

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

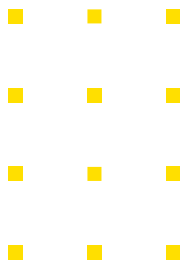
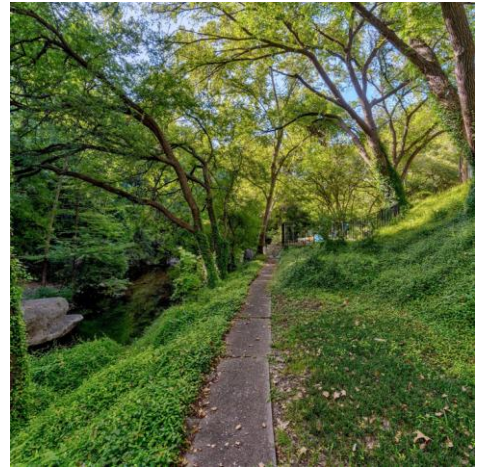
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PROPERTY HIGHLIGHTS

- 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

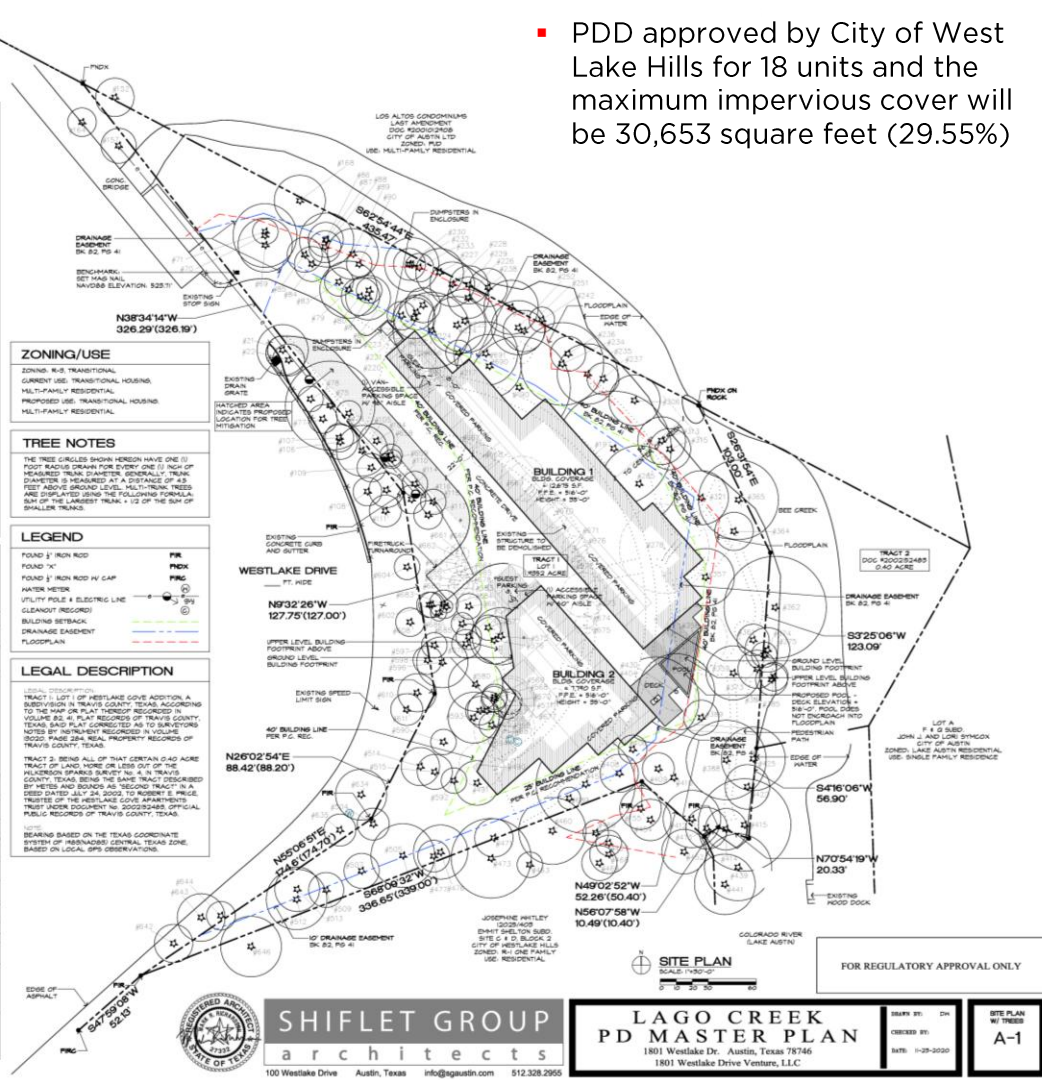
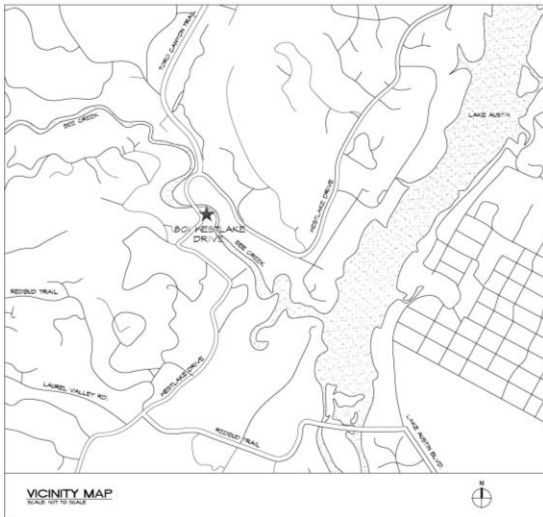


