Sweetwater Office and Retail Sites

West of Bee Cave on Highway 71

Location:	At the intersection of Highway 71 and Bee Creek Road, approximately 5 miles west of Hill Country Galleria.
Size:	1.1—2.9 Acres
Utilities:	Water, Wastewater & Electricity (Available)
Zoning:	None, Travis County, no-ETJ
Possible Uses:	Including but not to limited to Restaurant, Bank, Daycare, Office or Retail (Drive-Thru allowed)
Price:	See Pricing on Pg. 4

Offered exclusively by:

MATHIAS PARTNERS

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The information contained herein has been obtained from sources deemed to be reliable; however, Mathias Partners makes no guarantees, warranties, or representations as to the accuracy thereof. All information is presented subject to changes in price, corrections, errors, omissions, prior sale, or withdrawal without notice. The summaries included herein are not to be considered complete, accurate, and total representations of the facts surrounding the property. Interested parties should conduct their own independent analysis.

Executive Summary

LOCATION: Along the south side of Highway 71 at Bee Creek Road, approximately five miles west of Hill Country Galleria. It is positioned in front of Sweetwater, a Newland Communities master planned development that will include approximately 1,550 single family homes upon completion. To date, nearly 800 lots have been developed and they are selling at a pace of approximately 150 lots per year. Homes in Sweetwater generally sell in the $400k to $800K with a few selling at over $1,000,000.

DEVELOPMENT ADVANTAGES: This site is outside the city limits and is not subject to city zoning or entitlement processes. Possible uses such as a restaurant with a drive through are allowed on this tract while most other tracts in the area do not allow such uses per the City of Bee Cave and Lakeway's development codes.

SIZE: **1.1—2.9** acres

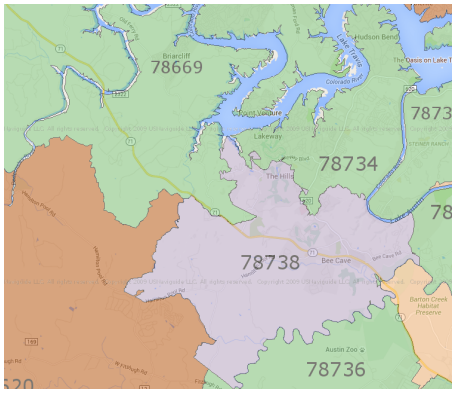
ZONING: None, Travis County, no-ETJ

IMPERVIOUS COVER: 80% (LCRA Highland Lakes Water Ordinance)

UTILITIES: Water, Sewer and Electric adjacent to site

TRAFFIC COUNTS: Hwy 71 East of Vail Divide—23,930 VPD *Source: TxDot District Traffic Map*

TRADE AREA:



DEMOGRAPHIC SUMMARY:

	3 MILE	5 MILE
2019 Households	4,597	14,306
2019 Avg HH Inc	$130,245	$124,159
2019 Population	11,616	35,906
2024 Popluation	13,303	40,085
% Pop Grwth 2019-2024	11.4%	11.64%

Source: CoStar

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Area Map

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Conceptual Site Pricing

The above is a schematic representation for size and pricing guidance. It is possible to move lot lines and/or combine Lots. Pricing will be contingent on ultimate agreed upon sizes and dimensions. Areas in red cross hatched (Lots 1-6)represent the approximate developable (or net) portions of the Lot. The white portions of each Lot is not developable but counts towards building set backs and impervious cover.

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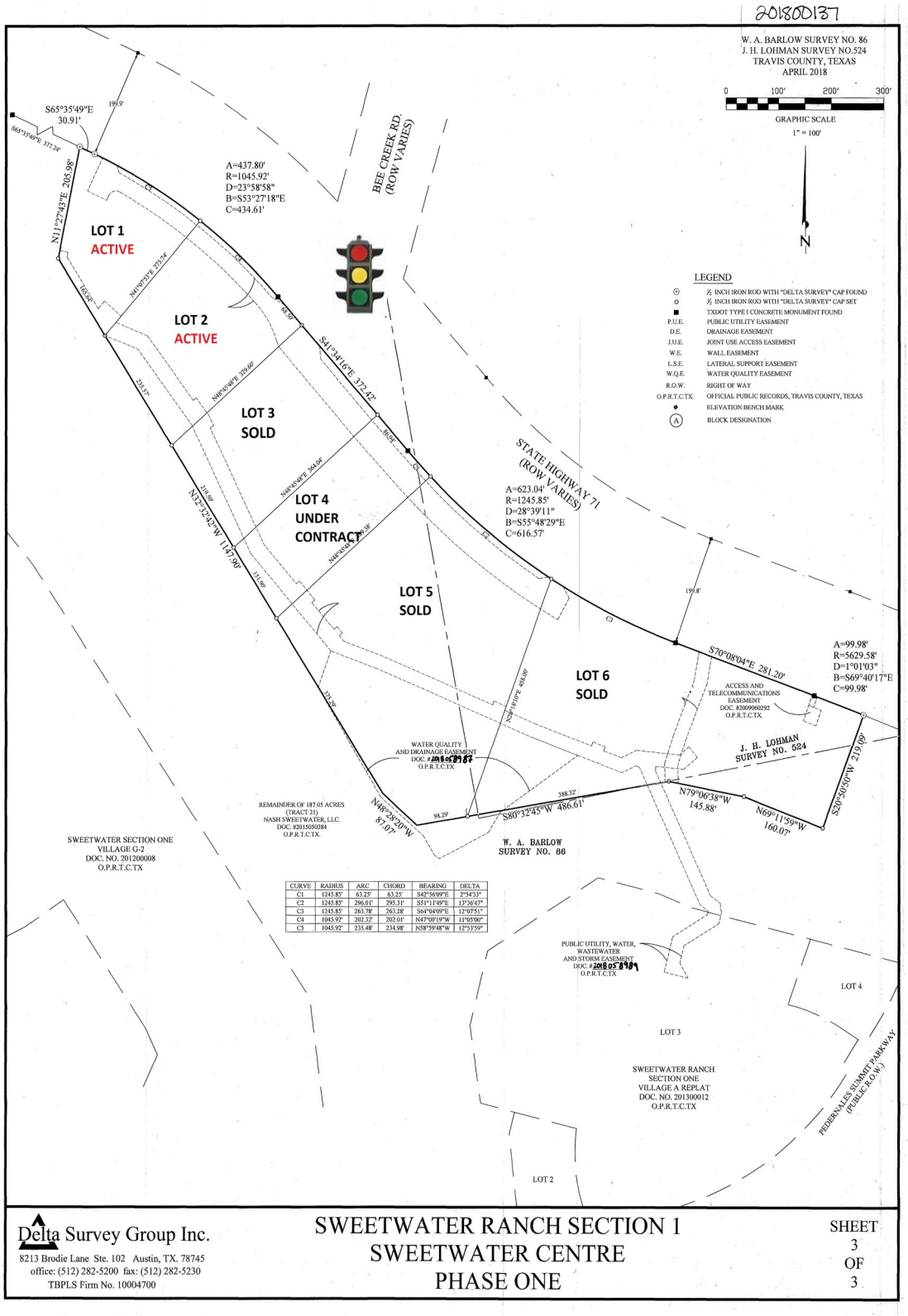
Plat



