



# BEE CAVE INVESTMENT OPPORTUNITY

12403-12405 W Hwy 71, Bee Cave, TX 78738

Retail/Warehouse in Bee Cave For Sale



**HELEN JOBES**  
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**GOLD EAGLE INVESTMENTS**  
COMMERCIAL REAL ESTATE SPECIALISTS



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## OFFERING

### EXECUTIVE SUMMARY:

12403 W State Highway 71 is strategically located across the street from the Bee Cave HEB as well as vacant development land that has been planned for 15,000 SF of retail and a 25,000 SF assisted living project. Big plans are in the works and will be announced soon.

The two buildings are currently occupied with one lease expiring in May. Each building has a handicap restroom and new HVAC. One has been finished out for retail and the other is being used as storage and work space for a residential remodeling company. It could also be converted to retail and is available June 2026 for owner occupancy. There is considerable upside for the retail building as the lease was signed over 3 years ago in the process of acquiring the property.

### KEY FEATURES:

- 8.2% Cap Rate
- Fully leased buildings.
- Very visible location on highly trafficked W State Highway 71.
- Estimated daily traffic count of 40,000-45,000 + vehicles per day on W State Highway 71.

### SITEWIDE IMPROVEMENTS & INVESTMENT

- Parking lot fully repaved with new asphalt and restriping
- One year later: resealed and restriped for durability and curb appeal



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## PROPERTY DETAILS

### LOCATION

12403 W STATE HY 71, TX 78738, TRAVIS COUNTY

### LEGAL

LOT 3 SMITH LLOYD SUBD

### SITE AREA

0.7970 Acres

Building 1: 3,162 SF

Building 2: 2,434 SF

### ZONING

Commercial (CS-1-CO Retail Use)

### YOC

1984 / Renov 2002-2005

### PARKING

21 Surface Spaces

### FRONTAGE/ACCESS

40' on State Highway 71 (1 Curb Cut)



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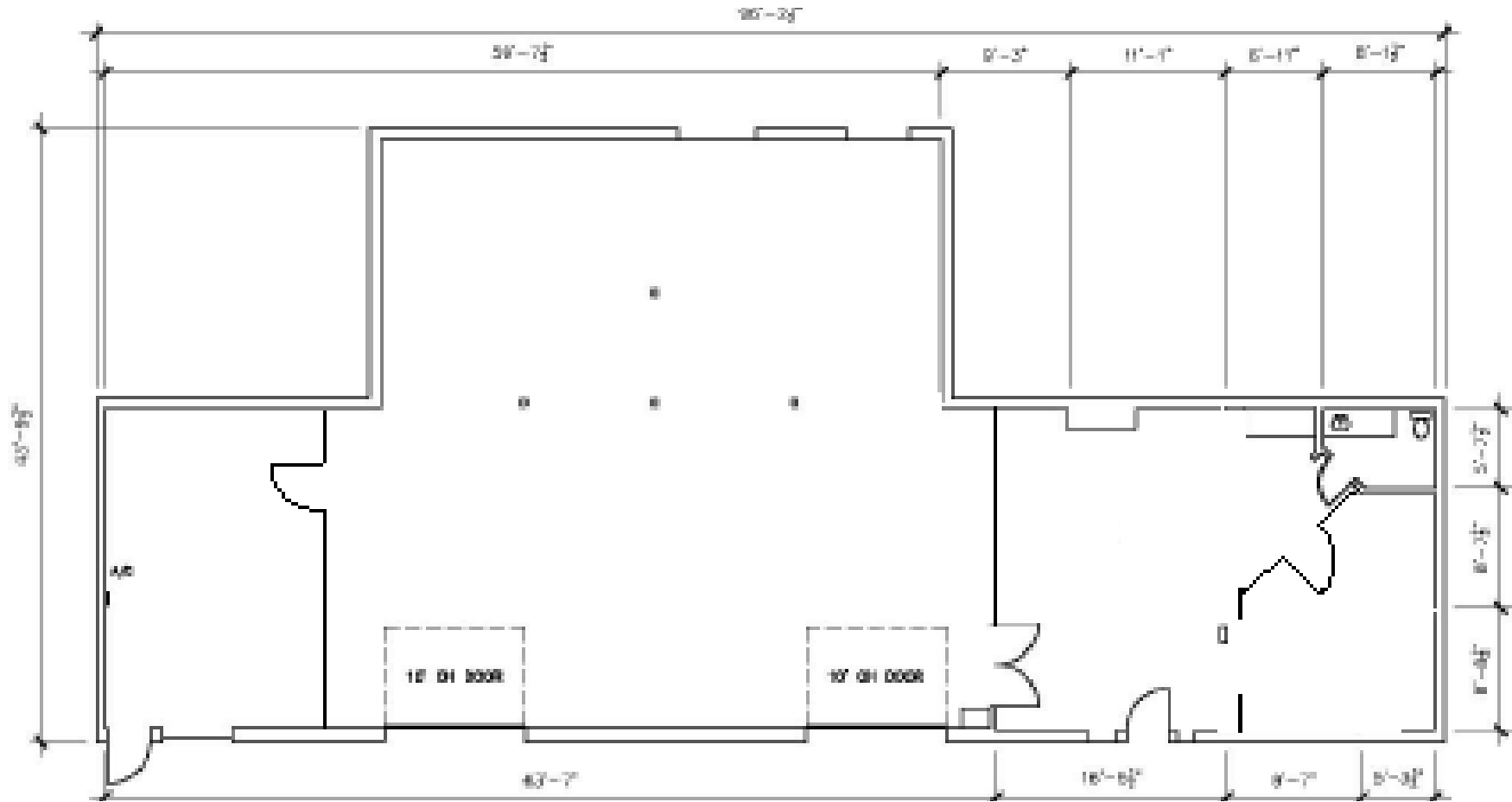
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## 12403 FLOOR PLAN



