

• **FOR SALE**



— FREESTANDING FLEX BUILDING

720 S. BELL BLVD

Building 11 · Cedar Park, Texas 78613

±13,248 SF
BUILDING AREA

100%
AIR CONDITIONED

± 30'
CLEAR HEIGHT

GB
ZONING

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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Property Overview

A rare freestanding flex offering in the heart of Cedar Park. Building 11 pairs a fully climate-controlled, sprinklered warehouse with oversized covered loading, dedicated office, and an elevated stone-and-stucco façade.

With quick access to IH-183, the property offers convenient connectivity throughout Cedar Park and the greater Austin area. It is also just four miles from Cedar Park Center, home to H-E-B Center, 1M+ SF of retail including NFM and Scheels, a 200-room Marriott, and 425 apartment units.

Don't miss this move-in ready opportunity primed for an owner-user or immediately leasable for an investor.



INVESTMENT HIGHLIGHTS

- **Freestanding, single-tenant building**
- **100% climate-controlled warehouse** + finished office
- **Oversized covered drive-in loading with private dock**
- **2 covered dock-high doors with dock lever**
Only dock high doors within the entire project
- **Upgraded stucco & native Hill Country stone façade**
- **S. Bell Blvd (US-183) frontage with direct 183A Tollway access**

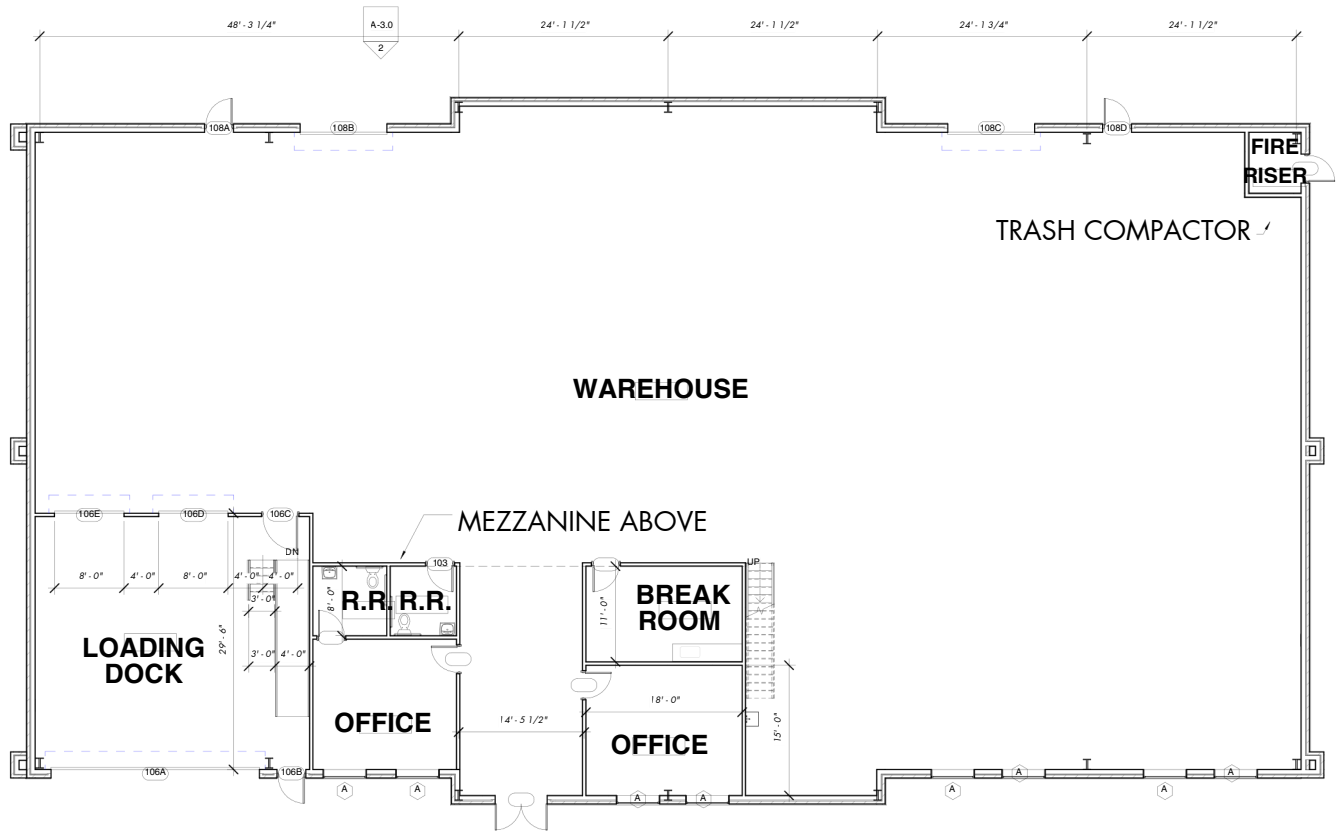
BUILDING SPECIFICATIONS

BUILDING SIZE ±13,248 SF	TOTAL WAREHOUSE ±11,987 SF	MEZZANINE ±1,248 SF	OFFICE ±1,261 SF
CLEAR HEIGHT ±30'	LOADING Covered, with Dock Leveler 2 Dock High & 2 Grade-Level	SPRINKLER Fully Sprinklered	HVAC 100% Conditioned
ZONING GB	CONSTRUCTION Stucco & Stone	PARKING 40 Spaces	COUNTY Williamson

