



Colliers

For Sale

3939 Bee Cave Road, West Lake Hills, TX 78746

West Lake Village

Rare opportunity to own a commercial building on Bee Cave Road



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REQUEST OM

Executive Summary

We are pleased to offer individual buildings in Westlake Village for sale for the first time since their construction. There are three individual buildings for sale: Building A, Building B and Building C. Each building is approximately 8,300 square feet and offers a mix of vacant space for an owner occupant and leased space providing income for the building owner.

Bee Cave Road and Westlake Drive is the "Main and Main" intersection of West Lake Hills. The households surrounding Westlake Village have some of the highest average incomes and net worth in the entire Austin metro area. The residential real estate prices are also some of the highest in the Austin area, commonly exceeding \$1,000 per square foot.

Stand alone buildings on Bee Cave Road are very rarely available for purchase. Most commercial properties are held for generations. Westlake Village is ideally suited for office or medical office owner/users that want to own their own building and see the potential for value appreciation in this location.

A condominium regime will be created to manage the exterior common areas of the project (parking lot, signage, landscaping, etc.). Each individual building owner will have complete control over the interior improvements to their building and will have input on improvements to the exteriors of each building and common areas of the project. Buyers may elect to hire the same company managing the common areas to manage their building, collect rents and pay bills.

Property Summary

Property Address 3939 Bee Cave Road West Lake Hills, TX 78746

Asking Price (Per SF) Contact Broker for Pricing

Asking Price (Per Building) Contact Broker for Pricing

Year Built
Building A: 1974
Building B: 1985
Building C: 1986

Parcel Size 2.47 acres

Building Area
Building A: 8,351 SF
Building B: 8,191 SF
Building C: 8,343 SF

Gross Building Area 24,885 SF

of Buildings 3

Parking/Ratio 3.35/1,000 SF

Zoning Office and Medical Office Uses Allowed

01.

Executive Summary



02.

Property Overview



Small suites with existing office build-outs



Located on Bee Cave Rd. at the intersection of West Lake Drive.



Suitable for professional office, medical office

Westlake Village

Westlake Village is nestled in the heart of West Lake Hills. The property consists of three buildings and is in a heavily wooded 2.59-acre campus-style setting. This project offers a unique opportunity for businesses seeking to establish their presence in one of Austin's most affluent and vibrant communities.

Westlake village is located minutes from Mopac and Loop 360. Boasting an enviable location just minutes away from downtown Austin and major thoroughfares, this property benefits from high visibility and accessibility.

The property is situated on Bee Cave Road, surrounded by upscale residential neighborhoods and prestigious schools. With ample parking and excellent signage opportunities, it presents an attractive canvas for businesses looking to captivate and engage their target audience in a bright natural setting.

Westlake Village offers users a tranquil environment where users can enjoy the beauty of the Texas hill country. Each building has multiple outdoor deck spaces overlooking the green-space surrounding the property.



Property Profile

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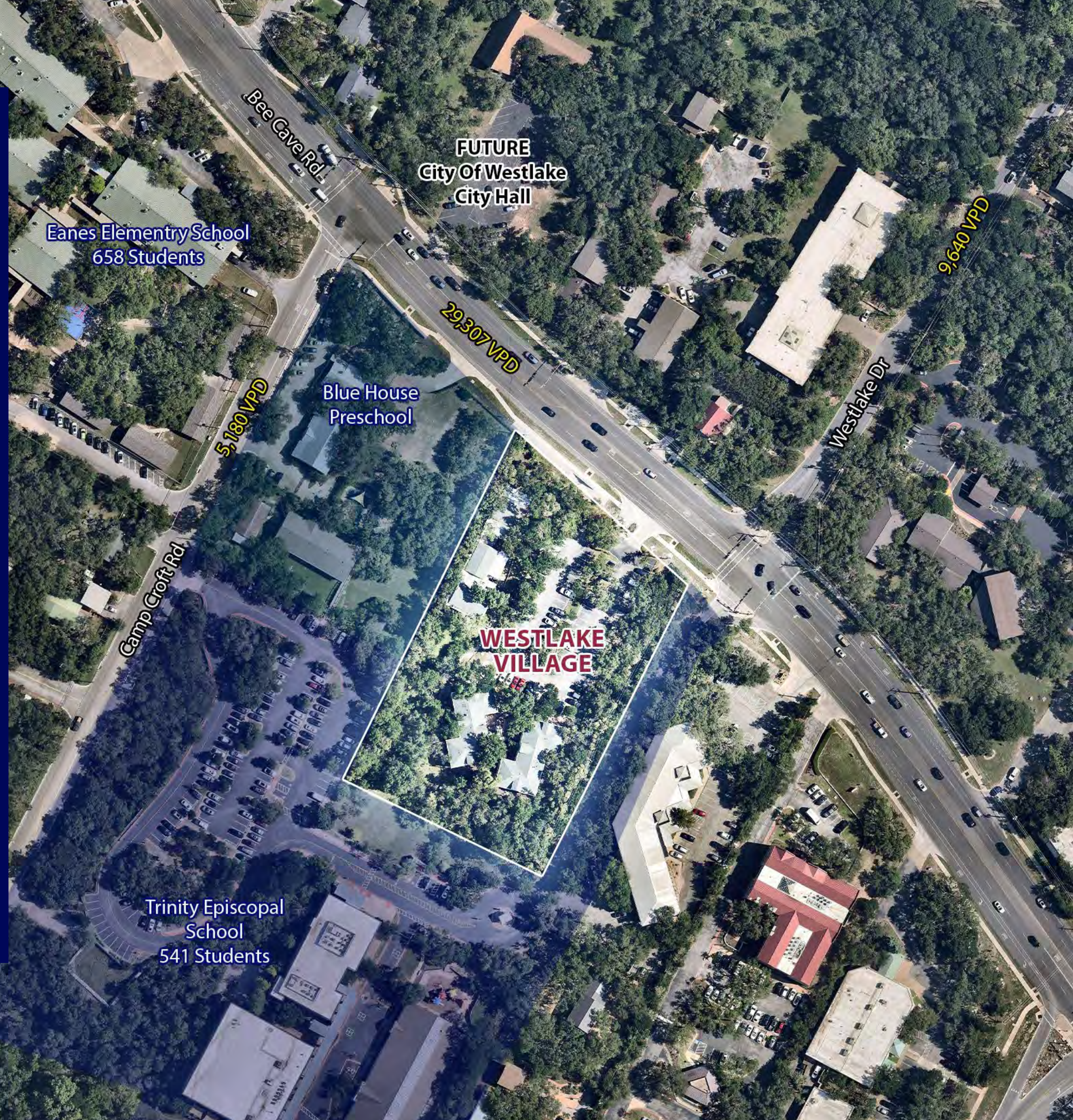
