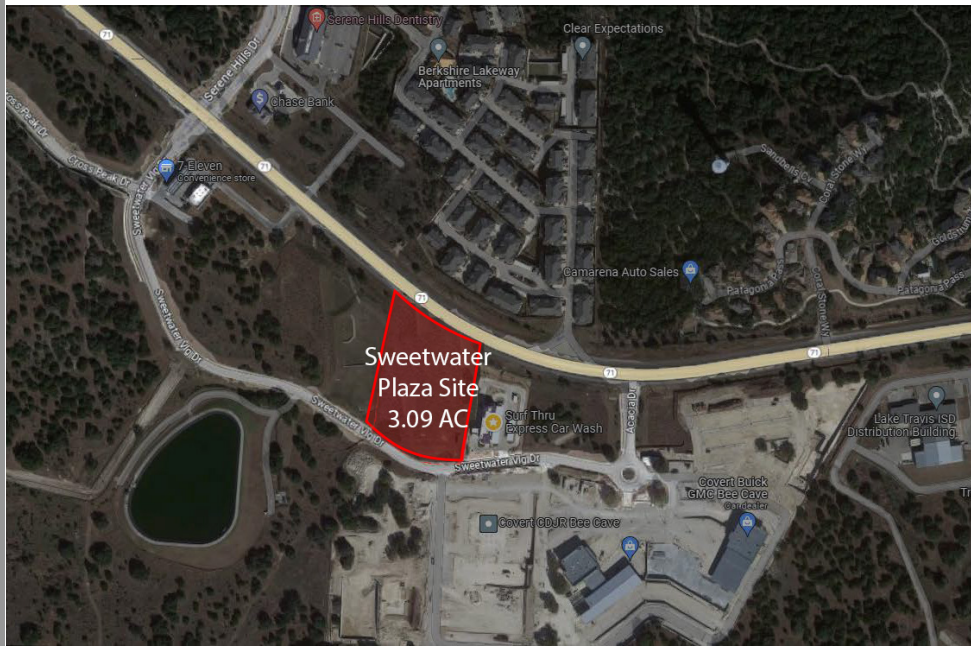


# SWEETWATER PLAZA @ SWEETWATER CROSSING

16620 Sweetwater Village Dr., Bee Cave, Tx 78738

SITE FOR SALE



## Retail/Office Building Site For Sale

### PROPERTY HIGHLIGHTS:

- Fully Entitled 3.09 Acre Commercial Building Site
- Regional Storm-water Run-Off & WQ Detention
- Full Site Development Plan Drawings
- Full Building Construction Drawings(36,910 SF)
- Completed Traffic Impact Analysis (TIA)
- **FULLY APPROVED BUILDING PERMIT**

### BUILDING HIGHLIGHTS:

- Building: 36,910 (Retail: +/- 5,700 - 15,500 SF | Office: +/- 16,300 SF)
- Ample Parking: Up to 156 Surface Parking Spaces
- Access: Easy ingress/egress. High Visibility w/ Hwy 71 West
- Traffic Counts: Hwy 71 just east of Serene Hills Dr.: 33,468 VPD (2020)
- Strong Demographics: \$200,000+ Avg. HH Incomes, \$500K - \$5MM+ Housing Values

**CURRIN J. VAN EMAN**

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Capella Commercial, LLC

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## Property Description

Sweetwater Plaza 3.09 Acre, Fully Entitled Site, offers a developer the rare opportunity to construct new two-story Mixed-Use Retail | Office | Medical Office project within the Sweetwater Crossing Commercial Subdivision, located in the West Austin suburb of Bee Cave, TX. fronting SH 71 West and just 5 minutes west of the highly acclaimed 1.5-Million Square Foot Hill Country Galleria. The 3.09 acre site comes with Full Site and Building Construction Drawings and Fully Approved Building Permit.

The surrounding Bee Cave/Lakeway area offers some of Austin's strongest demographic profiles with high average household incomes exceeding \$200,000/YR and housing values ranging from \$500K to over \$5MM. Sweetwater Crossing offers a mix of High Income Single-Family Residential, Multi-Family, Professional and Medical Office, Retail, Restaurant and C-Store Space, as well as the new 30-acre Covert Cadillac/GMC/Dodge/Jeep Mega-Auto Dealership. The proposed Sweetwater Plaza building can feature 1st floor Retail/Restaurant space fronting Hwy 71 and/or Sweetwater Village Dr., as well as 2nd floor Office space with 360-degree Hill Country Views, or the developer may construct other uses on the site.



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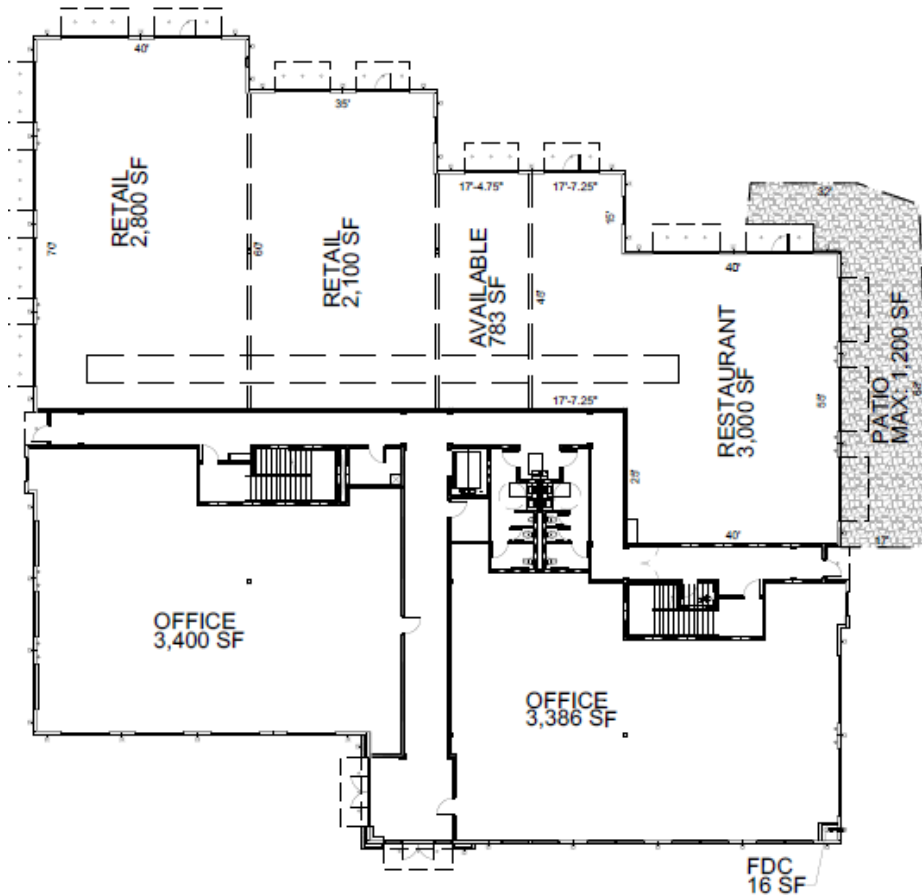
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SITE FOR SALE

