

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

“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



4,462 SF

2ND GEN RESTAURANT

2,440 SF

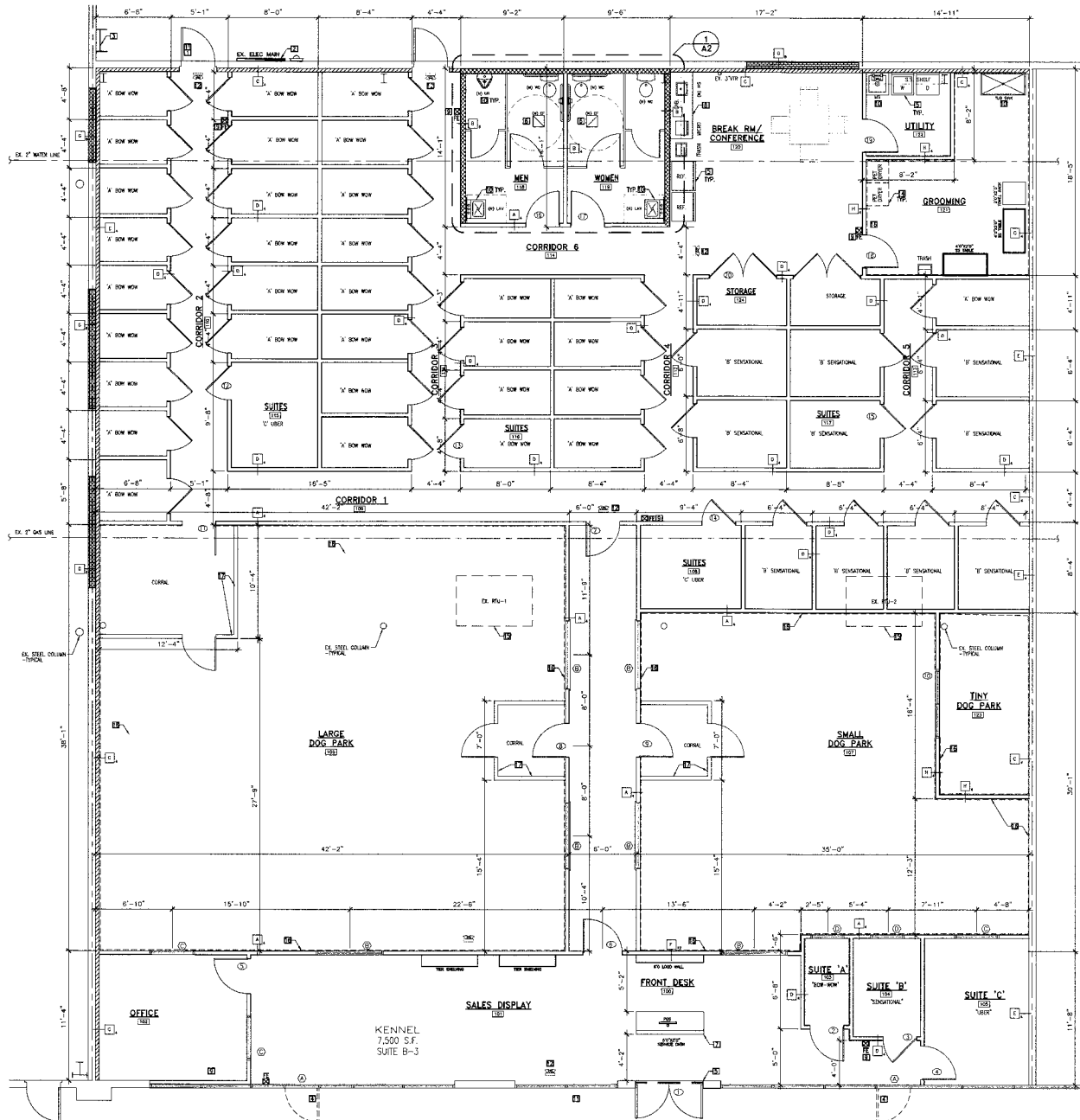
2ND GEN FITNESS

7,528 SF

**2ND GEN GROOMER/
BOARDER**

Suite B3 - 7,528 SF

2ND GEN GROOMER/BOARDER



FLOOR PLAN KEY NOTES

- EXISTING DOOR AND FRAME TO REMAIN, GLASS, PRIME AND PAINT, INSTALL HANDS AND HARDWARE.
- EXISTING ELECTRIC SERVICE/PANEL, REFER TO ELECTRICAL DRAWINGS.
- 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/AK.
- NEW KITCHEN CABINETS, REFER TO SHEET X/AK.
- NEW FIRE EXTINGUISHER, TYPE 2A10-B-C.
- NEW PLUMBING FIXTURES, REFER TO PLUMBING DRAWINGS.
- NEW 4" HIGH ADDRESS LETTERS.
- NEW EMERGENCY EXIT LIGHT WITH BATTERY BACKUP.
- NEW DOG EQUIPMENT, REFER TO SPECS ON SHEET AK.
- NEW EQUIPMENT, REFER TO SPECS ON SHEET AK.
- EXISTING KIT TO BE REMOVED, REFER TO MECHANICAL DRAWINGS.
- NEW 8'-0" TYP. PAVING.
- NEW 48" HIGH VINYL FENCE ON WITH 36" WIDE GATE AND LATCH.

LEGEND OF SYMBOLS

- | KEY NOTE | SECTION |
|----------|---------|
| (1) | (A) |
| (2) | (B) |
| (3) | (C) |
| (4) | (D) |
| (5) | (E) |
| (6) | (F) |
| (7) | (G) |
| (8) | (H) |
| (9) | (I) |
| (10) | (J) |
| (11) | (K) |
| (12) | (L) |
| (13) | (M) |
| (14) | (N) |
| (15) | (O) |
| (16) | (P) |
| (17) | (Q) |
| (18) | (R) |
| (19) | (S) |
| (20) | (T) |
| (21) | (U) |
| (22) | (V) |
| (23) | (W) |
| (24) | (X) |
| (25) | (Y) |
| (26) | (Z) |

LEGEND OF WALLS

- | |
|-----------------------------|
| EXISTING 4" WOOD FRAME WALL |
| EXISTING 1-HOUR FIRE WALL |
| NEW 4" WOOD FRAME WALL |
| NEW 8" CMU WALL |

GENERAL NOTES

- CONTRACTOR TO FIELD VERIFY BUILDING ELEVATIONS AND EXISTING UTILITIES.
