



# HAMILTON PLACE OFFICE SPACE

15814 HAMILTON POOL ROAD, BEE CAVE, TX 78738

FOR LEASE



## 2,000 SF Office Available

- Hamilton Pool Frontage
- Upper Income Demographics
- 2.3 Miles from Highway 71, 3 Miles from Hill Country Galleria
- 4 Miles from Ranch Road 12, Main Artery to Dripping Springs
- Negotiable T.I.'s
- High Growth Population
- Neighborhood Services Zoning
- Facade Signage and Monument Signage on Hamilton Pool Road
- Ingress/Egress from Hamilton Pool Road
- Parking Ratio 1/220 SF

**Tawney Stedman**

512-960-6261

tawney@capellatx.com

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**Brycen Foreman**

512-694-7193

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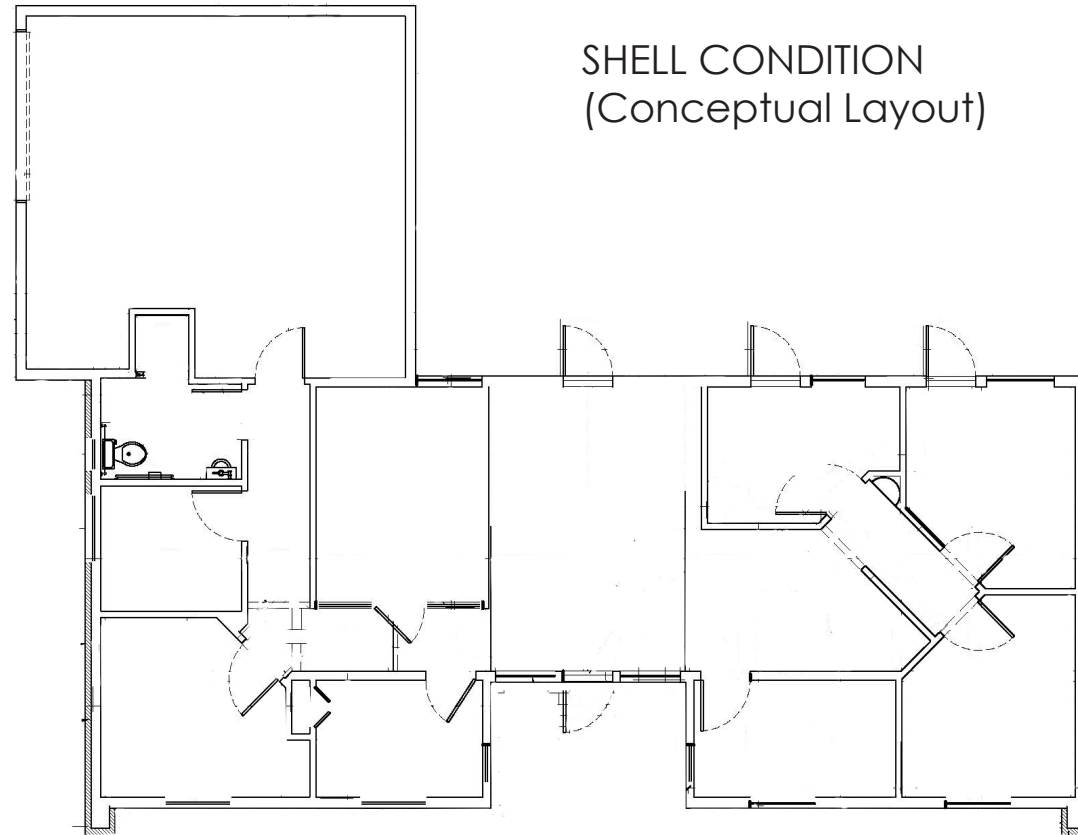


