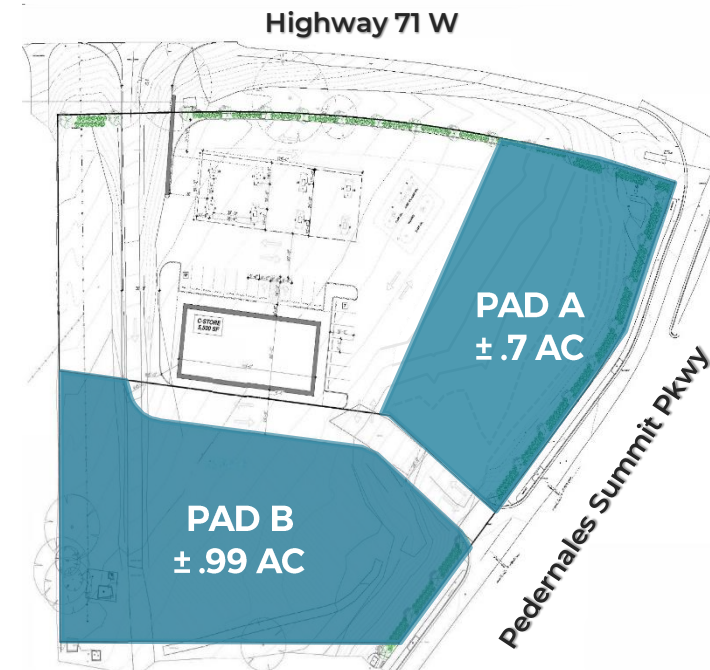


# Commercial Corner Pad Sites

West of the City of Bee Cave on Hwy 71 at the entrance to Sweetwater



## Site Plan



[MATHIASPARTNERS.COM](http://MATHIASPARTNERS.COM)

3660 Stoneridge Road,  
Building E, Suite 104  
Austin, Texas 78746

**PRIME COMMERCIAL SITE OPPORTUNITIES: PART OF SWEETWATER MASTER-PLANNED AUSTIN COMMUNITY**

Exclusively Offered By:

**Jerry Smith, SVP Brokerage**

[jsmith@mathiaspartners.com](mailto:jsmith@mathiaspartners.com)

O: (512) 637.6953

C: (512) 431.3308

**Matt Mathias, Broker**

[matt@mathiaspartners.com](mailto:matt@mathiaspartners.com)

O: (512) 637.6951

C: (512) 413.3771

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## Executive Summary

**Location:** Pedernales Summit Parkway & Highway 71

**Price:** Contact Broker

**Lot Sizes:** Pad A ±.7 AC & Pad B ±.99 AC

**Utilities:** Water, Sewer, and Electric available adjacent to the site

**Zoning:** None, Travis County, no-ETJ, Subject to the Sweetwater REA and commercial design guidelines

**Impervious Cover:** 80% (LCRA Highland Lakes Water Ordinance)

**Possible Use:** Including but not limited to Restaurant, Bank, Daycare, Office, or Retail (Drive-Thru allowed)

### Prime Location

- Pad Sites are situated at the southwest “hard” corner of Hwy 71 and the western end of Pedernales Summit Pkwy, at the entrance to the Sweetwater master-planned community
- Approximately 6 miles west of Hill Country Galleria
- 39,072 VPD (Source: TxDot District Traffic Map)

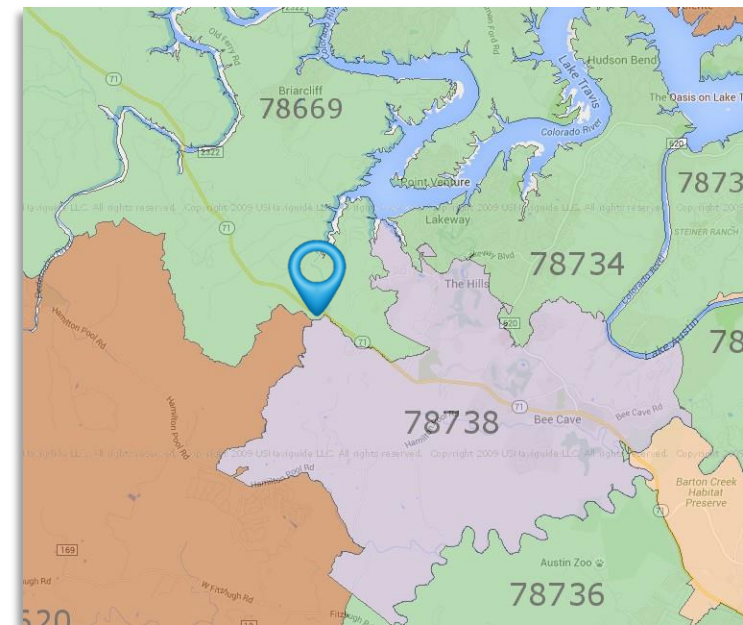
### Development Advantages:

- These sites are outside the city limits and are not subject to city zoning or entitlement processes.
- All driveways are completed
- Stormwater detection is offsite, allowing maximum usage of the sites

DEMOGRAPHIC SUMMARY:	3 MILE	5 MILE
2010 Households	4,256	10,505
2023 Households	7,006	17,569
Avg HH Income	\$179,327	\$170,453
Median HH Income	\$158,510	\$147,646
2010 Population	10,862	26,572
2023 Population	17,075	42,321
% Pop Grwth 2010-2023	4.4%	4.6%

