

Development Opportunity | 5.43 AC

2201 Bee Creek Road, Austin, TX 78669

FOR SALE



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 **ASTERRA**

**THE KUCERA COMPANIES**
REAL ESTATE SERVICES

Executive Summary

The site is located at the intersection of Bee Creek Road and Siesta Shores Road in Spicewood, Texas 78669.

It has been proposed to develop a new generation convenience market with lead brand fuel, modern forecourt, and integrated kitchen deli.

The total site land area consists of 5.43-acres and affords direct frontage and access along Bee Creek Road and Siesta Shores Road.

Travis Club Development

Located across from this site, Travis Club will redefine Hill Country living — beginning with the 18 holes that are the centerpiece of the community. Brought to life by golf course designer Beau Welling these 18 majestic holes will take advantage of an extraordinary setting with dramatic elevation changes, stunning hilltop panoramas, and a thrilling tee shot across the lake. Travis Club is set to redefine Hill Country golf. Learn more [here](#).

Listing Details

Sale Price: \$3,000,000

Legal: ABS 131 SUR 45 Beaty Seale & Forwood ACR 5.4300

Site Area: 5.43 Acres

Zoning: None (in Travis County)

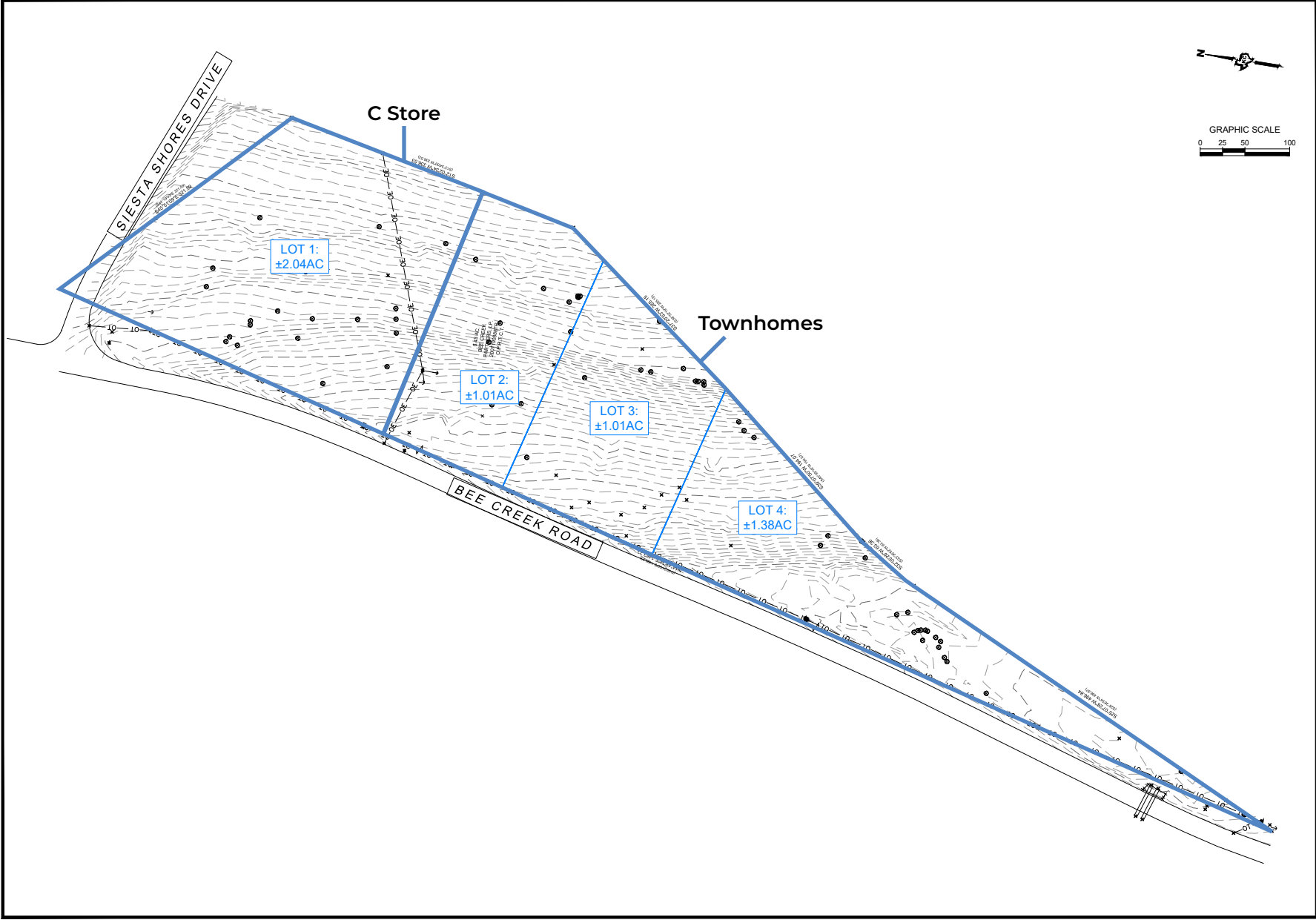
Frontage/Access: 1400+ linear feet on Bee Creek Rd

