

1801 WESTLAKE DR
2.335 ACRES

For Sale

1801 Westlake Dr, West Lake Hills, TX 78746

Located on Bee Creek, this waterfront property offers the opportunity to deliver a unique housing product in a premier location.

PROPERTY PROFILE

101,495 SF

Total Land SF

2.335 acres

AC Lot

Multi-Family

Entitled Redevelopment

Contact Broker

Pricing



Contact Information

Burke Kennedy

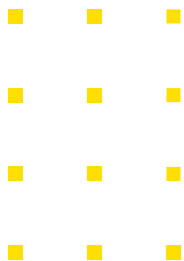
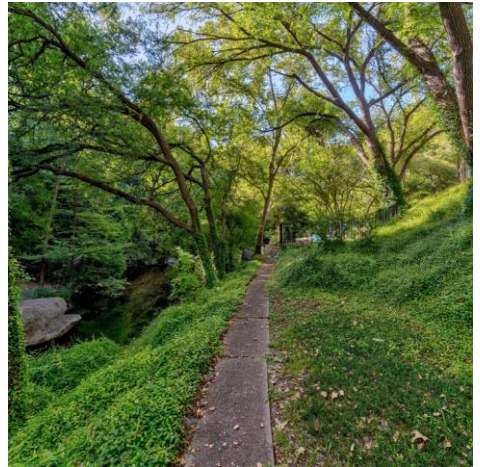
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PROPERTY HIGHLIGHTS

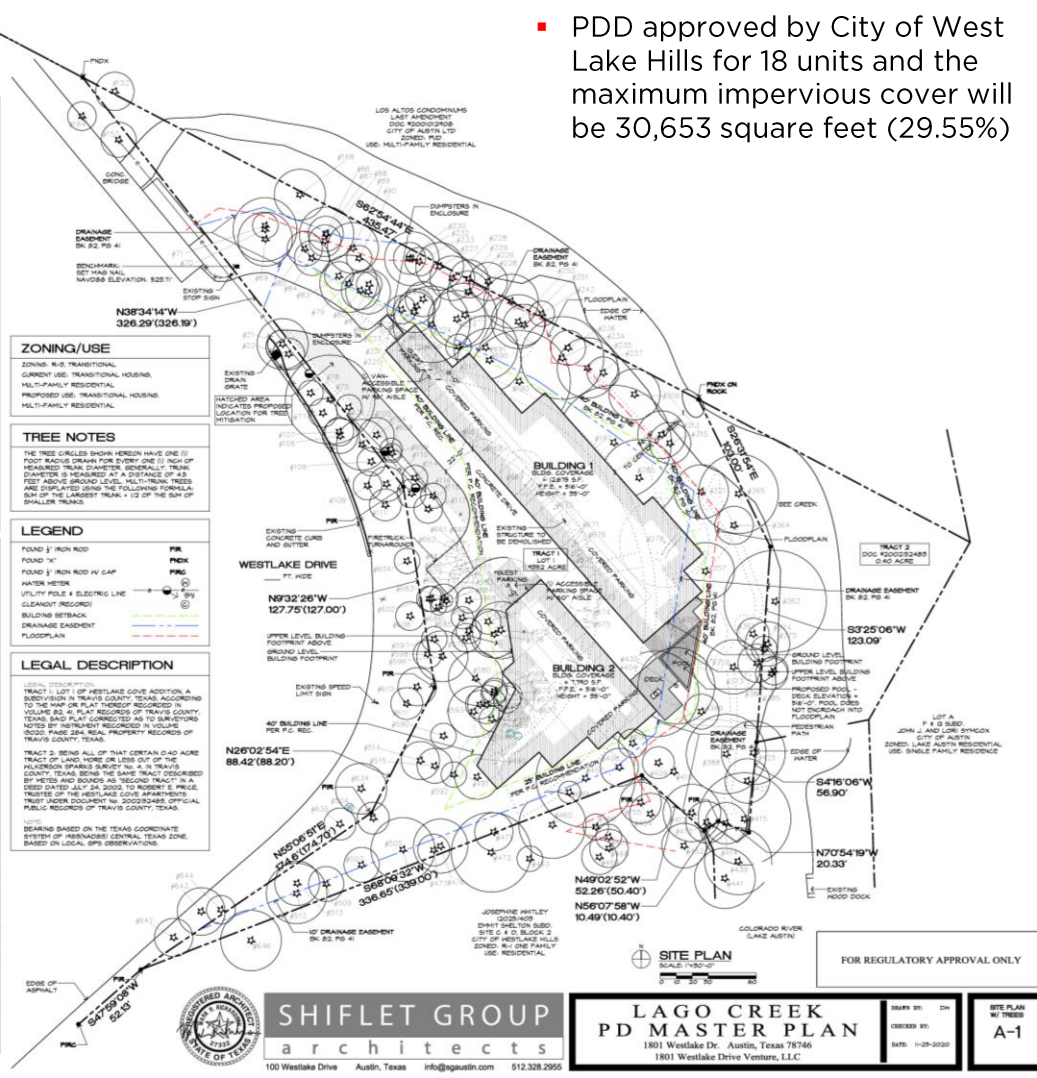
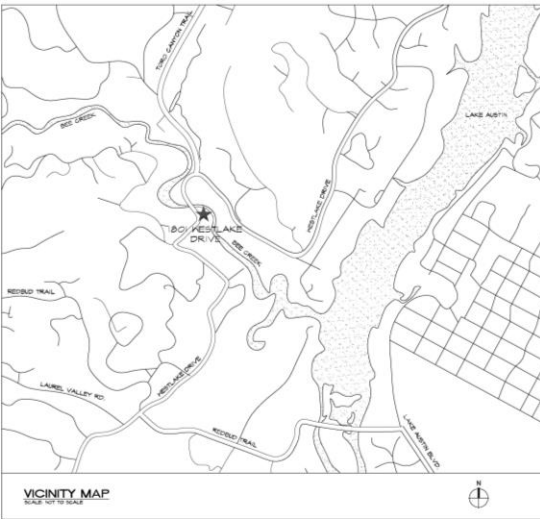
- Prime West Lake Hills Location
- Fully entitled with the City of West Lake Hills for redevelopment
- 26-unit multi-family existing
- Access to Lake Austin from the Bee Creek channel, across from Walsh Boat Landing
- 4.9 Miles from Downtown Austin