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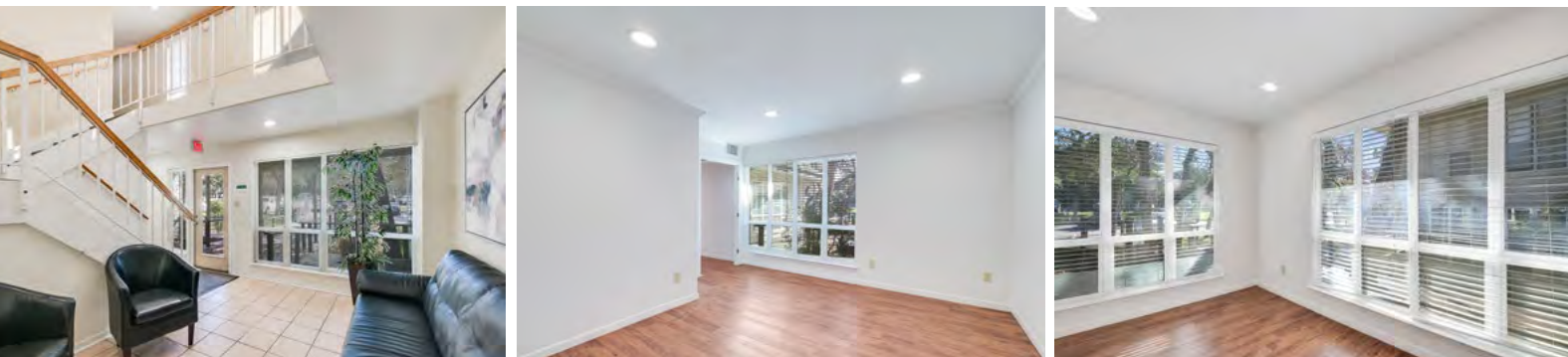
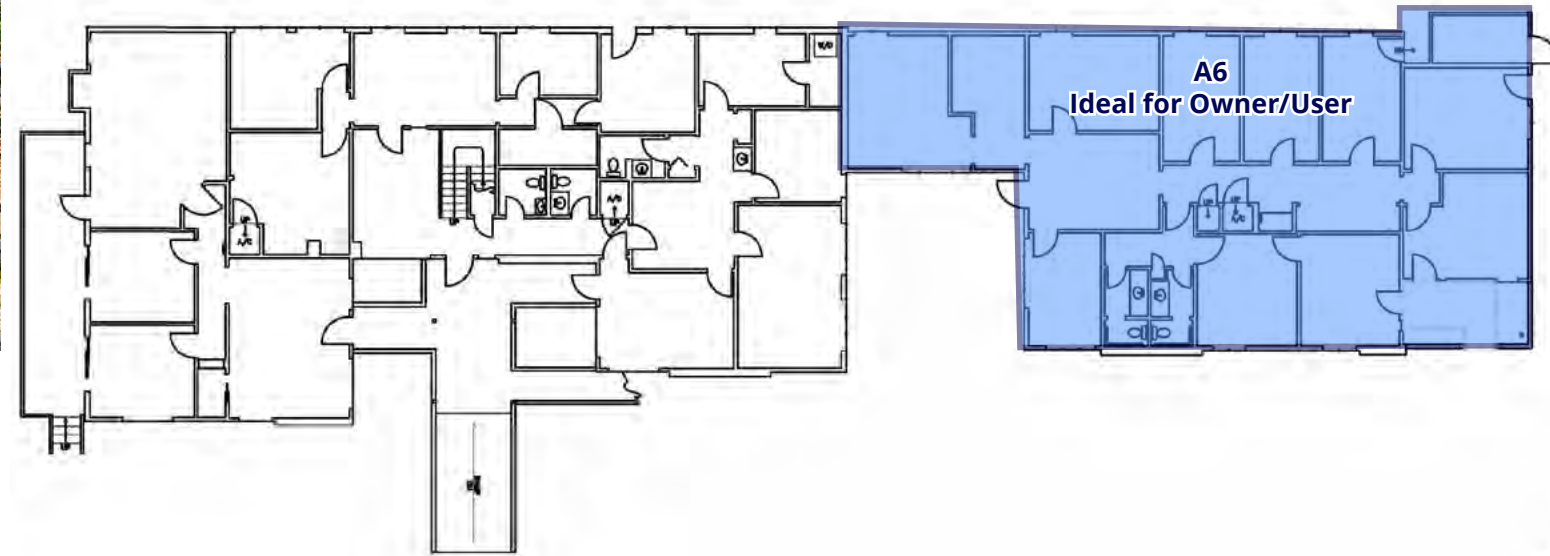