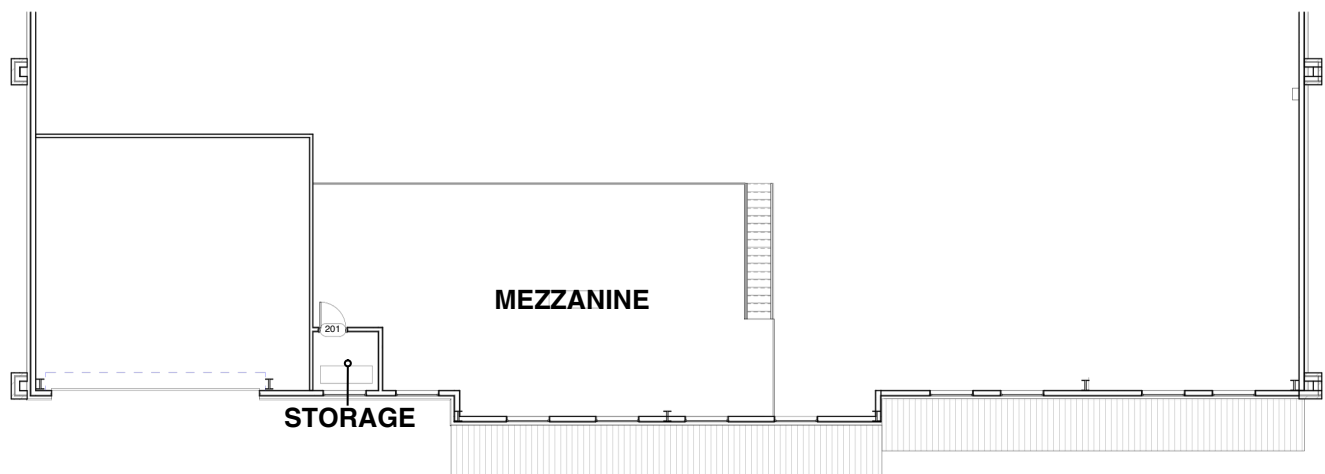
Floor Plans

03

FIRST FLOOR PLAN



SECOND FLOOR PLAN



**BUILDING
SIZE**

±13,248 SF

**TOTAL
WAREHOUSE**

±11,987 SF

**WAREHOUSE
MEZZANINE**

±1,248 SF

**OFFICE
SIZE**

±1,261 SF

Property Gallery

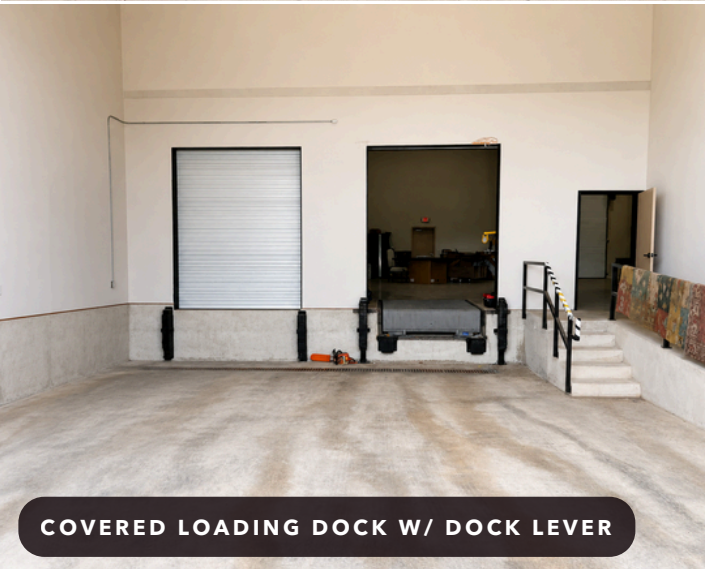
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CONDITIONED WAREHOUSE



