

EXECUTIVE SUMMARY

2415 S BELL BLVD, CEDAR PARK, TX 78613



OFFERING SUMMARY

Sale Price: \$850,000

Lease Rate: \$5,500 Plus Utilities

Available SF: 4,000 SF

Price / SF: \$212.50

PROPERTY OVERVIEW

Rare opportunity on Bell Blvd to Lease or Purchase space that can accommodate a wide arrange of users. 800 sf of Office Space and 3200 sf of Warehouse space along with closed in yard space along the side of the building.

PROPERTY HIGHLIGHTS

- 4,000 Square Feet
- 800 Square Feet of Office Space
- 3,200 Square Feet of Warehouse
- Fenced in Yard Space
- Bell Blvd Redevelopment just North of this site.

ADDITIONAL PHOTOS

2415 S BELL BLVD, CEDAR PARK, TX 78613



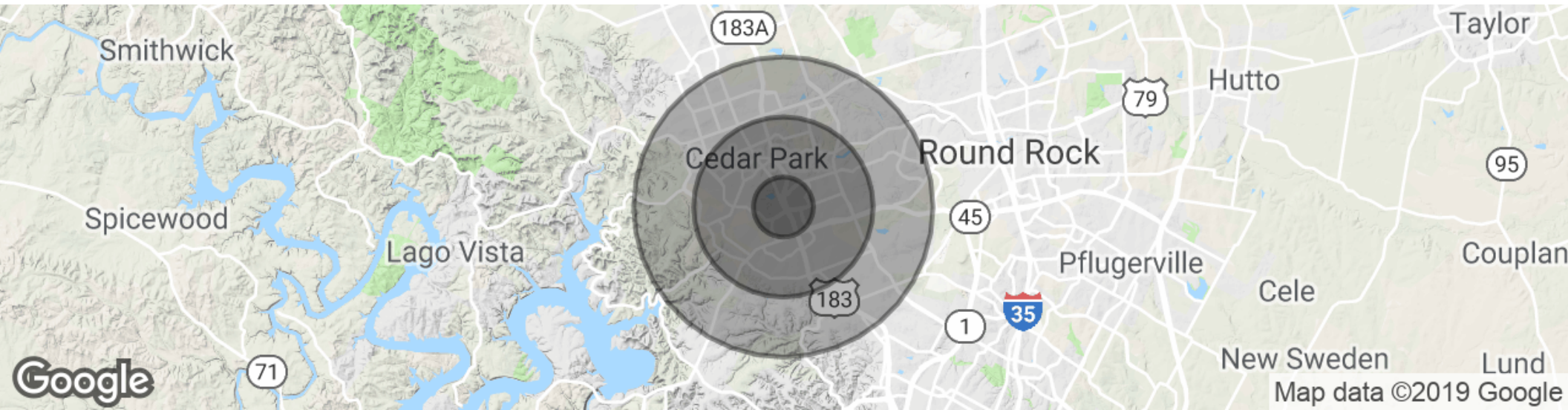
LOCATION MAPS

2415 S BELL BLVD, CEDAR PARK, TX 78613



DEMOGRAPHICS MAP & REPORT

2415 S BELL BLVD, CEDAR PARK, TX 78613



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,827	69,968	164,558
Median age	33.5	33.9	34.2
Median age (Male)	33.0	33.4	33.8
Median age (Female)	34.0	34.7	34.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,876	28,055	64,330
# of persons per HH	2.6	2.5	2.6
Average HH income	\$78,408	\$78,953	\$88,157
Average house value	\$177,596	\$203,529	\$242,500

* Demographic data derived from 2010 US Census