SITE PLAN

- 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												
#	TREE	SIZE	#	TREE	SIZE	#	TREE	SIZE	#	TREE	SIZE	
2	LIVE OAK	6'	256	SPICANDE	17'	478	ELM	17'	686	HACKBERRY	6'	
3	SPICANDE	17'	257	SPICANDE	17'	479	SPICANDE	17'	687	SPICANDE	17'	
6	SPICANDE	17'	258	SPICANDE	17'	480	CHAMBERN	8'	688	YAW	3' 2 1/2"	
10	HACKBERRY	17'	259	SPICANDE	17'	481	SPICANDE	17'	689	SPICANDE	17'	
11	SPICANDE	8'	262	SPICANDE	8'	504	ELM	17'	690	RED OAK	8'	
12	HACKBERRY	17'	263	SPICANDE	17'	505	ELM	17'	691	PALM	17'	
13	SPICANDE	17'	264	SPICANDE	17'	506	SPICANDE	17'	692	SPICANDE	17'	
14	ELM	6'	265	ELM	20' 8"	508	ELM	17'	693	SPICANDE	DEAD	8'
15	ELM	6'	266	ELM	17'	509	ELM	17'	694	SPICANDE	17'	
16	SPICANDE	17'	267	SPICANDE	17'	510	HACKBERRY	17'	695	LOGAN	17'	
17	SPICANDE	17'	268	SPICANDE	17'	511	SPICANDE	17'	696	CHERRY	17'	
18	SPICANDE	17'	269	SPICANDE	17'	512	ELM	17'	697	LOGAN	17'	
20	SPICANDE	17'	270	SPICANDE	17'	513	ELM	17'	698	SPICANDE	17'	
22	SPICANDE	17'	271	SPICANDE	17'	514	ELM	17'	699	CHERRY	17'	
23	SPICANDE	17'	272	SPICANDE	17'	515	SPICANDE	17'	700	SPICANDE	17'	
24	SPICANDE	17'	273	SPICANDE	17'	516	SPICANDE	17'	701	SPICANDE	17'	
25	SPICANDE	17'	274	SPICANDE	17'	517	SPICANDE	17'	702	SPICANDE	17'	
26	SPICANDE	17'	275	SPICANDE	17'	518	SPICANDE	17'	703	SPICANDE	17'	
27	SPICANDE	17'	276	SPICANDE	17'	519	SPICANDE	17'	704	SPICANDE	17'	
28	SPICANDE	17'	277	SPICANDE	17'	520	SPICANDE	17'	705	SPICANDE	17'	
29	SPICANDE	17'	278	SPICANDE	17'	521	SPICANDE	17'	706	SPICANDE	17'	
30	SPICANDE	17'	279	SPICANDE	17'	522	SPICANDE	17'	707	SPICANDE	17'	
31	SPICANDE	17'	280	SPICANDE	17'	523	SPICANDE	17'	708	SPICANDE	17'	
32	SPICANDE	17'	281	SPICANDE	17'	524	SPICANDE	17'	709	SPICANDE	17'	