WAREHOUSE MEZZANINE STORAGE



COVERED LOADING DOCK W/ DOCK LEVER



OFFICE KITCHENETTE



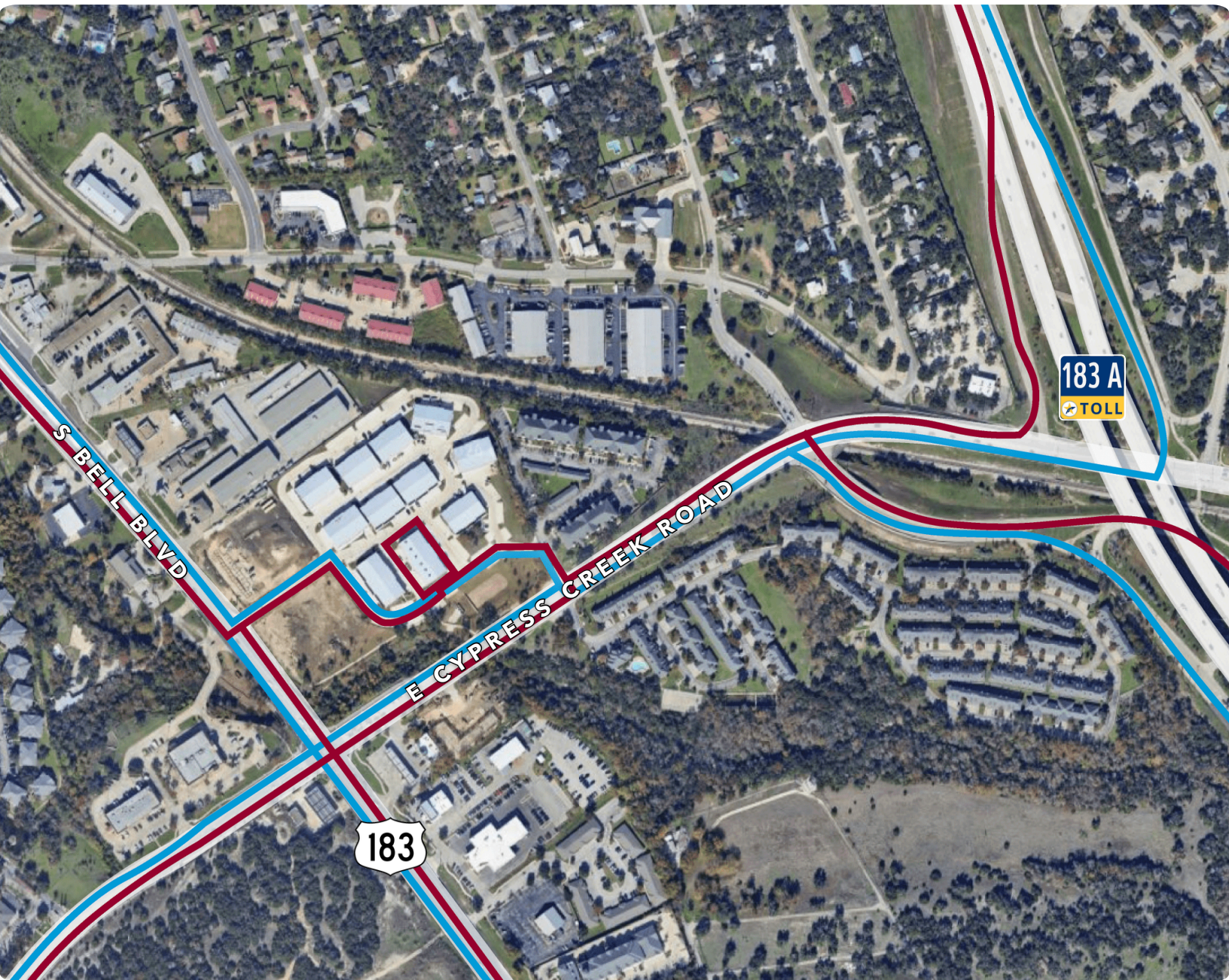
PRIVATE OFFICE



STUCCO & STONE EXTERIOR

Location & Access

Direct frontage on S. Bell Blvd with **immediate access** to 183 and 183A Tollway
– a straight shot to North Austin, the tech corridor & I-35.



DRIVE TIMES

183A Toll / US-183 ±2 min

Cedar Park Center ±7 min

Lakeline Mall / Metro ±8 min

The Domain ±16 min

Round Rock ±18 min

Downtown Austin ±25 min

Nearby Amenities

Positioned near one of Cedar Park's premier mixed-use destinations, featuring H-E-B Center, 1M+ SF of retail including NFM and Scheels, a 200-room Marriott, and 425 apartment units.

FOOD & BEVERAGE

1. Santa Catarina
2. The Dugout Grill
3. Sami Sumeli
4. Moonie's Burger House
5. Mi Mundo Coffeehouse
6. Cedar Park Pub
7. Wendy's
8. 1431 Cafe
9. In-N-Out Burger
10. Lupe Tortilla
11. Tumble 22
12. Round Rock Donuts
13. Alzer's BBQ

RETAIL

1. Lakeline Mall
2. H-E-B Plus!
3. H Mart
4. Circle K Gas Station
5. QuikTrip Gas Station
6. Academy Sports
7. Walmart
8. Costco Wholesale
9. At Home
10. Target
11. The Parke Shopping Center
12. Whole Foods

