



FranklinStreet



THE AERIE
at little barton creek

Subject Property
±17 AC

15621 HAMILTON POOL ROAD, AUSTIN, TX 78738

±17 Acres of Land | Zoned for Rural Residential Development

CONTACT US

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CONFIDENTIALITY AGREEMENT

This is a confidential Proposal intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Proposal contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC. , nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Proposal or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Proposal or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Proposal. The Owner shall have no legal commitment or obligation to any entity reviewing this Proposal or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

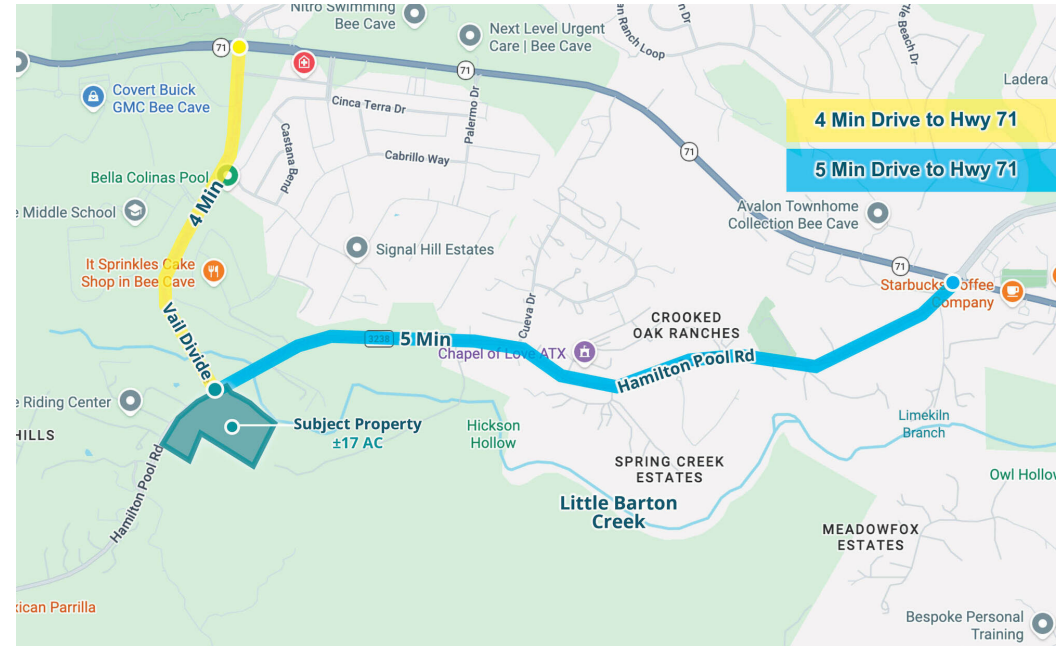
By receipt of the Proposal, you agree that this Proposal and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Proposal or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Proposal or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Proposal, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Proposal in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.

PROPERTY SUMMARY



PROPERTY DESCRIPTION

The Aerie at Little Barton Creek offers a rare opportunity to own ±17 acres of pristine Texas Hill Country located less than two miles from the intersection of Highway 71 West and Hamilton Pool Road in Bee Cave, Texas. Featuring rolling elevations, mature native vegetation, and breathtaking 360-degree Hill Country views, the property provides an exceptional setting for a private estate or custom homes in one of the most desirable areas of Travis County.

Situated between Bee Cave and Dripping Springs, The Aerie offers a unique blend of privacy and convenience with easy access to nearby amenities including H-E-B, Whole Foods, healthcare facilities, restaurants, and the Hill Country Galleria, as well as the highly acclaimed Lake Travis ISD. Access is provided via Hamilton Pool Road at Vail Divide, where a traffic signal allows for safe and convenient entry to the property.

Overlooking Little Barton Creek and bordering the City of Austin's Guinn Ranch (±985 acres), which is adjacent to the renowned Shield Ranch conservation area, the property benefits from a remarkable natural setting surrounded by thousands of acres of preserved Hill Country land. The property features mature oak trees, native grasses, and abundant wildlife, and currently benefits from a Wildlife Management Exemption. The exemption may be continued through participation in a Wildlife Management Property Association, providing long-term conservation benefits and potential property tax advantages.

PROPERTY HIGHLIGHTS

- ±17 Acres of Pristine Hill Country Land with rolling elevations, mature native trees, and stunning 360° views.
- Premier Bee Cave Location less than 2 miles from Hwy 71 & Hamilton Pool Rd with quick access to Hill Country Galleria and Lake Travis ISD.
- Adjacent to Protected Ranch Land near Guinn Ranch and Shield Ranch.
- Wildlife Management Exemption of 10+ years in place.

