

# OAK HILL PLAZA

7101 HWY 71 W

AUSTIN, TX 78735



NEW 2ND GENERATION GROOMING, TRAINING AND BOARDING AVAILABLE

**CBRE**

# PROPERTY OVERVIEW

Nestled at the iconic intersection of Highway 290 West and Texas Highway 71—known locally as “the Y in Oak Hill”—Oak Hill Plaza offers a vibrant and accessible shopping experience in one of Austin’s most dynamic neighborhoods.

Spanning approximately 116,000 square feet, this beautifully landscaped center is shaded by native oak trees and features a diverse mix of retail and restaurant spaces. Whether you’re looking for everyday essentials or a casual dining experience, Oak Hill Plaza delivers convenience and charm in equal measure.

- Retail and restaurant space located at the intersection of Hwy 290 West and Texas Highway 71, at the Y in Oak Hill
- 886 parking spaces
- Zoning GR & SF-2, Austin
- Landscaped site with beautiful native oak trees

**4,462 SF**  
**2ND GEN RESTAURANT**

**2,440 SF**  
**2ND GEN FITNESS**

**7,528 SF**  
**2ND GEN GROOMER/BOARDER**

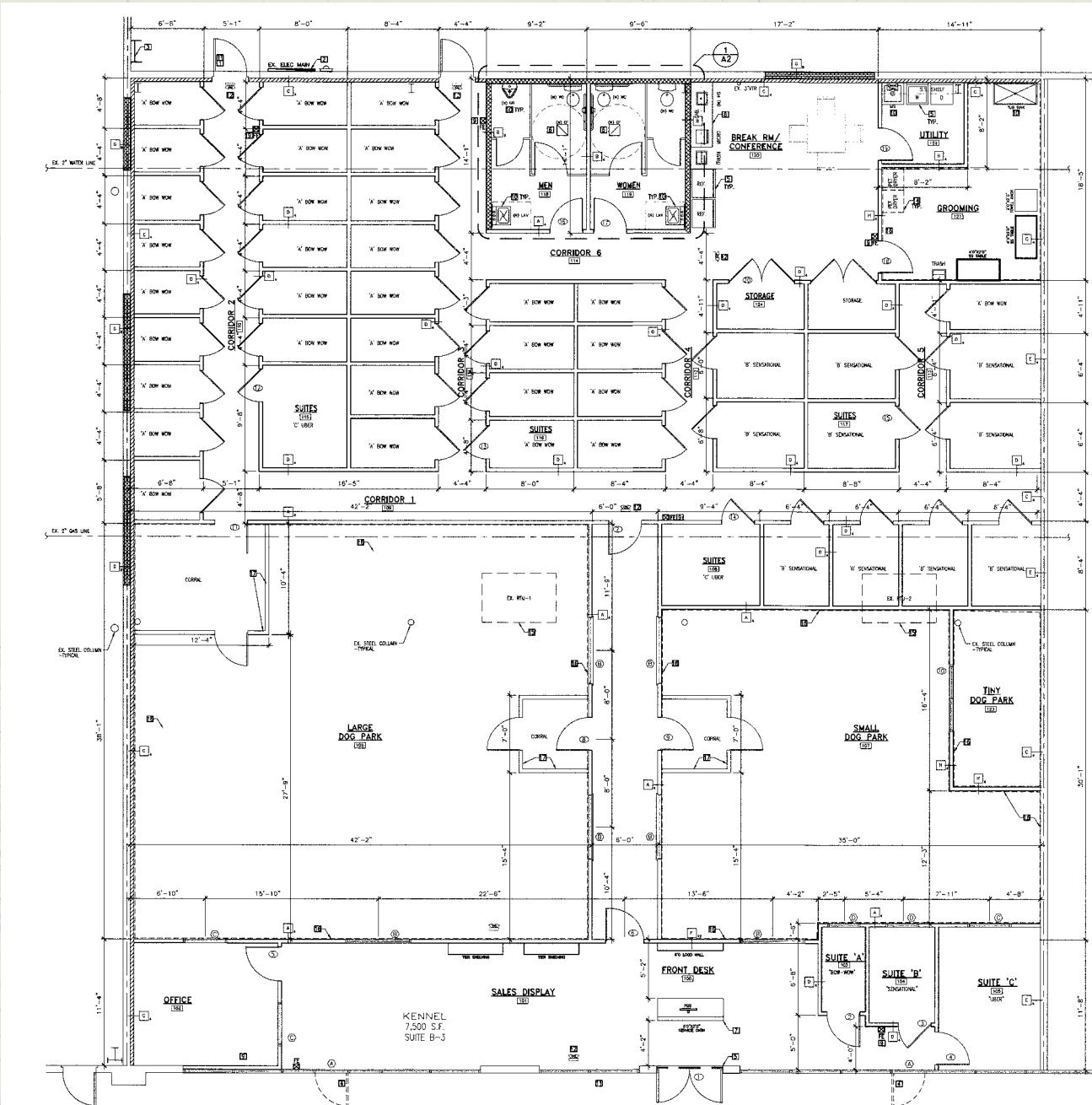
“OAK HILL PLAZA SITS AT AN IRREPLACEABLE LOCATION IN ONE OF THE COUNTRY'S TOP PERFORMING REAL ESTATE MARKETS.”

