

# RESTAURANT PAD

DOWNTOWN  
AUSTIN

WEST LAKE HILLS

**BUILDING 1**  
9,929 SF RETAIL  
10,173 SF OFFICE

**WONDERWELL**  
PRESCHOOL  
85 STUDENTS

**BUILDING 3**  
10,173 SF



**RESTAURANT PAD SITE**  
.756 Acres

**SOUTHWEST PARKWAY** 36,000+ VPD

**TERRAVISTA**



## LANTANA PASS

*Austin's Premier Class A Mixed-Use Development conveniently located in the southwestern submarket along Southwest Parkway next to Yeti headquarters*

### RESTAURANT PAD with Hill Country Views

- .756 Acres (32,932 SF)
- Entitled for 3,649 SF Restaurant with 2,000 SF Patio
- Surrounded by Class A Office & Retail, High income Demographics, and Private Schools
- Lighted Intersection at Southwest Parkway & TerraVista
- 1/4 Mile from Barton Creek, within minutes from West Lake Hills, Lakeway, Bee Cave, Oak Hill, South Austin

## GROUND LEASE or BUILD to SUIT

 **Capella Commercial, LLC**

**Randall Beaman**  
512-461-0851  
randy@capellatx.com

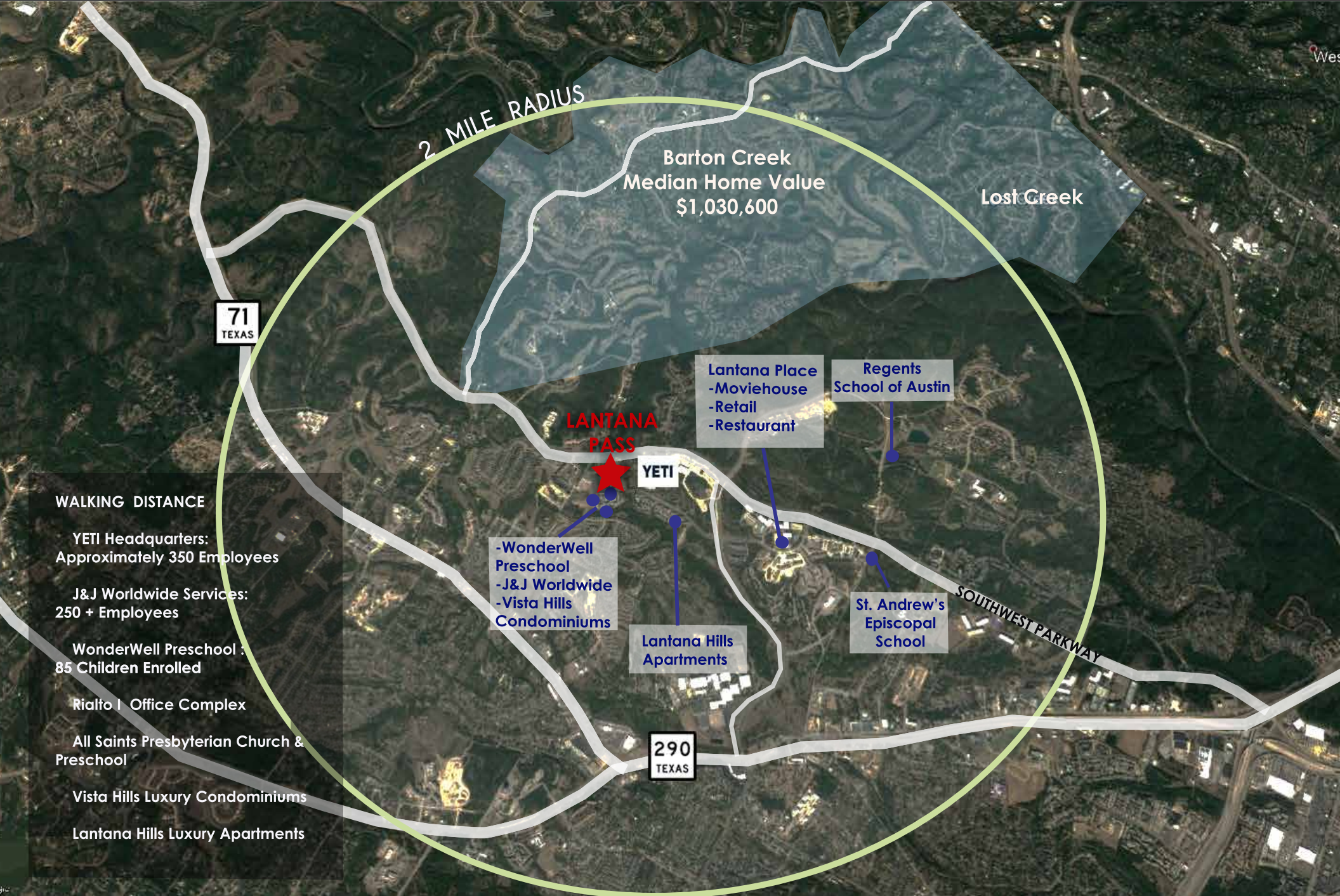
**Helen Jobes**  
512-422-9214  
helen@capellatx.com

**Tawney Stedman**  
512-960-6261  
tawney@capellatx.com

The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors, omissions; change of price; prior sale or lease; or withdrawal without notice.

