



## INTRODUCTION

Discover an exceptional automotive or shop space opportunity in the heart of Cedar Park! This property offers flexible and functional space ideal for automotive services, light industrial use, or general workshop operations.

## SPACE DETAILS

- **Total Size: 2,850 SF (Combined Units F & G)**
- **Type: Automotive / Shop Space**
- **Features:**
  - Shared yard access
  - Drive-in doors
  - Open workspace with flexible layout
  - Ample parking
  - Easy access from Bell Blvd (US-183)

## LOCATION HIGHLIGHTS

- **Prime visibility and accessibility in a high-traffic corridor**
- **Close proximity to major retailers and service centers**
- **Convenient access to Hwy 183 and surrounding communities**

## IDEAL FOR:

- **Automotive repair or detailing**
- **Equipment servicing**
- **Light manufacturing**
- **Storage and distribution**

## LEASE INFORMATION:

- **Available Space: 2,850 SF**
- **Lease Type: Contact for terms**
- **Availability: Immediate**

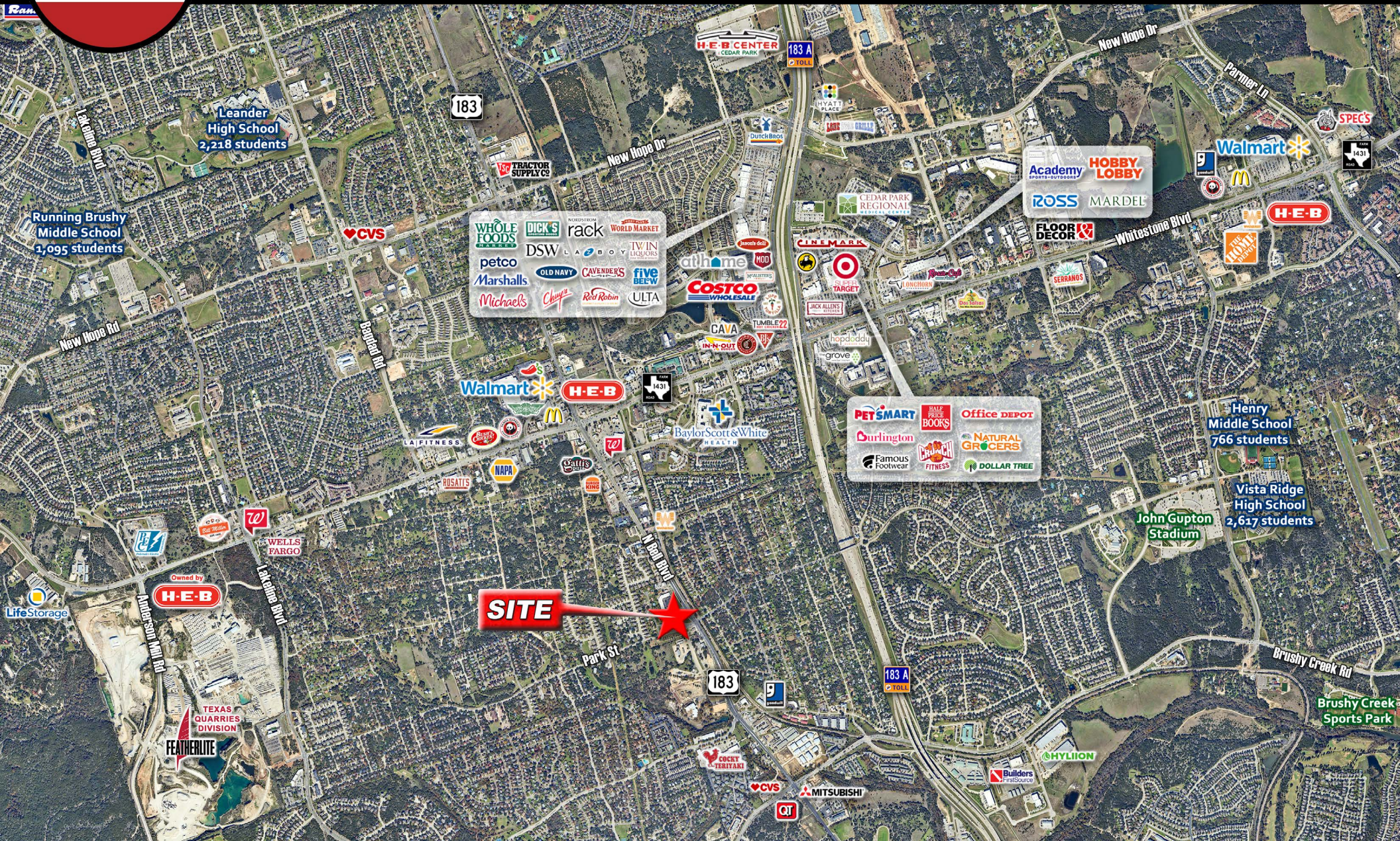




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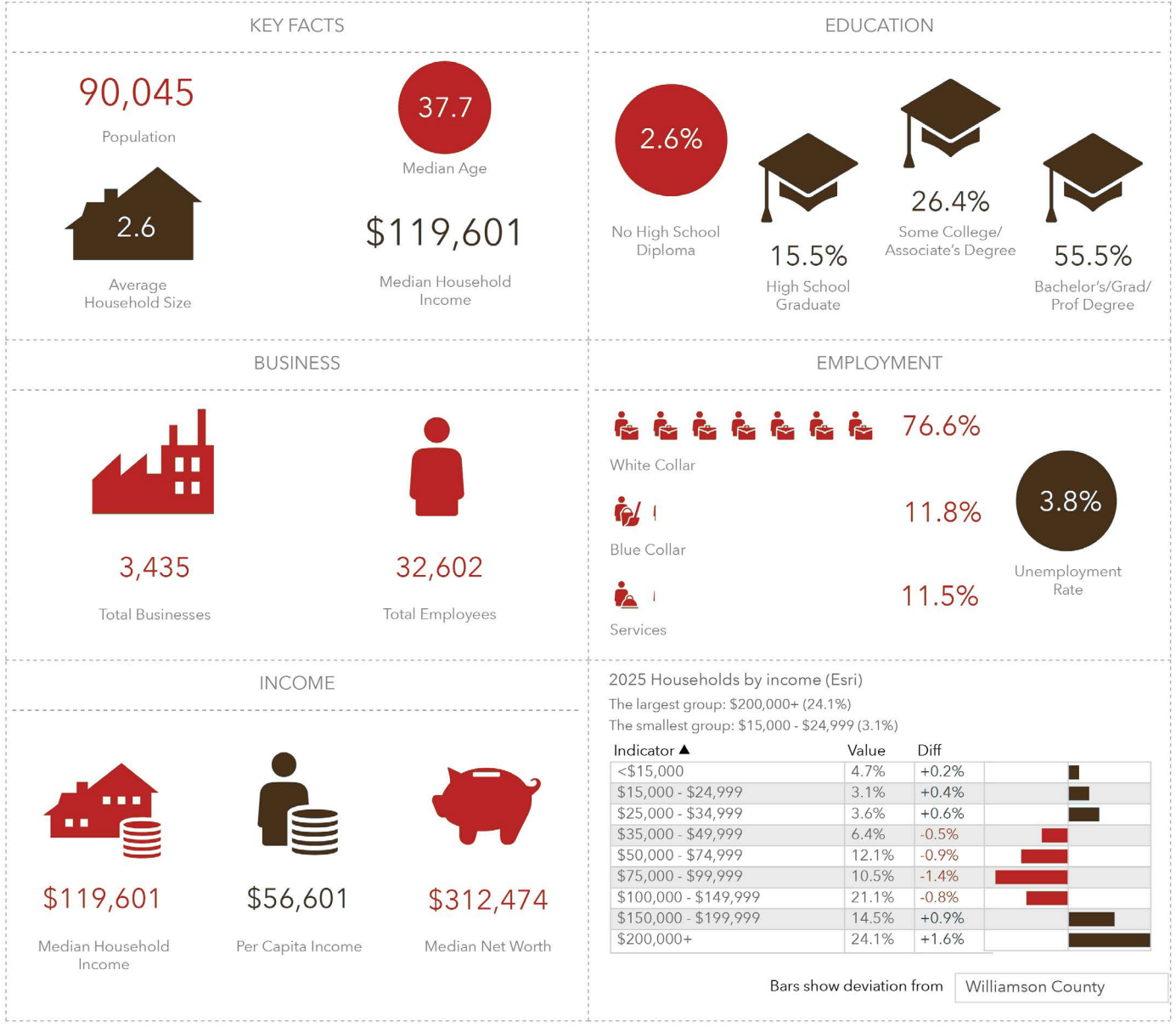




# AUTOMOTIVE / SHOP SPACE FOR LEASE

111 N. BELL BLVD, UNITS F & G, CEDAR PARK, TEXAS 78613

## 3-MILE DEMOGRAPHICS



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## AUSTIN MSA DEMOGRAPHICS



