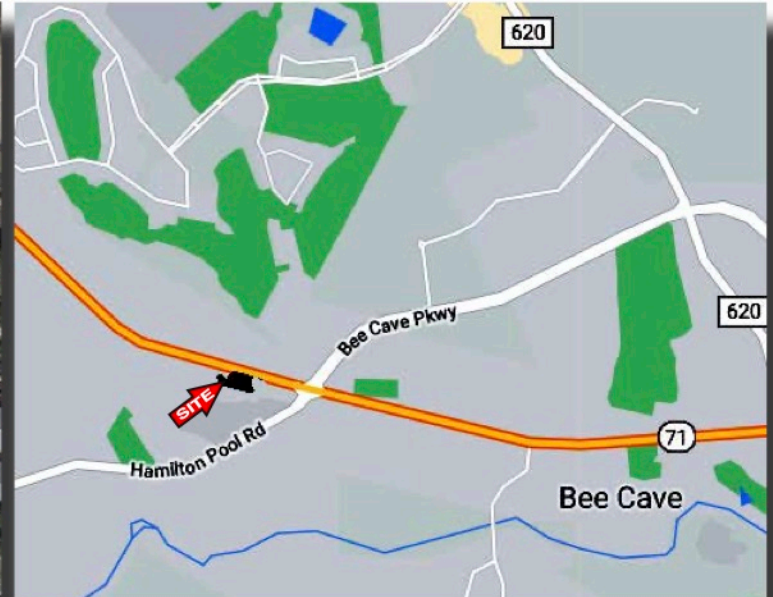


# FOR SALE - COMMERCIAL PROPERTY

14601 W State Hwy 71, Bee Cave, Texas 78738



**LOCATION** Located on the south side of Hwy 71 W, just 0.2 mi west of the intersection of Hwy 71 and FM 3238 (Hamilton Pool Rd.)

**SIZE** ± 2.758 Acres

**IMPROVEMENTS** •1344 sf (TCAD) Office/Retail on Lot 2

**FRONTAGE/ACCESS** Approximately 188.5' of frontage on W Hwy 71

**UTILITIES** Water -West Travis County Public Utility Agency (24" line on S. Side of Hwy 71)  
Electric - Austin Energy  
Wastewater - On-Site Sewage Facility (OSSF)

DEMOGRAPHICS	1	5	10
2020 Population	2,849	44,353	200,891
2020 Households	1,045	16,870	76,225
2020 Avg Household Income	152,933	175,747	162,777

[Click here for Trade Area Report for zip code 78738](#)

[Click here for 1,3,5,10 mile demographics](#)

## McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704  
(512)472-2100 FAX: (512)472-2905

**FLOOD HAZARD**

Yes. The Improvements associated with a Conditional Letter of Map Revision (CLOMR) have been completed, and a final Letter of Map Revision (LOMR) is still needed.

**JURISDICTION** City of Bee Cave

**TRAFFIC** 39,293 on Hwy 71 (TXDOT 2019)

**ZONING** Neighborhood Service (NS)

**PRICE** \$1,200,00.00

**COMMENTS** This commercial lot has improvements that allow for an existing use of the Property. There is a 1,344 sf (TCAD) house that needs remodeling. The building is served by an on-site sewage facility (OSSF) with sewer available on the north side of Hwy 71. Great spot for a commercial/retail business in the high disposable income area of Bee Caves, TX. There are some dilapidated boat barns on the Property.

**CONTACT Jake Bellonzi**

**Office: (512) 472-2100**

**Jake@matexas.com**

**CONTACT Spence Collins**

**Office: (512) 472-2100**

**Spence@matexas.com**

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.



# Travis CAD Map





14601 Hwy 71 W, Bee Cave, TX

## Hill Country GALLERIA

- |                         |                      |
|-------------------------|----------------------|
| • Barnes & Noble        | • Sunglass Hut       |
| • Dick's Sporting Goods | • Total Wine         |
| • Dillard's             | • Verizon            |
| • Cinemark Theater      | • Wells Fargo        |
| • H & M                 | • Whole Foods Market |
| • Jersey Mike's         | • St. David's ER     |
| • Saltgrass             | • Panera Bread       |
| • Steakhouse            | • LensCrafters       |
|                         | • James Avery        |

## Shops at the Galleria

- |                |                 |
|----------------|-----------------|
| • Best Buy     | • Spec's        |
| • Lowes        | • Marshalls     |
| • HomeGoods    | • Mandola's     |
| • Office Depot | • Chase Bank    |
| • PetSmart     | • Michaels      |
| • Old Navy     | • Mattress Firm |
| • Subway       | • Maudie's      |



Hamilton Pool Rd.



