

# HIGHWAY 71 DEVELOPMENT OPPORTUNITY

14601 WEST HIGHWAY 71, BEE CAVE, TX 78738

FOR SALE



## 2.7 Acres with 1,336 SF Office | \$1,700,000.00

- Upper Income Demographics
- Less than 1/2 Mile from Hamilton Pool Road, 2.2 Miles from Hill Country Galleria
- 7 Miles from Ranch Road 12, Main Artery to Dripping Springs
- High Growth Population
- Brand New Flooring
- Ample Parking
- Storage Space
- Zoned NS (40% Impervious)

**CURRIN J. VAN EMAN**

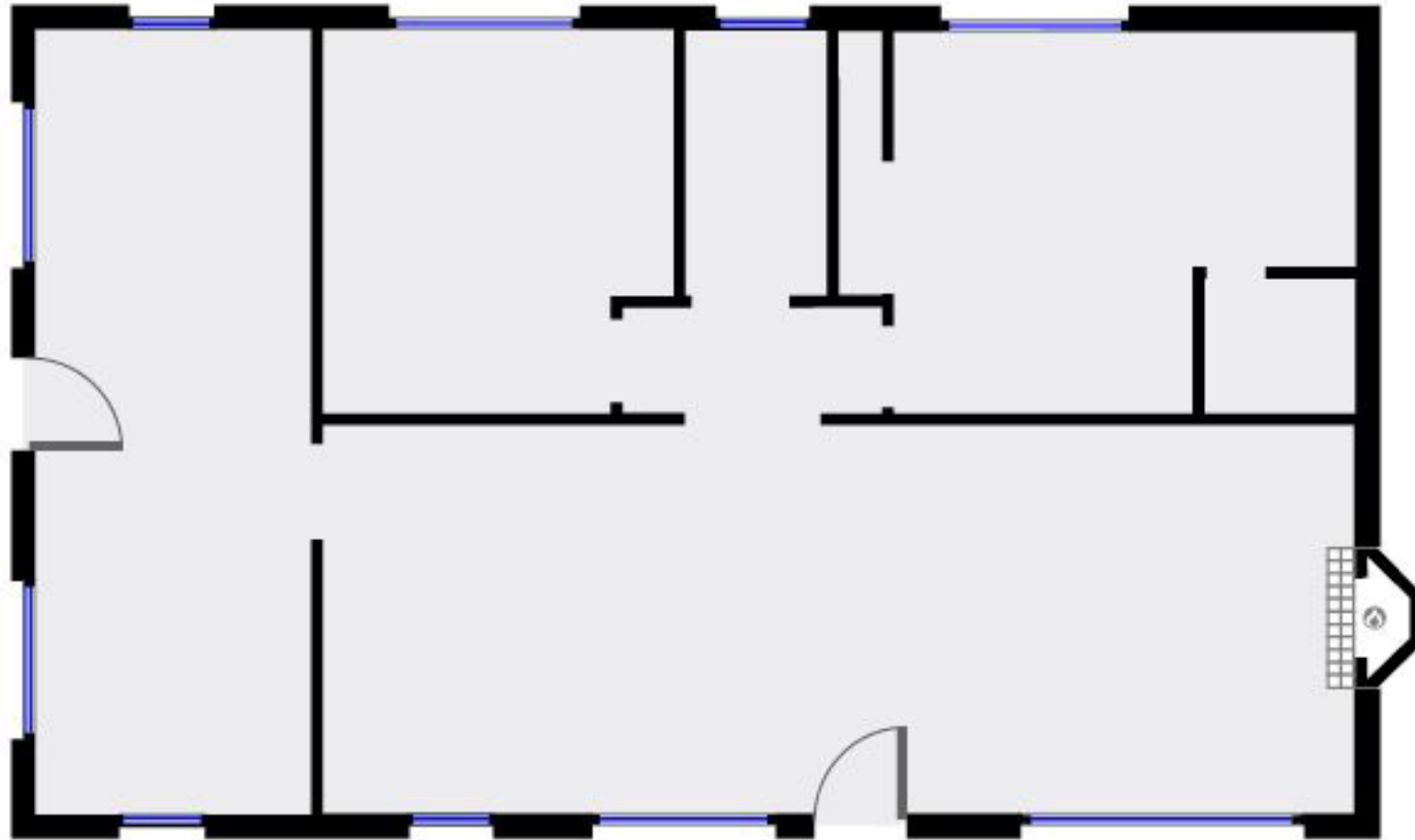
512-927-7150  
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FLOOR PLAN - Existing Structure



