



SHOPS AT NEW HOPE

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\$27-30 PSF
NNNs* \$11-\$12
Available space
1874 SF



**FOR LEASE
FOR SALE**

1874 SF of Retail/Office Space

821 W New Hope Dr, Suite 108, Cedar Park, TX 78613



YOUR BUSINESS BELONGS HERE! – UNIT 108 AT SHOPS AT NEW HOPE

Located at the high-traffic corner of New Hope Drive and South Bagdad Road, Shops at New Hope is a modern 11-unit retail center with two restaurants and nine retail spaces. Surrounded by CVS, Walmart Supercenter, H-E-B, and Starbucks, the center offers excellent visibility and steady foot traffic.

Situated next to Prime Dental, this unit provides flexible delivery options, with the choice of tenant build-out or owner-delivered white box condition –ideal for retail or personal services. Join tenants like Hype Bar & Grill, Prime Dental and a luxury day spa. The center includes 97 dedicated parking spaces.

Minutes from the upcoming CedarView Center (opening 2026), featuring Nebraska Furniture Mart, Scheels, a 65-ft Ferris wheel, and a 16,000-gallon aquarium. Expected to create 1,200+ jobs. Surrounded by new residential and commercial development, with improved access from New Hope Drive and the 183A Toll expansions.

Permitted Uses:

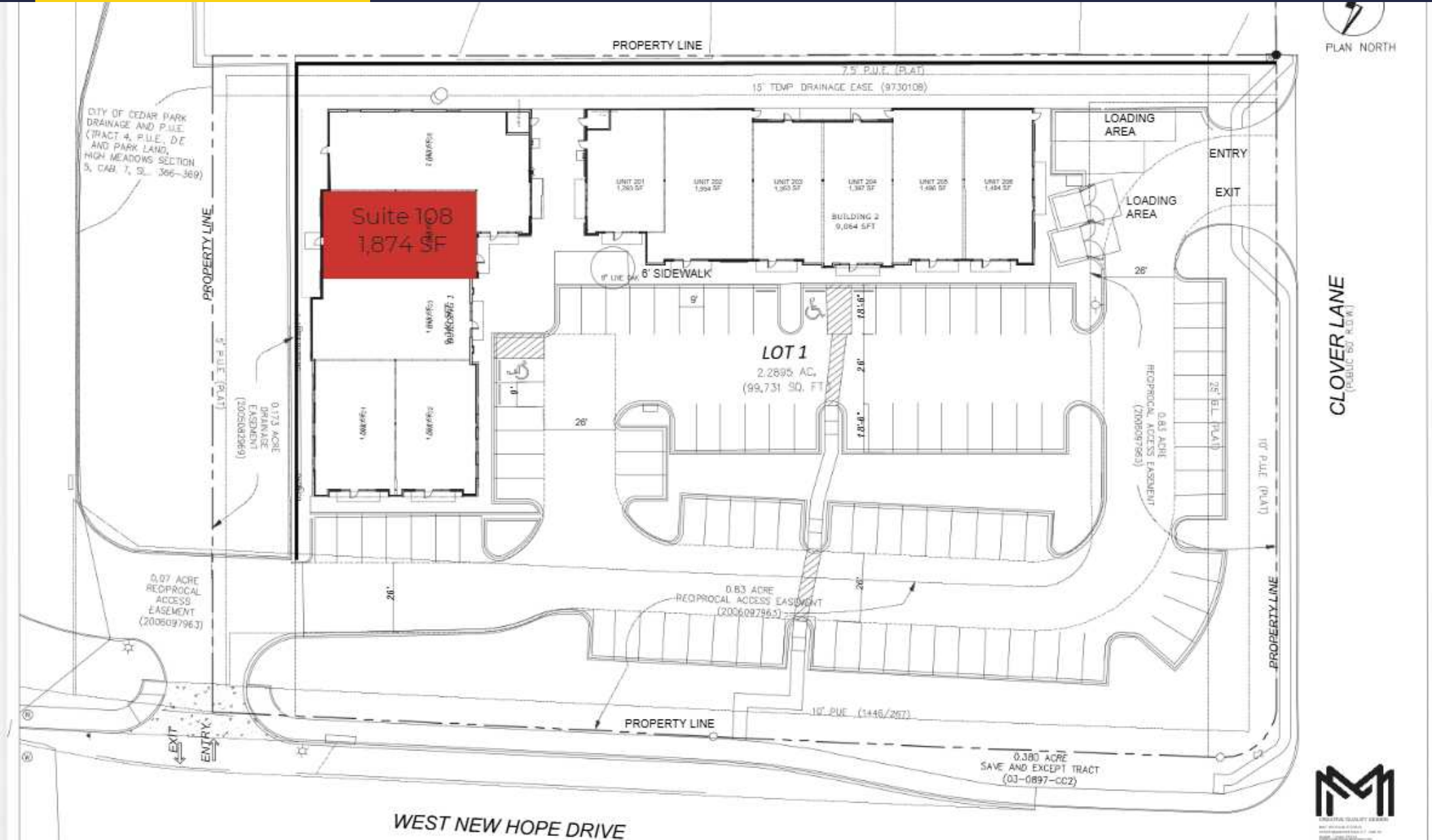
Retail sales, nail salons, boutique fitness, tutoring center, dance studio, animal grooming, pet studio, and other general retail or personal services. (CBD, smoke shops, and tattoo parlors not permitted.)

Property Overview

Property Type	Retail/Office
Lease Rate	Base Rent - \$27-30PSF
NNN	\$11-12 PSF (Estimate)
Available SF	1874SF
Total Building SF	9340 SF
Zoning	General Business
Parking	4/1000 SF
Delivery Condition	Choice of Shell Condition or White Box Finish
Year Built	2023
Lease Term	3 - 10 years
Location	Next to Prime Dental
Sale Price	Call







Full Circle Commercial Group
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A floor plan diagram of Suite 108, which is a large rectangular space. The dimensions are given as 32'-8" x 56'-7". There is an 'ENTRY' point at the bottom left corner. The entire plan is enclosed in a thick black border.

Suite 108
1,874 SF

32'-8" x 56'-7"

ENTRY

Suite 108 Floor Plan

Suite 108

Flexible Delivery Options Available for Sale or Lease

Current Condition

- Cold Shell Finish

Build-Out Flexibility

- Tenant may design and complete a custom build-out
- Landlord open to providing a Tenant Improvement Allowance

White Box Option

- Landlord can deliver the space in white box condition
- Estimated delivery timeline: 4-6 months

Ideal Uses

- Boutique Retail
- Personal Services
- Showroom
- Medical Office

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1	9,465	Street: W New Hope Dr Cross: S Bagdad Rd 2024 Est. daily traffic counts Cross Dir: W Dist: -
2	12,182	Street: Bagdad Rd Cross: Cedar Hills Blvd 2024 Est. daily traffic counts Cross Dir: S Dist: -
3	8,803	Street: W New Hope Dr Cross: S Bagdad Rd 2024 Est. daily traffic counts Cross Dir: E Dist: -
4	15,514	Street: S Bagdad Rd Cross: W New Hope Dr 2024 Est. daily traffic counts Cross Dir: S Dist: -
5	5,863	Street: W New Hope Dr Cross: Timberwood Dr 2024 Est. daily traffic counts Cross Dir: E Dist: -

Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

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

A BROKER'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 to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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 price 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Hannah Mara	813883	hannah@fullcircle-realestate.com	512 680 1171
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

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