

## 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

\$16,000,000

Pricing (REDUCED)



### Contact Information

#### Burke Kennedy

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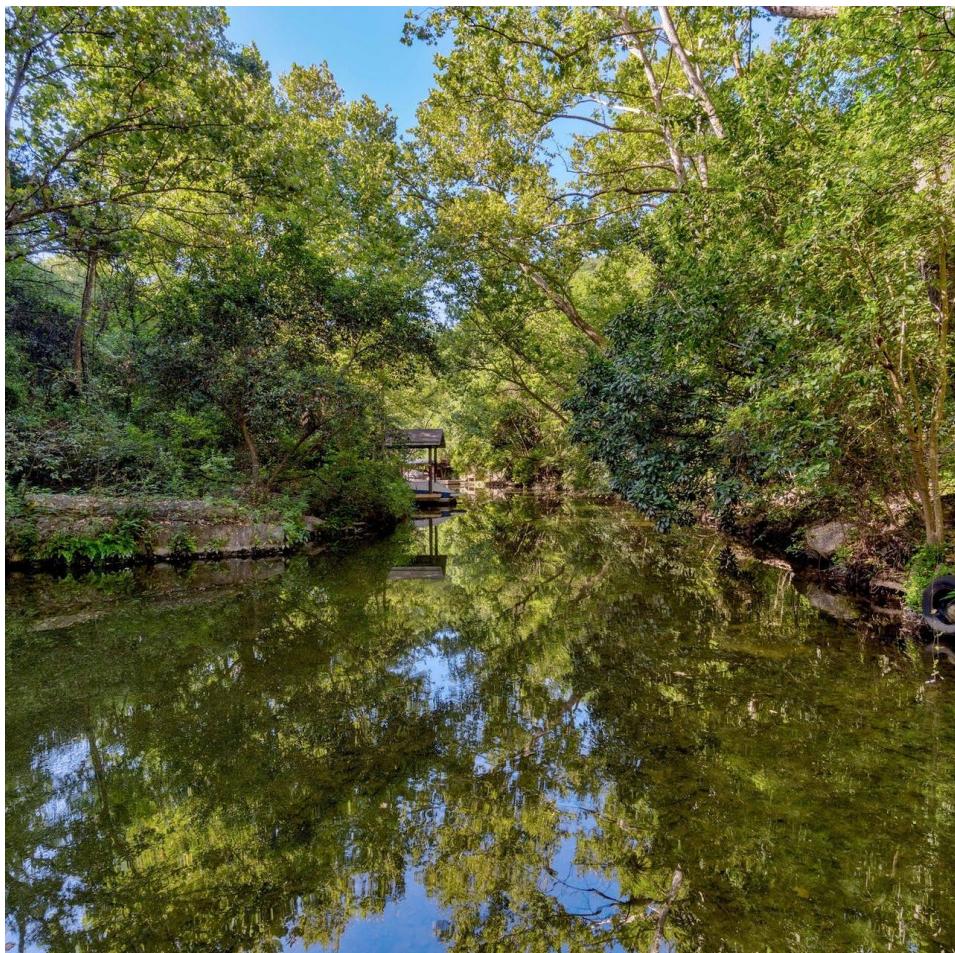
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#### Mike Kennedy

