

LAKEWAY & SPICEWOOD'S NEWEST MIXED-USE DESTINATION

BEE CREEK DISTRICT

PAD SITES AVAILABLE

- Restaurant
- Retail
- C Store
- Drive Thru
- Office
- For Sale
- For Lease



NWC
BEE CREEK & HWY 71
LAKEWAY, TX



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ABOUT BEE CREEK DISTRICT



Another CAPELLA Mixed-Use Development

Bee Creek District is Lakeway & Spicewood's newest mixed-use destination. Pad sites now available for C-Store, Retail, Drive Thrus, Office and Entertainment Uses. Leasing opportunities for retail and restaurant.

Key Highlights:

- **Supreme Lakeway Location:** Bee Creek District is strategically positioned at the signalized intersection of Highway 71 and Bee Creek Road. Bee Creek Road serves as the primary gateway from Highway 71 into the prestigious Rough Hollow master-planned community. Directly across Highway 71 is the Sweetwater neighborhood, one of the largest residential communities along the corridor. This highly visible intersection provides convenient access to Lakeway Middle School and is ideally situated to serve the rapidly growing Spicewood communities, including Travis Club, Thomas Ranch, and Lora Loma. Given the dynamic location and anticipated developments in the surrounding area, the property presents a compelling investment opportunity for prospective buyers.
- **Mixed-Use Development:** This mixed-use development is designed to thrive on the synergy between its users bringing food, shopping, and services together in one convenient, dynamic destination.
- **Visibility to Highway 71:** Located directly on Highway 71, Bee Creek District features exceptional frontage and high visibility from both east and westbound traffic ensuring strong exposure to participating businesses.
- **Access to Site:** Pad sites will benefit from cross access easements with ingress & egress at Highway 71 and off Bee Creek Road. The lighted intersection at Highway 71 and Bee Creek facilitates east bound and Sweetwater traffic.
- **Native Design:** Bee Creek District features pad sites with inviting Hill Country Views views on a natural creek side setting.



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PROPERTY INFORMATION

**1- 8 ACRES
AVAILABLE**

ZONING: C1 - C-2
TOPOGRAPHY: MOSTLY LEVEL
IMPERVIOUS: 60%
ELECTRIC: PEDERNALES
WATER: LAKEWAY MUD
WASTEWATER: CITY

THE PROPERTY IS UNDERGOING RE-PLATTING TO OFFER PAD SITES STARTING AT 1 ACRE TO BE USED FOR DRIVE THROUGH, RETAIL BUILDINGS, RESTAURANT, OFFICE, AND ENTERTAINMENT USES. PLEASE CONTACT AGENT FOR SPECIFICS AND PRICING ON PARCELS.