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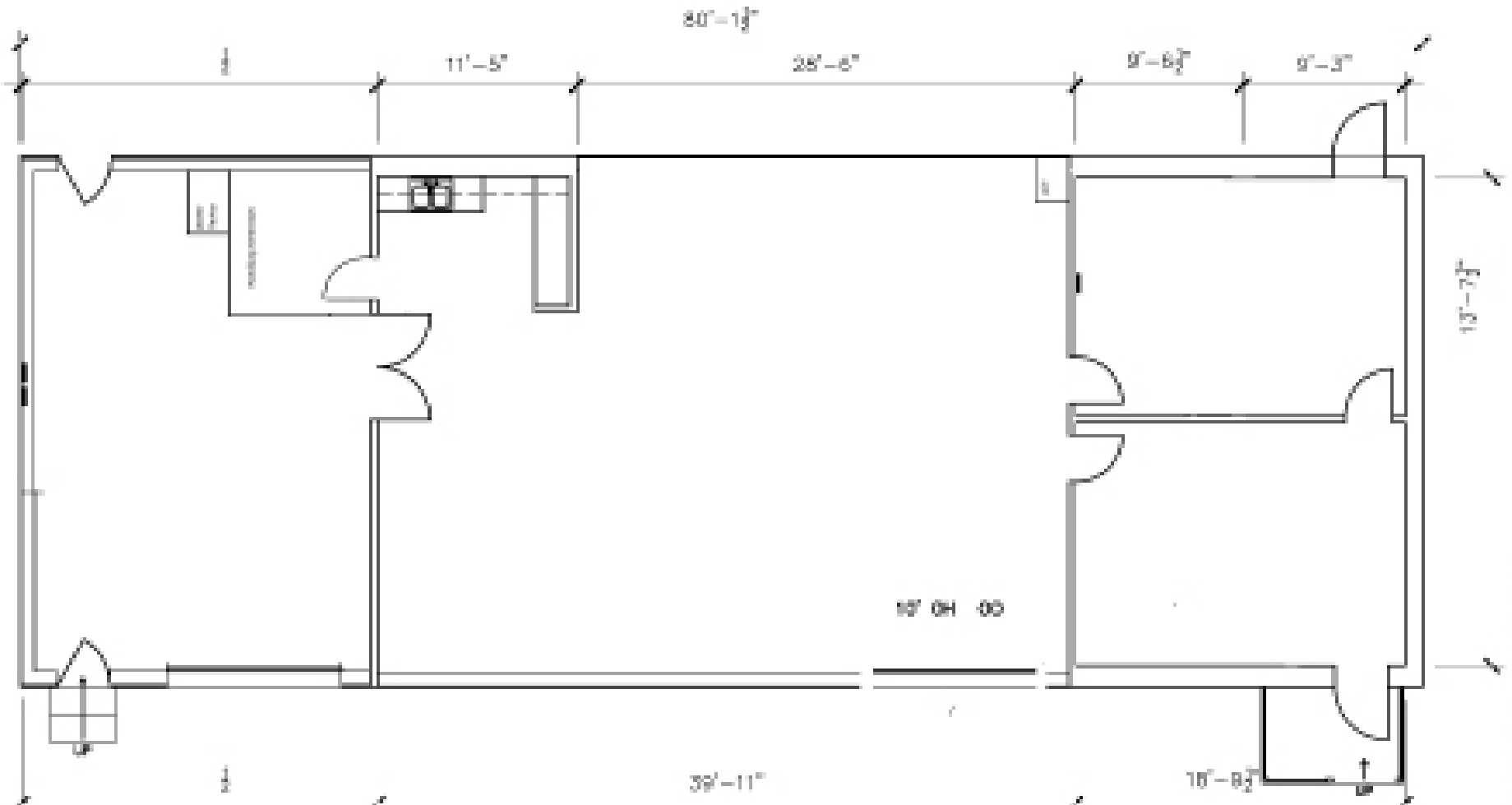
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## 12405 FLOOR PLAN



