

15800

HAMILTON POOL RD

BEE CAVE, TX 78738



PROPERTY DETAILS & HIGHLIGHTS

FOR SALE - BEE CAVE, TX

DEVELOPMENT LAND

Name	15800 Hamilton Pool - Lots A,B,C,D
Property Type	Development Land
Zoning	SF-1, Hill Country Overlay Commercial Uses
Access	2-3 Curb Cuts as Easements from Hamilton Pool
Frontage	Approx 750 Linear Feet on Hamilton Pool
Total Lot Size	1.5 -7.52 Acres
Utilities	Approved City Water up to 33 LUEs, Austin Electric
Year Built	1974
Topography	Level
Number of Lots	4 Parcels
Buildings	2,574 SF Home, Greenhouse, Multiple Metal Garages & Buildings

±1.5 to 7.52 acres available on Hamilton Pool Road, featuring multiple on-site improvements including a single-family home converted for office use, a greenhouse, and several metal buildings. The property offers excellent frontage and access directly from Hamilton Pool Road.

The site is adjacent to a 1.76-acre tract and a 7-acre tract, both currently on the market, providing the opportunity to assemble up to approximately 9 additional acres. These rare, smaller-sized parcels benefit from an agreement with the City of Bee Cave to provide up to 33 LUEs of public water access, a significant advantage in an area where most surrounding properties rely on well water.

TXDOT has recently completed roadway enhancements along this section of Hamilton Pool Road, including the addition of a center turn lane, improving traffic flow and safety.

Zoning is governed by the Hill Country Overlay standards, which allow a wide range of commercial uses while preserving the natural character and scenic beauty of the area.



- 33 LUE Water Line Agreement in Place
- Rare Parcels on Hamilton Pool Road
- Existing Home on Lot B can be Converted to Office or Commercial Use
- Hill Country Overlay allows for Various Commercial Uses
- Within Minutes of Highway 71, Vail Divide, Bee Cave Elementary & Middle School
- Potential Uses Include but not limited to : Retail, Food Service, Studio, Showroom, Office, Private School or Pre School, Community Center, Spa-Wellness, Religious Building.....

TAWNEY STEDMAN

512.960.6261

tawney@redcommercialre.com

PARCEL A

FOR SALE - BEE CAVE, TX

DEVELOPMENT LAND



PROPERTY DESCRIPTION

1.5 ACRES Located at the south edge of the property fronting Hamilton Pool Road.

LOCATION DESCRIPTION

Ideally located with frontage and access on Hamilton Pool Road just one mile from Vail Divide and minutes from Highway 71. This sought out location services the Hamilton Pool housing communities, elementary and middle schools.

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512.960.6261

tawney@redcommercialre.com

PARCEL B

FOR SALE - BEE CAVE, TX

DEVELOPMENT LAND



PROPERTY DESCRIPTION

1.6 Acres includes several improvements including metal buildings which can be converted to higher uses.

LOCATION DESCRIPTION

Ideally located with frontage and access on Hamilton Pool Road just one mile from Vail Divide and minutes from Highway 71. This sought out location services the Hamilton Pool housing communities, elementary and middle schools.

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512.960.6261

tawney@redcommercialre.com

PARCEL C

FOR SALE - BEE CAVE, TX

DEVELOPMENT LAND



PROPERTY DESCRIPTION

2.2 Acres includes 2,472 SF house, ideal for office, retail or restaurant conversion. Home has central kitchen & living with 2 bedrooms, 2 bath, den & carport. Charming original tile, stone fireplace and back patio.

LOCATION DESCRIPTION

Ideally located with frontage and access on Hamilton Pool Road just one mile from Vail Divide and minutes from Highway 71. This sought out location services the Hamilton Pool housing communities, elementary and middle schools.

TAWNEY STEDMAN

512.960.6261

tawney@redcommercialre.com

PARCEL D

FOR SALE - BEE CAVE, TX

DEVELOPMENT LAND



PROPERTY DESCRIPTION

2.22 Acres located at the far north of the property with frontage on Hamilton Pool Road.

LOCATION DESCRIPTION

Ideally located with frontage and access on Hamilton Pool Road just one mile from Vail Divide and minutes from Highway 71. This sought out location services the Hamilton Pool housing communities, elementary and middle schools.