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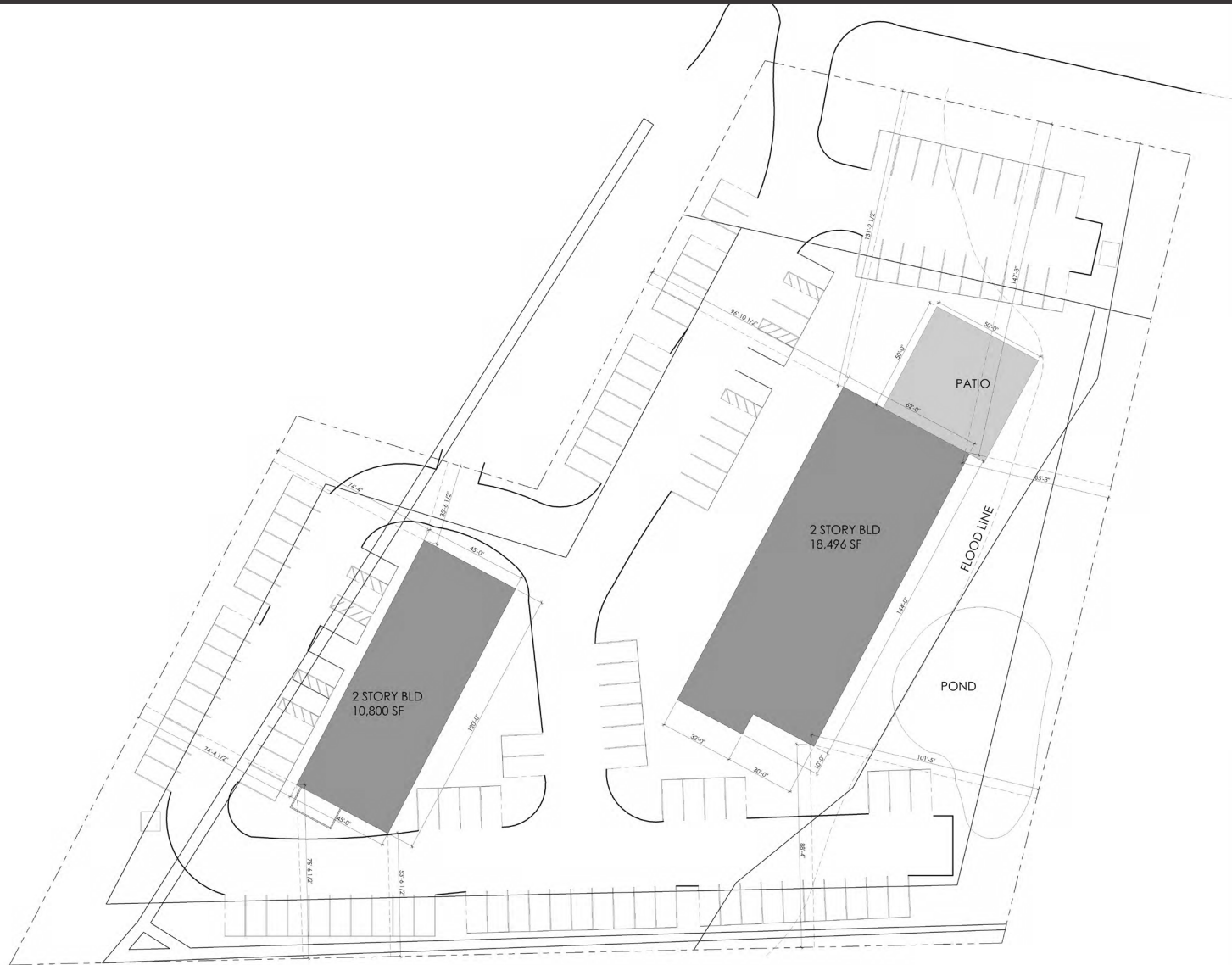
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 **Capella Commercial, LLC**