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BEE CREEK DISTRICT

LOCATION

NWC HIGHWAY 71 & BEE CREEK ROAD, LAKEWAY, TEXAS

PRIME LAKEWAY LOCATION

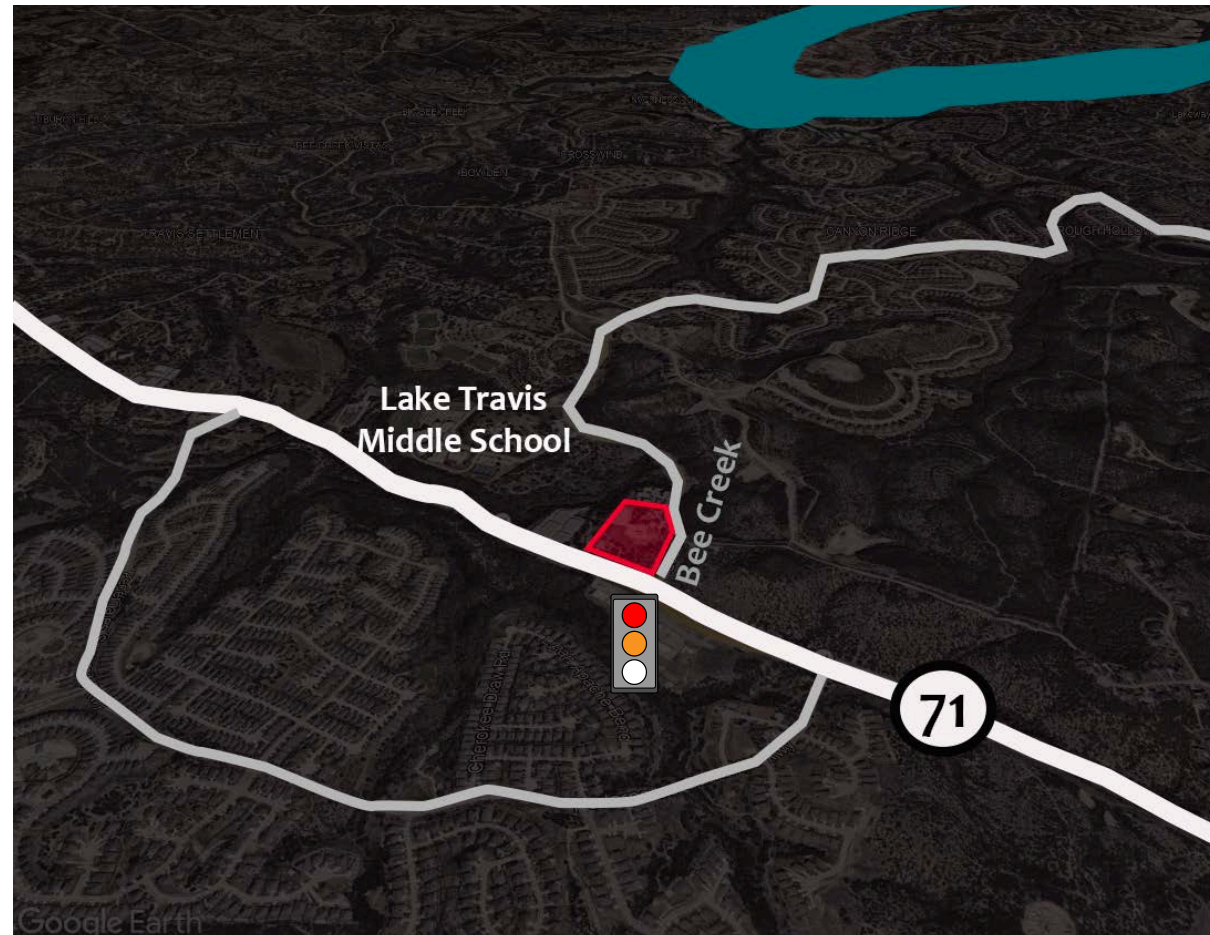
Bee Creek District is strategically located at the signalized intersection of Highway 71 and Bee Creek Road, the primary artery connecting the neighborhoods of Rough Hollow, Lakeway, and The Hills to Highway 71. The traffic signal and development also directly serve the Sweetwater community across Highway 71, as well as the emerging master-planned communities of Travis Club, Thomas Ranch, and Lora Loma to the west. As a result, consistent commuter and local traffic will pass directly by this destination.

HIGHWAY 71

Southwest Austin to Marble Falls

TRAFFIC DRIVERS :

- Lakeway Neighborhoods
- Existing and New Spicewood Communities
- Lake Travis Middle School
- New Lake Travis High School
- Highway 71 Commuter & Travel Traffic



MILES TO :

