

FOR LEASE

Uplands Village Shopping Center



CARR
Development, Inc.



joe@carrdevelopment.com
grant@carrdevelopment.com
5121 Bee Cave Rd., Suite 207
Austin, TX 78746
Phone: (512) 306-1771



PROPERTY INFO

- Join Bicycle Sport Shop, Broadway Bank, Baguette Et Chocolat, Lake Travis Pharmacy and Bee Well Pediatrics at 12101 Bee Cave.
- Approximately 36,000 square feet of high-end retail and restaurant space.
- Located approximately 1/2 mile East of Hwy 71 West in the heart of Bee Cave.
- Across from the 1,315,000 square foot Hill Country Galleria at the entrance to the Uplands neighborhood.

RETAIL SPACE AVAILABLE

- Suite 2D: 1,000 square feet

RATES | NNN

- Please call for current lease rates | \$9.75 psf NNN

AREA RETAILERS AND RESTAURANTS



UPLANDS VILLAGE
SITE PLAN



FOR LEASE | UPLANDS VILLAGE SHOPPING CENTER | 12101 BEE CAVE ROAD, BEE CAVE, TX 78738



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www.carrdevelopment.com

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AREA INFO

2024 Demographics

	2 Miles	5 Miles	10 Miles
Total Population	8,994	65,850	313,034
2029 Population	9,589	70,846	342,888
Median Age	42	44.3	42
Avg HH Income	\$180,711	\$173,540	\$157,594
Households	2,999	24,323	125,698

Traffic counts

Hwy 71 (South of Bee Cave)	42,660 vpd
Hwy 71 (Bee Cave-RR 620)	54,026 vpd

CONTACT US

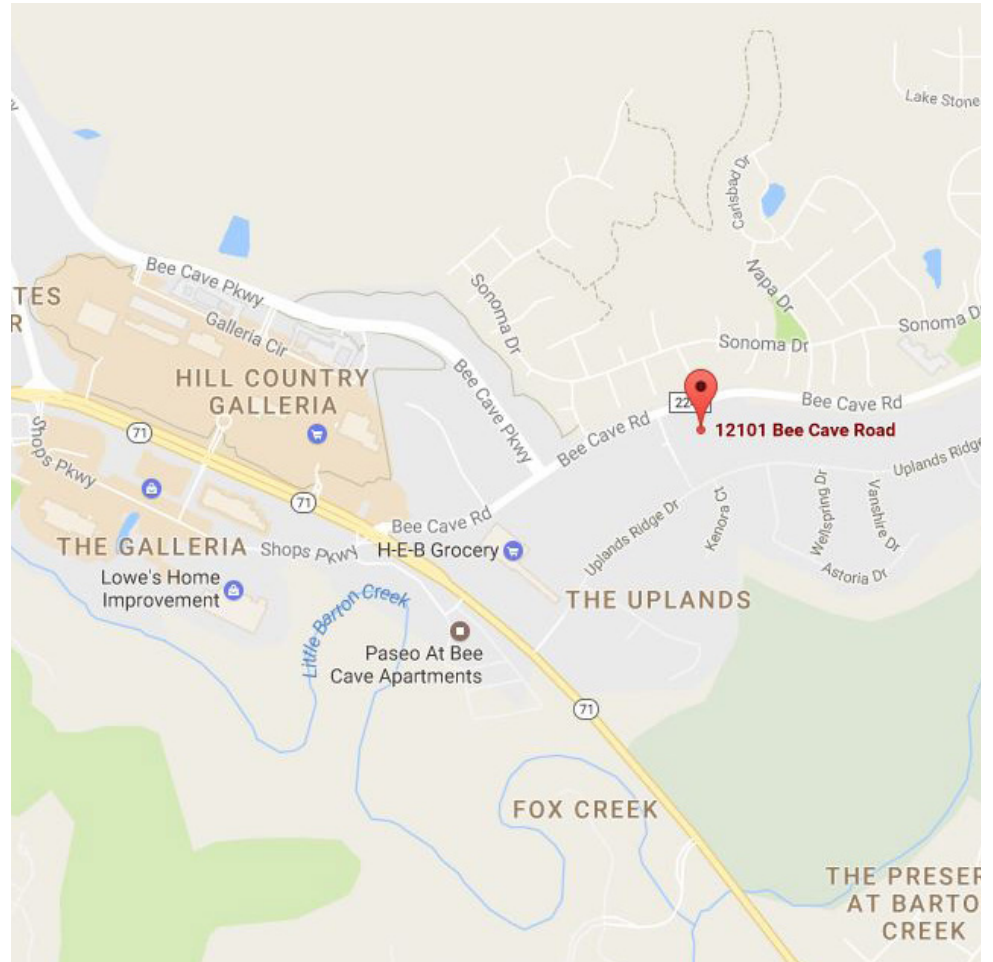
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Information About Brokerage Services

Texas law requires all real estate licensees 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 coincidental 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.

Carr Development, Inc.	421475	info@carrdevelopment.com	(512)306-1771
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

This form was produced by the subscriber named below through Texas FormSource.

IABS 1-0 Date

Company name goes here, 5121 BEE CAVE RD STE 207 AUSTIN, TX 78746
SCOTT CARR

Phone: (512)306-1771

Fax:

Broker Info.

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