SITE PLAN

- PDD approved by City of West Lake Hills for 18 units and the maximum impervious cover will be 30,653 square feet (29.55%)

TREE LIST					
#	TYPE	SIZE	#	TYPE	SIZE
2	LIVE OAK	8"	281	ELM	10"
3	LIVE OAK	10"	282	ELM	10"
4	LIVE OAK	12"	283	ELM	10"
5	LIVE OAK	14"	284	ELM	10"
6	LIVE OAK	16"	285	ELM	10"
7	LIVE OAK	18"	286	ELM	10"
8	LIVE OAK	20"	287	ELM	10"
9	LIVE OAK	22"	288	ELM	10"
10	LIVE OAK	24"	289	ELM	10"
11	LIVE OAK	26"	290	ELM	10"
12	LIVE OAK	28"	291	ELM	10"
13	LIVE OAK	30"	292	ELM	10"
14	LIVE OAK	32"	293	ELM	10"
15	LIVE OAK	34"	294	ELM	10"
16	LIVE OAK	36"	295	ELM	10"
17	LIVE OAK	38"	296	ELM	10"
18	LIVE OAK	40"	297	ELM	10"
19	LIVE OAK	42"	298	ELM	10"
20	LIVE OAK	44"	299	ELM	10"
21	LIVE OAK	46"	300	ELM	10"
22	LIVE OAK	48"	301	ELM	10"
23	LIVE OAK	50"	302	ELM	10"
24	LIVE OAK	52"	303	ELM	10"
25	LIVE OAK	54"	304	ELM	10"
26	LIVE OAK	56"	305	ELM	10"
27	LIVE OAK	58"	306	ELM	10"
28	LIVE OAK	60"	307	ELM	10"
29	LIVE OAK	62"	308	ELM	10"
30	LIVE OAK	64"	309	ELM	10"
31	LIVE OAK	66"	310	ELM	10"
32	LIVE OAK	68"	311	ELM	10"
33	LIVE OAK	70"	312	ELM	10"
34	LIVE OAK	72"	313	ELM	10"
35	LIVE OAK	74"	314	ELM	10"
36	LIVE OAK	76"	315	ELM	10"
37	LIVE OAK	78"	316	ELM	10"
38	LIVE OAK	80"	317	ELM	10"
39	LIVE OAK	82"	318	ELM	10"
40	LIVE OAK	84"	319	ELM	10"
41	LIVE OAK	86"	320	ELM	10"
42	LIVE OAK	88"	321	ELM	10"
43	LIVE OAK	90"	322	ELM	10"
44	LIVE OAK	92"	323	ELM	10"
45	LIVE OAK	94"	324	ELM	10"
46	LIVE OAK	96"	325	ELM	10"
47	LIVE OAK	98"	326	ELM	10"
48	LIVE OAK	100"	327	ELM	10"
49	LIVE OAK	102"	328	ELM	10"
50	LIVE OAK	104"	329	ELM	10"
51	LIVE OAK	106"	330	ELM	10"
52	LIVE OAK	108"	331	ELM	10"
53	LIVE OAK	110"	332	ELM	10"
54	LIVE OAK	112"	333	ELM	10"
55	LIVE OAK	114"	334	ELM	10"
56	LIVE OAK	116"	335	ELM	10"
57	LIVE OAK	118"	336	ELM	10"
58	LIVE OAK	120"	337	ELM	10"
59	LIVE OAK	122"	338	ELM	10"
60	LIVE OAK	124"	339	ELM	10"
61	LIVE OAK	126"	340	ELM	10"
62	LIVE OAK	128"	341	ELM	10"
63	LIVE OAK	130"	342	ELM	10"
64	LIVE OAK	132"	343	ELM	10"
65	LIVE OAK	134"	344	ELM	10"
66	LIVE OAK	136"	345	ELM	10"