CTX Commercial

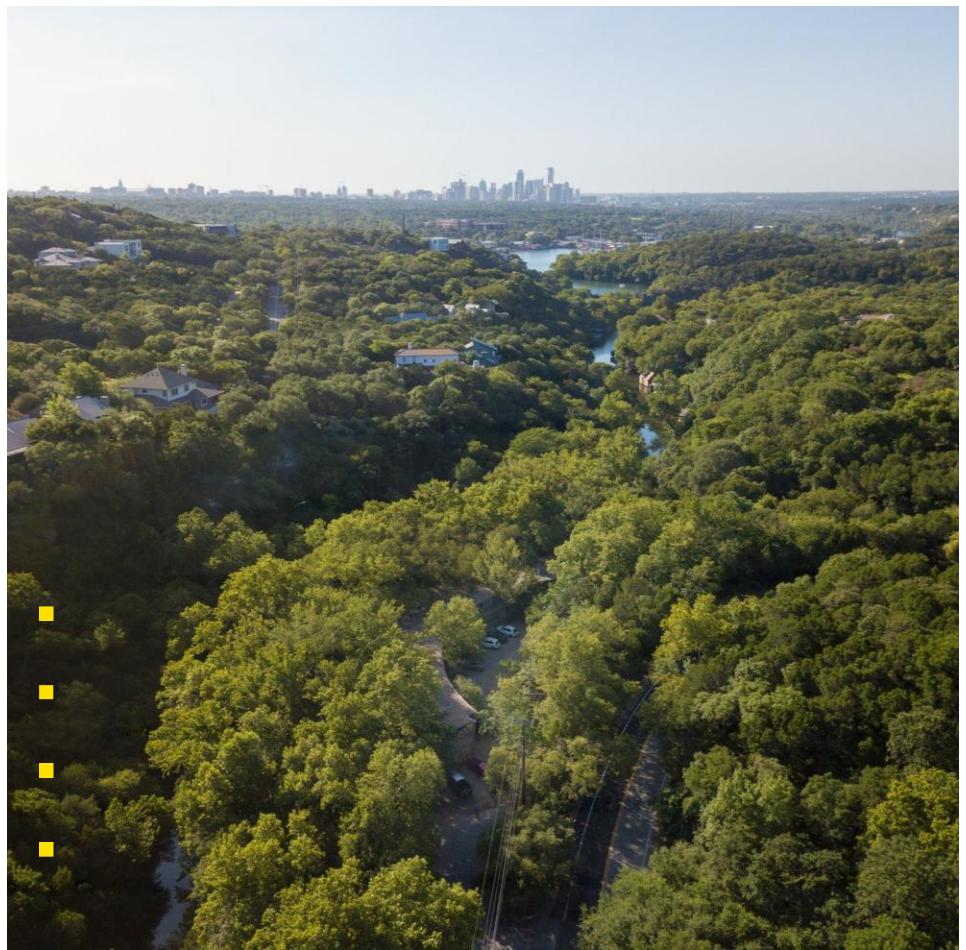
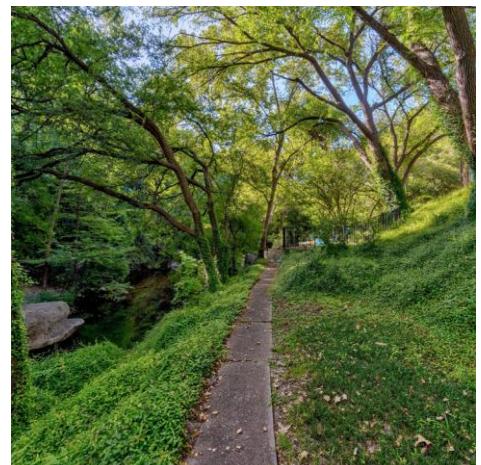
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