- ANDREW PAPPAS, MANAGING DIRECTOR OF PARTNERS CAPITAL



Suite B3 - 7,528 SF

# 2ND GEN GROOMER/BOARDER



## FLOOR PLAN KEY NOTES

- EXISTING DOOR AND FRAME TO REMAIN, CLEAN, PRIME AND PAINT; INSTALL PANIC BAR HARDWARE.
- EXISTING ELECTRIC SERVICE/PANEL. REFER TO ELECTRICAL.
- EXISTING ROOF ACCESS LADDER.
- EXISTING STOREFRONT DOOR AND FRAME TO BE REMOVED.
- EXISTING STOREFRONT WINDOW AND FRAME TO BE REMOVED.
- NEW EXHAUST FAN.
- NEW FRONT DESK COUNTER. REFER TO SHEET X/AX.
- NEW KITCHEN CABINETS. REFER TO SHEET X/AX.
- NEW FIRE EXTINGUISHER. TYPE 2A10-B:C.
- NEW PLUMBING FIXTURES. REFER TO PLUMBING DRAWINGS.
- NEW 8" HIGH ADDRESS LETTERS.
- NEW EMERGENCY EXIT LIGHT WITH BATTERY BACKUP.
- NEW COO EQUIPMENT. REFER TO SPECS ON SHEET AX.
- NEW EQUIPMENT. REFER TO SPECS ON SHEET AX.
- EXISTING RTU TO BE REMOVED. REFER TO MECHANICAL DRAWINGS.
- NEW 8'-0" FRP PANELING
- NEW 48" HIGH VINYL FENCE ON WITH 36" WIDE GATE AND LATCH

## LEGEND OF SYMBOLS

KEY NOTE	EX - EXISTING
WALL TYPES - REFER TO SHEET A3	WALL - WATERTIGHT LINE
SECTION	SECTION - TYPICAL
WINDOW	W - WINDOW
DOOR	D - DOOR
ROOM NUMBER	R - ROOM NUMBER

## LEGEND

FE - FIRE EXTINGUISHER	EL - EMERGENCY EXIT LIGHT
EW - ELECTRIC WATER HEATER	CJ - CONDENSING UNIT
WW - WASTEWATER LINE	AV - AIR HANDLING UNIT
GL - GAS LINE	HS - HAND SINK
WT - WATER LINE	EF - EPOXY FLOOR
MC - METAL CLOTH	LW - LAUNDRY
CO - CLOTHOUT	EP - ELECTRIC PANEL
EW - ELECTRIC METER	TWH - TANKLESS WATER HEATER