Capella Commercial, LLC

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FLOOR PLAN



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SITE PLAN



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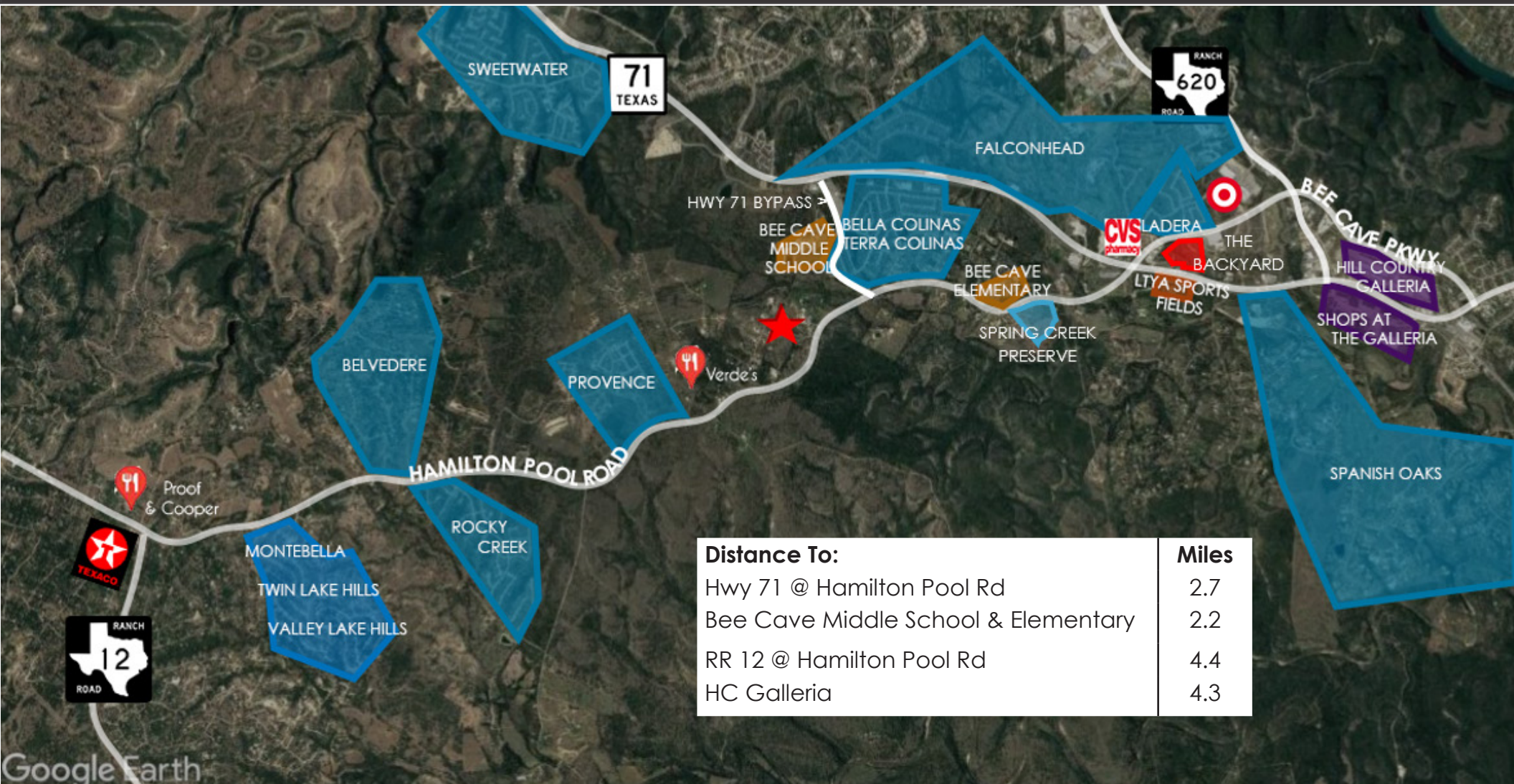




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## LOCATION



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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



2021  
HAMILTON POOL  
AT TWIN ACRES

11,091 VPD



PROJECTED POPULATION  
2026

2 Mile

10,394

5 Mile

45,942

Hamilton Pool Road is a thoroughfare connecting the Lakeway/Bee Cave markets to the Dripping Springs market.

## 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.

Hamilton Place Office Center is conveniently located on Hamilton Pool Road within 3 minutes from Provence, Rocky Creek and other major Hamilton Pool housing developments.

There are **two Bee Cave public schools** located within five miles.

**Bee Cave Elementary - 815 Students**

**Bee Cave Middle School - 871 Students**

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