- ALL DIMENSIONS ARE TO FACE OF STUD OR CENTERLINE OF STEEL UNLESS OTHERWISE NOTED.
- WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
- VERIFY CLEARANCES ARE REQUIRED FOR ALL EQUIPMENT PRIOR TO SETTING WALLS.

MECHANICAL NOTES

- ALL RESTROOMS ARE TO BE VENTED TO THE EXTERIOR OF THE BUILDING.
- REFER TO MECHANICAL DRAWINGS FOR ROOF TOP UNITS PLANS AND DETAILS.
- REFER TO MECHANICAL DRAWINGS FOR RTU SCHEDULES AND SPECIFICATIONS.

STRUCTURAL NOTES

- THERE IS NO PROPOSED STRUCTURAL CHANGES FOR THIS BUILDING. THE 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 DIAG.

LEGEND

- | | |
|---------------------------|----------------------------|
| FE - FIRE EXTINGUISHER | EX - EMERGENCY EXIT LIGHT |
| EW - ELECTRIC WATER METER | CU - CONCOURSE LINE |
| WW - WASTEWATER LINE | AW - AIR HANDLING UNIT |
| SL - GAS LINE | HS - HAND SINK |
| WM - WATER METER | EF - EXHAUST FAN |
| WCO - WALL CLEANOUT | LAU - LAUNDRY |
| CO - CLEANOUT | EP - ELECTRIC PANEL |
| EW - ELECTRIC METER | WH - WASHLESS WATER HEATER |

CONTRACTOR VERIFICATION RESPONSIBILITIES

CONTRACTOR SHALL REPORT ANY DISCREPANCIES, OMISSIONS OR INCONSISTENCIES ON THE DRAWINGS TO THE ENGINEER FOR VERIFICATION BEFORE STARTING CONSTRUCTION. OWNER AND ENGINEER ARE NOT RESPONSIBLE FOR ANY ERRORS IN CONSTRUCTION WHERE SUCH DISCREPANCIES, OMISSIONS OR INCONSISTENCIES HAVE NOT BEEN PROPERLY REPORTED IN A TIMELY MANNER. CONTRACTOR TO FIELD VERIFY LOCATION, TYPE, AND SIZE OF EXISTING UTILITIES. CONTACT AUSTIN AREA "ONE CALL CENTER" AT (800) 344-3377 FOR EXISTING UTILITY LOCATIONS. CONTRACTOR TO FIELD VERIFY LOCATION, TYPE, AND SIZE OF ALL ON-SITE EXISTING UTILITIES.