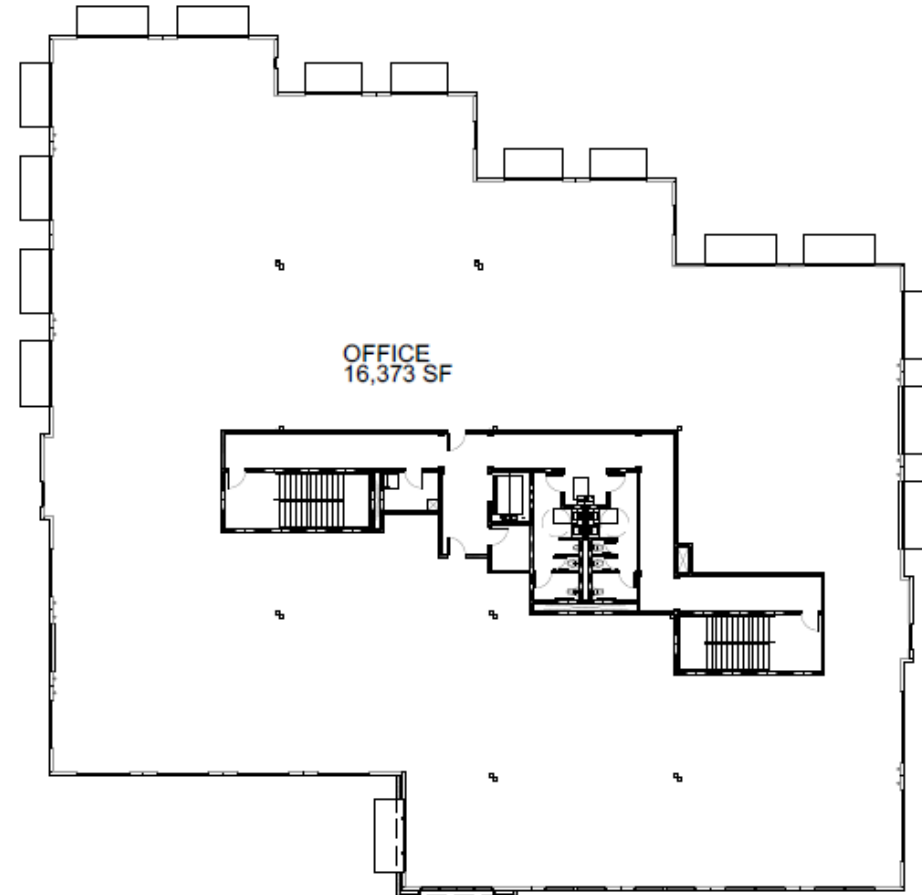
## FIRST FLOOR

- Retail/Restaurant: 5,700 SF - 15,500 SF
- Office: 6,800 SF



## SECOND FLOOR

- Office: 16,373 SF



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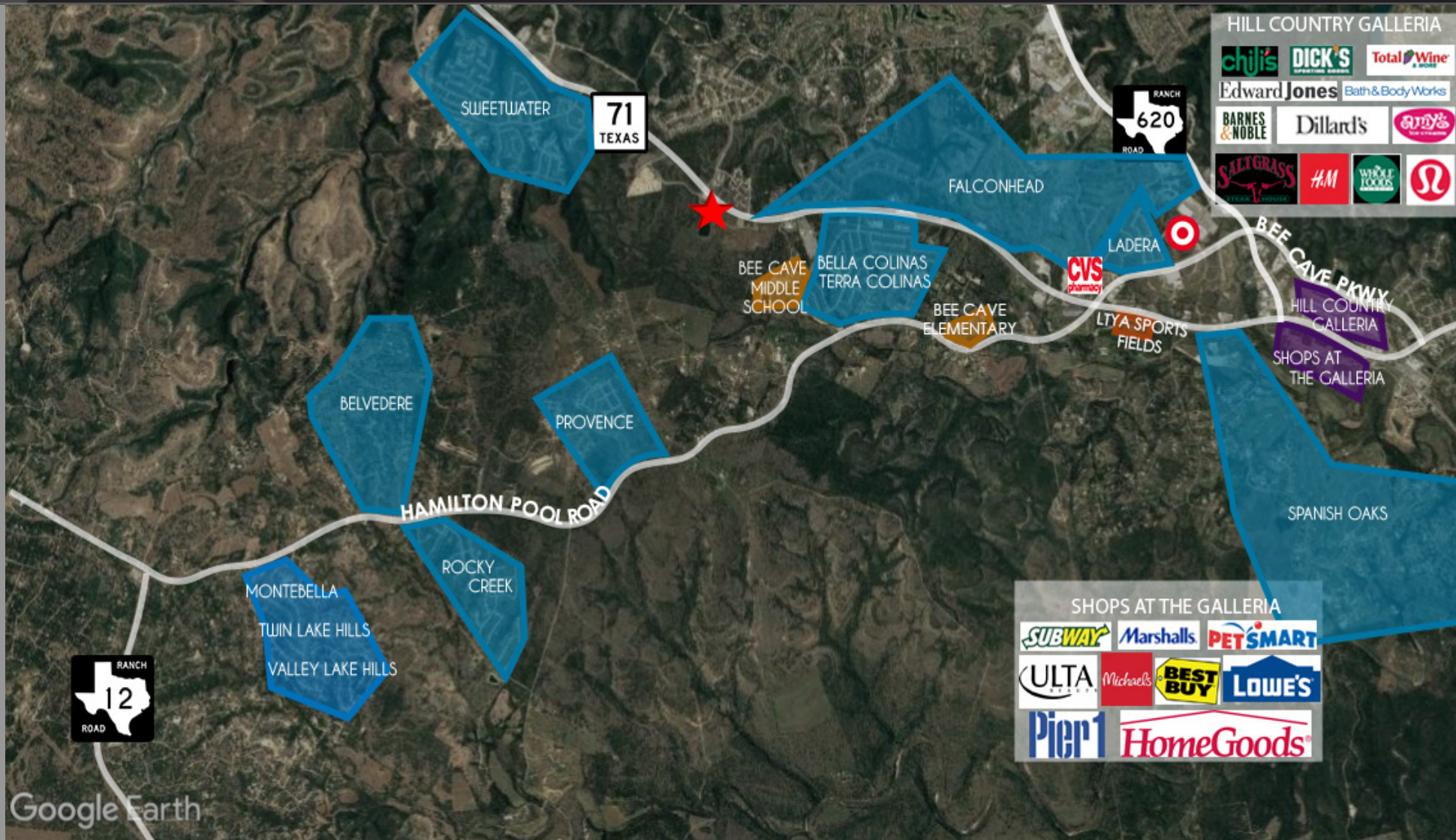
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