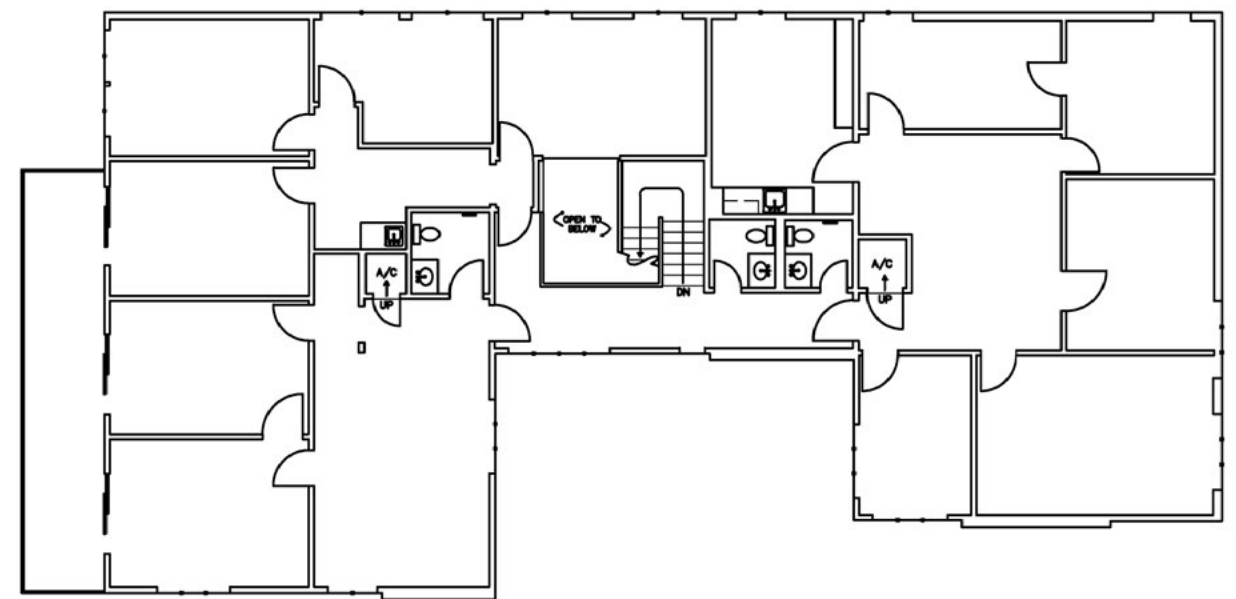
Contact Broker for Pricing

Building A

FIRST FLOOR | 5,240 SF**



SECOND FLOOR | 3,111 SF**



Suite	Tenant	RSF
1A	Steve Collins Roling	975
A-202	Radiance Health Center LLC	885
A-203	Success Strategy Unlimited Inc.& Gate healing, PLLC	1,250
A6	Vacant	2,118
Floor 1		5,228
A200	Carter Physiotherapy	160
A200	Vacant	759
A201	Kip Evan Duvall, LMT	729