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SITE PLAN - Mockup



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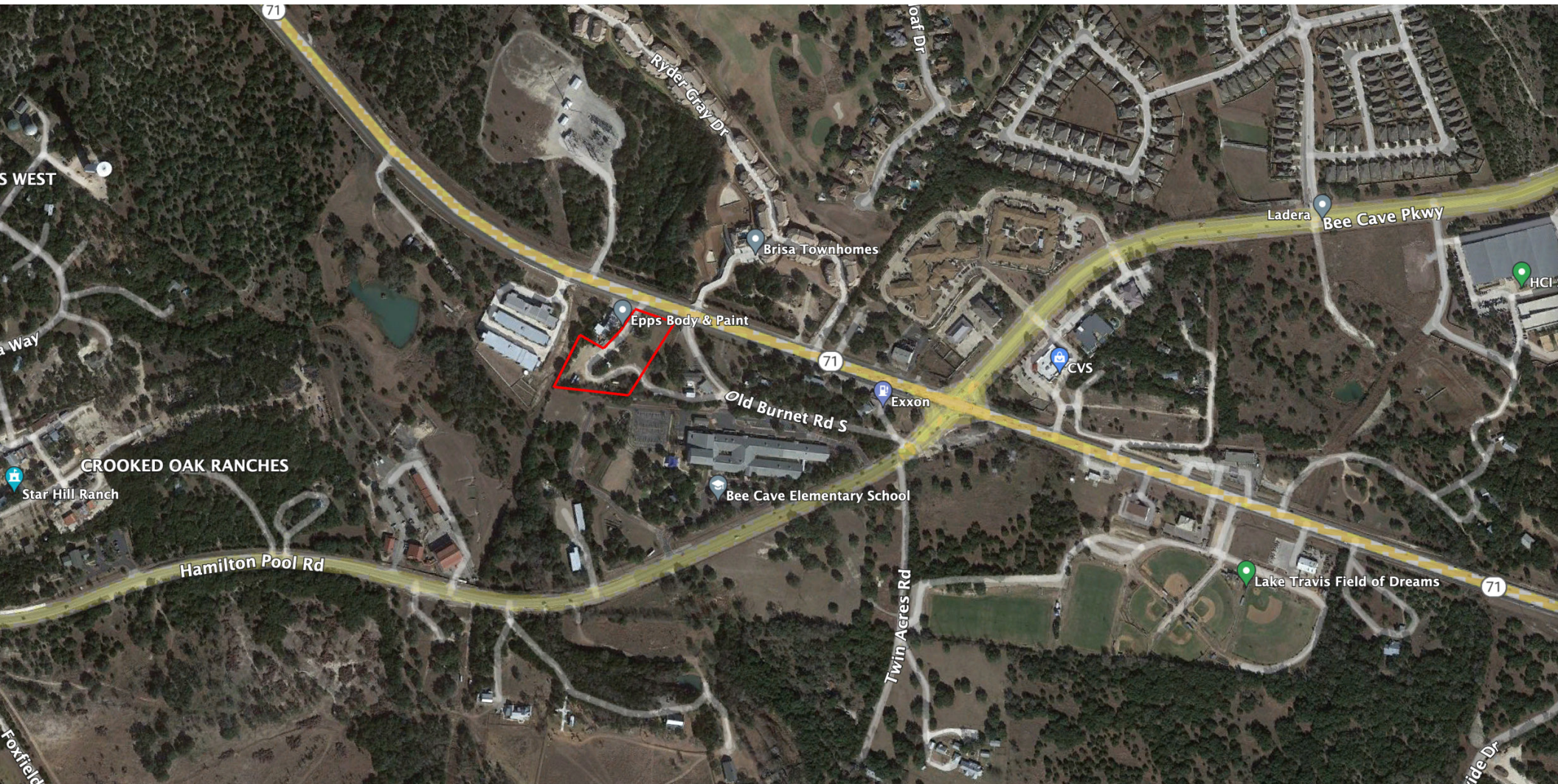
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POPULATION  
2021

2 Mile  
9,179

5 Mile  
42,058



2021  
AVG HH INCOME

2 Mile  
\$163,428

5 Mile  
\$176,124



2020  
HIGHWAY 71

32,885 VPD



PROJECTED POPULATION  
2026

2 Mile  
10,394

5 Mile  
45,942

This office space is conveniently located on Highway 71 with close proximity to Hamilton Pool Road.

## LANE EXPANSION

Hamilton Pool Road will be undergoing a lane expansion that includes adding a 12 foot center turn lane and 6 foot shoulders on each side.



## TRAFFIC INCREASE

It is estimated that the number of vehicles traveling along Hamilton Pool will increase 38% to 31,850 vehicles per day by 2042.

This space is within 5 minutes from Provence, Rocky Creek and other major Hamilton Pool housing developments. Hamilton Pool Road is a thoroughfare connecting the Lakeway/Bee Cave markets to the Dripping Springs market.

There are three **public schools** located within five miles.

**Bee Cave Elementary - 815 Students**

**Bee Cave Middle School - 871 Students**

**Lake Travis High School - 3,212**

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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.

### 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.

### 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 or subagent by the buyer or buyer's agent.

**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.

**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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date