



# WEST AUSTIN BUSINESS PARK



STATE HIGHWAY 71 & SWEETWATER VILLAGE DRIVE, BEE CAVE, TX 78669

**THREE (3) BUILDING, CLASS A, 269,959 SF BUSINESS PARK**  
UNDER CONSTRUCTION | DELIVERING Q1 2025

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# PROPERTY ADVANTAGES

**3 Building** Class-A Logistics/Flex Park

**Limited Class A** Logistics Product in West Austin

**20 Miles** from Downtown Austin

**25 Miles** from Austin-Bergstrom Int'l Airport

**Adjacent** to Signalized Intersection

**Immediate Access** off State Highway 71

**Strategic** location with close proximity to an  
Affluent and Growing Population Base

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**VELOCIS**

  
**KBCADVISORS**





# PROPERTY ADVANTAGES

West Austin Business Park is located adjacent to State Highway 71 in the heart of the affluent and booming city of Bee Cave, TX. The Project consists of three (3) premier, Class A logistics buildings that will be capable of servicing the best demographics in Austin. In addition, West Austin Business Park will be able to accommodate a wide range of tenant sizes and uses.



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# PROPERTY HIGHLIGHTS

BUILDING 1

**79,556 SF**

BUILDING 2

**93,530 SF**

BUILDING 3

**96,873 SF**

TOTAL BUILDING SF

**269,959 SF**



**BUILDING 1**

**BUILDING 2**

**BUILDING 3**

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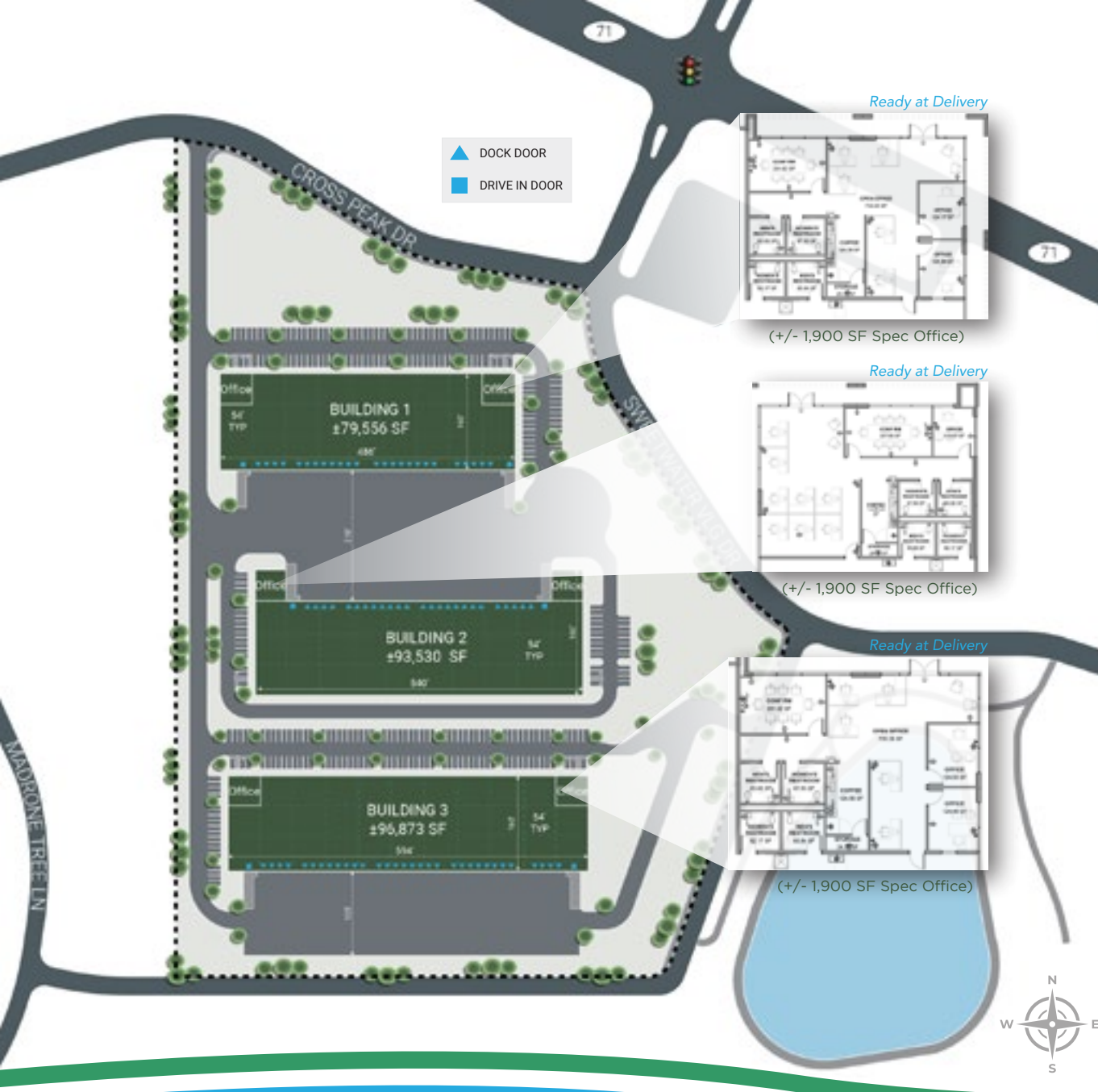
  
