

# \$800,000 - 203 W New Hope Dr, Cedar Park

MLS® #2776222

**\$800,000**

0 Bedroom, 0.00 Bathroom,  
Commercial on 0.45 Acres

Cedar Park Ranchettes Lo 06, Cedar Park, TX

Exceptional commercial redevelopment opportunity in Cedar Park! Two adjacent lots (~0.7 acres) at 203 W New Hope Dr present a premier corner position with unrivaled visibility and high traffic along US 183 (Bell Blvd). The site includes an adaptable freestanding office structure (formerly a church classroom, then realty office) with utilities in place and flat terrain—ready for reinvention.

Already zoned residential with a commercial variance and aligned with the City's Future Land Use Plan (Neighborhood Business/Business District), rezoning is supported and strategic.

This corridor sees strong traffic volume: city data from 2018–2019 reports ~30,600 vehicles per day north of New Hope Drive and Bell Blvd

The area is on the cusp of transformative growth:

The CedarView mixed-use development, just minutes away, will feature a 1.1 million SF Nebraska Furniture Mart, a 297-room full-service Marriott hotel, a 30,000 SF convention center, and a 320-space parking garage, all slated for completion by 2027. Additional nearby anchors include Scheels sporting goods within Cedar View. Cedar Park Chamber of Commerce.

Major lifestyle and leisure developments are also underway.

This strategic location is surrounded by established neighborhoods, schools, medical facilities, and has access to surrounding



infrastructure improvements like the widening of New Hope Drive and enhanced pedestrian amenities. Community Impact.

Priced attractively at \$1,200,000 total (two lots combined), this site offers unmatched upside. Cedar Park has seen explosive growth—over 45% population increase over the past decade, a median household income above \$111K, and over 2.3M SF of nearby commercial development in motion.

With its visibility, infrastructure, and adjacency to destination-level developments, 203 W New Hope Dr is an opportunity primed for high-impact retail, drive-thru, boutique, or modern office/flex redevelopment.

Built in 1973

**Essential Information**

|            |            |
|------------|------------|
| MLS® #     | 2776222    |
| Price      | \$800,000  |
| Bathrooms  | 0.00       |
| Acres      | 0.45       |
| Year Built | 1973       |
| Type       | Commercial |
| Sub-Type   | Business   |
| Status     | Active     |

**Community Information**

|             |                             |
|-------------|-----------------------------|
| Address     | 203 W New Hope Dr           |
| Area        | CLN                         |
| Subdivision | Cedar Park Ranchettes Lo 06 |
| City        | Cedar Park                  |
| County      | Williamson                  |
| State       | TX                          |
| Zip Code    | 78613                       |

**Amenities**

|           |                                                                                 |
|-----------|---------------------------------------------------------------------------------|
| Utilities | Electricity Connected, Sewer Connected, Water Connected, Above Ground Utilities |
|-----------|---------------------------------------------------------------------------------|

|         |                                                           |
|---------|-----------------------------------------------------------|
| Parking | Asphalt, Outside, Parking Lot, Off Street, On Site, Paved |
|---------|-----------------------------------------------------------|

**Interior**

|          |       |
|----------|-------|
| Interior | Vinyl |
|----------|-------|

|         |      |
|---------|------|
| Heating | None |
|---------|------|

**Exterior**

|              |             |
|--------------|-------------|
| Construction | Wood Siding |
|--------------|-------------|

|            |      |
|------------|------|
| Foundation | Slab |
|------------|------|

**Additional Information**

|             |                   |
|-------------|-------------------|
| Date Listed | August 21st, 2025 |
|-------------|-------------------|

|                 |    |
|-----------------|----|
| Days on Website | 62 |
|-----------------|----|

|                |    |
|----------------|----|
| Days on Market | 47 |
|----------------|----|

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