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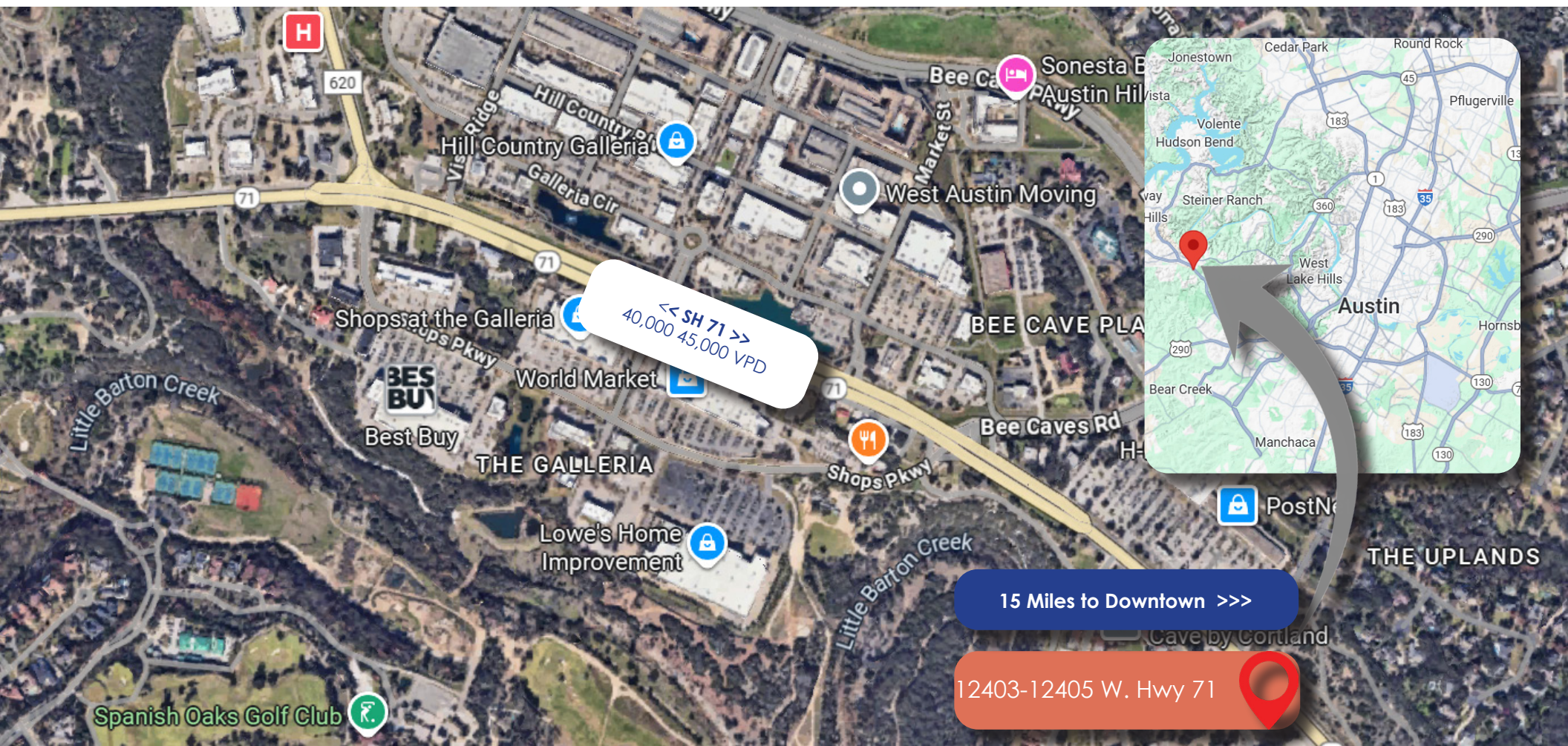
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## PROPERTY LOCATION



