

FOR SALE
or LEASE

71 PARK - Bee Cave, Texas



Mixed-Use Development



Built By:

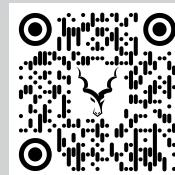


Developed By:



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www.kudurealty.com
7801 N Capital of Texas Hwy,
Suite 260. Austin TX 78731

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71 PARK - Bee Cave, Texas



**CADRE
DEVELOPMENT**

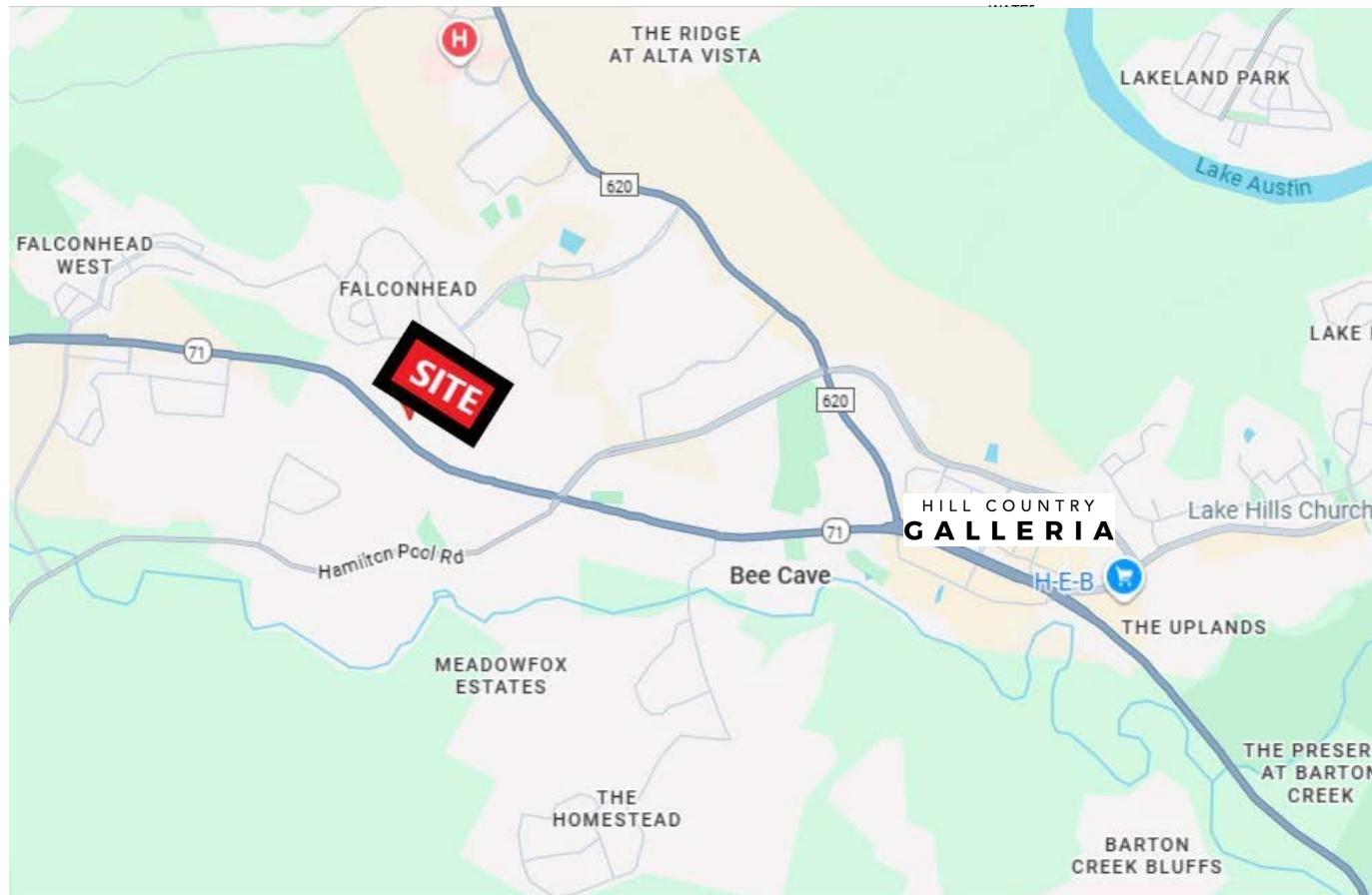
**Located on Hwy 71
Approx two miles west
of the Galleria**