# LANTANA PASS

7717 Southwest Parkway



2 MILE RADIUS

Barton Creek  
Median Home Value  
\$1,030,600

Lost Creek

71  
TEXAS

LANTANA  
PASS

YETI

Lantana Place  
-Moviehouse  
-Retail  
-Restaurant

Regents  
School of Austin

-WonderWell  
Preschool  
-J&J Worldwide  
-Vista Hills  
Condominiums

Lantana Hills  
Apartments

St. Andrew's  
Episcopal  
School

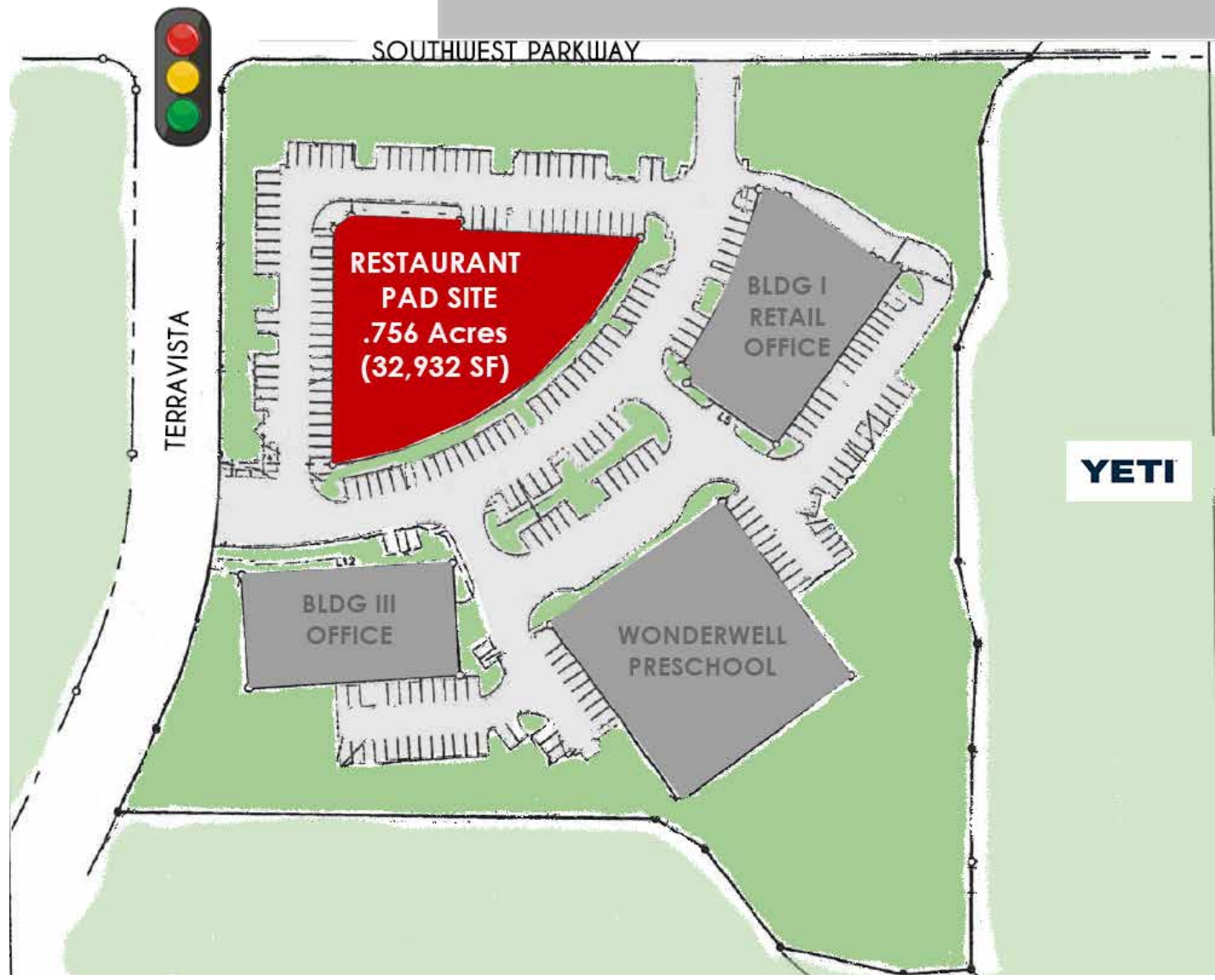
SOUTHWEST PARKWAY

290  
TEXAS

- WALKING DISTANCE**
- YETI Headquarters:  
Approximately 350 Employees
  - J&J Worldwide Services:  
250 + Employees
  - WonderWell Preschool :  
85 Children Enrolled
  - Rialto | Office Complex
  - All Saints Presbyterian Church &  
Preschool
  - Vista Hills Luxury Condominiums
  - Lantana Hills Luxury Apartments

# LANTANA PASS

7717 Southwest Parkway



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# LANTANA PASS

7717 Southwest Parkway



LOCATION MAP

- Lantana Pass is situated at the lighted intersection of Southwest Parkway and Terra Vista.
- Southwest Parkway is the main artery connecting Lakeway, Bee Caves, Barton Creek and other southwest Austin communities to Mopac/Loop 1, Downtown Austin, South Austin, Austin Bergstrom Airport, and Highways 290, 71 and Interstate 35.
- The location is surrounded by class A office buildings, private schools, upscale multi-family and condos, and affluent housing communities.
- Located on the 'going to work' side of the parkway.

	<b>36,030</b> VPD 2018		<b>2,093</b> 1 Mile Daytime Employees		<b>15,817</b> 3 Mile Daytime Employees		<b>4,471</b> 1 Mile Pop.	<b>42,823</b> 3 Mile Pop.	<b>123,456</b> 5 Mile Pop.		<b>\$101,879</b> 1 Mile Average HH Income	<b>\$138,269</b> 3 Mile Average HH Income	<b>\$116,704</b> 5 Mile Average HH Income
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*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

## Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer) you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as sub-agent represents the owner in a cooperation with the listing broker. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a sub-agent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interest of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the

transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

### **IF YOU CHOSE TO HAVE A BROKER REPRESENT YOU:**

You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant