

SWEETWATER HILLS



AUSTIN, TEXAS

IN CONSTRUCTION - DELIVERING Q4 '19



[Drone Footage Link](#)



Location: 18101 State Hwy 71, Bldg. B, Austin, TX 78738

Lease Price: \$35 PSF + NNN's

NNN: \$9.00 (*Estimate)

Tenant Improvement Allowance: \$35+ PSF

Retail Center	11,000 SF Medical / Retail / Office
Preschool	National Preschool 200+ Children

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SITE COTENANTS



2019 Demographics	3 Miles	5 Miles
2019 Population	17,468	40,727
Population Growth 2019-24	15.70%	15.00%
Total Households	6,646	15,788
Avg. HH Income	\$181,071	\$171,035

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Location: 18101 State Hwy 71, Bldg. B, Austin, TX 78738

Lot: 11,000 SF Retail Building
6,400 SF Available for Lease

Traffic Counts: HWY 71: 33,346 VPD (TxDOT '17)

Features:

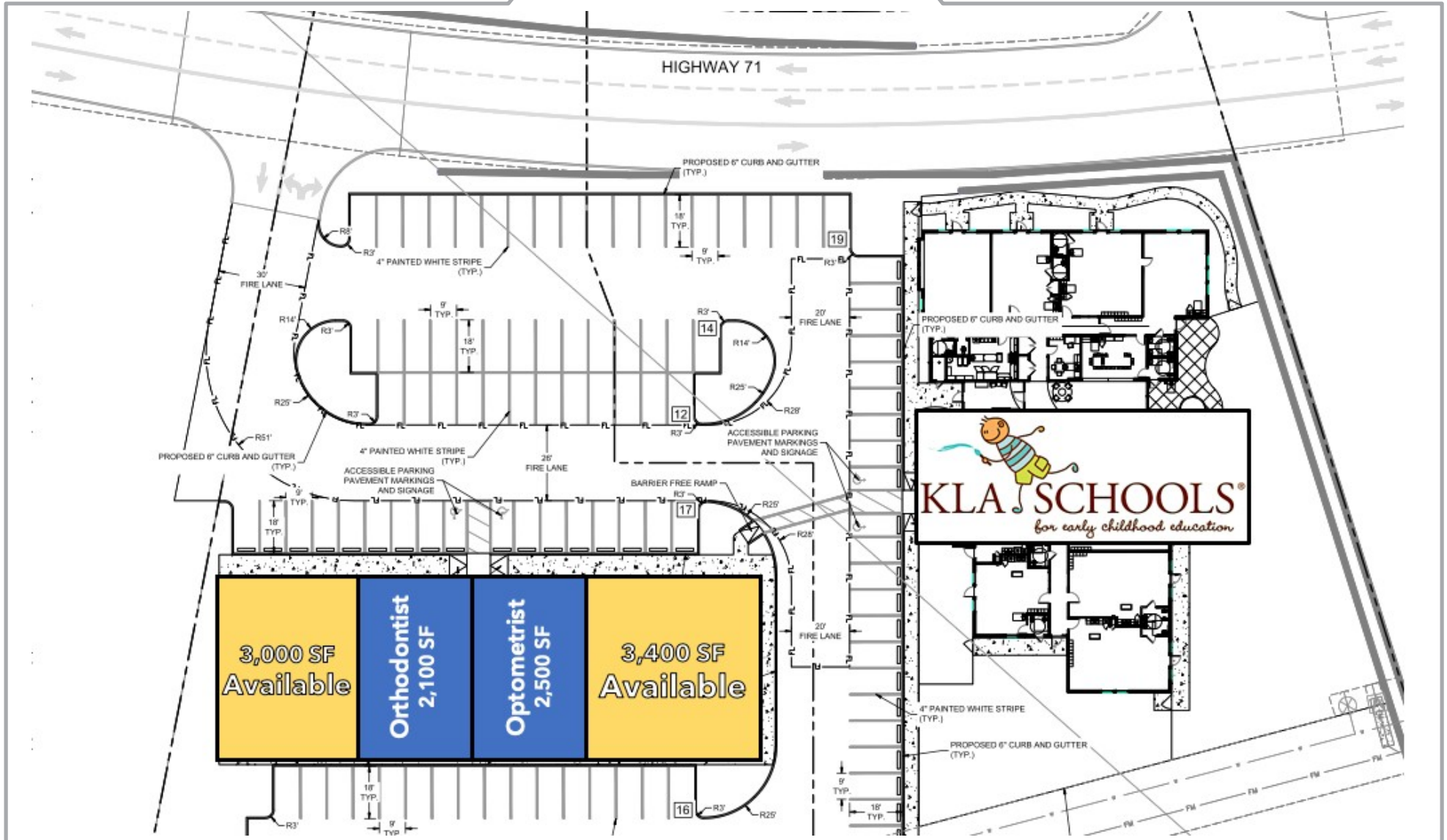
- New Elementary School - Opening 2020 (1.5 Miles Away)
- \$23.5 MM Bee Creek Sports Complex opening 2021
- Lease rates below similar area competitors:
 - Colinas Crossing: \$36 - \$42 PSF
 - Bee Cave Shopping Center: \$36 - \$42 PSF
- 9,000+ more living units planned in immediate area
 - 30,000+ additional future residents
- Center fronts Sweetwater Neighborhood - 1,556 Homes
- Lake Travis Middle School - across the street

