

**FOR SALE  
or LEASE**

**71 PARK - Bee Cave, Texas**



**Mixed-Use Development**



Built By:

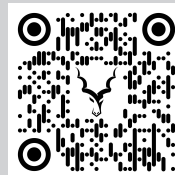
**CADRE**  
CONSTRUCTION

Developed By:

**CADRE**  
DEVELOPMENT

Ron Evans - (512) 750-1866  
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Broker License: TX 409993

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[www.kudurealty.com](http://www.kudurealty.com)  
7801 N Capital of Texas Hwy,  
Suite 260. Austin TX 78731

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**CADRE  
DEVELOPMENT**

**Located on Hwy 71  
Approx two miles west  
of the Galleria**

### Property Information

**150,000 square feet mixed-use  
development on 21 acres of land**

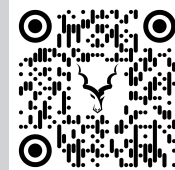
### Property Highlights

- **Medical, Retail, Restaurant,  
Office, Entertainment**
- **Pad Sites Available**
- **Design Build Options**



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# Demographics

## Bee Cave, Texas

2025 Population      35,708      Projected 5 year growth = 2.03%

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2025 Households      13,008      There are 51% more households who own their homes than are renters

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2025 HH Income      \$252,396      2030 Projection = \$274,688

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2025 Annual Median HH Expenditure      \$140,485      Includes combination of retail, entertainment, healthcare, dining, misc. household expenses

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2025 Median Age      41.3      2030 Projection = 42.1

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2025 Population by Sex      17,729      Male  
17,929      Female

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2025 Marital Status      75.6%      Married  
24.4%      Not Married

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2025 Education Status      45.8%      Bachelor's Degree  
32.3%      Graduate/Professional Degree

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14900 State Hwy 71, Bee Cave Texas

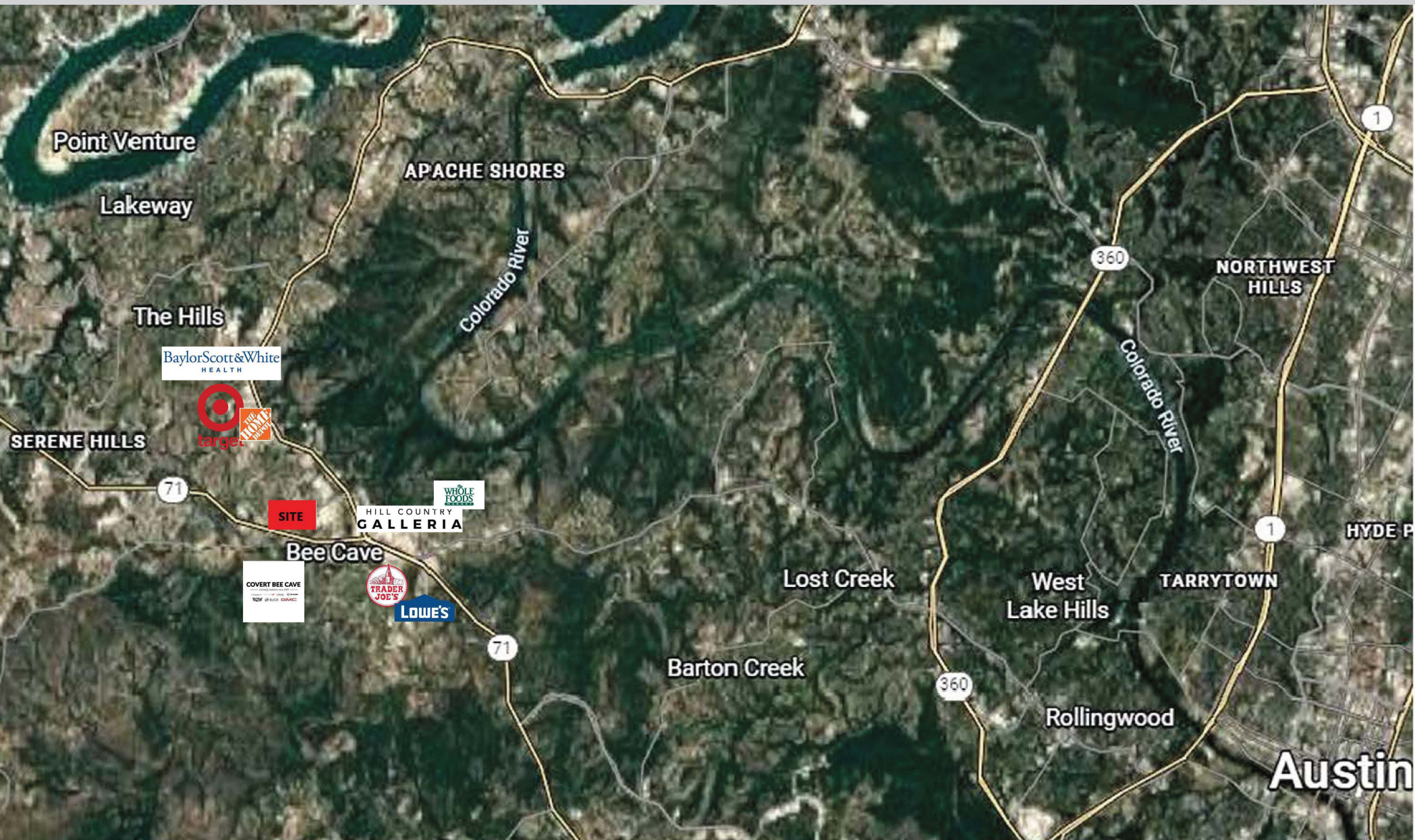
Average Daily Traffic Count: 60,000+\*

(\*Community Impact - May 28, 2020)

### POINTS OF INTEREST

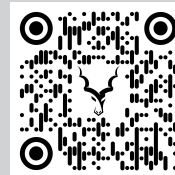
- 2.5 miles from Hill Country Galleria
- 2.7 miles from HEB
- 3.4 miles from Lake Travis HS
- Surrounded by retail, restaurants, offices, and schools

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