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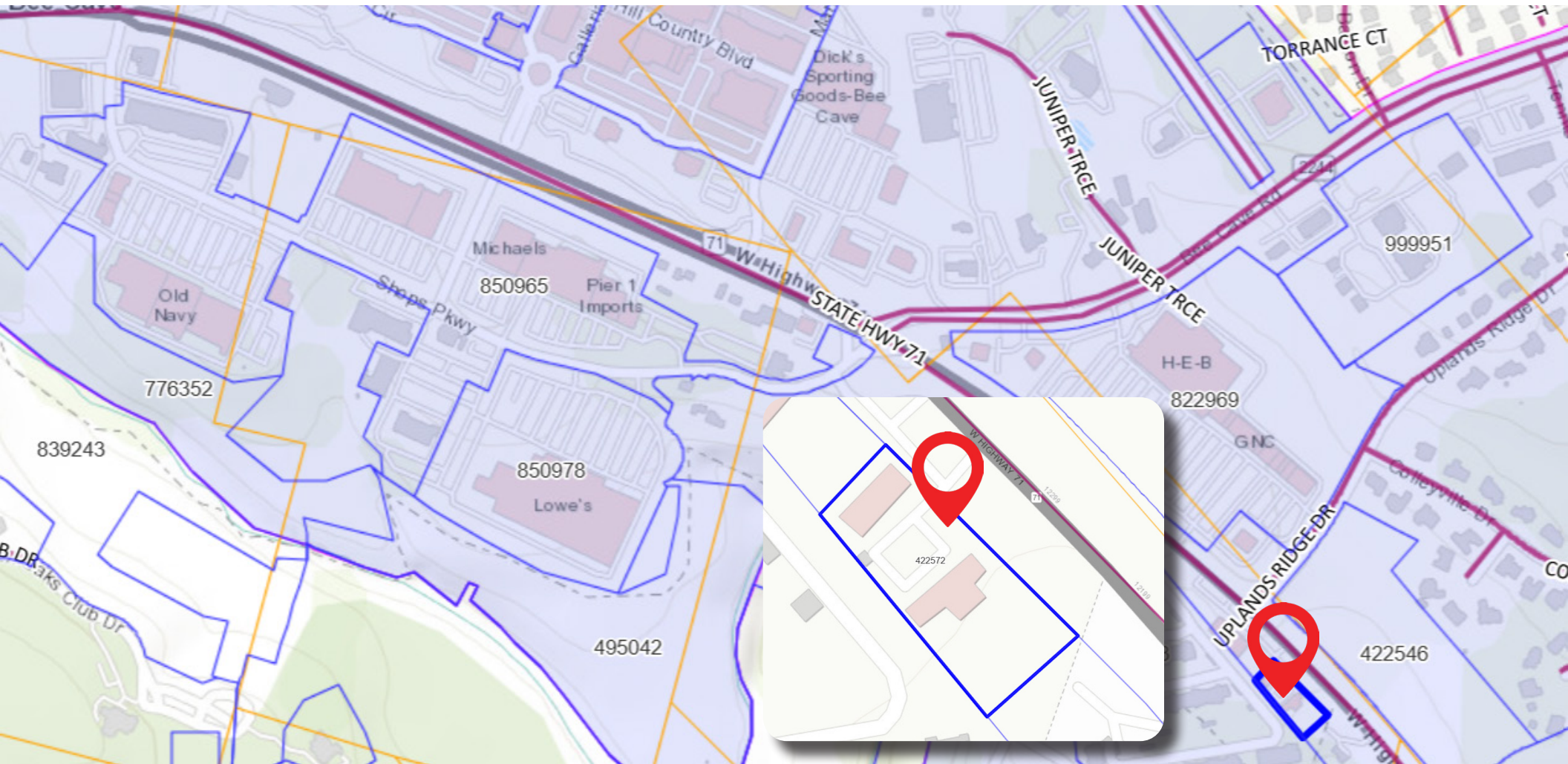
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## PROPERTY PLAT AND MAP