Bee Cave Pkwy



620

71

Falconhead West

Falconhead

Ladera

Terra Colinas

Bee Cave West

Spring Creek Estates

Meadowlark

Homestead

Lake Point

2244

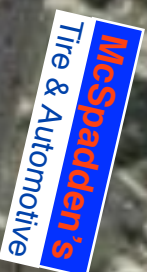
71

Spanish Oaks

3D



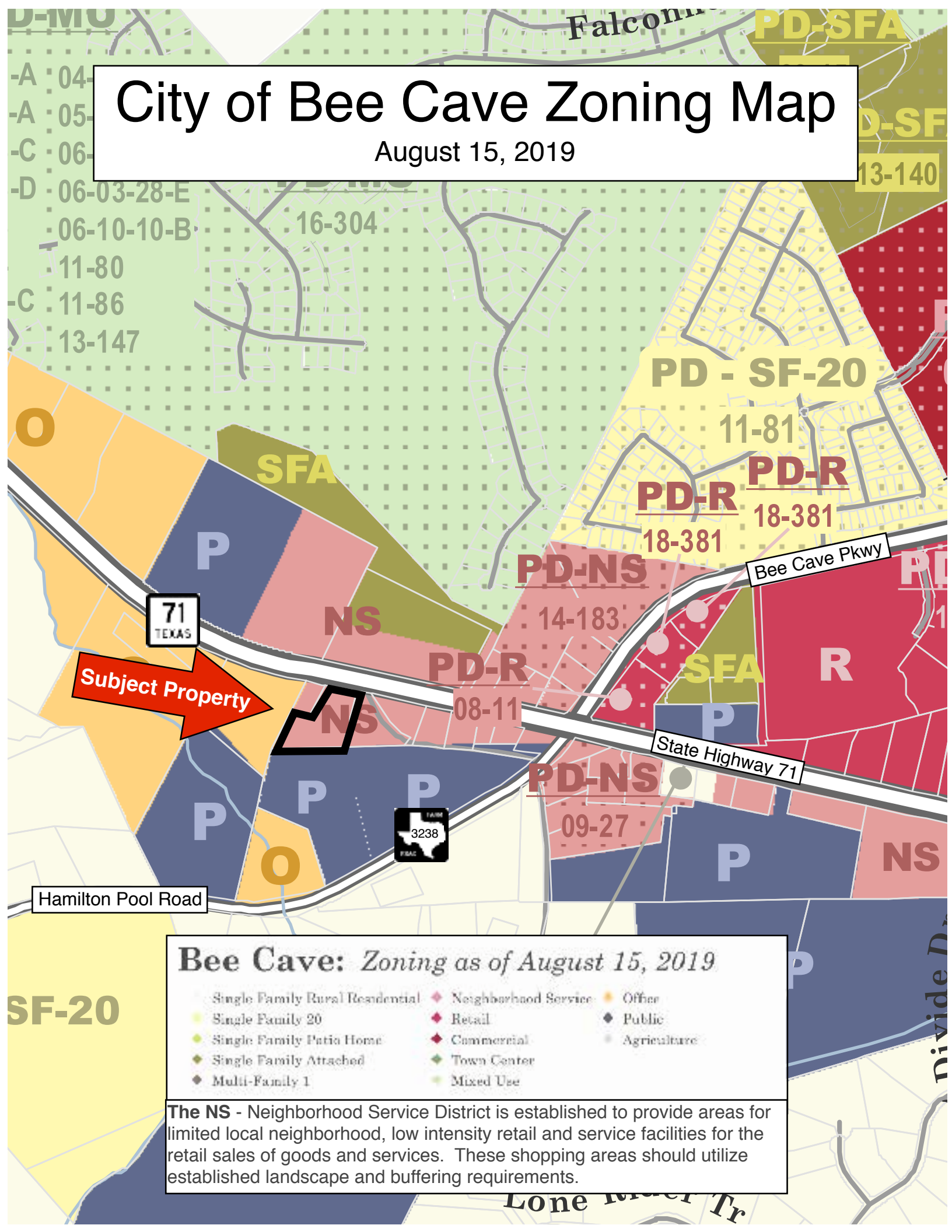
14601 W Hwy 71, Bee Cave, TX 78738



Google

# City of Bee Cave Zoning Map

August 15, 2019



## Bee Cave: Zoning as of August 15, 2019

- |                                 |                      |             |
|---------------------------------|----------------------|-------------|
| Single Family Rural Residential | Neighborhood Service | Other       |
| Single Family 20                | Retail               | Public      |
| Single Family Patio Home        | Commercial           | Agriculture |
| Single Family Attached          | Town Center          |             |
| Multi-Family 1                  | Mixed Use            |             |

The NS - Neighborhood Service District is established to provide areas for limited local neighborhood, low intensity retail and service facilities for the retail sales of goods and services. These shopping areas should utilize established landscape and buffering requirements.







# 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.

McAllister & Associates	403756	<a href="mailto:joewillie@matexas.com">joewillie@matexas.com</a>	512-472-2100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John T. Baker II	517348	<a href="mailto:johntbaker2@gmail.com">johntbaker2@gmail.com</a>	512-472-2100
Designated Broker of Firm	License No.	Email	Phone
Joe Willie McAllister	336887	<a href="mailto:joewillie@matexas.com">joewillie@matexas.com</a>	512-472-2100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Spencer Everett Collins / Jake Bellonzi	345335 / 689552	<a href="mailto:spence@matexas.com">spence@matexas.com</a> / <a href="mailto:jake@matexas.com">jake@matexas.com</a>	512-472-2100
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date