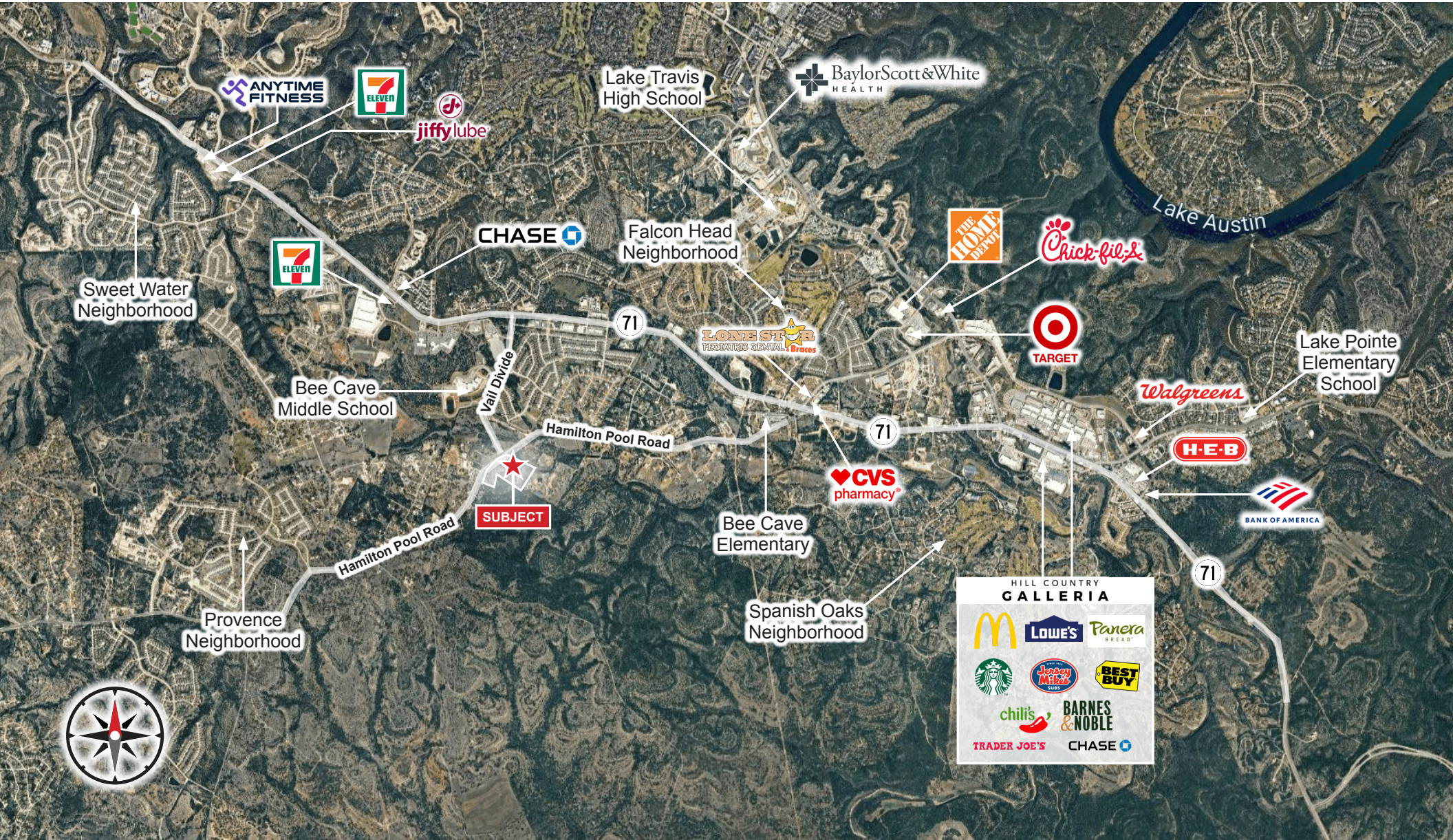
OFFERING SUMMARY

Address:	15621 HAMILTON POOL RD AUSTIN, TX 78738
Asking Price:	Subject to Offers, Contact Broker for Guidance
Acreage:	±17 AC
Parcel ID Number:	119347
Legal Description:	± 17-acre portion of ABS 211 SUR 70 CONRADI W ACR 32.69 (1-D-1W)
Zoning:	Bee Cave ETJ: Rural Residential
Floodplain:	Partial, depending on final acreage
Traffic Counts:	Hamilton Pool Rd AADT 2024: 15,938
Survey:	Yes
Entitlements:	Development Agreement with City of Bee Cave available upon request for "Rural Residential 1+ Acre Single Family Homes"
Wildlife Exemption:	In place per Seller for entire 32.69 acres; subject to Buyer verification
Broker Comission:	Buyer Broker to look to client for compensation