Property Information

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

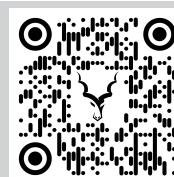
Property Highlights

- 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%

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

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

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

2025 Median Age 41.3 2030 Projection = 42.1

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

2025 Marital Status 75.6% Married
24.4% Not Married

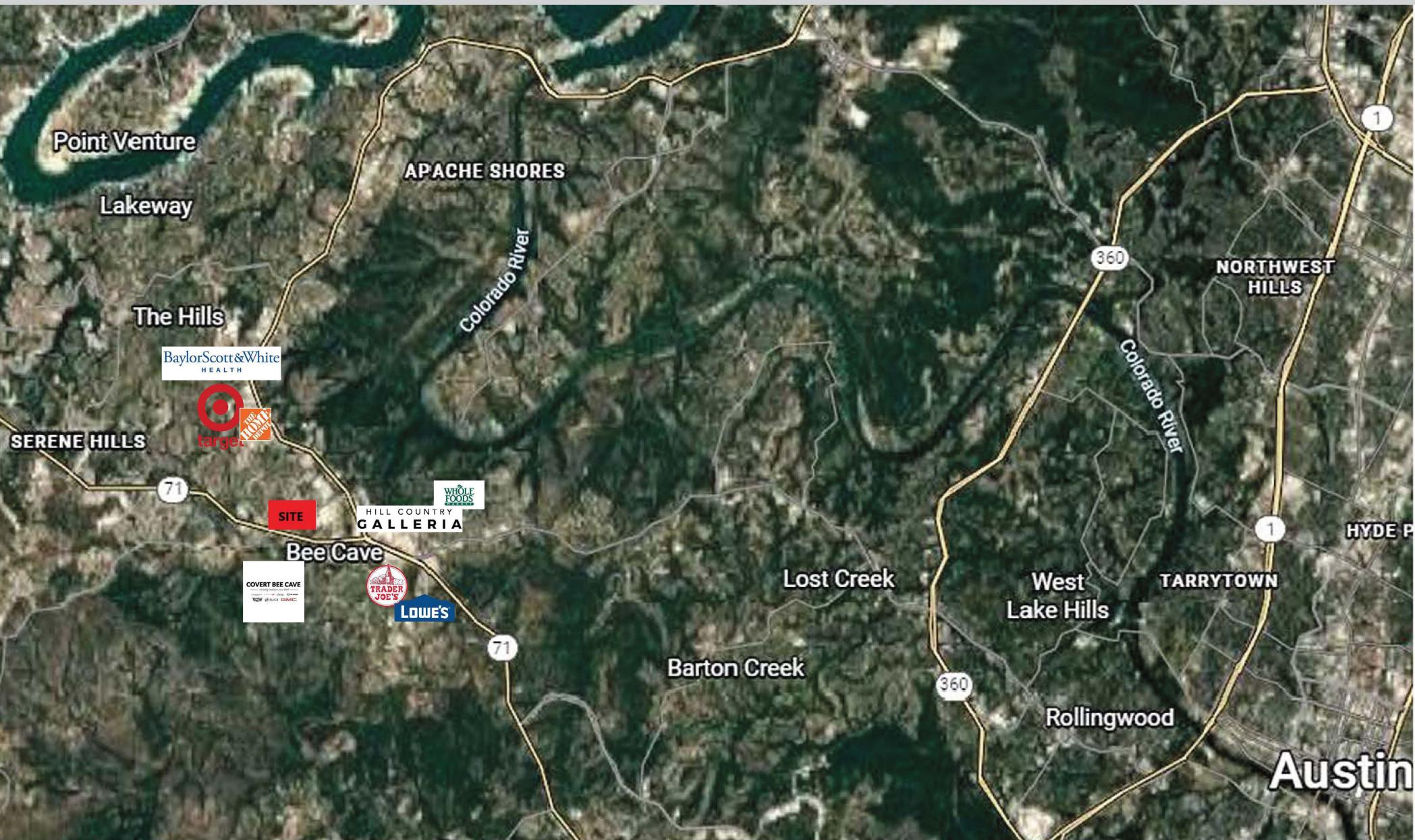
2025 Education Status 45.8% Bachelor's Degree
32.3% Graduate/Professional Degree

14900 State Hwy 71, Bee Cave Texas
Average Daily Traffic Count: 60,000+*
(*Community Impact - May 28, 2020)

POINTS OF INTEREST

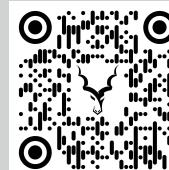
- 2.5 miles from Hill Country Galleria
- 2.7 miles from HEB
- 3.4 miles from Lake Travis HS
- Surrounded by retail, restaurants, offices, and schools

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