



# .44 ACRES PAD SITE

For Sale \$460,000  
 1601 N Bell Boulevard  
 Cedar Park, Texas 78613

# Metrics

1601 N Bell Boulevard  
Cedar Park, Texas 78613

## Location

1601 N Bell Boulevard

## Size

.44 Acres (19,219 SF)

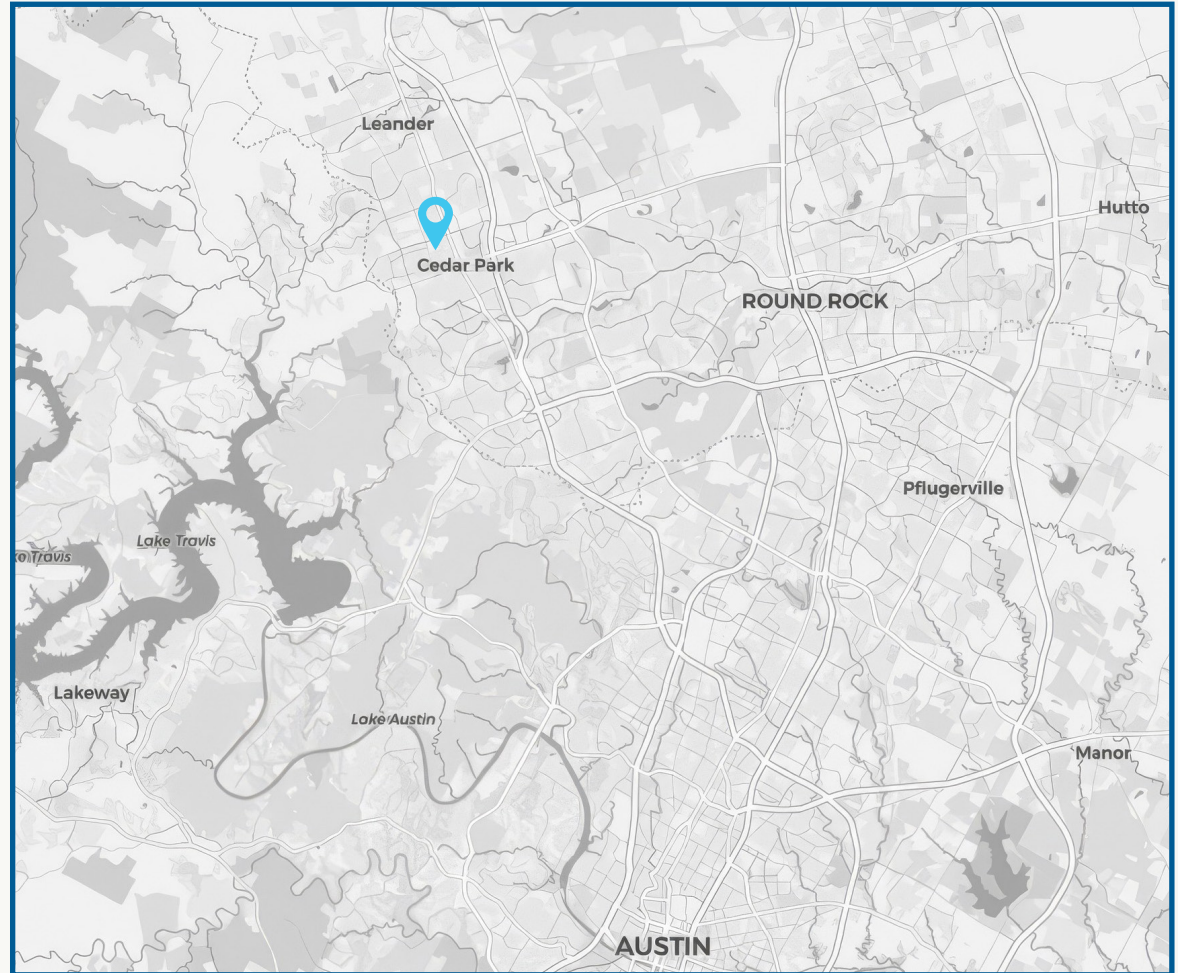
## Zoning

GB-General Business

## Traffic Counts

Highway 183  
33,149 VPD 2024

Whitestone Boulevard  
49,106 VPD 2024



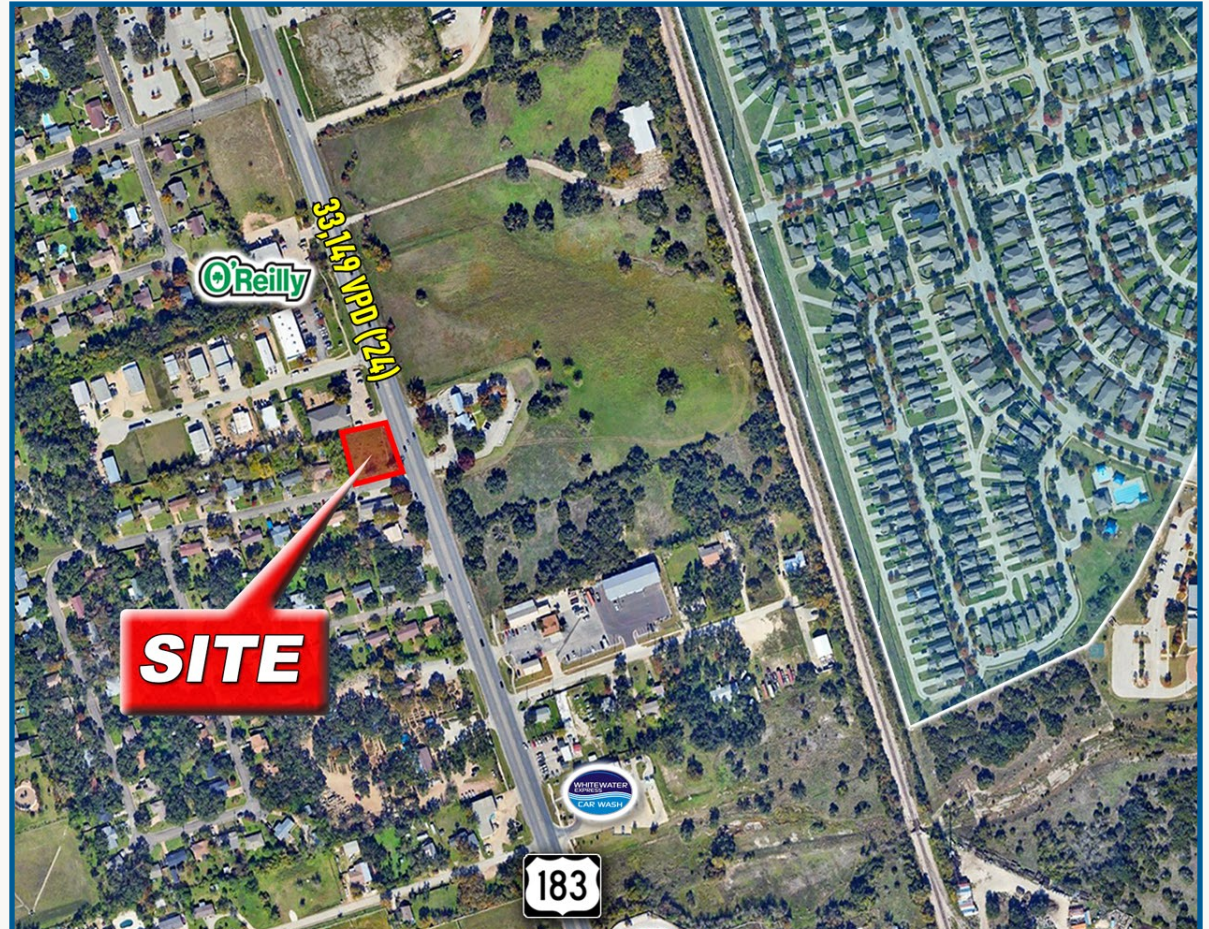
## Area Attractions



# Property Highlights

1601 N Bell Boulevard  
Cedar Park, Texas 78613

1. Multi-use potential for retail or commercial development
2. Frontage and access to Highway 183 and Thompson Street
3. Site frontage - 120' on Highway 183 and 160' on Thompson Street



## 2025 Demographic Summary

	1 MILE	3 MILES	5 MILES
EST. POPULATION	9,078	84,998	192,588
EST. DAYTIME POPULATION	6,085	24,190	51,349
EST. AVG. HH INCOME	\$115,168	\$167,642	\$176,274



1601 N Bell  
Boulevard  
Cedar Park, Texas  
78613

**Adam Farber**  
**Vice President**  
afarber@venturedfw.com

(214) 378-1212

[www.VentureDFW.com](http://www.VentureDFW.com)

8235 Douglas Ave  
Suite 720  
Dallas, Texas 75225

# VENTURE

\*The information contained herein was obtained from sources deemed reliable; however, Venture Commercial Real Estate, LLC, makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is subject to errors; omissions; change of price, prior to sale or lease; or withdrawal without notice.