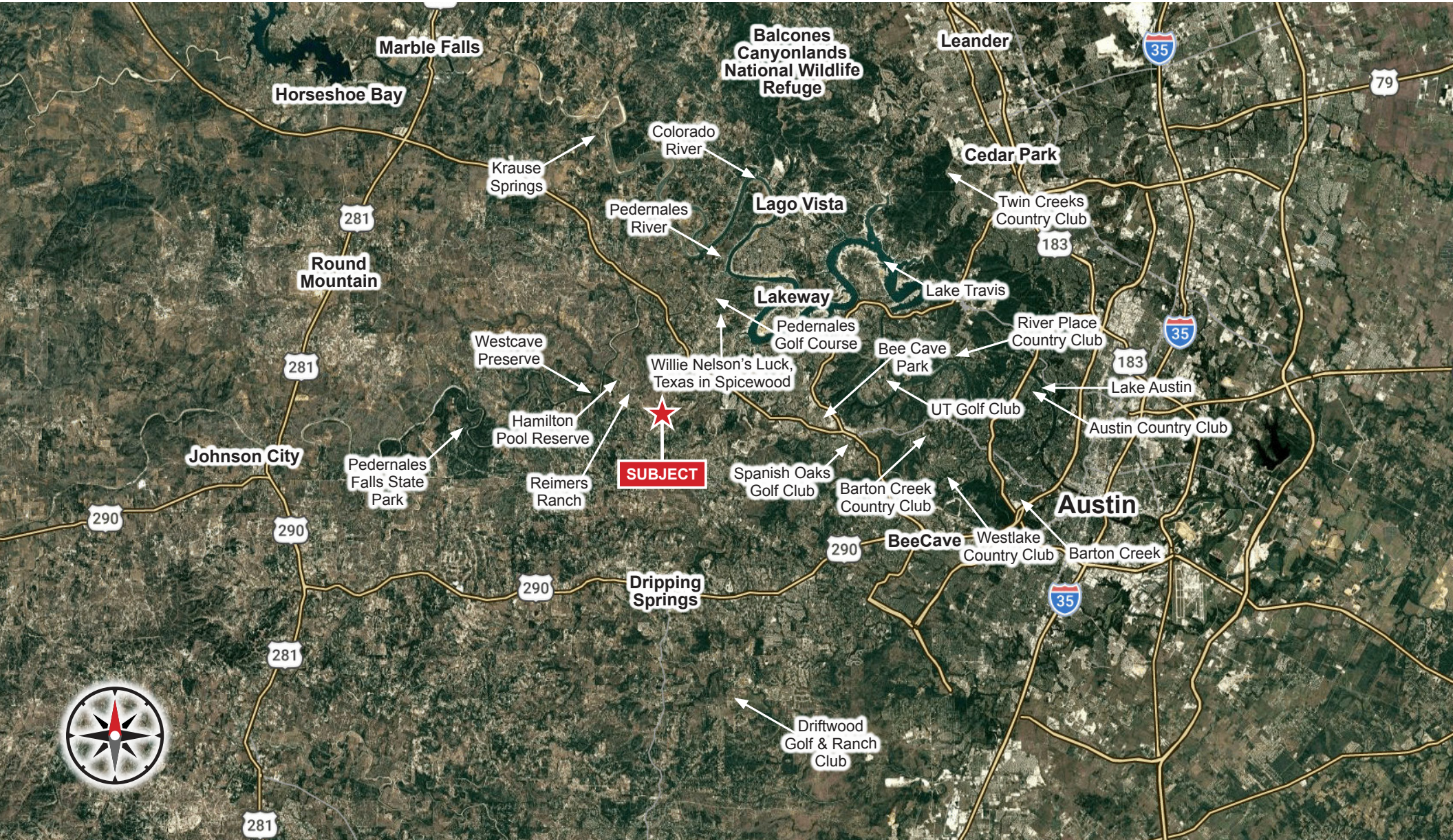
REGIONAL MAP



AREA AMENITIES



OUTDOOR AMENITIES



DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	16,840	44,557	185,944
Average Age	44.3	46.9	43.4
Average Age (Male)	45.5	47.2	43.6
Average Age (Female)	43.8	46.1	42.8

