

SWEETWATER PLAZA @ SWEETWATER CROSSING

16620 Sweetwater Village Dr., Bee Cave, Tx 78738

NOW LEASING



RETAIL/RESTAURANT SPACE FOR LEASE - Q-1 2026 DELIVERY

SUMMARY:

- PREMIUM Retail | Restaurant | Medical Space Available
- Ample Parking - 144 Parking Spaces / 5.2 Per 1,000 SF
- Easy Ingress and Egress, High Visibility with Hwy 71 West Frontage
- Traffic Counts: Hwy 71 just east of Serene Hills Dr: 33,469 vpd (2020)
- Strong Demographics: \$200,000 + Avg HH Incomes, \$600K - \$5MM+ Housing Values
- Developed By Dorado Development Co., LLC

LEASE DETAILS:

- * Total Building SF: **28,000**
- * Delivery: **1st Quarter - 2026**
- * Available SF: **1,300 - 28,000 SF**
- * Lease Rate: **Contact Broker**
- * Expenses (Estimated): **\$9.50 PSF/YR**
- * Lease Term: **5 Years Min**
- * Tenant Improvement \$: **AVAILABLE/Amount Tied To Terms**

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Developed By



Capella Commercial, LLC

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Property Description & Location

Sweetwater Plaza is a new Luxe Mixed-Use Retail | Restaurant | Medical Space project starting construction soon, within the Sweetwater Crossing Commercial Subdivision Development located in the West Austin suburb of Bee Cave fronting SH 71 West and just 5 minutes west of the highly acclaimed 1.5 Million Square Foot Hill Country Galleria.

The project features a single story 28,000 SF Retail Building, With Suites 360* around the building, centered on the site, allowing highly visible retail space facing Hwy 71 on the north side, Sweetwater Village Dr. to the south and spaces facing east and west. The building is very well parked at 144 surface parking spaces (5.2:1 Ratio), completely surrounding the shopping center, allowing for easy, "front door" parking for all retail suites.

The surrounding Bee Cave/Lakeway area offers some of Austin's strongest demographic profiles with high average household incomes approaching \$200,000/YR and housing values ranging from \$600K to over \$5MM. Sweetwater Crossing contains a broad mix of uses, including: High Income/Luxury Single-Family Residential, Multi-Family, Townhomes, Medical, Retail, Restaurant & C-Store Space, as well as the new 30-acre Covert Cadillac/GMC/Dodge/Jeep Auto Mall Dealership.



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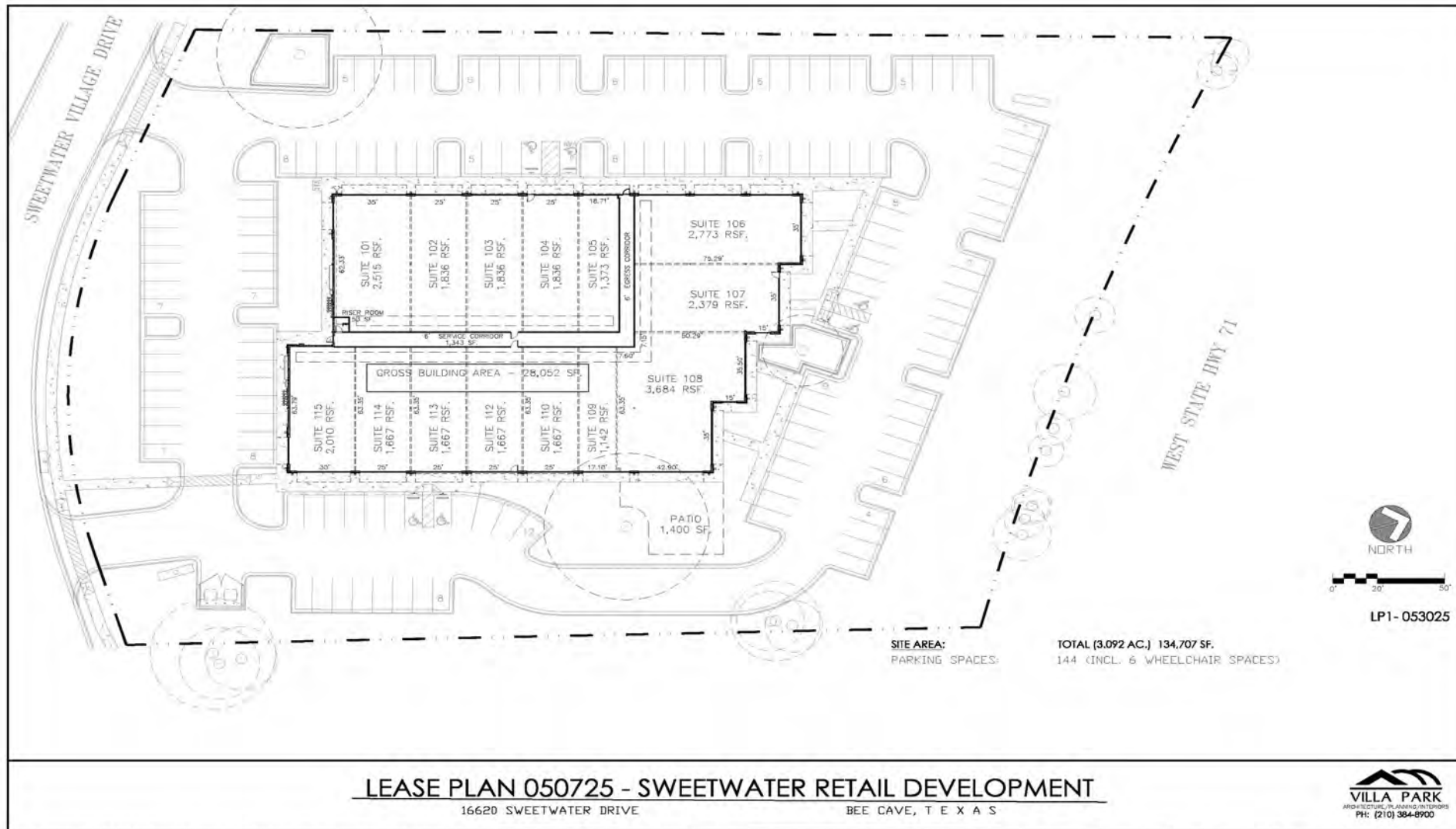
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WHEELOCK COMMUNITIES