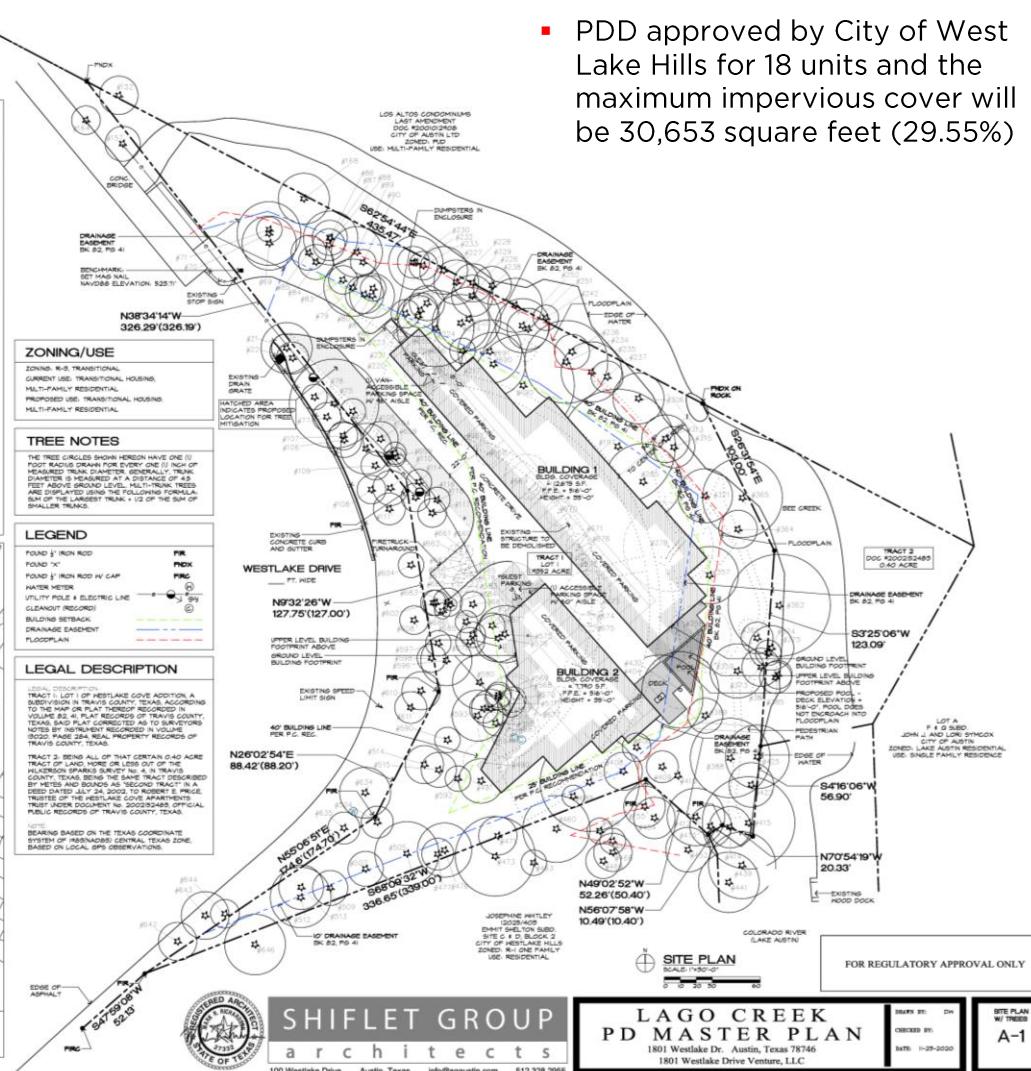
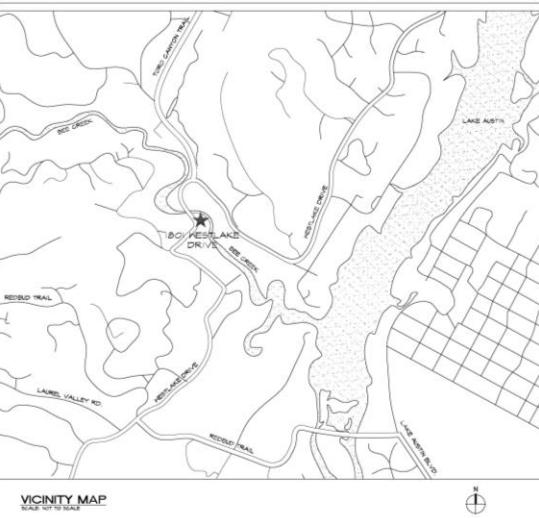
## PROPERTY HIGHLIGHTS