67	LIVE OAK	138"	346	ELM	10"
68	LIVE OAK	140"	347	ELM	10"
69	LIVE OAK	142"	348	ELM	10"
70	LIVE OAK	144"	349	ELM	10"
71	LIVE OAK	146"	350	ELM	10"
72	LIVE OAK	148"	351	ELM	10"
73	LIVE OAK	150"	352	ELM	10"
74	LIVE OAK	152"	353	ELM	10"
75	LIVE OAK	154"	354	ELM	10"
76	LIVE OAK	156"	355	ELM	10"
77	LIVE OAK	158"	356	ELM	10"
78	LIVE OAK	160"	357	ELM	10"
79	LIVE OAK	162"	358	ELM	10"
80	LIVE OAK	164"	359	ELM	10"
81	LIVE OAK	166"	360	ELM	10"
82	LIVE OAK	168"	361	ELM	10"
83	LIVE OAK	170"	362	ELM	10"
84	LIVE OAK	172"	363	ELM	10"
85	LIVE OAK	174"	364	ELM	10"
86	LIVE OAK	176"	365	ELM	10"
87	LIVE OAK	178"	366	ELM	10"
88	LIVE OAK	180"	367	ELM	10"
89	LIVE OAK	182"	368	ELM	10"
90	LIVE OAK	184"	369	ELM	10"
91	LIVE OAK	186"	370	ELM	10"
92	LIVE OAK	188"	371	ELM	10"
93	LIVE OAK	190"	372	ELM	10"
94	LIVE OAK	192"	373	ELM	10"
95	LIVE OAK	194"	374	ELM	10"
96	LIVE OAK	196"	375	ELM	10"
97	LIVE OAK	198"	376	ELM	10"
98	LIVE OAK	200"	377	ELM	10"
99	LIVE OAK	202"	378	ELM	10"
100	LIVE OAK	204"	379	ELM	10"
101	LIVE OAK	206"	380	ELM	10"
102	LIVE OAK	208"	381	ELM	10"
103	LIVE OAK	210"	382	ELM	10"
104	LIVE OAK	212"	383	ELM	10"
105	LIVE OAK	214"	384	ELM	10"
106	LIVE OAK	216"	385	ELM	10"
107	LIVE OAK	218"	386	ELM	10"
108	LIVE OAK	220"	387	ELM	10"
109	LIVE OAK	222"	388	ELM	10"
110	LIVE OAK	224"	389	ELM	10"
111	LIVE OAK	226"	390	ELM	10"
112	LIVE OAK	228"	391	ELM	10"
113	LIVE OAK	230"	392	ELM	10"
114	LIVE OAK	232"	393	ELM	10"
115	LIVE OAK	234"	394	ELM	10"
116	LIVE OAK	236"	395	ELM	10"
117	LIVE OAK	238"	396	ELM	10"
118	LIVE OAK	240"	397	ELM	10"
119	LIVE OAK	242"	398	ELM	10"
120	LIVE OAK	244"	399	ELM	10"
121	LIVE OAK	246"	400	ELM	10"
122	LIVE OAK	248"	401	ELM	10"
123	LIVE OAK	250"	402	ELM	10"
124	LIVE OAK	252"	403	ELM	10"
125	LIVE OAK	254"	404	ELM	10"
126	LIVE OAK	256"	405	ELM	10"
127	LIVE OAK	258"	406	ELM	10"
128	LIVE OAK	260"	407	ELM	10"
129	LIVE OAK	262"	408	ELM	10"
130	LIVE OAK	264"	409	ELM	10"
131	LIVE OAK	266"	410	ELM	10"
132	LIVE OAK	268"	411	ELM	10"
133	LIVE OAK	270"	412	ELM	10"