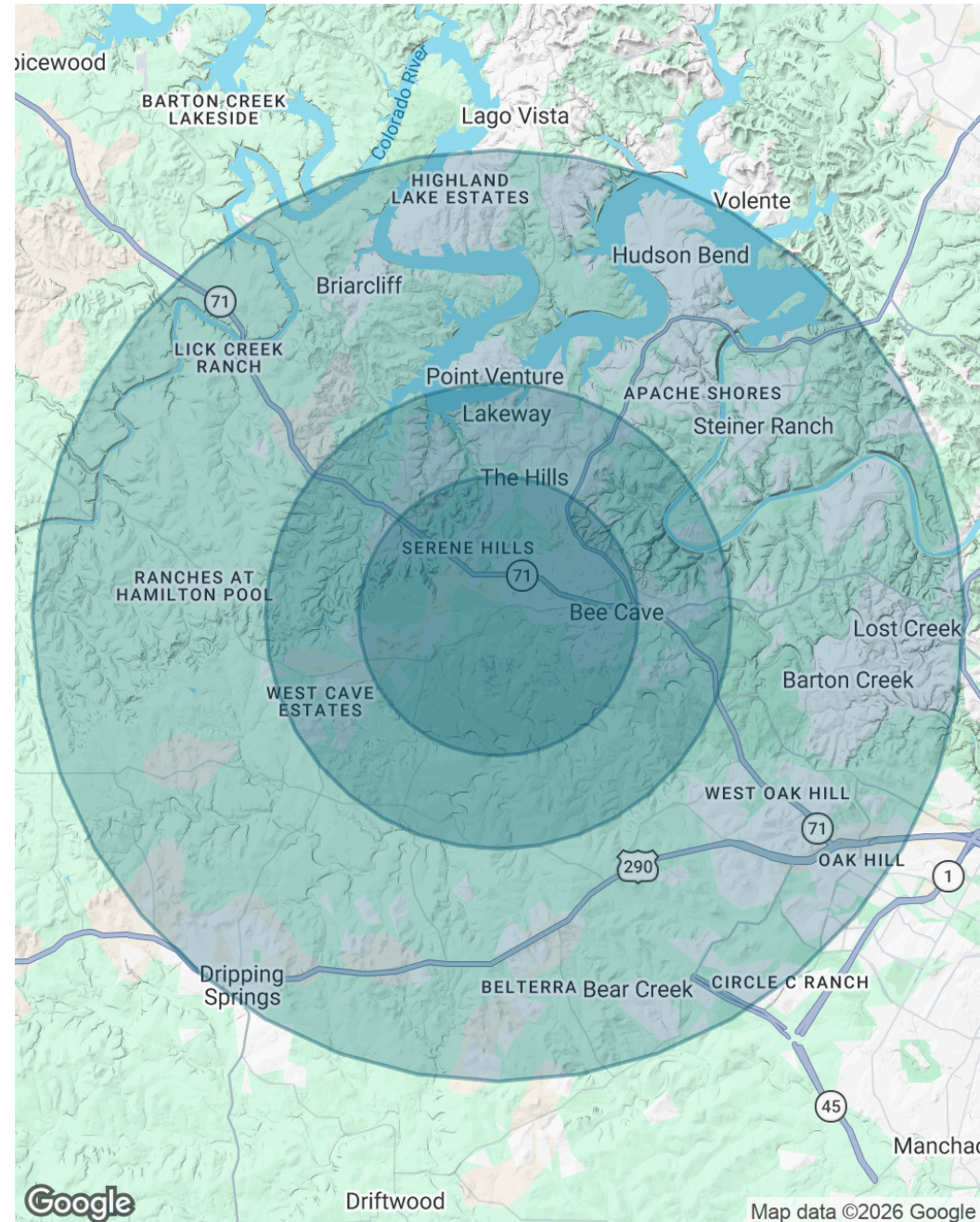
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	6,896	18,053	72,867
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$217,805	\$216,734	\$201,840
Average House Value	\$831,176	\$814,920	\$781,022

2023 American Community Survey (ACS)

Bee Cave, Texas is a small but rapidly growing Hill Country city just west of Austin, known for its scenic rolling landscapes, strong community feel, and balance between modern convenience and natural beauty. The area has become a highly desirable destination for families and professionals alike, driven by its proximity to Austin's employment hubs while maintaining a quieter, more relaxed lifestyle.

Residents enjoy a wide range of amenities, including premier retail and dining and entertainment at Hill Country Galleria, as well as abundant outdoor recreation with nearby parks, trails, and access to the greater Texas Hill Country. The city is also served by the highly regarded Lake Travis Independent School District, further enhancing its appeal for long-term residents.

Despite its growth, Bee Cave has preserved its unique identity and charm, with roots tracing back to a limestone cave once inhabited by wild bees—the namesake that still defines the city's character today.



FLOODPLAIN



15621 HAMILTON POOL ROAD AUSTIN, TX 78738

±17 AC Land

Presented By:

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