- 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

TYPE	SIZE	TYPE	SIZE	TYPE	SIZE	TYPE	SIZE	
21	LIVE OAK	4"	26	SYCAMORE	1"	476	ELM	1"
22	LIVE OAK	6"	281	SYCAMORE	10"	477	LICHTENBERG	1"
23	LIVE OAK	8"	301	SYCAMORE	10"	478	SYCAMORE	1"
24	LIVE OAK	10"	302	SYCAMORE	10"	479	CHINABERRY	4"
25	HACKBERRY	11"	303	SYCAMORE	10"	480	SYCAMORE	10"
26	HACKBERRY	11"	304	SYCAMORE	10"	505	ELM	10"
27	HACKBERRY	11"	305	SYCAMORE	10"	506	ELM	10"
28	ELM	12"	306	SYCAMORE	10"	507	ELM	10"
29	SYCAMORE	4"	307	SYCAMORE	10"	508	ELM	10"
30	SYCAMORE	6"	308	SYCAMORE	10"	509	ELM	10"
31	SYCAMORE	8"	309	SYCAMORE	10"	510	SYCAMORE	10"
32	SYCAMORE	10"	310	SYCAMORE	10"	511	SYCAMORE	10"
33	SYCAMORE	12"	311	SYCAMORE	10"	512	SYCAMORE	10"
34	HACKBERRY	11"	312	SYCAMORE	10"	513	SYCAMORE	10"
35	HACKBERRY	11"	313	SYCAMORE	10"	514	SYCAMORE	10"
36	HACKBERRY	11"	314	SYCAMORE	10"	515	ELM	10"
37	HACKBERRY	11"	315	SYCAMORE	10"	516	ELM	10"
38	HACKBERRY	11"	316	SYCAMORE	10"	517	ELM	10"
39	HACKBERRY	11"	317	SYCAMORE	10"	518	ELM	10"
40	HACKBERRY	11"	318	SYCAMORE	10"	519	SYCAMORE	10"
41	SYCAMORE	8"	319	SYCAMORE	10"	520	ELM	10"
42	SYCAMORE	10"	320	SYCAMORE	10"	521	ELM	10"
43	SYCAMORE	12"	321	SYCAMORE	10"	522	ELM	10"
44	SYCAMORE	14"	322	SYCAMORE	10"	523	ELM	10"
45	SYCAMORE	16"	323	SYCAMORE	10"	524	ELM	10"
46	SYCAMORE	18"	324	SYCAMORE	10"	525	ELM	10"
47	SYCAMORE	20"	325	SYCAMORE	10"	526	ELM	10"
48	SYCAMORE	22"	326	SYCAMORE	10"	527	ELM	10"
49	SYCAMORE	24"	327	SYCAMORE	10"	528	ELM	10"
50	SYCAMORE	26"	328	SYCAMORE	10"	529	ELM	10"
51	SYCAMORE	28"	329	SYCAMORE	10"	530	ELM	10"
52	SYCAMORE	30"	330	SYCAMORE	10"	531	ELM	10"
53	SYCAMORE	32"	331	SYCAMORE	10"	532	ELM	10"
54	SYCAMORE	34"	332	SYCAMORE	10"	533	ELM	10"
55	SYCAMORE	36"	333	SYCAMORE	10"	534	ELM	10"
56	SYCAMORE	38"	334	SYCAMORE	10"	535	ELM	10"
57	SYCAMORE	40"	335	SYCAMORE	10"	536	ELM	10"
58	SYCAMORE	42"	336	SYCAMORE	10"	537	ELM	10"
59	SYCAMORE	44"	337	SYCAMORE	10"	538	ELM	10"
60	SYCAMORE	46"	338	SYCAMORE	10"	539	ELM	10"
61	SYCAMORE	48"	339	SYCAMORE	10"	540	ELM	10"