Sweetwater Crossing

12.10.23

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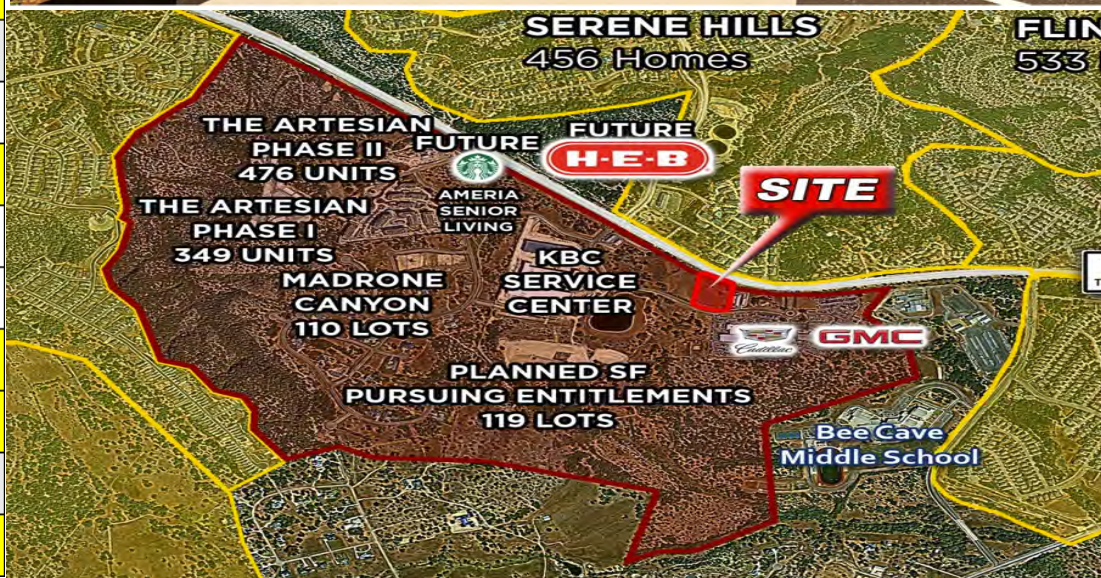
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16620 Sweetwater Village Dr.

Radius	2 mile	5 mile	10 mile
Population			
2020 Population	9,004	48,128	159,803
2024 Population	10,871	53,086	172,855
2029 Population Projection	12,071	58,440	194,504
Annual Growth 2020-2024	5.2%	2.6%	2.0%
Annual Growth 2024-2029	2.2%	2.0%	2.5%
5-Year Projected Growth Rate	11.2%	10.4%	12.5%
Households			
2020 Households	3,233	18,231	59,982
2024 Households	3,838	19,940	65,173
2029 Household Projection	4,276	22,052	73,710
Annual Growth 2020-2024	8.0%	4.3%	3.5%
Annual Growth 2024-2029	2.3%	2.1%	2.6%
5-Year Projected Growth Rate	11.7%	10.6%	13.0%
Household Income			
Avg Household Income	\$189,396	\$175,637	\$161,826



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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.

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
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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