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## RENT ROLL

Tenant	Building	Sq. Ft.	Lease Start	Lease Exp.	Lease Increase	Rent Per Sq. Ft.	Monthly Base Rent	Monthly Expenses (\$5.11SF)
<b>Vapor Genius</b>	12403	3,162	5/1/2025	4/30/2027	5/1/2026	\$21.00	\$5,533.50	\$1346.49
<b>JAG Design and Build, LLC</b>	12405	2,434	6/1/2024	5/31/2026	Current	\$22.66	\$4,596.21	\$1036.48
<b>Total Occupied:</b>					5,596 SF	<b>Annual Base Rent:</b>	\$121,556.44	
<b>% Occupied</b>					100 %	<b>Additional Income:</b>	<u>\$28,595.64</u>	

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## PROFIT/LOSS

### ANNUAL INCOME

Annual Rental Income	\$121,556.44
Additional Income	<u>\$28,595.64</u>
<b>Total Income</b>	<b>\$150,152.08</b>

### EXPENSES

West Travis County Public Utility Asso.	\$760.63
Austin Plumbery (leak)	\$3,050.00
Insurance	\$6,159.00
Deans HVAC	\$115.00
Asphalt Resealing	\$3,000.00
Texas Disposal	\$2416.31
E & E Landscaping	\$1,120.00
Justice Pest Service	\$211.00
Garnett's Propane	\$1,363.32
Taxes	\$9,763.92
Cleaning	\$250.00
Legal	<u>\$400.00</u>
<b>Total Expenses</b>	<b>\$28595.64</b>
<b>Net Operating Income:</b>	<b>\$121,556.44</b>