62	SYCAMORE	50"	340	SYCAMORE	10"	541	ELM	10"
63	SYCAMORE	52"	341	SYCAMORE	10"	542	ELM	10"
64	SYCAMORE	54"	342	SYCAMORE	10"	543	ELM	10"
65	SYCAMORE	56"	343	SYCAMORE	10"	544	ELM	10"
66	SYCAMORE	58"	344	SYCAMORE	10"	545	ELM	10"
67	SYCAMORE	60"	345	SYCAMORE	10"	546	ELM	10"
68	SYCAMORE	62"	346	SYCAMORE	10"	547	ELM	10"
69	SYCAMORE	64"	347	SYCAMORE	10"	548	ELM	10"
70	SYCAMORE	66"	348	SYCAMORE	10"	549	ELM	10"
71	SYCAMORE	68"	349	SYCAMORE	10"	550	ELM	10"
72	SYCAMORE	70"	350	SYCAMORE	10"	551	ELM	10"
73	SYCAMORE	72"	351	SYCAMORE	10"	552	ELM	10"
74	SYCAMORE	74"	352	SYCAMORE	10"	553	ELM	10"
75	SYCAMORE	76"	353	SYCAMORE	10"	554	ELM	10"
76	SYCAMORE	78"	354	SYCAMORE	10"	555	ELM	10"
77	SYCAMORE	80"	355	SYCAMORE	10"	556	ELM	10"
78	SYCAMORE	82"	356	SYCAMORE	10"	557	ELM	10"
79	SYCAMORE	84"	357	SYCAMORE	10"	558	ELM	10"
80	SYCAMORE	86"	358	SYCAMORE	10"	559	ELM	10"
81	SYCAMORE	88"	359	SYCAMORE	10"	560	ELM	10"
82	SYCAMORE	90"	360	SYCAMORE	10"	561	ELM	10"
83	SYCAMORE	92"	361	SYCAMORE	10"	562	ELM	10"
84	SYCAMORE	94"	362	SYCAMORE	10"	563	ELM	10"
85	SYCAMORE	96"	363	SYCAMORE	10"	564	ELM	10"
86	SYCAMORE	98"	364	SYCAMORE	10"	565	ELM	10"
87	SYCAMORE	100"	365	SYCAMORE	10"	566	ELM	10"
88	SYCAMORE	102"	366	SYCAMORE	10"	567	ELM	10"
89	SYCAMORE	104"	367	SYCAMORE	10"	568	ELM	10"
90	SYCAMORE	106"	368	SYCAMORE	10"	569	ELM	10"
91	SYCAMORE	108"	369	SYCAMORE	10"	570	ELM	10"
92	SYCAMORE	110"	370	SYCAMORE	10"	571	ELM	10"
93	SYCAMORE	112"	371	SYCAMORE	10"	572	ELM	10"
94	SYCAMORE	114"	372	SYCAMORE	10"	573	ELM	10"
95	SYCAMORE	116"	373	SYCAMORE	10"	574	ELM	10"
96	SYCAMORE	118"	374	SYCAMORE	10"	575	ELM	10"
97	SYCAMORE	120"	375	SYCAMORE	10"	576	ELM	10"
98	SYCAMORE	122"	376	SYCAMORE	10"	577	ELM	10"
99	SYCAMORE	124"	377	SYCAMORE	10"	578	ELM	10"
100	SYCAMORE	126"	378	SYCAMORE	10"	579	ELM	10"
101	SYCAMORE	128"	379	SYCAMORE	10"	580	ELM	10"
102	SYCAMORE	130"	380	SYCAMORE	10"	581	ELM	10"
103	SYCAMORE	132"	381	SYCAMORE	10"	582	ELM	10"
104	SYCAMORE	134"	382	SYCAMORE	10"	583	ELM	10"