A204	Creativity Transforms, PLLC & Austin Center for Eating Disorders	1,250
Floor 2		2,898
Building A Summary		
Vacant		SF: 2,877 % Leased: 35%
Leased		SF: 5,249 % Leased: 65%
Total Building A		8,126

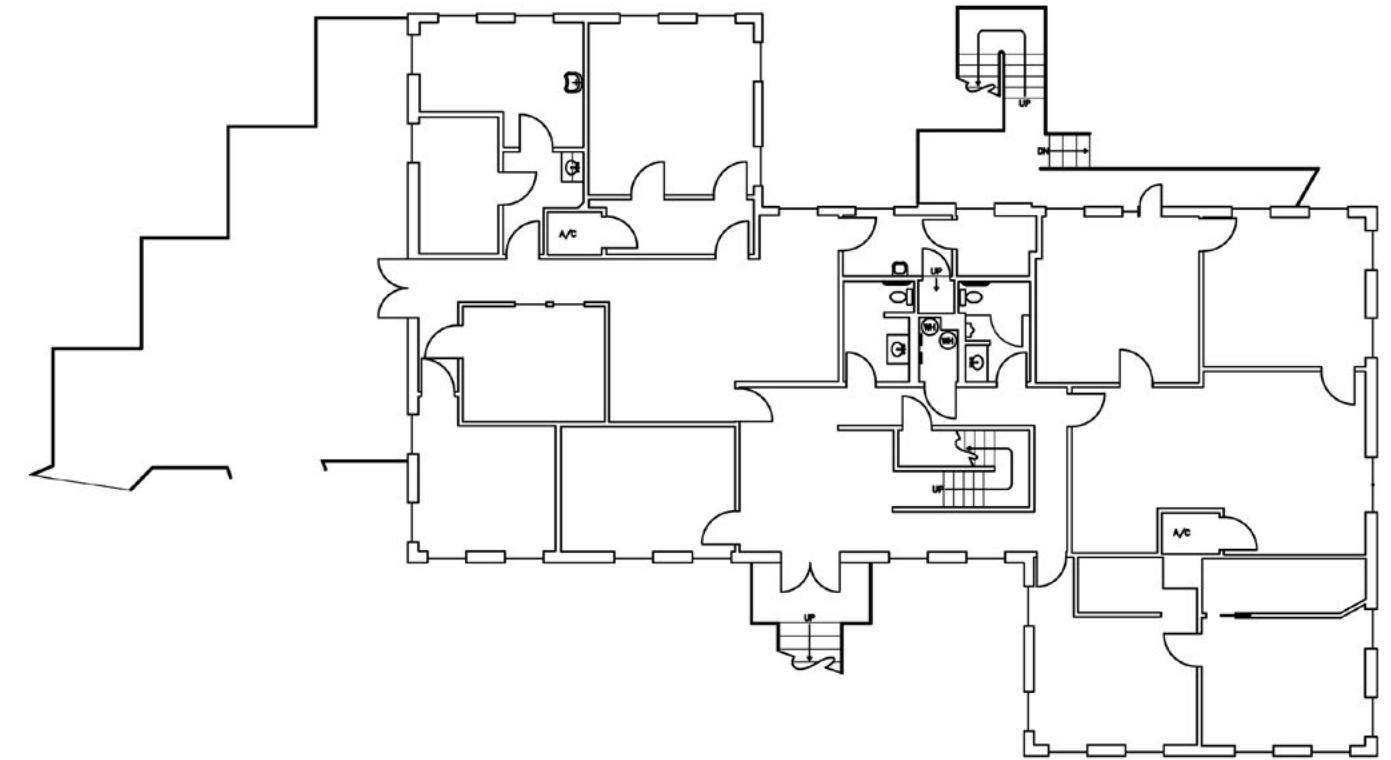
*assumes vacant spaces are leased and all tenants pay market rental rates
 **BOMA Rentable SF is 8,351 SF. Individual suite square footages will be converted to BOMA as leases expire.