Utilities: Well drilled but no pump.
PEC available but not ordered.
Three phase power available.
Septic design done but not permitted.



Siesta Shores Dr

Bee Creek Rd



Date: Nov 14, 2024, 2:28pm User: D. Martin
 Job No: 24-290
 File Path: C:\Users\dmartin\OneDrive\Documents\2024\24-290\24-290_01_Conceptual Site Division.dwg

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 REGISTRATION # F-006977

**CONCEPTUAL
 SITE DIVISION
 ANCHOR STORAGE**
 BEE CREEK ROAD
 TRAVIS COUNTY, TEXAS

This document is released for the use of the client under the authority of D. Martin, Survey, P.E. 102414 on November 14, 2024. It is not to be used for construction, bidding or permit purposes.

Job No:	24-290	Scale (Plot):	
Date:		Scale (Text):	
Rev. No.:		Checked By:	
		Date:	
		Drawn By:	
		Remarks:	

**SHEET
 EXH. A**

STATE OF TEXAS WELL REPORT for Tracking #418142

Owner: **Shadowlake Builders / Dan Scott** Owner Well #: **No Data**
 Address: **2215 Bee Creek Rd** Grid #: **57-40-8**
 Spicewood, TX 78669
 Well Location: **2215 Bee Creek Rd** Latitude: **30° 22' 44" N**
 Spicewood, TX 78669 Longitude: **098° 02' 51" W**
 Well County: **Travis** Elevation: **No Data**

Type of Work: **New Well** Proposed Use: **Domestic**

Drilling Start Date: **3/21/2016** Drilling End Date: **3/21/2016**

	Diameter (in.)	Top Depth (ft.)	Bottom Depth (ft.)
Borehole:	8	0	60
	6.25	60	165

Drilling Method: **Air Rotary**

Borehole Completion: **Straight Wall**

	Top Depth (ft.)	Bottom Depth (ft.)	Description (number of sacks & material)
Annular Seal Data:	0	3	Portland 2 Bags/Sacks
	3	60	Benseal 3 Bags/Sacks

Seal Method: **Pressure**

Sealed By: **Driller**

Distance to Property Line (ft.): **30**

Distance to Septic Field or other concentrated contamination (ft.): **50+**

Distance to Septic Tank (ft.): **50+**

Method of Verification: **Land Owner**

Surface Completion: **Surface Sleeve Installed**

Surface Completion by Driller

Water Level: **No Data**

Packers: **Burlap/Neoprene at 58 ft.**
Burlap/Neoprene at 60 ft.

Type of Pump: **No Data**

Well Tests: **Jetted** Yield: **30 GPM**

Water Quality:

Strata Depth (ft.)

60 - 135

Water Type

Mid. Trinity - TDS 720

Chemical Analysis Made: **No**

Did the driller knowingly penetrate any strata which contained injurious constituents?: **No**

The driller did certify that while drilling, deepening or otherwise altering the above described well, injurious water or constituents was encountered and the landowner or person having the well drilled was informed that such well must be completed or plugged in such a manner as to avoid injury or pollution.

Certification Data: The driller certified that the driller drilled this well (or the well was drilled under the driller's direct supervision) and that each and all of the statements herein are true and correct. The driller understood that failure to complete the required items will result in the report(s) being returned for completion and resubmittal.