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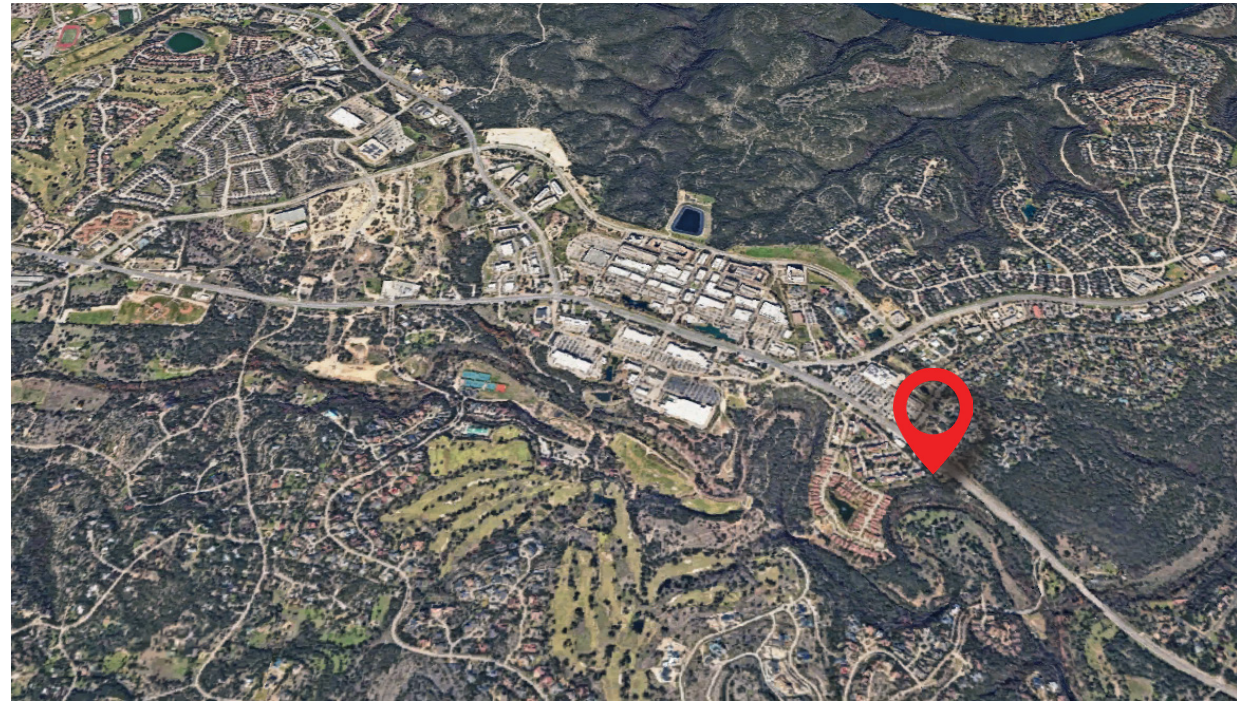


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## AREA DETAILS

- **Hill Country Galleria:** This shopping center is a 1.3 million-square-foot mixed-use destination in Bee Cave, Texas, featuring over 100 retailers, restaurants, and entertainment options, along with Class A office space, apartments, and condominiums. It hosts more than 150 community events annually, provides 50 acres of green space, and is known for being pet-friendly. In addition, accross SH 71 from this shopping complex is the Shops at the Galleria, with 537,479SF of retail.
- **Austin Hill Country:** The Hill Country setting, located west of Austin, offers the scenic beauty of the Texas Hill Country, with rolling hills and proximity to Lake Travis and Lake Austin.
- **Affluent Area:** The Bee Cave Area has exclusive, master-planned communities like Spanish Oaks, Falconhead, and Rough Hollow, offering luxury homebuyers a wide variety of custom-designed homes, including many with scenic views.
- **Convenient and Serene Location:** This area provides a peaceful, suburban escape from the city, yet offers quick access to downtown Austin via Highway 71 and Ranch Road 620.



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## AREA DETAILS

- **Wineries and breweries:** The area is a destination for wine, beer, and spirit enthusiasts, with several breweries and distilleries nearby.
- **Multiple golf courses:** There are multiple golf courses with full amenities within a 15 minute drive of the property location.
- **Area Demographics:** Zip code 78738, primarily serving the Bee Cave area of Travis County, Texas, has a population of approximately 29,529 with a high median household income of about \$169,911, a median age of 43.4 years, and a population density of around 748 people per square mile.



