

# Site Overview

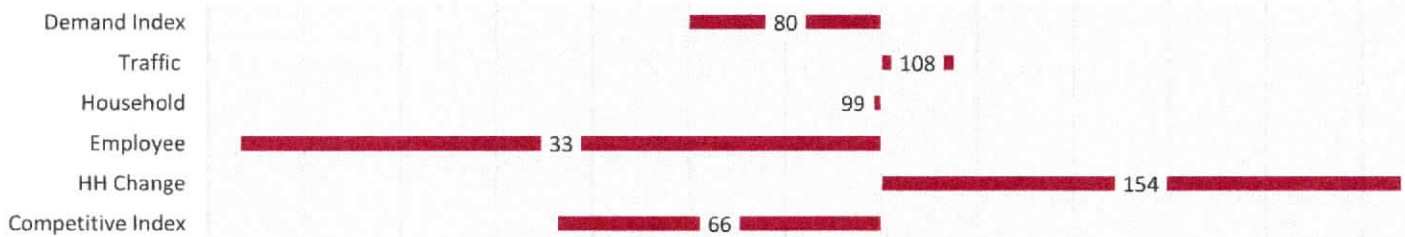
W. State Highway 71 and Cypress Ranch Boulevard, Spicewood, Texas 78669

Intersection  
NW

## Density Class and Socio-Economic Score

Exurban  105

	Lane Count	Direction	Ingress/Egress	Visibility	Stacking
W. State Highway 71	4	north/south undivided	● 1	● 55 MPH	● electronic
Cypress Ranch Boulevard	2	east/west divided	● 2	● 40 MPH	● electronic

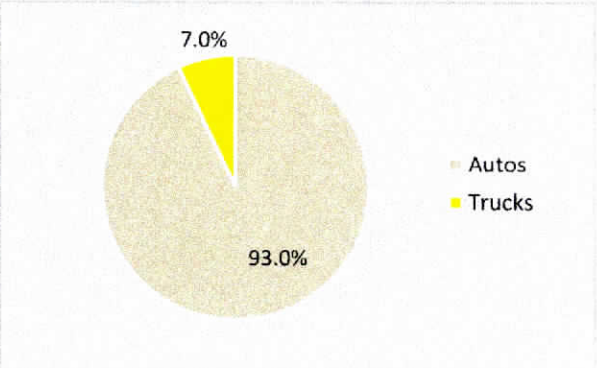


# Traffic Summary

					VPD Stats	
	Direction	Count	Classification	Ingress	Egress	
State Highway 71	n	12,767	Auto	Turn	Turn	
	s	13,275		Frontage	Frontage	
	n	1,038	Truck			
	s	1,030				
Cypress Ranch Boulevard	e	1,883	Auto	Turn	Turn	
	w			Frontage	Frontage	
	e	33	Truck			
	w					

	Direction	Percent	Classification	Percent	Frontage
State Highway 71	n	42.5%	Auto	92.6%	47.6%
	s	44.2%			
	n	3.5%	Truck	7.4%	
	s	3.4%			
Cypress Ranch Boulevard	e	6.3%	Auto	98.3%	0.0%
	w	0.0%			
	e	0.1%	Truck	1.7%	
	w	0.0%			

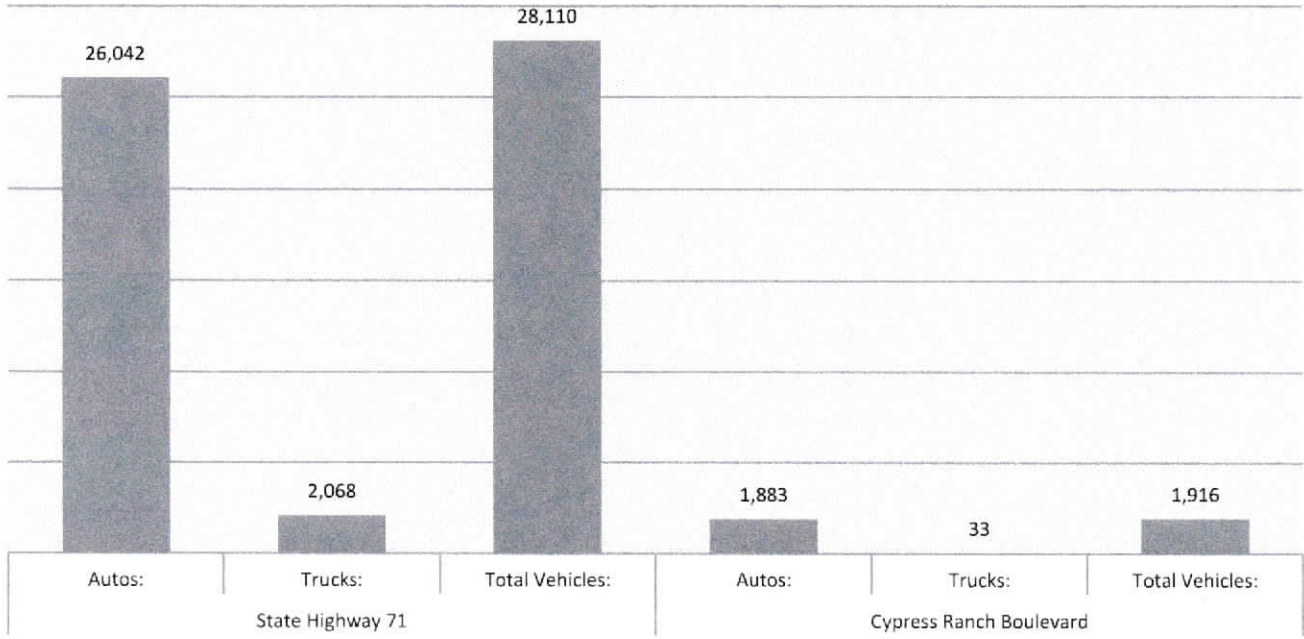
<b>Total Intersection VPD</b>	Autos:	27,925
	Trucks:	<u>2,101</u>
	Total Vehicles:	<b>30,026</b>
<b>State Highway 71</b>	Autos:	26,042
	Trucks:	2,068
	Total Vehicles:	<b>28,110</b>
<b>Cypress Ranch Boulevard</b>	Autos:	1,883
	Trucks:	33
	Total Vehicles:	<b>1,916</b>



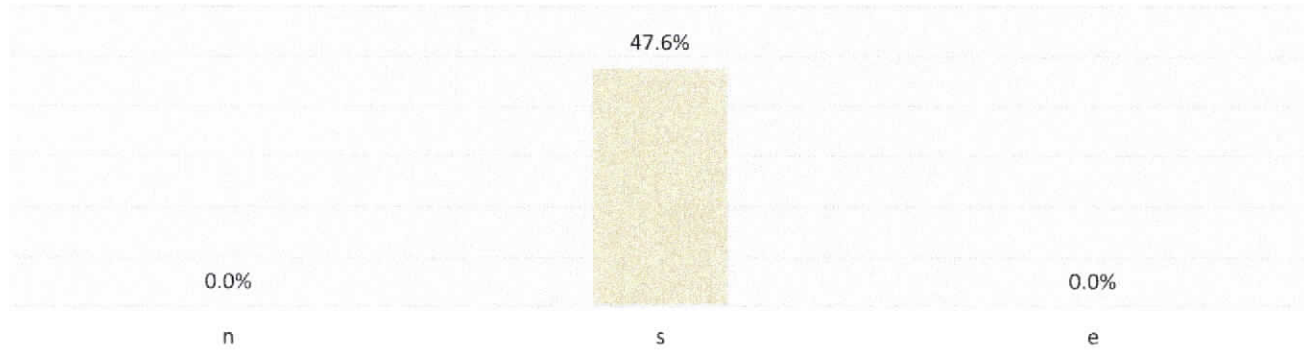


# Traffic Summary

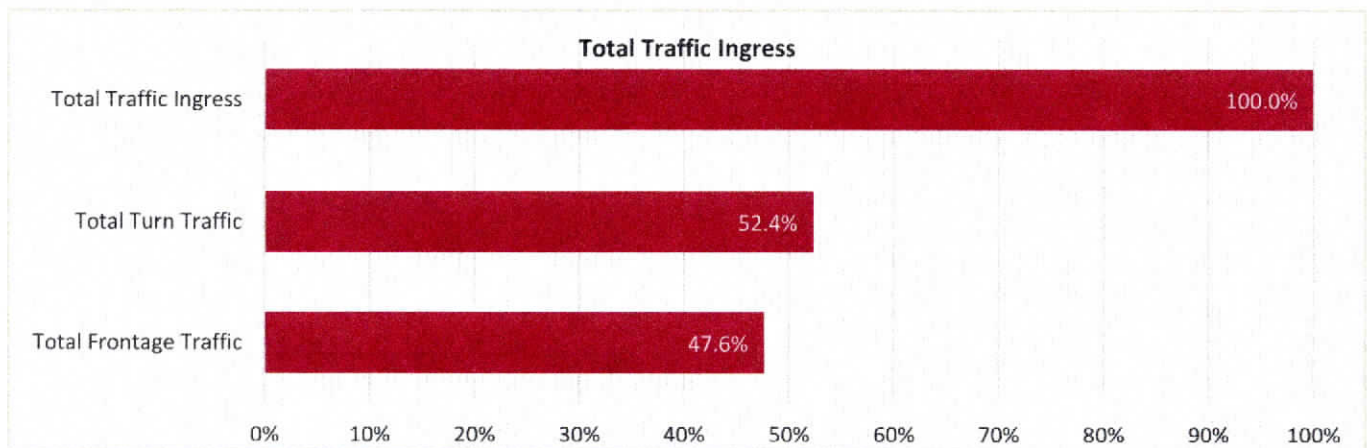
Vehicles per Day (VPD)



Total Frontage Traffic (% Total)

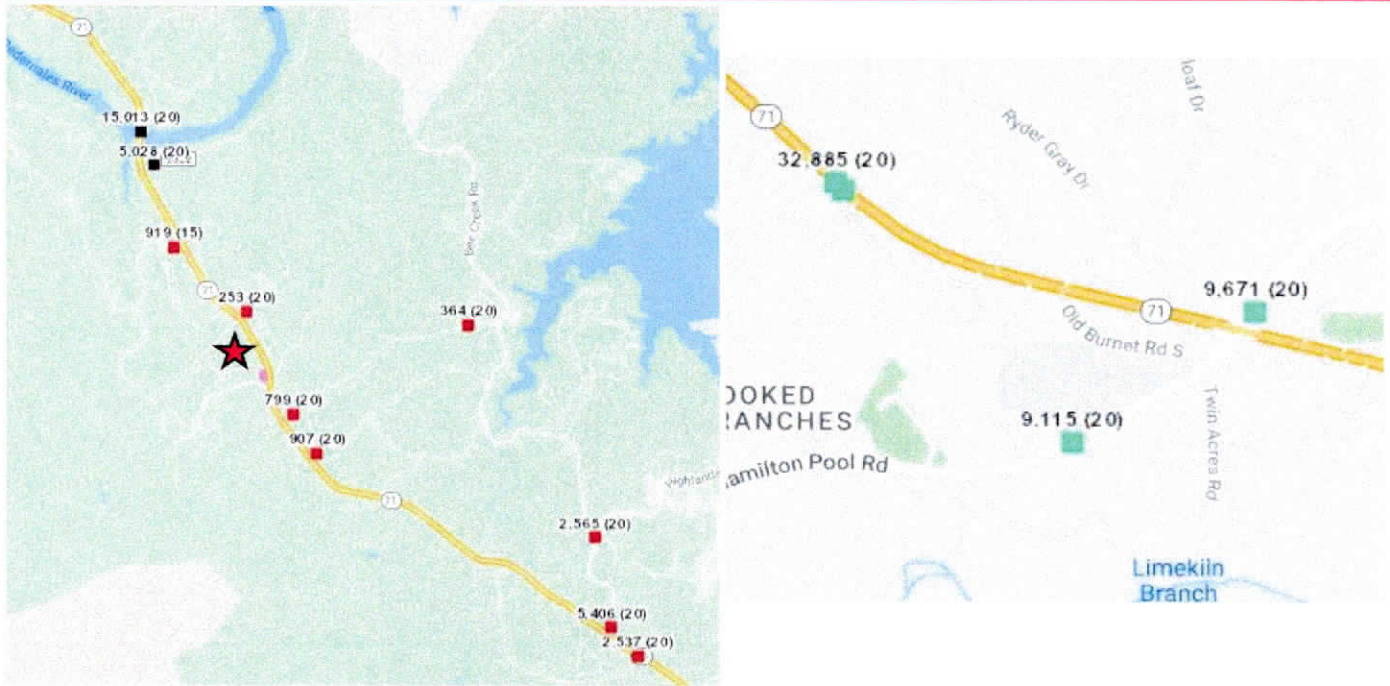


Total Traffic Ingress



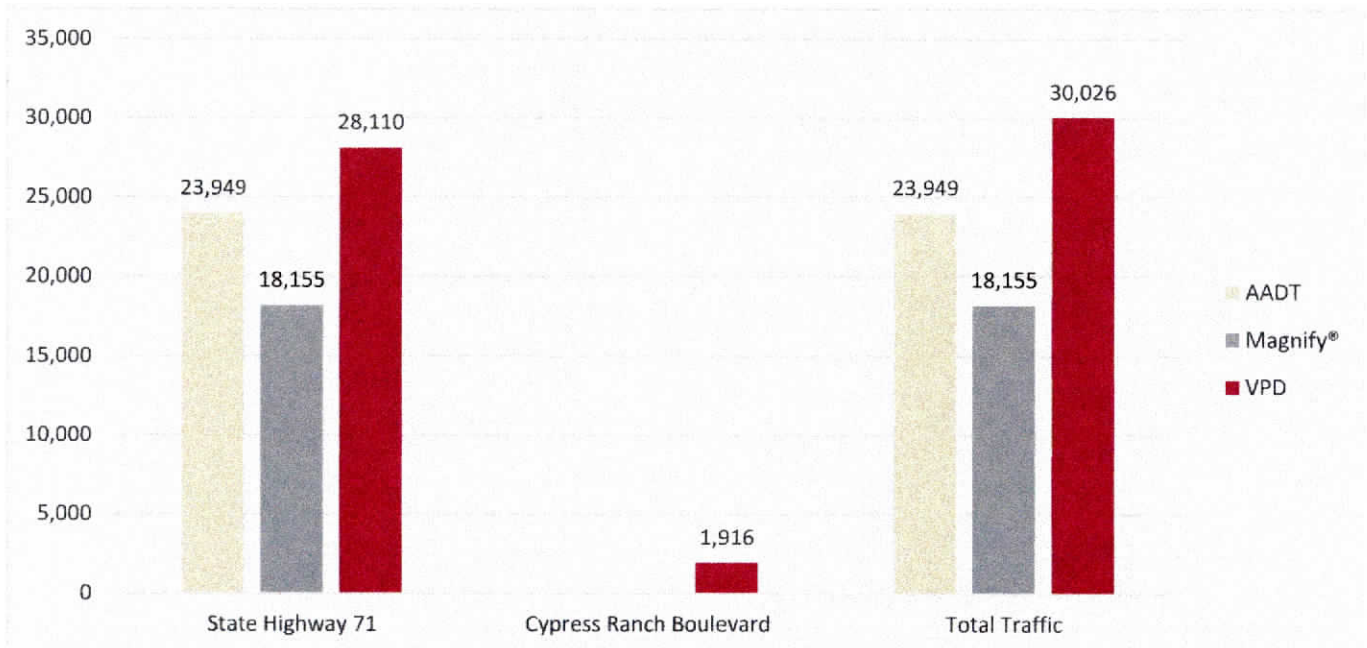
# Traffic Summary

## AADT Map

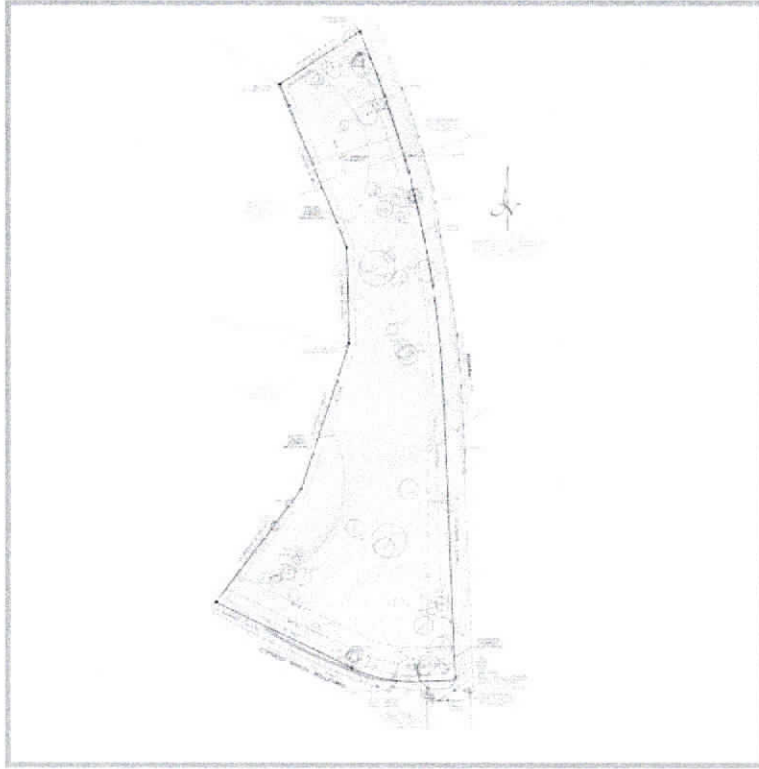


Texas DOT/Magnify®	AADT	Location	Magnify®	Year
State Highway 71	15,013	north	14,894	2020/2021
	32,885	south	21,416	2020/2021

### Cypress Ranch Boulevard



## Site Survey



Site Survey