134	LIVE OAK	272"	413	ELM	10"
135	LIVE OAK	274"	414	ELM	10"
136	LIVE OAK	276"	415	ELM	10"
137	LIVE OAK	278"	416	ELM	10"
138	LIVE OAK	280"	417	ELM	10"
139	LIVE OAK	282"	418	ELM	10"
140	LIVE OAK	284"	419	ELM	10"
141	LIVE OAK	286"	420	ELM	10"
142	LIVE OAK	288"	421	ELM	10"
143	LIVE OAK	290"	422	ELM	10"
144	LIVE OAK	292"	423	ELM	10"
145	LIVE OAK	294"	424	ELM	10"
146	LIVE OAK	296"	425	ELM	10"
147	LIVE OAK	298"	426	ELM	10"
148	LIVE OAK	300"	427	ELM	10"
149	LIVE OAK	302"	428	ELM	10"
150	LIVE OAK	304"	429	ELM	10"
151	LIVE OAK	306"	430	ELM	10"
152	LIVE OAK	308"	431	ELM	10"
153	LIVE OAK	310"	432	ELM	10"
154	LIVE OAK	312"	433	ELM	10"
155	LIVE OAK	314"	434	ELM	10"
156	LIVE OAK	316"	435	ELM	10"
157	LIVE OAK	318"	436	ELM	10"
158	LIVE OAK	320"	437	ELM	10"
159	LIVE OAK	322"	438	ELM	10"
160	LIVE OAK	324"	439	ELM	10"
161	LIVE OAK	326"	440	ELM	10"
162	LIVE OAK	328"	441	ELM	10"
163	LIVE OAK	330"	442	ELM	10"
164	LIVE OAK	332"	443	ELM	10"
165	LIVE OAK	334"	444	ELM	10"
166	LIVE OAK	336"	445	ELM	10"
167	LIVE OAK	338"	446	ELM	10"
168	LIVE OAK	340"	447	ELM	10"
169	LIVE OAK	342"	448	ELM	10"
170	LIVE OAK	344"	449	ELM	10"
171	LIVE OAK	346"	450	ELM	10"
172	LIVE OAK	348"	451	ELM	10"
173	LIVE OAK	350"	452	ELM	10"
174	LIVE OAK	352"	453	ELM	10"
175	LIVE OAK	354"	454	ELM	10"
176	LIVE OAK	356"	455	ELM	10"
177	LIVE OAK	358"	456	ELM	10"
178	LIVE OAK	360"	457	ELM	10"
179	LIVE OAK	362"	458	ELM	10"
180	LIVE OAK	364"	459	ELM	10"
181	LIVE OAK	366"	460	ELM	10"
182	LIVE OAK	368"	461	ELM	10"
183	LIVE OAK	370"	462	ELM	10"
184	LIVE OAK	372"	463	ELM	10"
185	LIVE OAK	374"	464	ELM	10"
186	LIVE OAK	376"	465	ELM	10"
187	LIVE OAK	378"	466	ELM	10"
188	LIVE OAK	380"	467	ELM	10"
189	LIVE OAK	382"	468	ELM	10"
190	LIVE OAK	384"	469	ELM	10"
191	LIVE OAK	386"	470	ELM	10"
192	LIVE OAK	388"	471	ELM	10"
193	LIVE OAK	390"	472	ELM	10"
194	LIVE OAK	392"	473	ELM	10"
195	LIVE OAK	394"	474	ELM	10"
196	LIVE OAK	396"	475	ELM	10"
197	LIVE OAK	398"	476	ELM	10"
198	LIVE OAK	400"	477	ELM	10"
199	LIVE OAK	402"	478	ELM	10"
200	LIVE OAK	404"	479	ELM	10"