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SITE PLAN

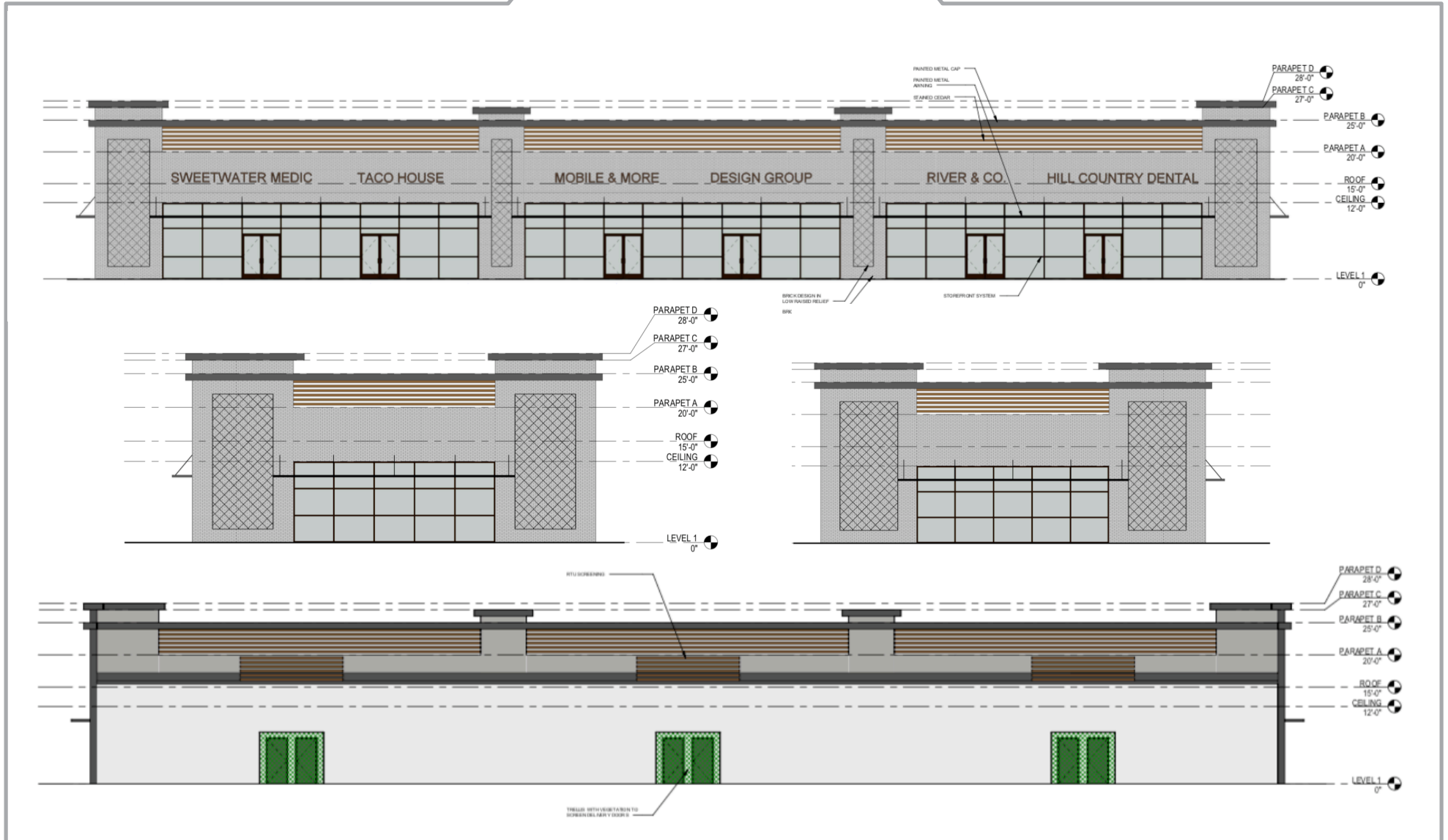


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BUILDING DESIGN



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AREA INFORMATION



DEMOGRAPHICS

2019 Demographics	1 Mile	2 Mile	3 Mile
2019 – Population	460	17,468	40,727
2019 – Households	227	6,646	15,788
Projected Annual Population Growth 2019 – 2024	18.80%	15.70%	15%
Average HH Income	\$182,446	\$181,071	\$171,035
Median Age	51.5	46.0	44.5

2019 Daytime Demographics	1 Mile	2 Mile	3 Mile
2019 – Population	460	17,468	40,727
2019 – Total Daytime Population	432	11,657	34,529
2019 – Daytime Population: Workers	186	2,487	13,319
2019 – Daytime Population: Residents	246	9,170	21,210

NEW ELEMENTARY SCHOOL

Concept Rendering



- Lake Travis ISD's 7th Elementary School
 - The **\$33 Million** project encompasses more than 102,000 SF and will service more than **850 students**
- **Campus opens 2020**
- Lake Travis ISD is the 3rd fastest growing school district in the State

Groundbreaking



Construction Progress



70-ACRE BEE CREEK SPORTS COMPLEX



Lakeway officials help move massive sports complex further toward completion

- \$23.5 Million Dollar County run Sports Complex opening 2021
- Located less than 1 Mile from our Site
- Synthetic multi-use fields for soccer, baseball, football & other sports
- Playground, park & picnic areas