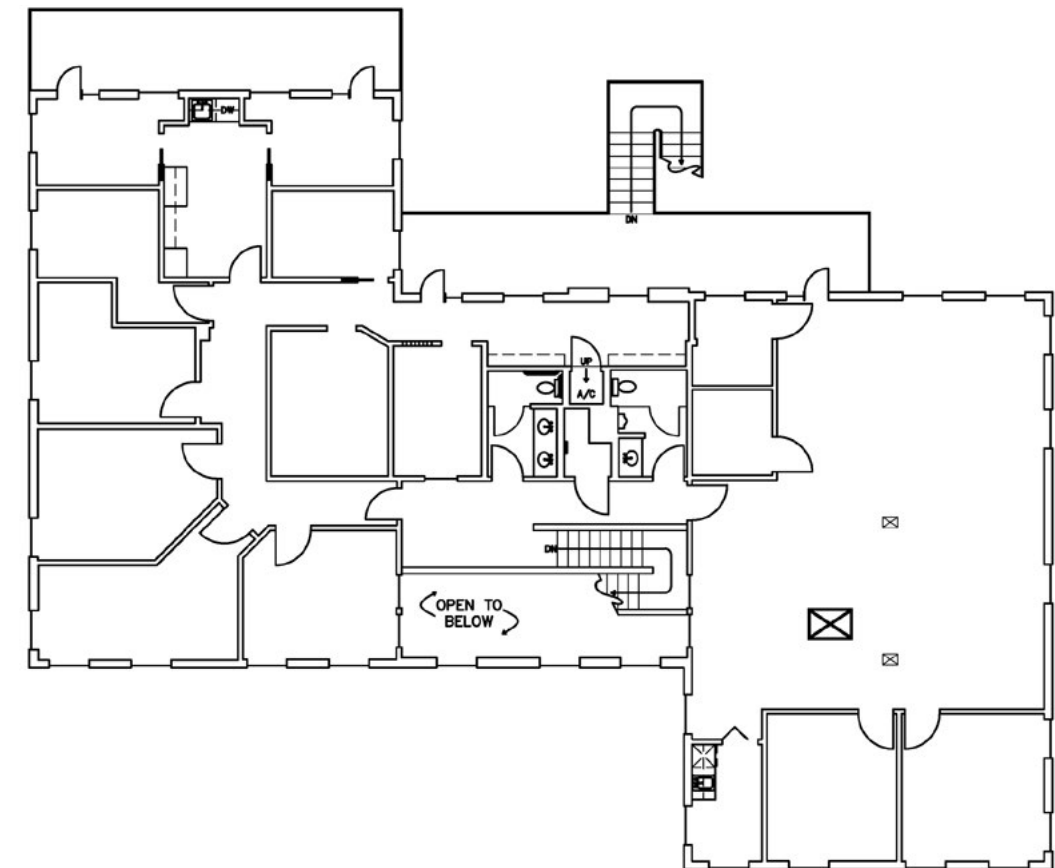
Contact Broker for Pricing

Building B

FIRST FLOOR | 4,437 SF**



SECOND FLOOR | 3,792 SF**



Suite	Tenant	RSF	
B-1	H2Acquisitions	935	
B-2	Personal Administrators, Inc.	604	
B-3	Westlake Endermolgies, & Givens Facial Plastic Surgery, Dahn Dunlap	1,758	
B-3A	Katey Villalon Therapy	220	
Floor 1		4,437	
B-17	Pilytix, LLC	1,702	
B-22	Personal Administrators, Inc.	1,954	
Floor 2		3,836	
Building B Summary		SF	% Leased
Vacant		-	0%
Leased		7,129	100%
Total Building B		7,173	

*assumes vacant spaces are leased and all tenants pay market rental rates
 **BOMA Rentable SF is 8,229 SF. Individual suite square footages will be converted to BOMA as leases expire.