**VELOCIS**

  
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# SITE PLAN



## BUILDING 1

**79,556 SF**  
REAR LOAD

**32'**  
CLEAR HEIGHT

**121 SPACES**  
AUTO PARKING

**160'**  
BUILDING DEPTH

**60'**  
LOADING BAYS

**210' SHARED**  
TRUCK COURT DEPTH

**25**  
DOCK-HIGH DOORS

**2**  
RAMPS

## BUILDING 2

**93,530 SF**  
FRONT LOAD

**32'**  
CLEAR HEIGHT

**43 SPACES**  
AUTO PARKING

**160'**  
BUILDING DEPTH

**60'**  
LOADING BAYS

**210' SHARED**  
TRUCK COURT DEPTH

**25**  
DOCK-HIGH DOORS

**2**  
RAMPS

## BUILDING 3

**96,873 SF**  
REAR LOAD

**32'**  
CLEAR HEIGHT

**134 SPACES**  
AUTO PARKING

**160'**  
BUILDING DEPTH

**60'**  
LOADING BAYS

**135'**  
TRUCK COURT DEPTH

**32**  
DOCK-HIGH DOORS

**2**  
RAMPS

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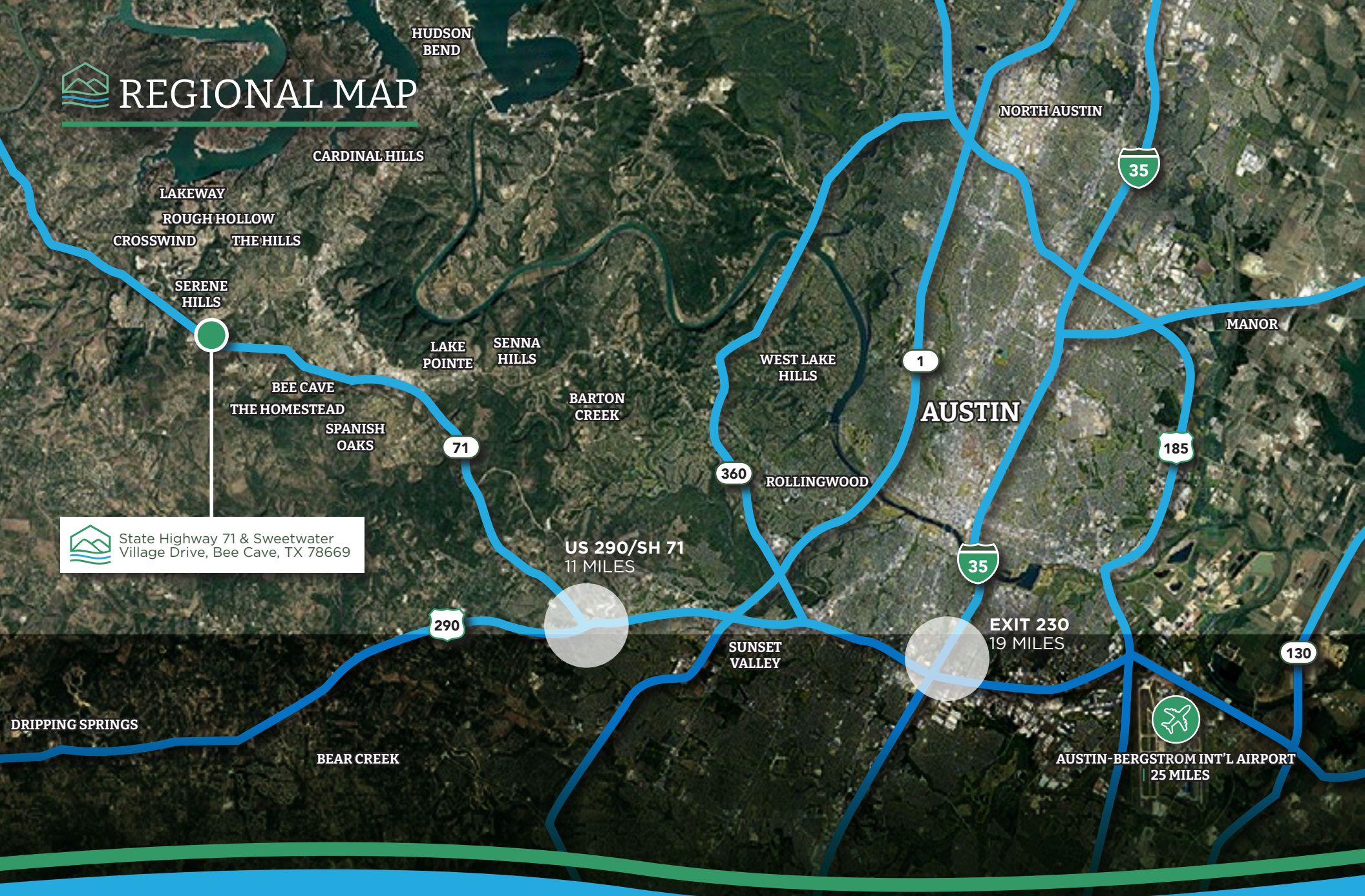
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# REGIONAL MAP