105	SYCAMORE	136"	383	SYCAMORE	10"	584	ELM	10"
106	SYCAMORE	138"	384	SYCAMORE	10"	585	ELM	10"
107	SYCAMORE	140"	385	SYCAMORE	10"	586	ELM	10"
108	SYCAMORE	142"	386	SYCAMORE	10"	587	ELM	10"
109	SYCAMORE	144"	387	SYCAMORE	10"	588	ELM	10"
110	SYCAMORE	146"	388	SYCAMORE	10"	589	ELM	10"
111	SYCAMORE	148"	389	SYCAMORE	10"	590	ELM	10"
112	SYCAMORE	150"	390	SYCAMORE	10"	591	ELM	10"
113	SYCAMORE	152"	391	SYCAMORE	10"	592	ELM	10"
114	SYCAMORE	154"	392	SYCAMORE	10"	593	ELM	10"
115	SYCAMORE	156"	393	SYCAMORE	10"	594	ELM	10"
116	SYCAMORE	158"	394	SYCAMORE	10"	595	ELM	10"
117	SYCAMORE	160"	395	SYCAMORE	10"	596	ELM	10"
118	SYCAMORE	162"	396	SYCAMORE	10"	597	ELM	10"
119	SYCAMORE	164"	397	SYCAMORE	10"	598	ELM	10"
120	SYCAMORE	166"	398	SYCAMORE	10"	599	ELM	10"
121	SYCAMORE	168"	399	SYCAMORE	10"	600	ELM	10"
122	SYCAMORE	170"	400	SYCAMORE	10"	601	ELM	10"
123	SYCAMORE	172"	401	SYCAMORE	10"	602	ELM	10"
124	SYCAMORE	174"	402	SYCAMORE	10"	603	ELM	10"
125	SYCAMORE	176"	403	SYCAMORE	10"	604	ELM	10"
126	SYCAMORE	178"	404	SYCAMORE	10"	605	ELM	10"
127	SYCAMORE	180"	405	SYCAMORE	10"	606	ELM	10"
128	SYCAMORE	182"	406	SYCAMORE	10"	607	ELM	10"
129	SYCAMORE	184"	407	SYCAMORE	10"	608	ELM	10"
130	SYCAMORE	186"	408	SYCAMORE	10"	609	ELM	10"
131	SYCAMORE	188"	409	SYCAMORE	10"	610	ELM	10"
132	SYCAMORE	190"	410	SYCAMORE	10"	611	ELM	10"
133	SYCAMORE	192"	411	SYCAMORE	10"	612	ELM	10"
134	SYCAMORE	194"	412	SYCAMORE	10"	613	ELM	10"
135	SYCAMORE	196"	413	SYCAMORE	10"	614	ELM	10"
136	SYCAMORE	198"	414	SYCAMORE	10"	615	ELM	10"
137	SYCAMORE	200"	415	SYCAMORE	10"	616	ELM	10"
138	SYCAMORE	202"	416	SYCAMORE	10"	617	ELM	10"
139	SYCAMORE	204"	417	SYCAMORE	10"	618	ELM	10"
140	SYCAMORE	206"	418	SYCAMORE	10"	619	ELM	10"
141	SYCAMORE	208"	419	SYCAMORE	10"	620	ELM	10"
142	SYCAMORE	210"	420	SYCAMORE	10"	621	ELM	10"
143	SYCAMORE	212"	421	SYCAMORE	10"	622	ELM	10"
144	SYCAMORE	214"	422	SYCAMORE	10"	623	ELM	10"
145	SYCAMORE	216"	423	SYCAMORE	10"	624	ELM	10"
146	SYCAMORE	218"	424	SYCAMORE	10"	625	ELM	10"