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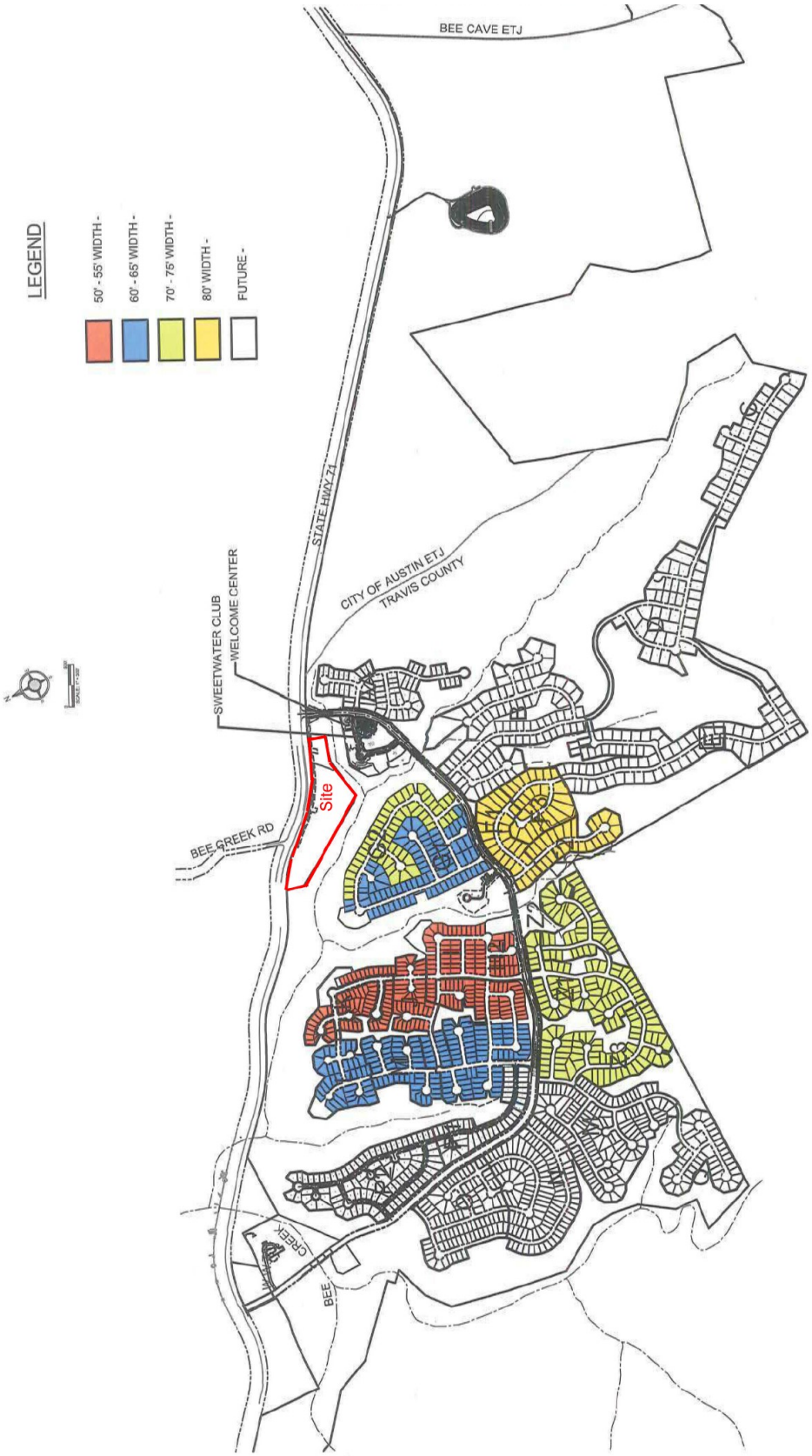
Sweetwater Conceptual Masterplan



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11-2-2015

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.

Mathias Partners	602940	matt@mathiaspartners.com	512-330-9111
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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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 _____