Source: CoStar

### Trade Area:





# Commercial Corner Pad Sites

West of the City of Bee Cave on Hwy 71 at the entrance to Sweetwater

## Area Map



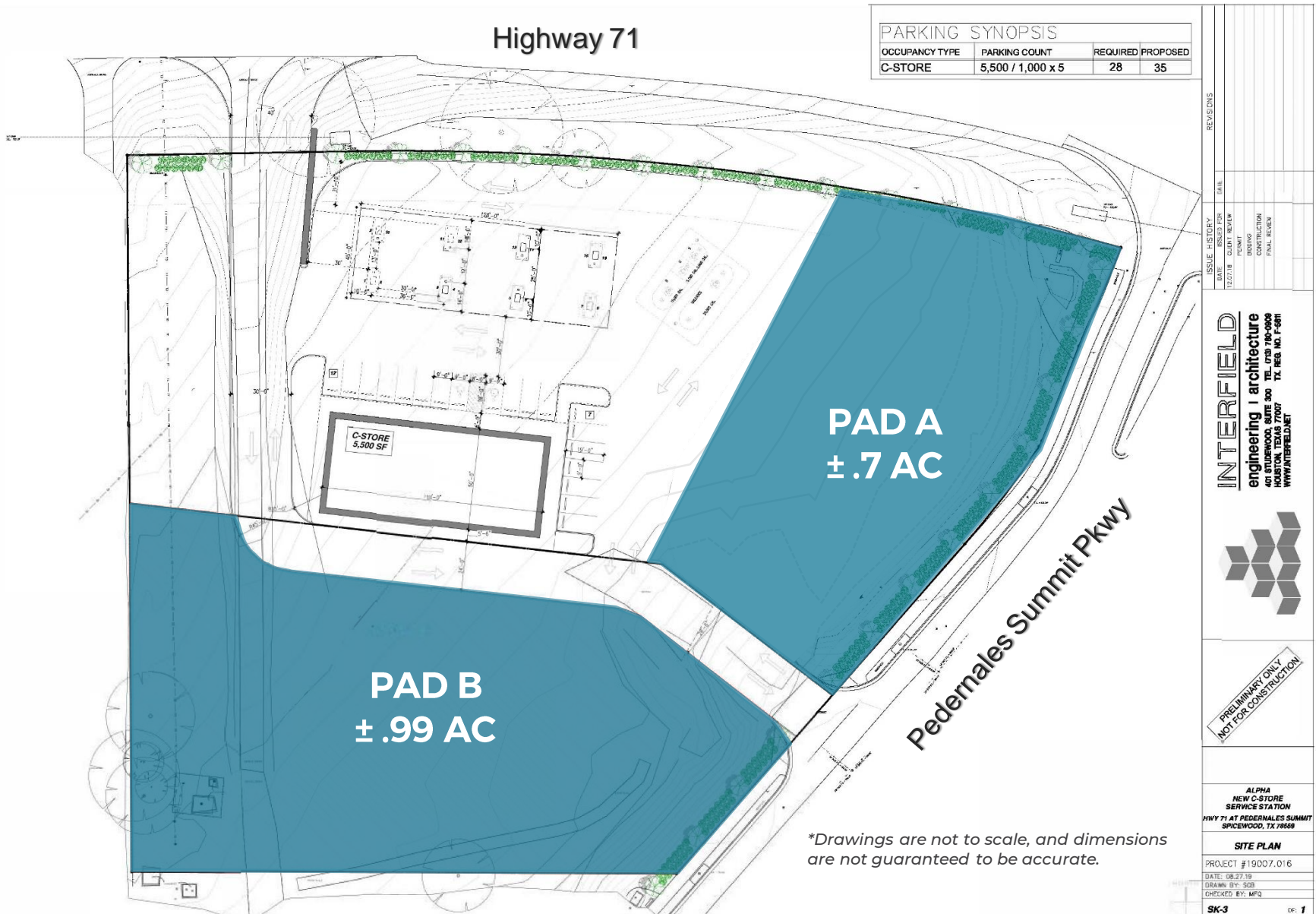




# Commercial Corner Pad Sites

West of the City of Bee Cave on Hwy 71 at the entrance to Sweetwater

## Site Plan



PARKING SYNOPSIS			
OCCUPANCY TYPE	PARKING COUNT	REQUIRED	PROPOSED
C-STORE	5,500 / 1,000 x 5	28	35

REVISIONS	
NO.	DATE

**INTERFIELD**  
 engineering | architecture  
 461 SPRINGWOOD, SUITE 300 TEL: 678-740-6906  
 HOUSTON, TEXAS 77007 TX REG. NO. F-5871  
 WWW.INTERFIELD.NET



PRELIMINARY ONLY  
 NOT FOR CONSTRUCTION

ALPHA  
 NEW C-STORE  
 SERVICE STATION  
 HWY 71 AT PEDERNALES SUMMIT  
 SPRINGWOOD, TX 78668

**SITE PLAN**

PROJECT #19007.016  
 DATE: 08-27-19  
 DRAWN BY: SCS  
 CHECKED BY: MFC

SK-3      DR: 1

\*Drawings are not to scale, and dimensions are not guaranteed to be accurate.



# 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.

11-2-2015



## 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.

<b>Mathias Partners</b>	<b>602940</b>	<b>matt@mathiaspartners.com</b>	<b>(512) 330-9111</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Matt Mathias</b>	<b>265888</b>	<b>matt@mathiaspartners.com</b>	<b>(512) 330-9111</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Jerry Smith</b>	<b>458413</b>	<b>jsmith@mathiaspartners.com</b>	<b>(512) 637-6953</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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