### KEY FACTS

2,612,392

Population



Average  
Household Size

35.9

Median Age

\$104,066

Median Household  
Income

### EDUCATION

7.0%

No High School  
Diploma



17.3%  
High School  
Graduate



23.3%  
Some College/  
Associate's Degree



52.4%  
Bachelor's/Grad/  
Prof Degree

### BUSINESS



94,601

Total Businesses



1,009,374

Total Employees

### EMPLOYMENT



White Collar

71.4%



Blue Collar

15.3%



Services

13.3%

3.4%

Unemployment  
Rate

### INCOME



\$104,066

Median Household  
Income



\$56,329

Per Capita Income



\$262,794

Median Net Worth

### 2025 Households by income (Esri)

The largest group: \$200,000+ (20.8%)

The smallest group: \$15,000 - \$24,999 (3.6%)

| Indicator ▲           | Value | Diff  |  |
|-----------------------|-------|-------|--|
| <\$15,000             | 5.8%  | -2.1% |  |
| \$15,000 - \$24,999   | 3.6%  | -2.2% |  |
| \$25,000 - \$34,999   | 3.9%  | -2.3% |  |
| \$35,000 - \$49,999   | 7.9%  | -2.3% |  |
| \$50,000 - \$74,999   | 14.6% | -2.1% |  |
| \$75,000 - \$99,999   | 12.0% | -0.7% |  |
| \$100,000 - \$149,999 | 19.4% | +1.3% |  |
| \$150,000 - \$199,999 | 12.0% | +2.6% |  |
| \$200,000+            | 20.8% | +7.8% |  |

Bars show deviation from Texas