OCCUPANCY LOAD CALCULATIONS

IBC 2015, CHAPTER 10-TABLE 1004.1.1
CONSTRUCTION TYPE: S-B
OCCUPANCY CLASSIFICATION: GROUP B-BUSINESS
ANNUAL REVENUE
NEW GROSS/LOBBY/GROOMING: 1278 S.F./200 GROSS= 12.8
NEW REMED/STORAGE: 4225 S.F./200 GROSS= 11.0
NEW BREAKROOM: 235 S.F./200 GROSS= 1.2
NEW TOTAL OCCUPANCY = 228

TEXAS ACCESSIBILITY STANDARDS

THIS BUSINESS IS TO MEET ALL ADA CLEARANCES AND HEIGHT REQUIREMENTS FOR THE TEXAS ACCESSIBILITY STANDARDS. REFER TO SHEET 02.

FIRE ALARM AND SPRINKLER NOTE

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

2024

DEMOGRAPHICS

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

TRAFFIC COUNTS

HWY 290	47,031 VPD
W HWY 290	69,491 VPD
TX 71	32,982 VPD

Source: ESRI
2021





SUITE C-9

4,462 SF

2ND
GENERATION
RESTAURANT

SUITE E-12

2,440 SF

2ND
GENERATION
FITNESS



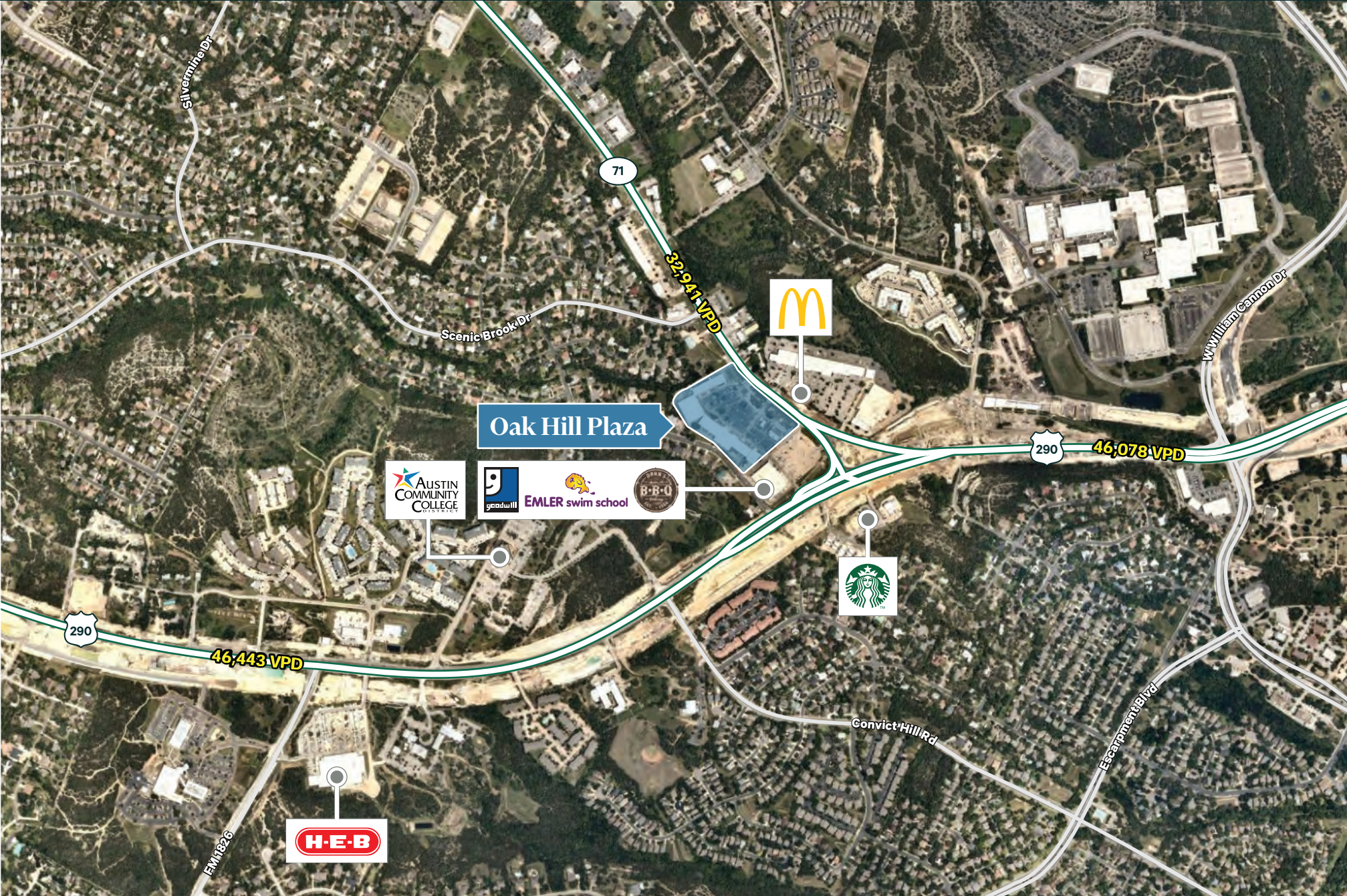
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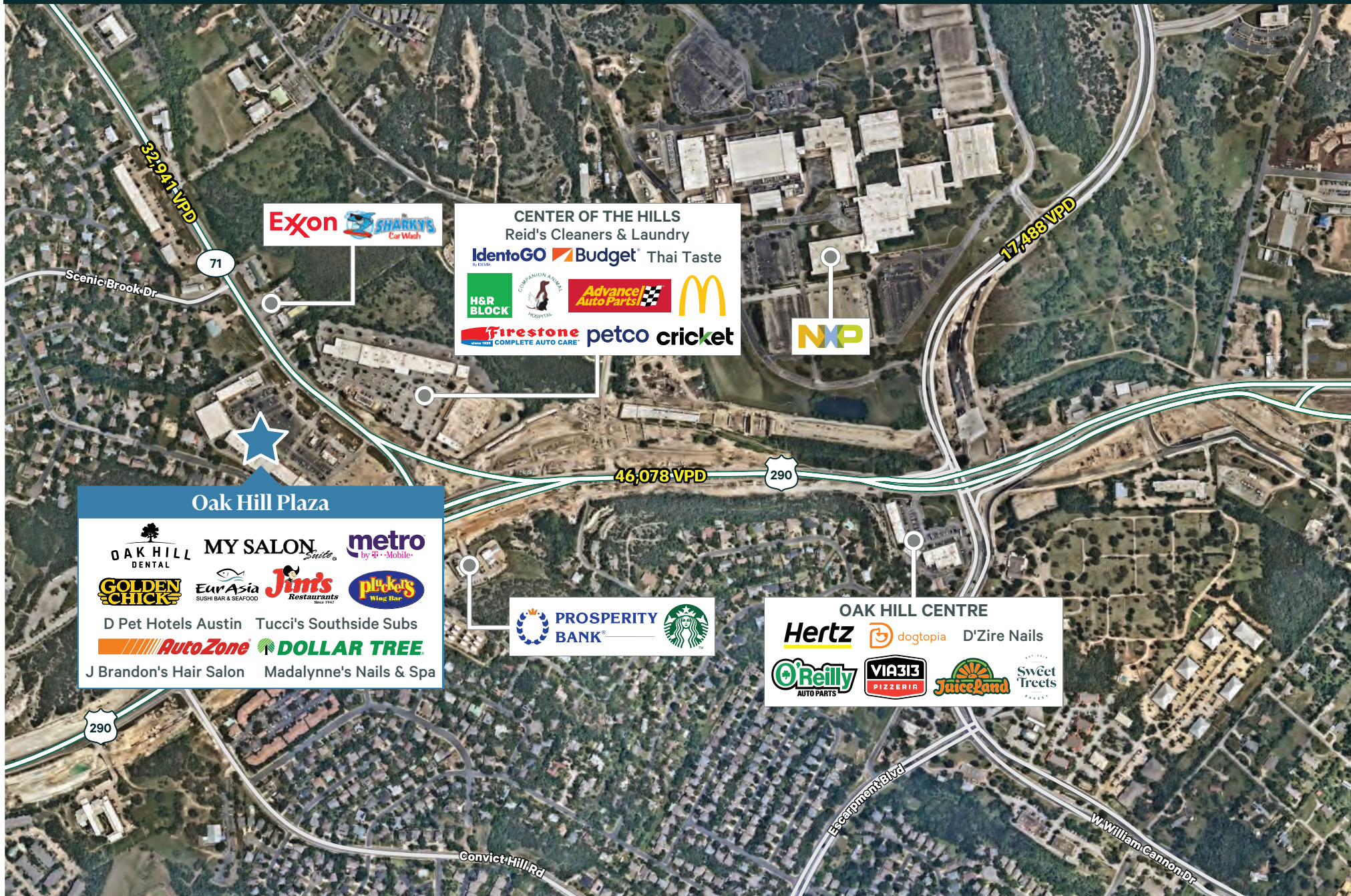