ZONING/USE
 ZONING: R-8 TRANSITIONAL HOUSING
 CURRENT USE: TRANSITIONAL HOUSING
 PROPOSED USE: TRANSITIONAL HOUSING
 MULTIFAMILY RESIDENTIAL

TREE NOTES
 THE TREE CIRCLES SHOWN WERE HAD ONE (1) FOOT RADIUS DRAIN FOR EVERY ONE (1) INCH OF MEASURED TRUNK DIAMETER. GENERALLY, TRUNK DIAMETER IS MEASURED AT A DISTANCE OF 4.5 FEET ABOVE GROUND LEVEL. MULTIPLE TRUNKS ARE IDENTIFIED BY THE FOLLOWING: TRUNK #1 OF THE LARGEST TRUNK + 1/2 OF THE SIZE OF SMALLER TRUNKS.

LEGEND
 ROAD "X" IRON ROAD
 ROAD "X" IRON ROAD W/ CAP
 WATER METER
 (UTILITY POLE & ELECTRICAL LINE)
 CLEANLINE RECORD
 BUILDING SETBACK
 DRAINAGE EASEMENT
 FLOODPLAIN

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SHIFLET GROUP
 architects
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LAGO CREEK PD MASTER PLAN
 1801 Westlake Dr. Austin, Texas 78746
 1801 Westlake Drive Venture, LLC

ISSUE #1: 04/18/2024
 CHECKED BY: [Signature]
 DATE: 04-29-2024

SITE PLAN W/ TREES
A-1

SITE ANALYSIS	
BUILDING COVERAGE:	
BUILDING 1:	12,675 S.F.
BUILDING 2:	7,740 S.F.
TOTAL BUILDING COVERAGE:	20,465 S.F.
IMPERVIOUS COVER:	
BUILDING 1:	12,675 S.F.
BUILDING 2:	7,740 S.F.
HARDSCAPE:	10,188 S.F.
TOTAL PROPOSED:	30,653 S.F.**
** TOTAL DOES NOT INCLUDE BALCONIES	
TOTAL EXISTING:	34,544 S.F.
AREA CALCULATIONS:	



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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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Kennedy, Mike	265899	<u>mk@ctxcommercial.com</u>	512-970-2400
Designated Broker of Firm	License No.	Email	Phone
Kennedy, Burke	533092	<u>bkennedy@savills.us</u>	512-970-7519
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date