33	SPICANDE	17'	282	SPICANDE	17'	525	SPICANDE	17'	710	SPICANDE	17'	
34	SPICANDE	17'	283	SPICANDE	17'	526	SPICANDE	17'	711	SPICANDE	17'	
35	SPICANDE	17'	284	SPICANDE	17'	527	SPICANDE	17'	712	SPICANDE	17'	
36	SPICANDE	17'	285	SPICANDE	17'	528	SPICANDE	17'	713	SPICANDE	17'	
37	SPICANDE	17'	286	SPICANDE	17'	529	SPICANDE	17'	714	SPICANDE	17'	
38	SPICANDE	17'	287	SPICANDE	17'	530	SPICANDE	17'	715	SPICANDE	17'	
39	SPICANDE	17'	288	SPICANDE	17'	531	SPICANDE	17'	716	SPICANDE	17'	
40	SPICANDE	17'	289	SPICANDE	17'	532	SPICANDE	17'	717	SPICANDE	17'	
41	SPICANDE	17'	290	SPICANDE	17'	533	SPICANDE	17'	718	SPICANDE	17'	
42	SPICANDE	17'	291	SPICANDE	17'	534	SPICANDE	17'	719	SPICANDE	17'	
43	SPICANDE	17'	292	SPICANDE	17'	535	SPICANDE	17'	720	SPICANDE	17'	
44	SPICANDE	17'	293	SPICANDE	17'	536	SPICANDE	17'	721	SPICANDE	17'	
45	SPICANDE	17'	294	SPICANDE	17'	537	SPICANDE	17'	722	SPICANDE	17'	
46	SPICANDE	17'	295	SPICANDE	17'	538	SPICANDE	17'	723	SPICANDE	17'	
47	SPICANDE	17'	296	SPICANDE	17'	539	SPICANDE	17'	724	SPICANDE	17'	
48	SPICANDE	17'	297	SPICANDE	17'	540	SPICANDE	17'	725	SPICANDE	17'	
49												

INDICATES TREE
TO BE REMOVED



SITE ANALYSIS

BUILDING COVERAGE:

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

IMPERVIOUS COVER:

BUILDING 1:	12675 S.F.
BUILDING 2:	7,790 S.F.
HARDSCAPE:	10,188 S.F.
TOTAL PROPOSED:	30653 S.F.**
** TOTAL DOES NOT INCLUDE BALCONIES	
TOTAL EXISTING:	34599 S.F.

AREA CALCULATIONS:

BUILDING 1:	
LEVEL 1 (GROUND FLOOR) A/G:	5,917 S.F.
LEVEL 2 A/G:	11,344 S.F.
LEVEL 3 A/G:	7,444 S.F.
BUILDING 2:	
LEVEL 1 (GROUND FLOOR) A/G:	1,929 S.F.
LEVEL 2 A/G:	6,843 S.F.
LEVEL 3 A/G:	6,188 S.F.
TOTAL CONDITIONED AREA:	
	59,815 S.F.