## CONTRACTOR VERIFICATION RESPONSIBILITIES

CONTRACTOR SHALL REPORT ANY DISCREPANCIES, OMISSIONS OR INCONSISTENCIES ON THE DRAWINGS TO THE OWNER AND ENGINEER FOR APPROVAL BEFORE STARTING CONSTRUCTION. OWNER AND ENGINEER ARE RESPONSIBLE FOR APPROVING THE DRAWINGS. IN CONSTRUCTION WHERE SUCH DISCREPANCIES, OMISSIONS OR INCONSISTENCIES HAVE NOT BEEN REPORTED BY THE CONTRACTOR, OWNER AND ENGINEER ARE RESPONSIBLE FOR APPROVING THE DRAWINGS. CONTRACTOR TO FIELD VERIFY LOCATION, TYPE, AND SIZE OF EXISTING UTILITIES. FOR ADDITIONAL INFORMATION, CALL 'THE CALL CENTER' AT (800) 344-8377 FOR EXISTING LOCATION, TYPE, AND SIZE OF ALL EXISTING UTILITIES.

## OCCUPANCY LOAD CALCULATIONS

IBC 2015, CHAPTER 10-TABLE 1004.1.1  
CONSTRUCTION TYPE: GROUP B BUSINESS  
EXTERIOR EXPOSURE: ANIMAL KENNEL  
NEW SERVICE/LOAD: GROOMING 1256 S.F./300 GROSS= 12.5  
NEW KENNEL/STORAGE 2326 S.F./300 GROSS= 12.5  
NEW BREAKROOM 233 S.F./300 GROSS= 1.2  
NEW TOTAL OCCUPANCY 42.2

## TEXAS ACCESSIBILITY STANDARDS

THE BUSINESS IS TO MEET ALL ADA CLEARANCES AND HEIGHT REQUIREMENTS. PER THE TEXAS ACCESSIBILITY STANDARDS, REFER TO SHEET C2.

## FIRE ALARM AND SPRINKLER NOTE

1. THERE IS NO EXISTING OR NEW FIRE ALARM OR SPRINKLER SYSTEM FOR THE BUILDING.

STRUCTURAL NOTES	THESE IS NO PROPOSED STRUCTURAL DRAWINGS FOR THIS BUILDING. NEW ROOF TOP UNITS AND ROOF CURBS WILL BE PLACED OVER THE EXISTING ROOF TOP UNITS.
PLUMBING NOTES	REFER TO PLUMBING DRAWINGS FOR ALL NEW PLUMBING FIXTURES, LINES, RISERS, AND LOCATIONS.
ELECTRICAL NOTES	REFER TO ELECTRICAL DRAWINGS FOR ALL NEW POWER/LIGHTING PLAN, SCHEDULES AND ONE LINE RISER.

2024

# DEMOGRAPHICS

MILES	1	3	5
<b>Population</b>	8,384	61,926	138,025
<b>Daytime Population</b>	10,892	61,824	142,558
<b>Businesses</b>	446	2,134	5,549
<b>Employees</b>	3,522	22,510	56,085
<b>Median Age</b>	37.3	37.5	38.4
<b>Average HH Income</b>	\$158,698	\$173,158	\$178,593
<b>Average HH Size</b>	2.2	2.32	2.34