147	SYCAMORE	220"	425	SYCAMORE	10"	626	ELM	10"
148	SYCAMORE	222"	426	SYCAMORE	10"	627	ELM	10"
149	SYCAMORE	224"	427	SYCAMORE	10"	628	ELM	10"
150	SYCAMORE	226"	428	SYCAMORE	10"	629	ELM	10"
151	SYCAMORE	228"	429	SYCAMORE	10"	630	ELM	10"
152	SYCAMORE	230"	430	SYCAMORE	10"	631	ELM	10"
153	SYCAMORE	232"	431	SYCAMORE	10"	632	ELM	10"
154	SYCAMORE	234"	432	SYCAMORE	10"	633	ELM	10"
155	SYCAMORE	236"	433	SYCAMORE	10"	634	ELM	10"
156	SYCAMORE	238"	434	SYCAMORE	10"	635	ELM	10"
157	SYCAMORE	240"	435	SYCAMORE	10"	636	ELM	10"
158	SYCAMORE	242"	436	SYCAMORE	10"	637	ELM	10"
159	SYCAMORE	244"	437	SYCAMORE	10"	638	ELM	10"
160	SYCAMORE	246"	438	SYCAMORE	10"	639	ELM	10"
161	SYCAMORE	248"	439	SYCAMORE	10"	640	ELM	10"
162	SYCAMORE	250"	440	SYCAMORE	10"	641	ELM	10"
163	SYCAMORE	252"	441	SYCAMORE	10"	642	ELM	10"
164	SYCAMORE	254"	442	SYCAMORE	10"	643	ELM	10"
165	SYCAMORE	256"	443	SYCAMORE	10"	644	ELM	10"
166	SYCAMORE	258"	444	SYCAMORE	10"	645	ELM	10"
167	SYCAMORE	260"	445	SYCAMORE	10"	646	ELM	10"
168	SYCAMORE	262"	446	SYCAMORE	10"	647	ELM	10"
169	SYCAMORE	264"	447	SYCAMORE	10"	648	ELM	10"
170	SYCAMORE	266"	448	SYCAMORE	10"	649	ELM	10"
171	SYCAMORE	268"	449	SYCAMORE	10"	650	ELM	10"
172	SYCAMORE	270"	450	SYCAMORE	10"	651	ELM	10"
173	SYCAMORE	272"	451	SYCAMORE	10"	652	ELM	10"
174	SYCAMORE	274"	452	SYCAMORE	10"	653	ELM	10"
175	SYCAMORE	276"	453	SYCAMORE	10"	654	ELM	10"
176	SYCAMORE	278"	454	SYCAMORE	10"	655	ELM	10"
177	SYCAMORE	280"	455	SYCAMORE	10"	656	ELM	10"
178	SYCAMORE	282"	456	SYCAMORE	10"	657	ELM	10"
179	SYCAMORE	284"	457	SYCAMORE	10"	658	ELM	10"
180	SYCAMORE	286"	458	SYCAMORE	10"	659	ELM	10"
181	SYCAMORE	288"	459	SYCAMORE	10"	660	ELM	10"
182	SYCAMORE	290"	460	SYCAMORE	10"	661	ELM	10"
183	SYCAMORE	292"	461	SYCAMORE	10"	662	ELM	10"
184	SYCAMORE	294"	462	SYCAMORE	10"	663	ELM	10"
185	SYCAMORE	296"	463	SYCAMORE	10"	664	ELM	10"
186	SYCAMORE	298"	464	SYCAMORE	10"	665	ELM	10"
187	SYCAMORE	300"	465	SYCAMORE	10"	666	ELM	10"
188	SYCAMORE							