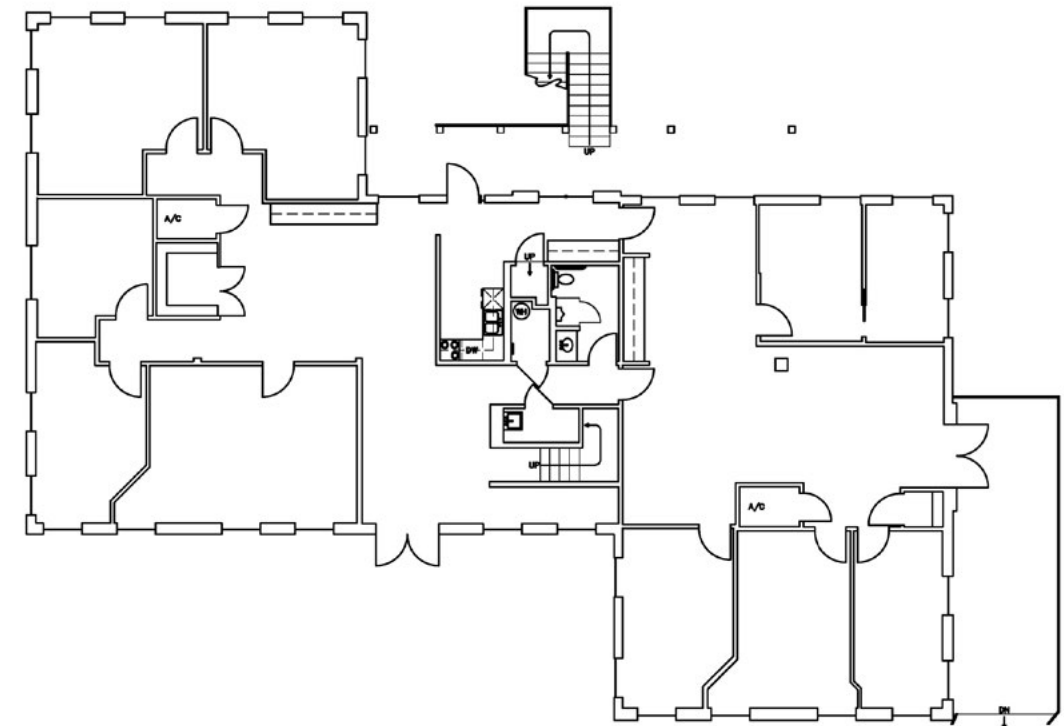


Contact Broker for Pricing

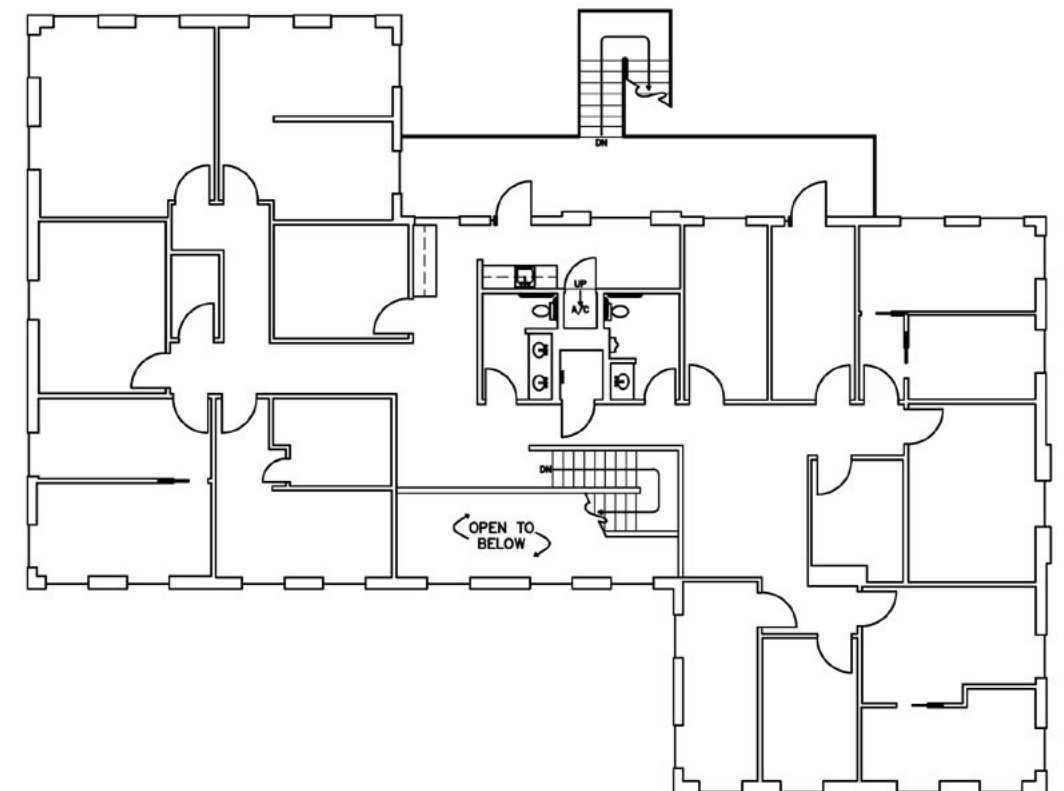
Building C



FIRST FLOOR | 3,774 SF**



SECOND FLOOR | 3,555 SF**



Suite	Tenant	RSF
Suite 100	-Personal Administrators, Inc	3,774
Floor 1		3,774
Suite 200	-Personal Administrators, Inc	3,555
Floor 2		3,555
Total	Personal Administrators, Inc	7,094

Building C Summary	SF	% Leased
Vacant	-	0%
Leased	7,094	100%
Total Building C	7,094	

*assumes vacant spaces are leased and all tenants pay market rental rates
 **BOMA Rentable SF is 7,094 SF. Individual suite square footages will be converted to BOMA as leases expire.

Nearby Amenities

Restaurants	Service	Retail
Modern Market Eatery	Pure Barre	Tomlinson's
CAVA	Orange Theory Fitness	Randall's
Jersey Mikes	UPS	Petco
Starbucks	Wells Fargo	Michaels
Austin's Pizza	Chase Bank	Walgreens
Hat Creek Burger		CVS