## TRAFFIC COUNTS

<b>HWY 290</b>	47,031 VPD
<b>W HWY 290</b>	69,491 VPD
<b>TX 71</b>	32,982 VPD

Source: ESRI  
2021





**SUITE C-9**  
4,462 SF  
2ND  
GENERATION  
RESTAURANT

## SUITE E-12

2,440 SF

2ND  
GENERATION  
FITNESS



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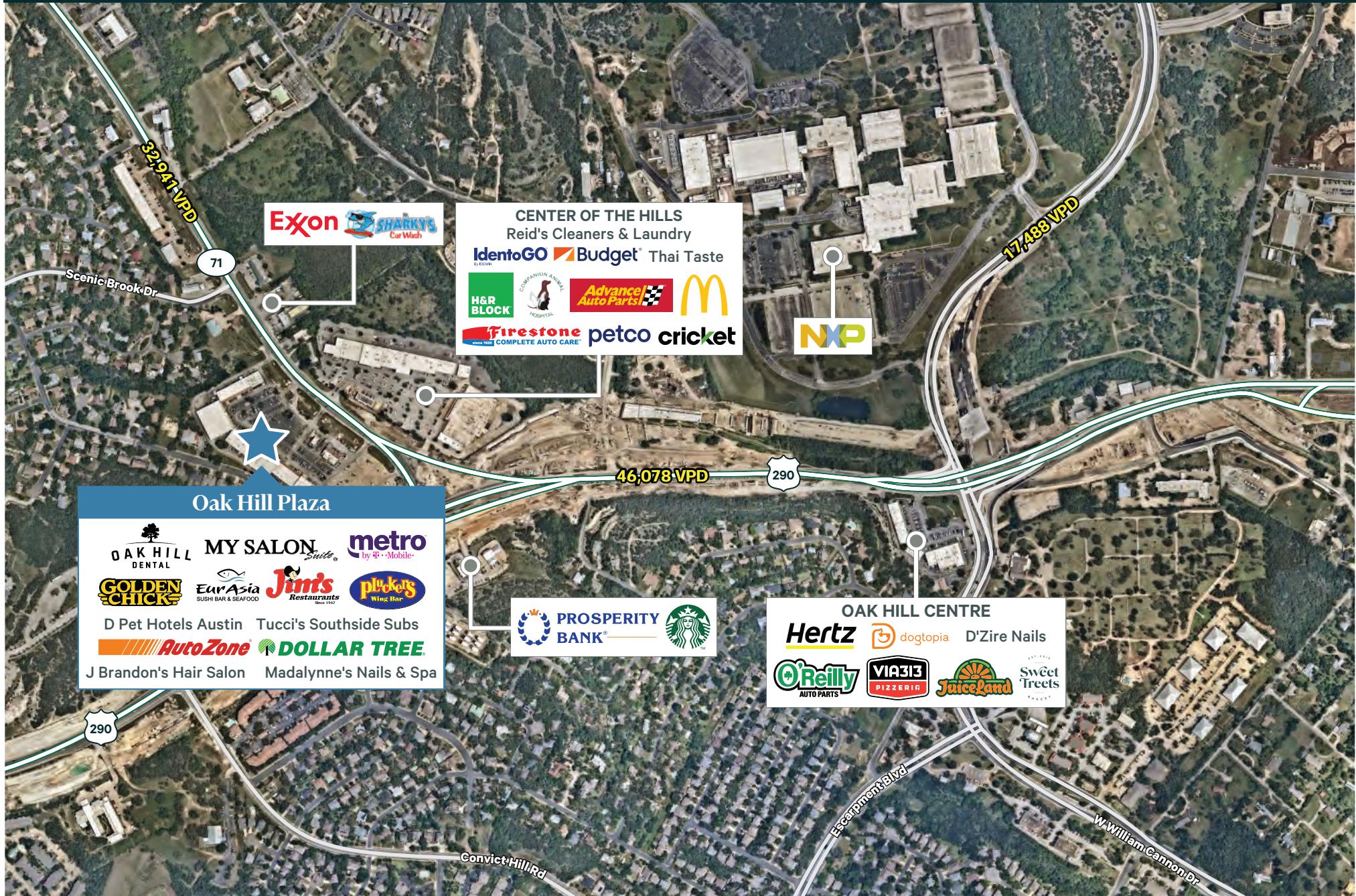
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2,440 | 4,462 | 7,528 SF FOR LEASE

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