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CONCEPTUAL PHOTOS

FOR SALE - BEE CAVE, TX

LAND OTHER



RED
COMMERCIAL REAL ESTATE



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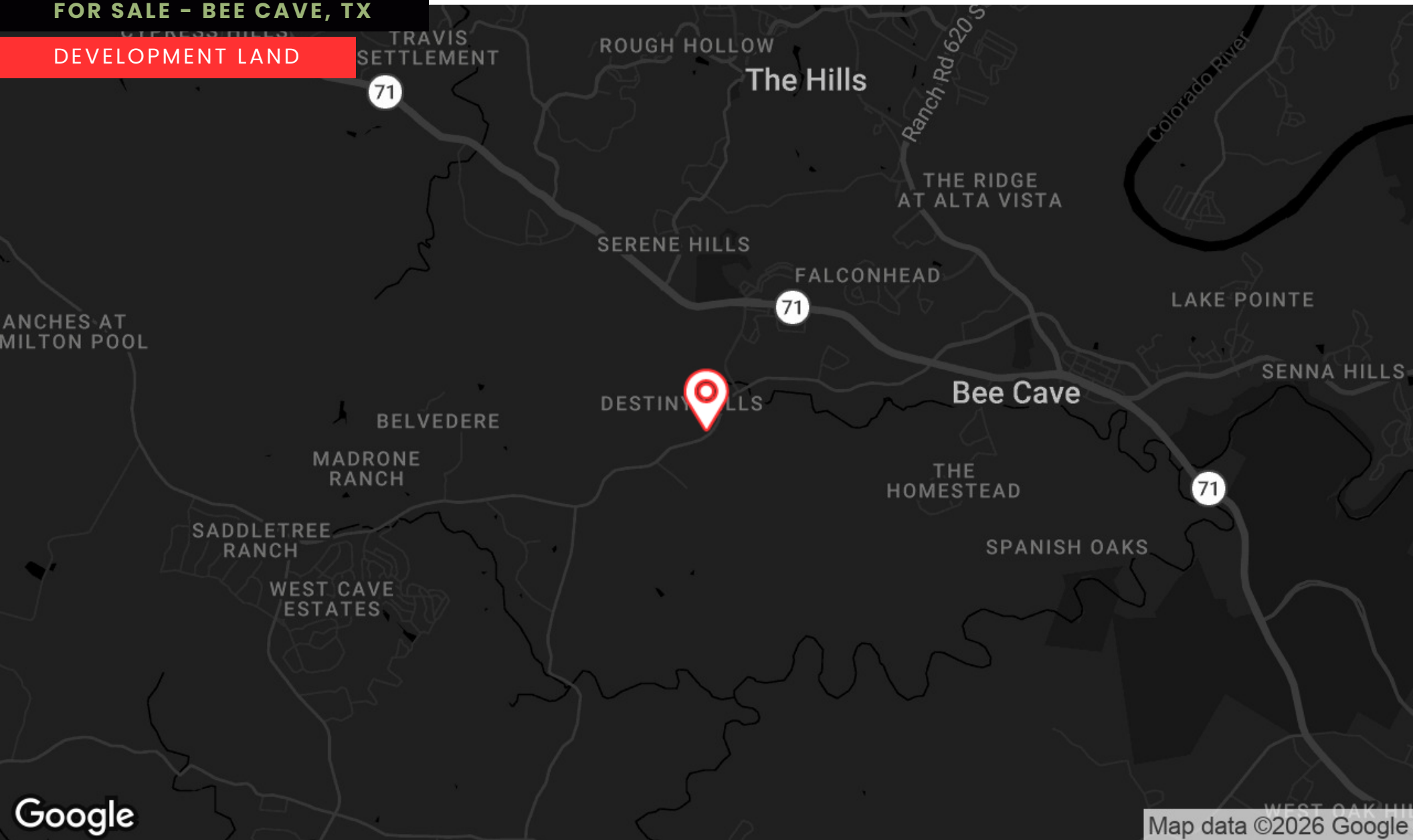
512.960.6261

tawney@redcommercialre.com

LOCATION MAP

FOR SALE - BEE CAVE, TX

DEVELOPMENT LAND



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512.960.6261

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DEMOGRAPHICS MAP & REPORT

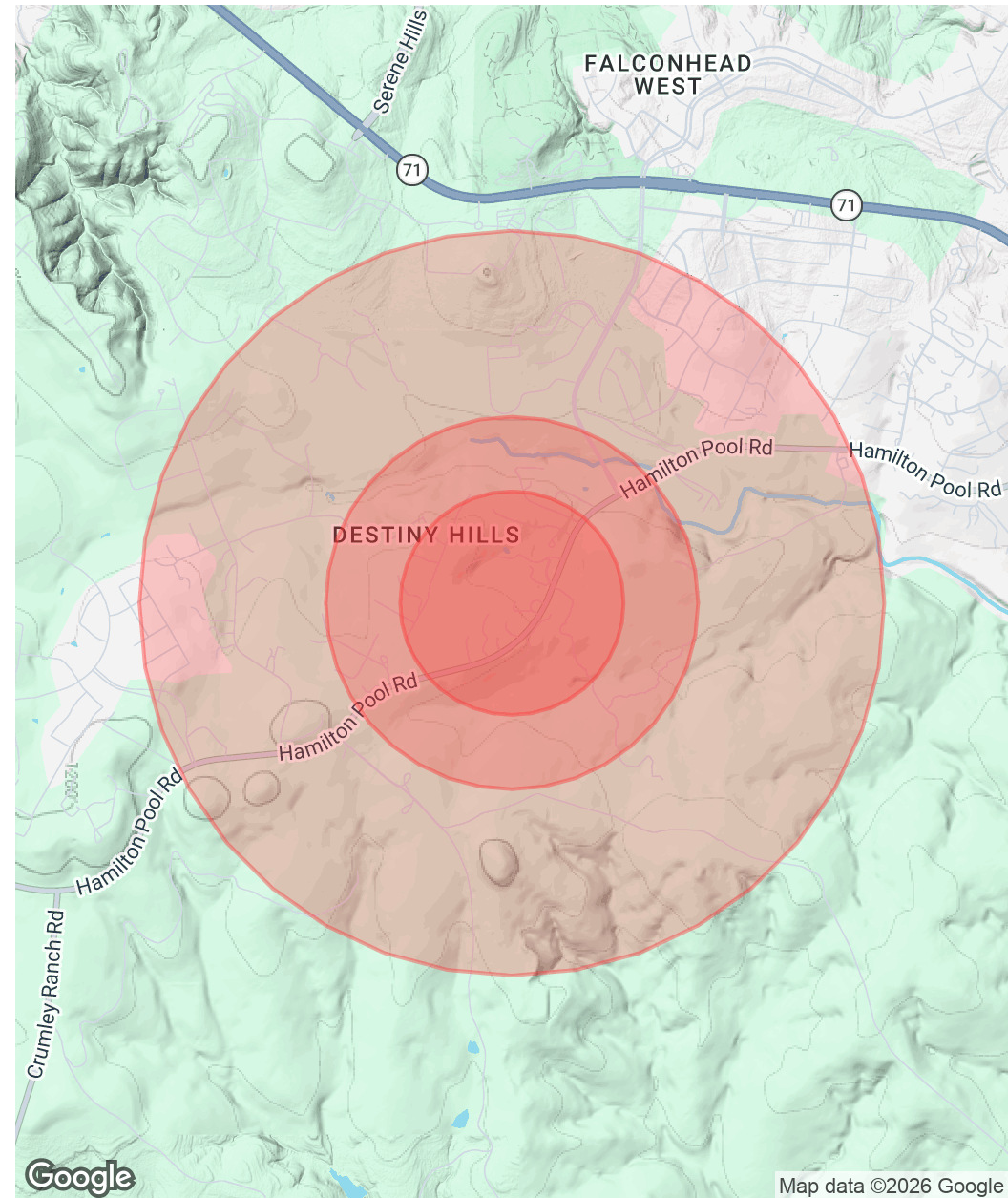
FOR SALE - BEE CAVE, TX

LAND OTHER

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	44	125	1,248
Average Age	35	35	35
Average Age (Male)	34	34	34
Average Age (Female)	36	36	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	14	40	402
# of Persons per HH	3.1	3.1	3.1
Average HH Income	\$243,773	\$243,751	\$243,670
Average House Value	\$903,501	\$903,927	\$905,518

2020 American Community Survey (ACS)



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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.

RED Commercial Real Estate LLC	-	-	512.960.6261
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
Tawney Stedman	-	tawney@redcommercialre.com	512.960.6261
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date