\$200,001
Median HH Income



12,518
Daytime Population



43 Restaurants
1 mile radius

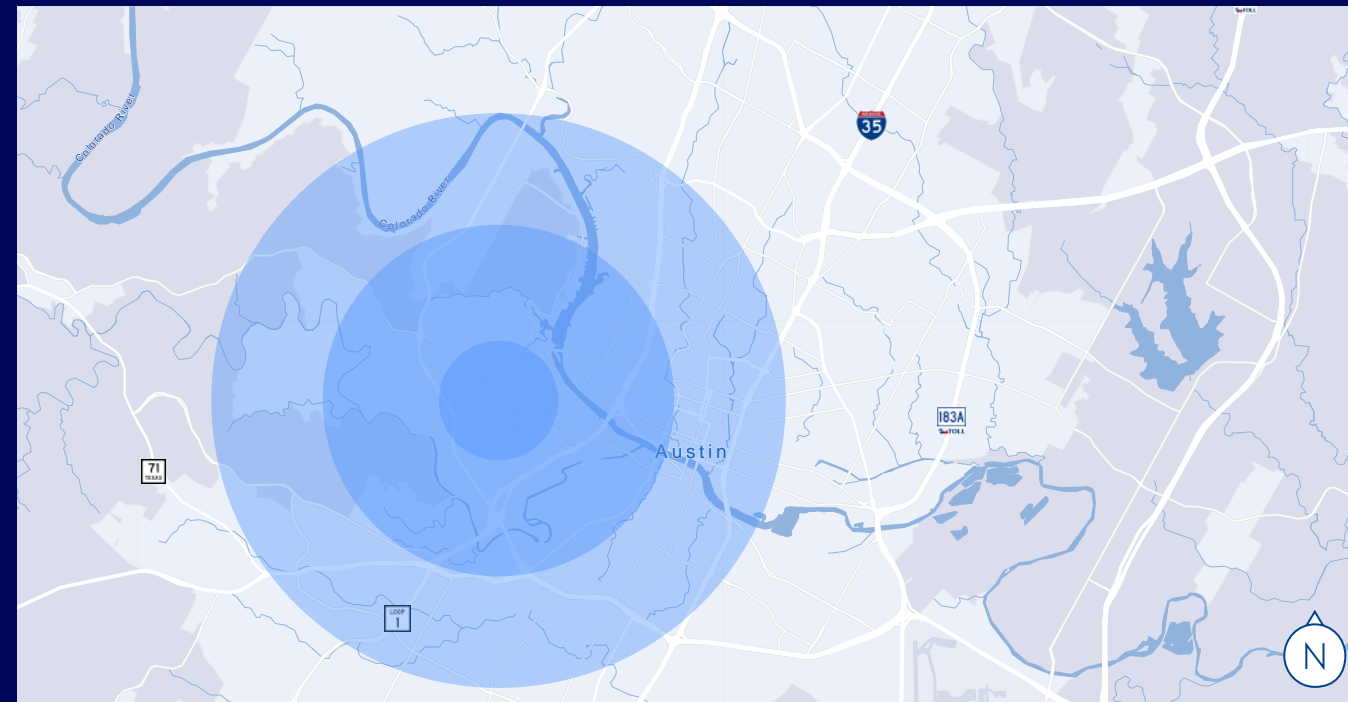


03.

Location Overview



Demographics



Population

1 mile	3,920
3 mile	48,771
5 mile	215,133

Daytime Population

1 mile	12,518
3 mile	80,341
5 mile	429,393

Total Employees

1 mile	9,077
3 mile	50,971
5 mile	287,064

Median Household Income

1 mile	\$200,001
3 mile	\$146,911
5 mile	\$98,973

Total Businesses

1 mile	1,186
3 mile	4,783
5 mile	20,393

Unemployment Rate

1 mile	2.4%
3 mile	2.6%
5 mile	3.0%

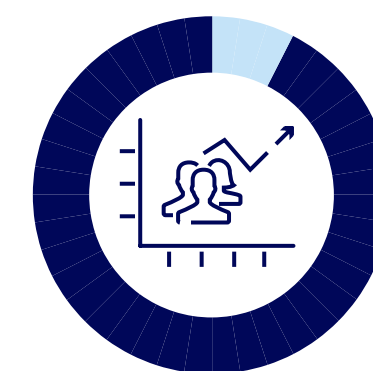
Market Profile (1 mile)

AFFLUENT ESTATES | TOP TIER - 91.9%

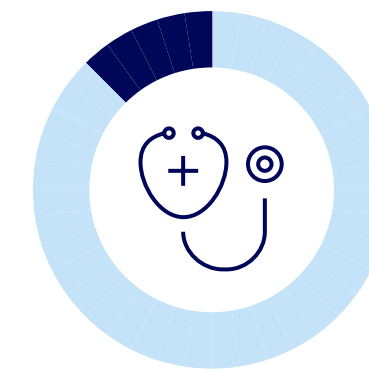
The residents of the wealthiest Tapestry market, Top Tier, earn more than three times the US household income. Typical attributes:



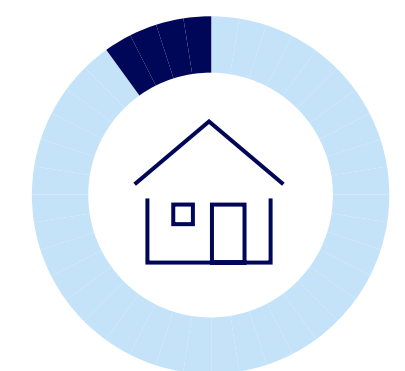
- Top Tier is a highly educated, successful consumer market: more than one in three residents has a post graduate degree.
- Annually, they earn more than three times the US MHHI, primarily from wages and salary but also self-employment income (Index 177) and investments (Index 251).
- These are the nation's wealthiest consumers. They hire financial advisers to manage their diverse investment portfolios but stay abreast of current financial trends and products.
- They take an interest in the fine arts; read to expand their knowledge; and consider the internet, radio, and newspapers as key media sources.



POPULATION GROWTH
3%



DEGREE OR HIGHER
90%



HOME-OWNERSHIP
90.2%



Investment Opportunity | For Sale

Westlake Village

3939 Bee Cave Rd, Austin, TX

REQUEST OM

For more information, please contact:

Doug Rauls
Executive Vice President
doug.rauls@colliers.com
Direct: +1 512 539 3006

Will Nelson
Vice President
will.nelson@colliers.com
Direct: +1 512 539 3013

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