

FOR LEASE 1,524 SF Retail/Office Space



LOCATION

821 W New Hope Dr,
Suite 104 Cedar Park,
TX 78613

RATE

\$2.3 PSF +
NNN

STEFANIA DELGADO

(737) 704 9058
Info@realtor-spanish.com
Listing Agent


THREE DIAMONDS
REALTY GROUP
Powered by: All City Real Estate



1,524 SF Retail/Office Space



SUITE #104

1,524 sqft

LOCATION

821 W New Hope Dr,
Suite 104 Cedar Park,
TX 78613

RATE

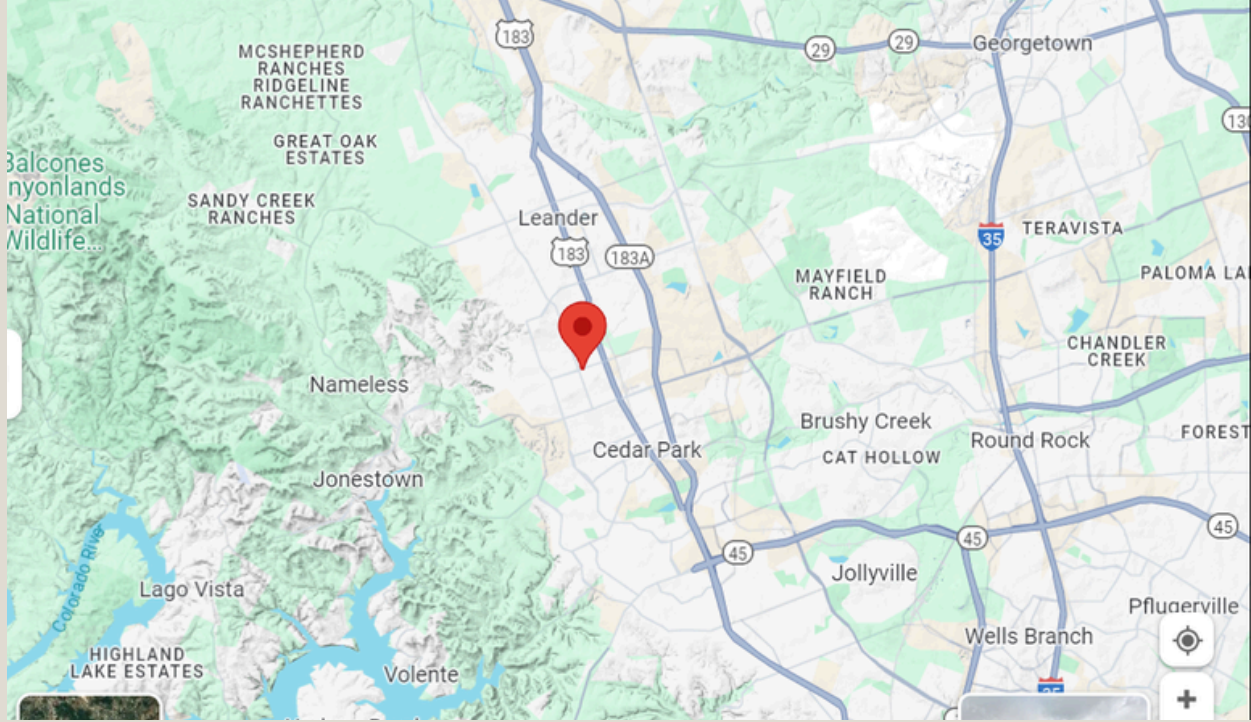
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**ALL
CITY**



\$2,3 PSF + NNN

Traffic Counts



1

9,571

2023 Est. daily traffic counts

Street: **W New Hope Dr**
 Cross: **S Bagdad Rd**
 Cross Dir: **W**
 Dist: **0.05 miles**

Historical counts

Year	Count	Type
2010	▲ 13,328	ADT
2007	▲ 8,633	ADT
2005	▲ 7,916	ADT
2004	▲ 7,412	ADT
2003	▲ 7,879	ADT

2

12,291

2023 Est. daily traffic counts

Street: **Bagdad Rd**
 Cross: **Cedar Hills Blvd**
 Cross Dir: **S**
 Dist: **0.09 miles**

Historical counts

Year	Count	Type
2010	▲ 11,208	ADT
2008	▲ 12,938	ADT
2007	▲ 13,220	ADT
2005	▲ 11,534	ADT
2004	▲ 11,080	ADT

3

8,884

2023 Est. daily traffic counts

Street: **W New Hope Dr**
 Cross: **S Bagdad Rd**
 Cross Dir: **E**
 Dist: **0.02 miles**

Historical counts

Year	Count	Type
2012	▲ 10,229	ADT
2011	▲ 10,229	ADT
2010	▲ 9,252	ADT
2007	▲ 6,493	ADT
2005	▲ 5,876	ADT

4

15,652

2023 Est. daily traffic counts

Street: **S Bagdad Rd**
 Cross: **W New Hope Dr**
 Cross Dir: **S**
 Dist: **0.17 miles**

Historical counts

Year	Count	Type
2012	▲ 17,460	ADT
2010	▲ 16,165	ADT
2008	▲ 14,788	ADT
2007	▲ 15,380	ADT
2005	▲ 11,470	ADT

5

5,927

2023 Est. daily traffic counts

Street: **W New Hope Dr**
 Cross: **Timberwood Dr**
 Cross Dir: **E**
 Dist: **0.01 miles**

Historical counts

Year	Count	Type
2004	▲ 5,766	ADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)



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:

- **ABROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **ASALESAGENT** must be sponsored by a broker and works with clients on behalf of the broker.

ABROKER'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 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 prices 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.

<u>All City Real Estate Ltd. Co.</u>	<u>9003633</u>	<u>admin@allcityagents.com</u>	<u>(866)277-6005</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Kevin P. Scanlan</u>	<u>477367</u>	<u>kevin@allcityagents.com</u>	<u>(512)957-9045</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Laura Gutierrez</u>	<u>748697</u>	<u>Atxrealtorlmg@gmail.com</u>	<u>(512)767-0103</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Stefania Delgado Espinal</u>	<u>788384</u>	<u>stefa.realtor@gmail.com</u>	<u>(737)704-9058</u>
	Buyer/Tenant/Seller/Landlord Initials	Date	

Sales Agent/Associate's Name

Information available at www.trec.texas.gov

Regulated by the Texas Real Estate Commission

IABS 1-0 Date