UNIT BREAKDOWN:

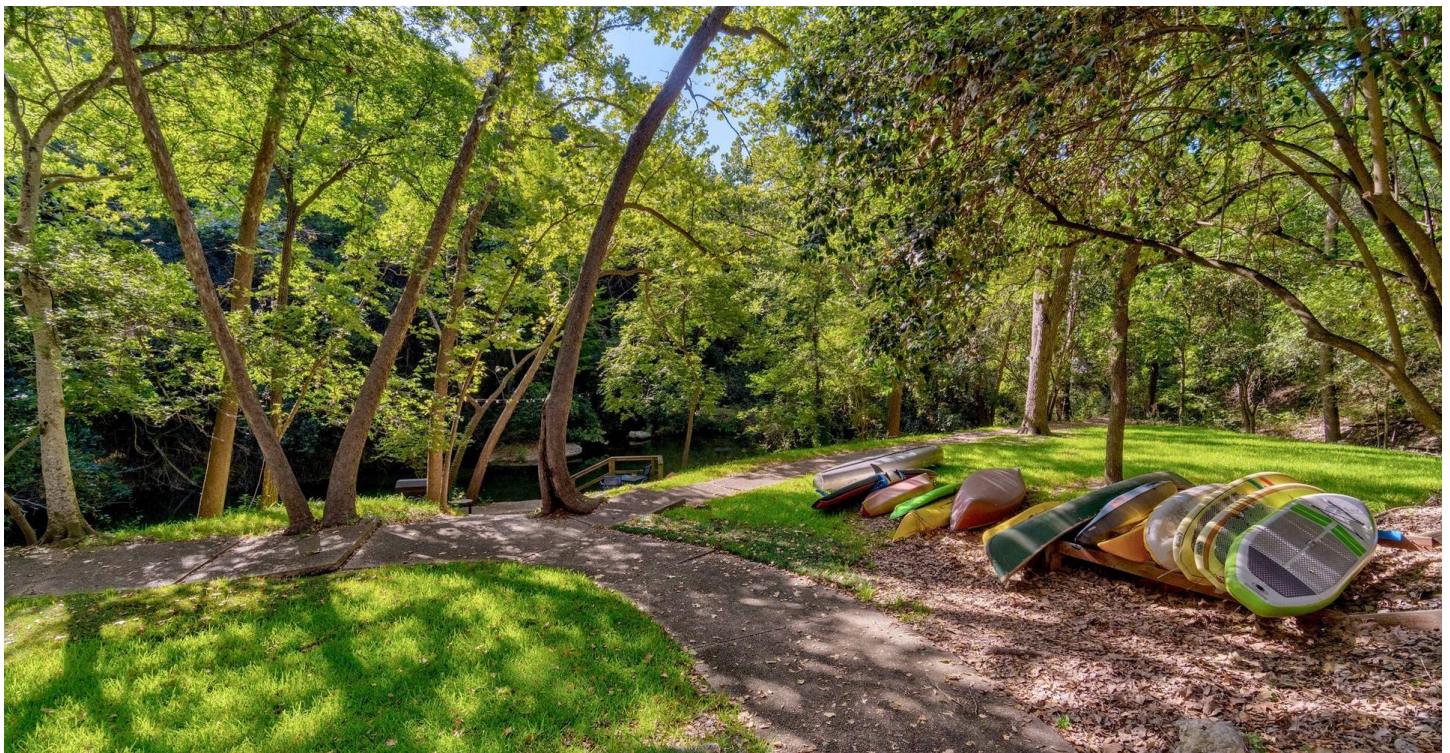
MAXIMUM 2 BED UNIT: 2,200 S.F.
MAXIMUM 3 BED UNIT: 2,575 S.F.

2 BEDROOM UNITS:	5
3 BEDROOM UNITS:	13
TOTAL PROPOSED UNITS:	18

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
TOTAL EXISTING PARKING SPACES:	32





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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.

2-10-2025



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.

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Designated Broker of Firm	License No.	Email	Phone
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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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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

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Date