reagan Elementary





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WOODSPRING SUITES
 AN EXTENDED STAY HOTEL



SITE

NEW HOPE ANIMAL HOSPITAL

7 ELEVEN

DUTCH BROS

Velocity CREDIT UNION

ufcu

HYATT PLACE

HAUTE SPOT

DSW

NORDSTROM RACK

ULTA BEAUTY

WHOLE FOODS MARKET

the PARKE

183A TOLL

44,630 VPD

183A TOLL

20,632 VPD

E NEW HOPE DR



16,230 VPD

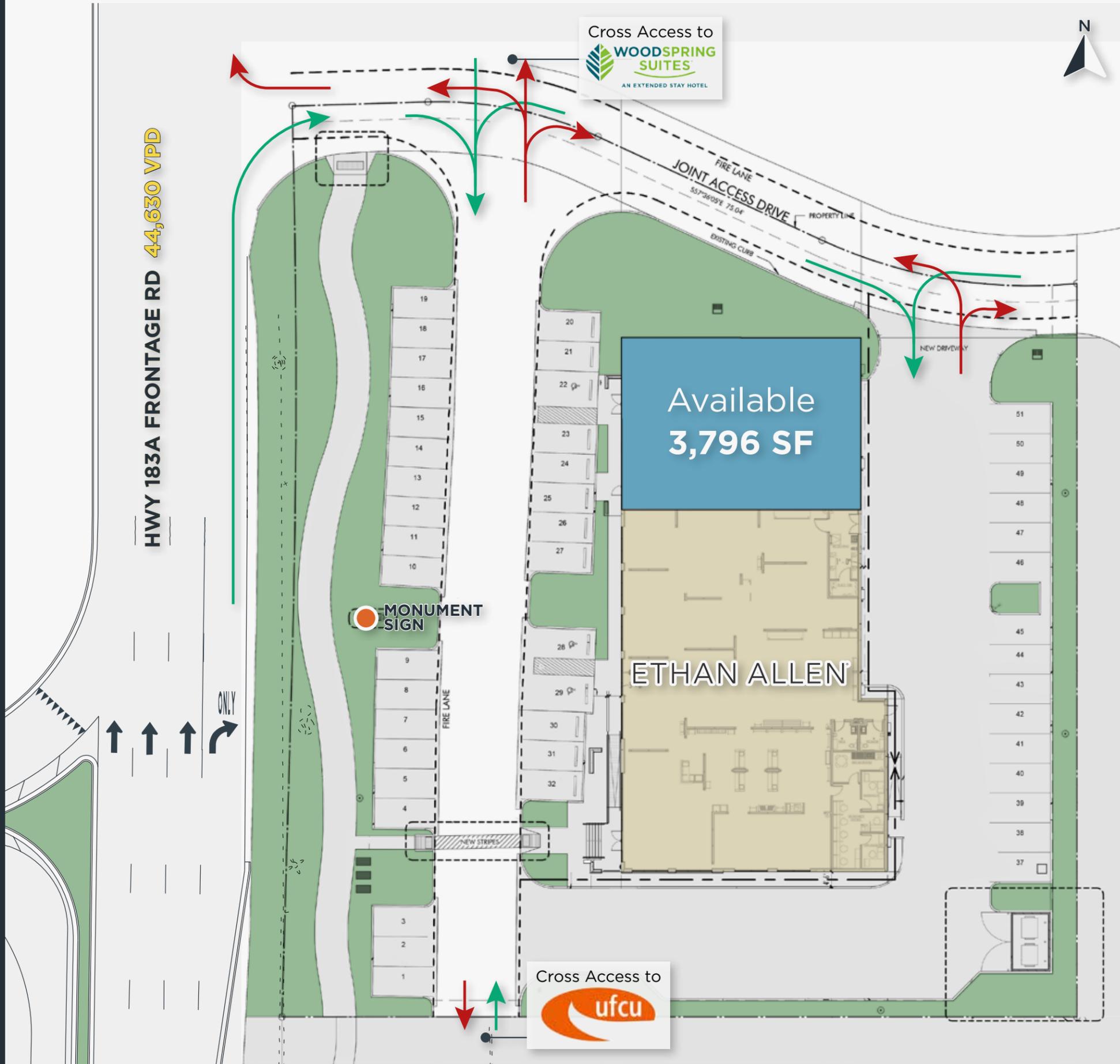
E NEW HOPE DR

183A TOLL

46,777 VPD

54TH STREET





Available
LOI Working
Negotiating Lease
Lease Executed



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 counteroffer 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.

Endeavor 2015 Management LLC
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov