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## ABOUT AUSTIN

Austin is a region defined by stunning growth, lower business and living costs, and a youthful, well-educated population. It offers reasonably priced housing, solid schools, charming, healthy and diverse neighborhoods, and big-city amenities at a small-town pace. This atmosphere is a major catalyst in the accelerated growth Austin has seen over the years. Located on the rim of the 32,000-square-mile Texas Hill Country, Austin is the capital of Texas and home of the state's flagship university, The University of Texas at Austin.



Located in Central Texas within 200 miles of three of the 10 largest U.S. cities (Dallas, Houston and San Antonio), Austin is the 11th most-populous city and 35th largest Metropolitan Statistical Area (MSA) in the nation according to the U.S. Census Bureau. The Austin MSA includes Travis, Hays, Williamson, Bastrop and Caldwell Counties. The Austin MSA has an estimated population of 2,300,000 (Sept 2021), making it the fastest-growing metropolitan area in the country. The diversified economy is based on state government, education, technology, manufacturing, research and development, and software.

The University of Texas, and 26 other public and private universities and colleges with a combined enrollment of nearly 172,500 provide an ample supply of well-educated workers to area employers. Within 100 miles of Austin, an additional 95 four-year colleges and universities enroll over 430,000 students. Over 46% of Austin area residents age 25 and over hold a bachelor's degree (compared to the national average of 33%).



Austin is recognized for its laid-back lifestyle, natural beauty and is legendary for being the "Live Music Capital of the World." Austin draws musicians and producers from around the world and showcases their talent in clubs, restaurants, and music venues in the heart of the downtown entertainment districts and all around the Austin area, including the renowned SXSW and ACL festivals. The City boasts a professional symphony, ballet, opera and theater, and dozens of galleries showcasing local, regional and international artists. Recreational activities flourish in the area with more than 18,900 acres of city parks and greenspace, 30 miles of hiking and biking trails, 26 golf courses, three lakes within the city limits, more than 100 swimming holes, and nine wilderness areas. All of these features contribute to Austin's high quality of life, while attracting young professionals and creating a buoyant economy with tremendous growth potential.

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#1 Best State Capital to Live In  
- *WalletHub*

#1 Fastest Growing Major Metro  
- *U.S. Census Bureau*

#1 Best Place to Start a Business  
- *Inc.*

#1 Best Business Climate - *Business Facilities*


#2 Best City for Young Professionals  
- *SmartAsset*

#1 Highest New Home Construction Rate  
- *RubyHome Real Estate*

#3 Best Metro for Stem Professionals  
- *WalletHub*

#2 Best Large Metro Job Market  
- *Wall Street Journal*

#3 Best Place to Live in The U.S.  
- *U.S. News & World*



#1 Most Affordable Startup City  
- *Clever*

#1 Best Job Market  
- *Wall Street Journal*

#1 City Desired for Relocation  
- *money.co.uk*

#5 Best city in the U.S. for Renters  
- *Forbes*

#8 Safest Large City in The U.S.  
- *SafeWise*

#9 Best Educated Major Metro U.S.  
- *Census Bureau*

#2 University of Texas Best University  
- *U.S News & World Report*

#1 For Job Growth Since February 2020  
- *Opportunity Austin*

#7 Development of Venture Capital Ecosystem  
- *Pitchbook*

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# Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including a.cts 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 transacton received by the broker;
- Answer the client's questons and present any over to or counter-oter 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.

**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.

**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 licensee 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 writting 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 over; and
  - any confidential information or any other information that a party specifically instructs the broker in writting 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.

Gold Eagle Investments  
 Licensed Broker / Broker Firm Name or Primary Assumed Business Name License No.

Helen Jobes  
 Designated Broker of Firm License No. 331434

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\_\_\_\_\_  
 Licensed Supervisor of Sales Agent/ Associate License No.

John Jobes  
 Sales Agent/Associate's Name License No. 785844

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 Buyer/Tenant/Seller/Landlord Initials Date

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