



BELL NORTH

CEDAR PARK

STREAM

CHAD SMITH

CHAD.SMITH@STREAMREALTY.COM

512-481-3033

BRAD PHILP

BPHILP@STREAMREALTY.COM

512-481-3018



ARCHITECTURE DESIGN
BY MICHAEL HSU

ABOUT BELL NORTH

15,800 SF OFFICE, MEDICAL, RETAIL OPPORTUNITY

LOCATED AT THE INTERSECTION OF CEDAR PARK DRIVE
& HWY. 183 / NORTH BELL BOULEVARD

MODERN DESIGN BY AWARD WINNING ARCHITECT
MICHAEL HSU

PARKING RATIO - 4.5:1,000

TENANT SIGNAGE OPPORTUNITY

183A

183



DRIVE TIMES

- Lakeline Mall
7 Minutes
- Downtown Austin
7 Minutes
- Downtown Round Rock
10 Minutes
- The Domain
10 Minutes



Destination Bell Boulevard
Construction Now Underway



- 52 Total Acres
- 40 Acres of Mixed-Use Development
- 12 Acres for Developing the Buttercup Creek Natural Area Into a Park
- Will include shopping, dining, entertainment, office buildings, multifamily units

Texas Children's Hospital, Expected Delivery 2023

Texas Children's Hospital, Expected Delivery 2023

Lakeline Mall

45



SURROUNDING AMENITIES

● FOOD + DRINK

WHATABURGER
EL POLLO RICO
PAPA JOHN'S
POPEYES
POKE & BOWL
LOS REYES MEXICAN
SUBWAY
MOONIE'S BURGER HOUSE
DOMINO'S PIZZA
WOK EXPRESS
CEDAR PARK PUB
CHIPOTLE
STARBUCKS
LA MADELEINE CAFE
PANERA BREAD
FOXHOLE CULINARY TAVERN
OLIVE GARDEN
BLUE CORN HARVEST BAR & GRILL
WILD WEST CEDAR PARK
IN-N-OUT BURGER
MCDONALD'S
PANDA EXPRESS
CHILI'S BAR & GRILL
CHICK-FIL-A
BUFFALO WILD WINGS
ROSA'S CAFE
TORCHY'S TACOS
WHOLE FOODS MARKET 365
MCALISTER'S DELI
BJ'S BREWHOUSE
IHOP
PIEOLOGY PIZZERIA
CARLS JR.
CHUY'S
EINSTEIN BAGELS
LONGHORN STEAKHOUSE

● RETAIL

H-E-B
UPS STORE
WALMART
CVS
BARNES & NOBLE
BEST BUY
SAM'S CLUB
KOHL'S
TARGET
LOWES
BURLINGTON COAT FACTORY
ACADEMY SPORTS
COSTCO
BED BATH & BEYOND
OLD NAVY
OFFICE DEPOT
FIVE BELOW
T.J. MAXX
PETSMART
MACY'S
JCPENNEY
DILLARD'S
SEARS
HOBBY LOBBY

NEW DEVELOPMENT
LOCATED STEPS AWAY
FROM BELL NORTH



THE VISION FOR BELL BOULEVARD

RECREATE A MIXED-USE
DEVELOPMENT SUCH
AS THE DOMAIN AND
THE TRIANGLE.

CREATE A COMMUNITY
WHERE PEOPLE CAN
EXPERIENCE EVERYTHING
FROM ENTERTAINMENT TO
EATING AND DRINKING TO
SHOPPING

TRANSFORM BELL
BOULEVARD INTO
THE EPICENTER OF
CEDAR PARK

BELL BOULEVARD REDEVELOPMENT

DESTINATION BELL BOULEVARD, A CEDAR
PARK REDEVELOPMENT PROJECT WILL START
CONSTRUCTION IN LATE 2020

THIS WILL CONSIST OF UP TO FIVE
MULTI-STORY MIXED-USE RESIDENTIAL
BUILDINGS, UP TO 200,000 SF OF RETAIL
SPACE, A WIDE RANGE OF OFFICE BUILDINGS
AND 12 ACRES OF PARKLAND

BELL NORTH WILL BE LOCATED STEPS AWAY
TO THE NORTH OF DESTINATION BELL
BOULEVARD



LIVE. WORK. PLAY.



300,000-500,000 SF
OF NEWLY CONSTRUCTED
OFFICE SPACE



VARIETY OF SHOPS,
SERVICES, BOUTIQUES
AND GROCERY OPTIONS



REALIGNMENT OF BELL
BOULEVARD & EXTENSION
OF PARKWEST DRIVE



DEVELOPMENT OF
BUTTERCUP CREEK
NATURAL AREA INTO A
12-ACRE PARK



MIXED-USE APARTMENTS
TO HELP PROMOTE THE
LIVE, WORK, PLAY
LIFESTYLE



NETWORK OF INTERNAL
STREETS FOR PEDESTRIANS
TO EASILY MOVE THROUGH
OUT DEVELOPMENT



VARIETY OF FOOD, DRINK
AND ENTERTAINMENT
OPTIONS



SHORT DISTANCE &
EASY ACCESSIBILITY TO
HIGHWAY 183



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