 State Highway 71 & Sweetwater  
Village Drive, Bee Cave, TX 78669

US 290/SH 71  
11 MILES

EXIT 230  
19 MILES

 AUSTIN-BERGSTROM INT'L AIRPORT  
25 MILES

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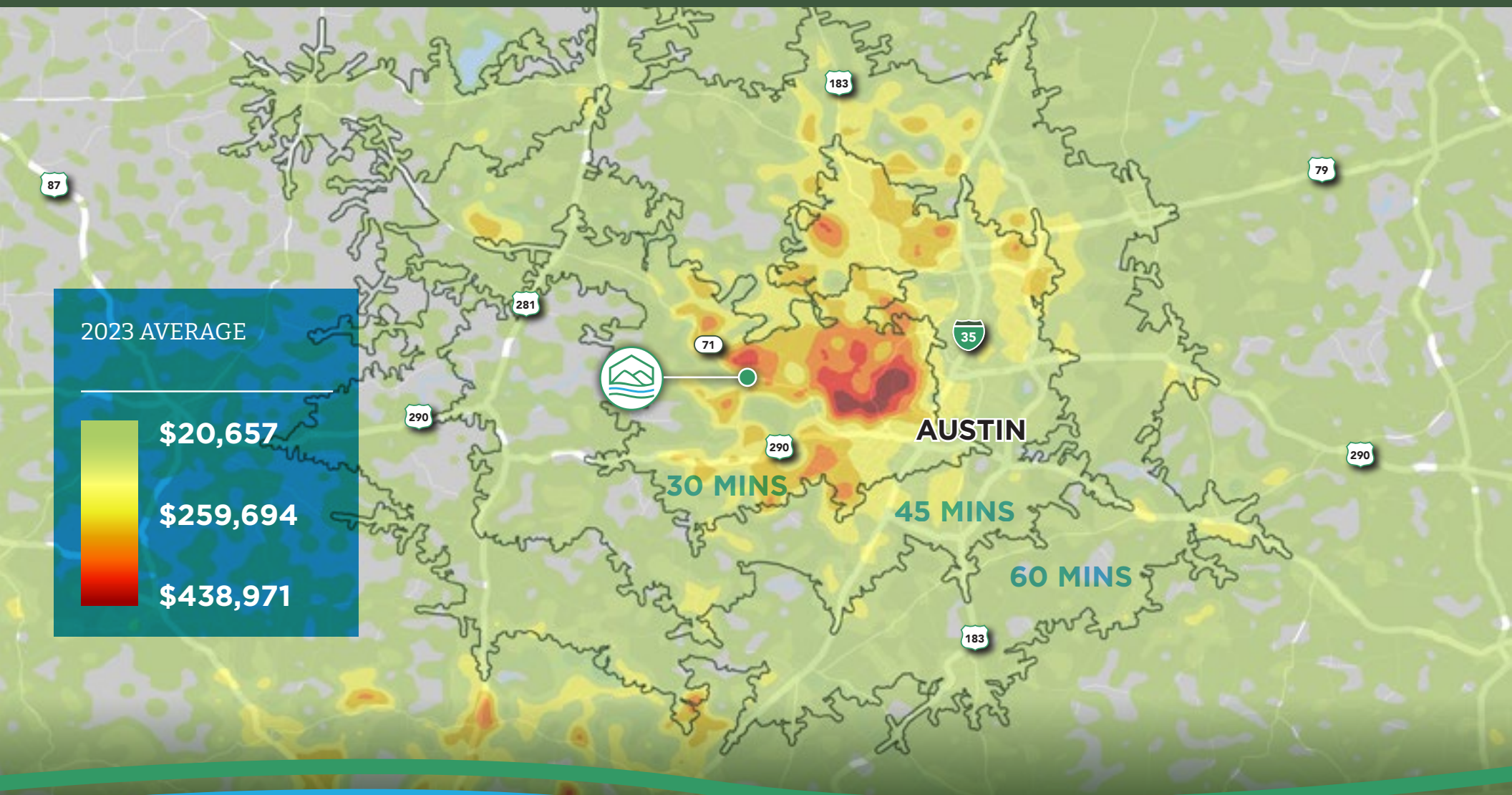






# DEMOGRAPHICS

DRIVE TIME	2023 TOTAL POPULATION	2023 HOUSEHOLD INCOME	POPULATION GROWTH
30 Minute Drive Time	730,347	\$149,430	1.03%
45 Minute Drive Time	1,947,360	\$130,380	2.07%
60 Minute Drive Time	2,526,418	\$125,792	2.77%



2023 AVERAGE

\$20,657
\$259,694
\$438,971

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