Company Information: **Apex Drilling, Inc.**
P.O. Box 867
Marble Falls, TX 78654

Driller Name: **Andrew Jackson Johnson**

License Number: **54989**

Comments: **No Data**

Lithology:
DESCRIPTION & COLOR OF FORMATION MATERIAL

Top (ft.)	Bottom (ft.)	Description
0	1	Top Soil
1	17	Tan LS
17	53	Gray Tan LS
53	133	Tan LS
133	163	Gray LS
163	165	Gray Clay

Casing:
BLANK PIPE & WELL SCREEN DATA

Dia (in.)	Type	Material	Sch./Gage	Top (ft.)	Bottom (ft.)
4.5	Blank	New Plastic (PVC)	SDR17	2	75
4.5	Screen	New Plastic (PVC)	.035	75	135
4.5	Blank	New Plastic (PVC)	SDR17	135	165

IMPORTANT NOTICE FOR PERSONS HAVING WELLS DRILLED CONCERNING CONFIDENTIALITY

TEX. OCC. CODE Title 12, Chapter 1901.251, authorizes the owner (owner or the person for whom the well was drilled) to keep information in Well Reports confidential. The Department shall hold the contents of the well log confidential and not a matter of public record if it receives, by certified mail, a written request to do so from the owner.

Please include the report's Tracking Number on your written request.

Texas Department of Licensing and Regulation
 P.O. Box 12157
 Austin, TX 78711
 (512) 463-7880

AUSTIN'S 2025 RANKINGS

- #1** FASTEST GROWING MAJOR METRO
EXPLODINGTOPICS.COM
- #1** BEST PLACE TO START A BUSINESS
CNBC
- #1** BEST METRO FOR STEM PROFESSIONALS
WALLETHUB
- #5** COLLEGE EDUCATED ADULTS
CITYLAB
- #1** PEOPLE WANTING TO RELOCATE
MONEY.CO.UK
- #6** BEST PERFORMING LARGE CITY IN THE US
MILKEN INSITUTE
- #2** BEST MARKET FOR REAL ESTATE
WALLETHUB
- #7** MOST FUN CITY IN THE US
WALLETHUB
- #1** BEST JOB MARKET(2024)
WALL STREET JOURNAL
- #2** BEST CITY FOR YOUNG PROFESSIONALS
ROCKET HOMES
- #5** MOST RECESSION RESISTANT CITY
SMARTASSET
- #9** BEST EDUCATED MAJOR METRO
WALLETHUB
- #1** BEST STATE CAPITAL TO LIVE IN
WALLETHUB
- #2** BEST CITY FOR JOB OPPORTUNITIES
BUSINESS INSIDER
- #6** SAFEST LARGE CITY IN U.S.
SAFEWISE
- 53** WORLDS BEST CITIES
AUSTINCULTUREMAP

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Market Overview

AUSTIN

The Central Texas MSA, currently the 26th largest in the United States, is home to a dynamic and growing population of approximately 1.73 million residents. Spanning an expansive area of over 4,219 square miles (10,928 km²), this region includes five pivotal counties: Bastrop, Caldwell, Hays, Travis, and Williamson. Anchored by Austin, the vibrant state capital, the MSA serves as a hub of cultural, economic, and educational activities. Notably, it hosts the University of Texas at Austin, a cornerstone of academic excellence and innovation. This area seamlessly combines the advantages of a major metropolitan center with a rich educational environment, making it a premier destination for residents and businesses alike.

Economy

The Austin-Round Rock region, known as 'Silicon Hills,' is experiencing significant growth, fueled by a robust technology sector with major companies like Tesla, Dell, IBM, Apple, Google, and Meta. This surge is bolstered by a strong job market and business-friendly policies that have attracted over 66 corporate relocations to Austin in the past five years, highlighting Texas as a prime destination for business expansion.

With over 90% of residents holding at least a high school diploma and nearly 60% possessing higher education degrees, the local workforce is well-equipped to meet the high demands of the tech industry. The region's rapid growth in tech employment and high salary averages further underscore its economic vitality, making it an attractive hub for both living and business opportunities in a dynamic and innovative setting.

Real Estate

Austin's real estate market continues to thrive, driven by robust demand across both residential and commercial sectors. The city's rapid population growth has fueled a competitive market environment, with significant influxes of major tech companies and startups elevating the demand for office spaces. These tech giants not only enhance the city's economic landscape but also significantly influence the commercial real estate market, increasing the need for modern office environments.

Furthermore, the rise of e-commerce has transformed Austin's industrial real estate sector, with a growing demand for distribution centers and warehouses to support logistical operations. The city's landscape is continually evolving with ongoing development projects, prominently featuring mixed-use developments that integrate residential, commercial, and retail spaces. These projects are designed to cater to the dynamic lifestyle of Austin's diverse population, providing convenience and accessibility in vibrant, community-focused settings.

Contact



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Asterra is a full service real estate brokerage firm providing professional real estate services throughout Central Texas.

Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner.

We are passionate about what we do.



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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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' 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.

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