## SITE ANALYSIS

### BUILDING COVERAGE:

BUILDING 1: 12,675 S.F.  
 BUILDING 2: 7,790 S.F.  
 TOTAL BUILDING COVERAGE 20,465 S.F.

IMPERIAL LOGO

BUILDING 1:	12,675 S.F.
BUILDING 2:	7,790 S.F.
Hardscape:	10,188 S.F.
<b>TOTAL PROPOSED:</b>	<b>30,653 S.F.**</b>
<b>** TOTAL DOES NOT INCLUDE BALCONIES</b>	
<b>STANDING EXISTING:</b>	<b>8,192 S.F.</b>

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**AREA CALCULATIONS:**

BUILDING 1:	
LEVEL 1 (GROUND FLOOR) A/C:	5,917 S.F.
LEVEL 2 A/C:	11,394 S.F.
LEVEL 3 A/C:	7,444 S.F.
BUILDING 2:	
LEVEL 1 (GROUND FLOOR) A/C:	1,929 S.F.
LEVEL 2 A/C:	6,893 S.F.
LEVEL 3 A/C:	6,180 S.F.

### TOTAL CONDITION

UNIT BREAKDOWN:  
MAXIMUM 2 BED UNIT: 2,200 S.F.

2 BEDROOM UNITS: 5  
3 BEDROOM UNITS: 13

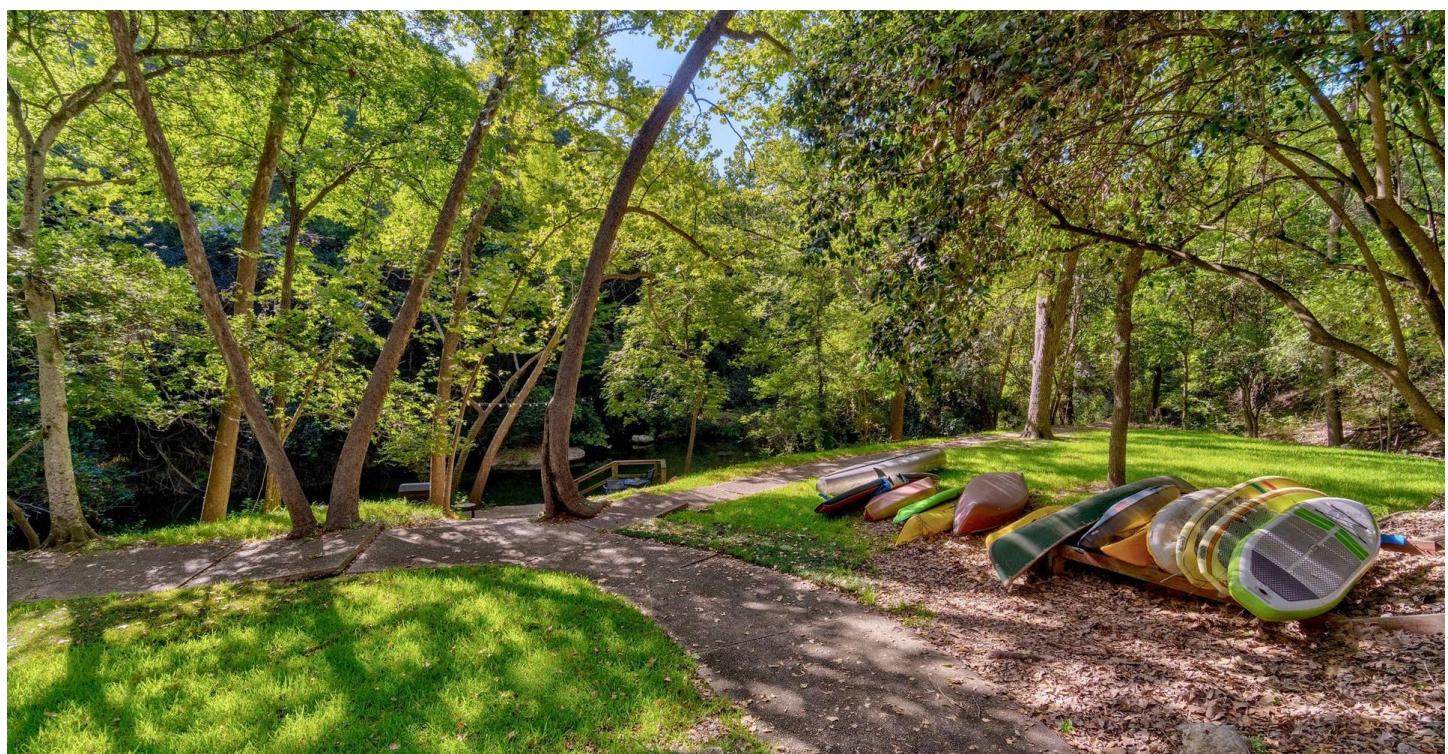
**TOTAL EXISTING UNITS:**

PARKING BREAKDOWN:

BUILDING 1:	COVERED PARKING SPACES:	22
BUILDING 2:	COVERED PARKING SPACES:	14

TOTAL COVERED PARKING SPACES: 36  
GUEST PARKING (COVERED): 5  
TOTAL PROPOSED PARKING SPACES: 41





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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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

Savills Inc	156613	jlichty@savills.us	972-739-2213
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jason Lichty	451010	jlichty@savills.us	972-739-2213
Designated Broker of Firm	License No.	Email	Phone
Jerry Frey	414517	jfrey@savills.us	512-256-8434
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Burke Kennedy	533092	bkennedy@savills.us	512-970-7519
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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  - 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.

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Mike Kennedy	265899	mk@ctxcommercial.com	512-970-2400
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	