ENTERTAINMENT

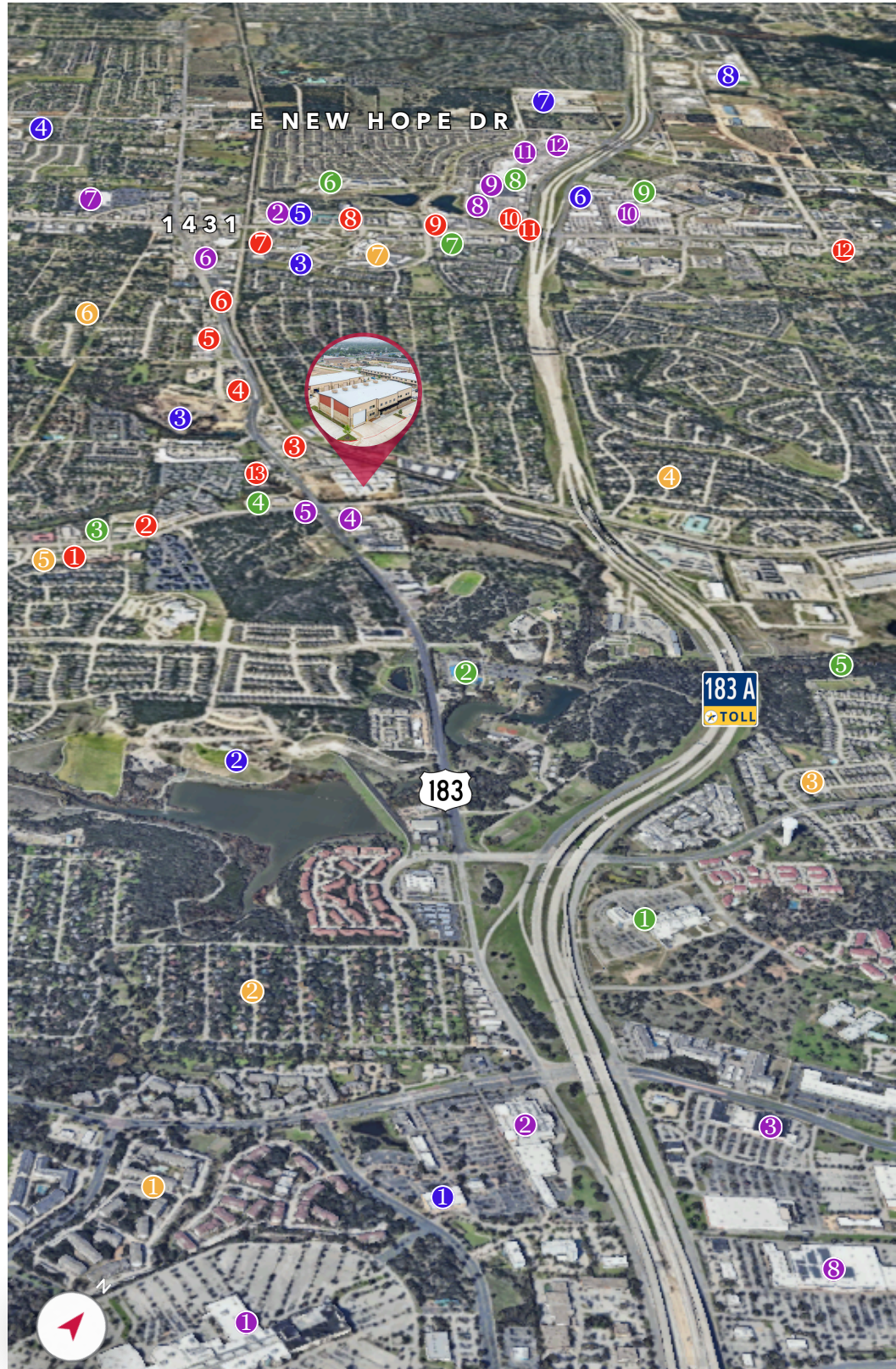
1. Alamo Drafthouse
2. Lakeline Park
3. Cedar Park Library
4. Splash Shack
5. Wild West
6. Cinemark
7. H-E-B Center
8. The Crossover

HEALTH & FITNESS

1. Dell Children's North Campus
2. Twin Lakes Park
3. Apex Pickleball Club
4. Baylor Scott & White Urgent Care
5. Brushy Creek Trail
6. Cedar Park Recreation Center
7. Baylor Scott & White ER
8. Orangetheory Fitness
9. Crunch Fitness

RESIDENTIAL

1. Lakeline Crossing Apartments
2. Riviera Springs
3. Homestead Village Park
4. Forest Oaks
5. Cypress Creek Apartments
6. Buttercup Creek
7. Quest Apartments



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LISTING TEAM

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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.

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