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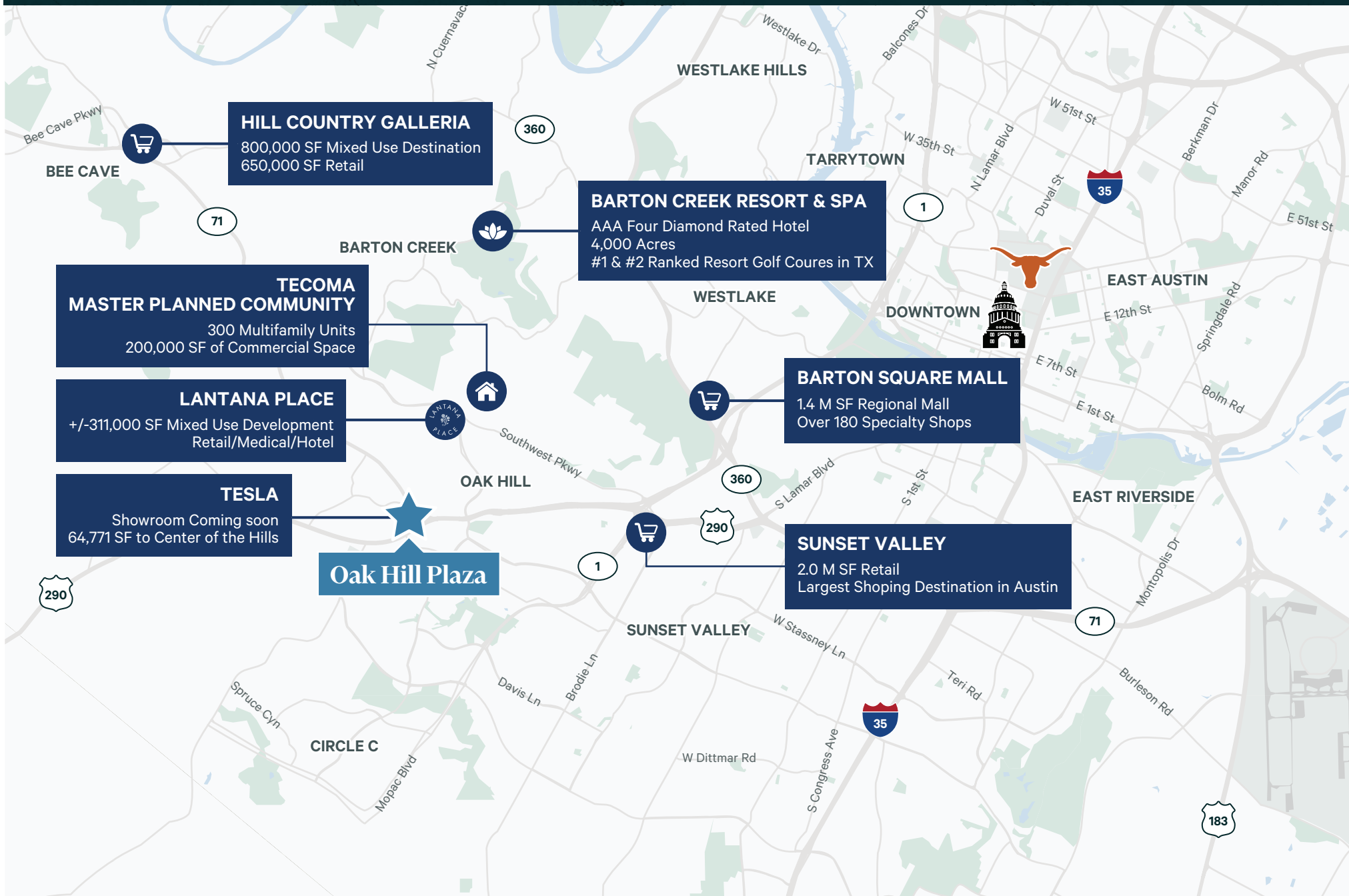
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2,440 | 4,462 | 7,528 SF FOR LEASE

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CARSON HAWLEY

Vice President

+1 512 482 5601

carson.hawley@cbre.com

ADELAIDE EHRLICH

Senior Associate

+1 512 482 5600

adelaide.ehrlich@cbre.com

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