- Hill Country Galleria : 3.75
- Marble Falls : 18
- Austin City Limits : 12

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BEE CREEK DISTRICT

DEMOGRAPHICS



MULESHOE BEND



Median Home Price

1 Mile \$754,549
3 Mile \$745,497
5 Mile \$704,838



Average Household Income

1 Mile \$210,831
3 Mile \$194,621
5 Mile \$175,494



Population

1 Mile 4,420
3 Mile 23,495
5 Mile 51,041

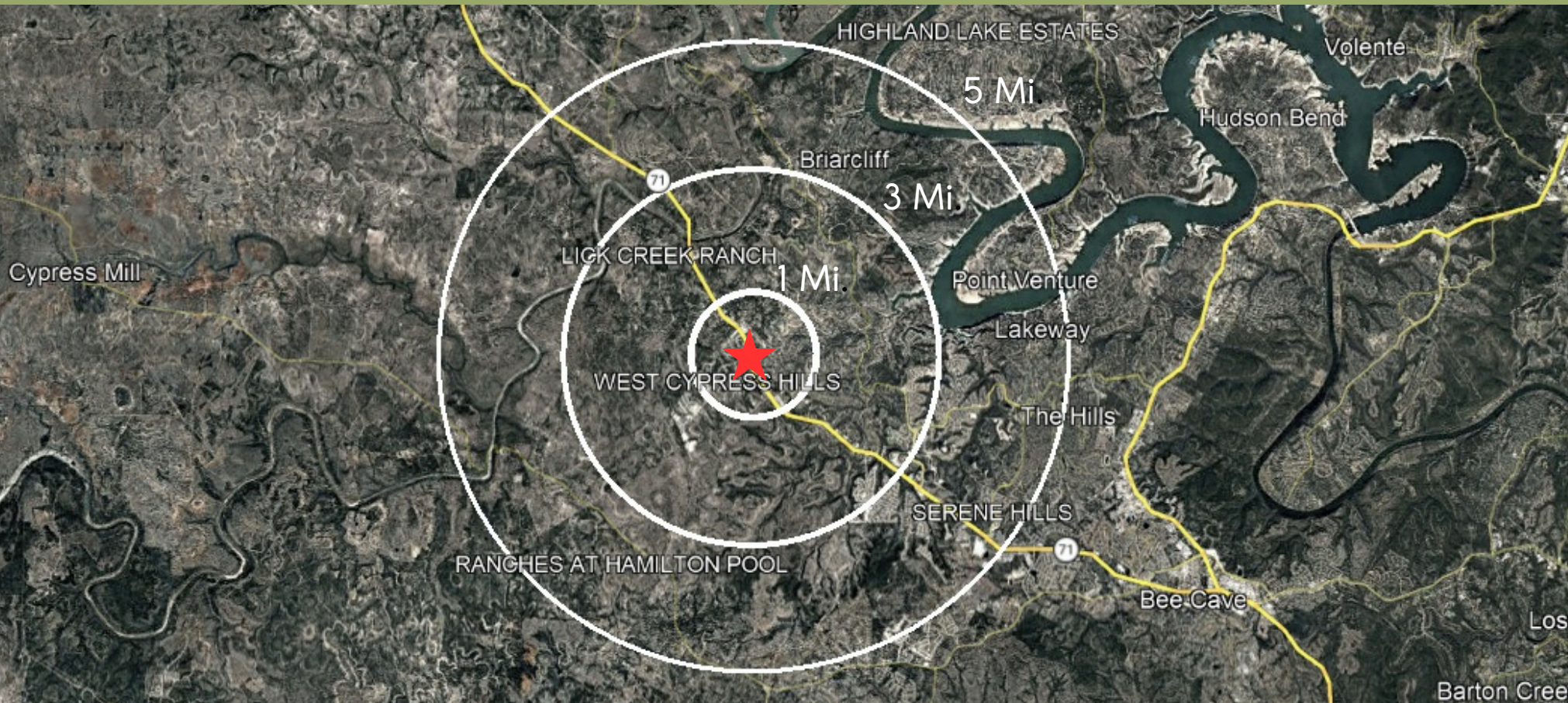


Traffic Count

Highway 71 &
Bee Creek
29,000 VPD 2025

Estimated Population Growth 2029 1 Mile 13.28% 3 Mile 10.5% 5 Mile 10.35%

Source : CoStar 2024



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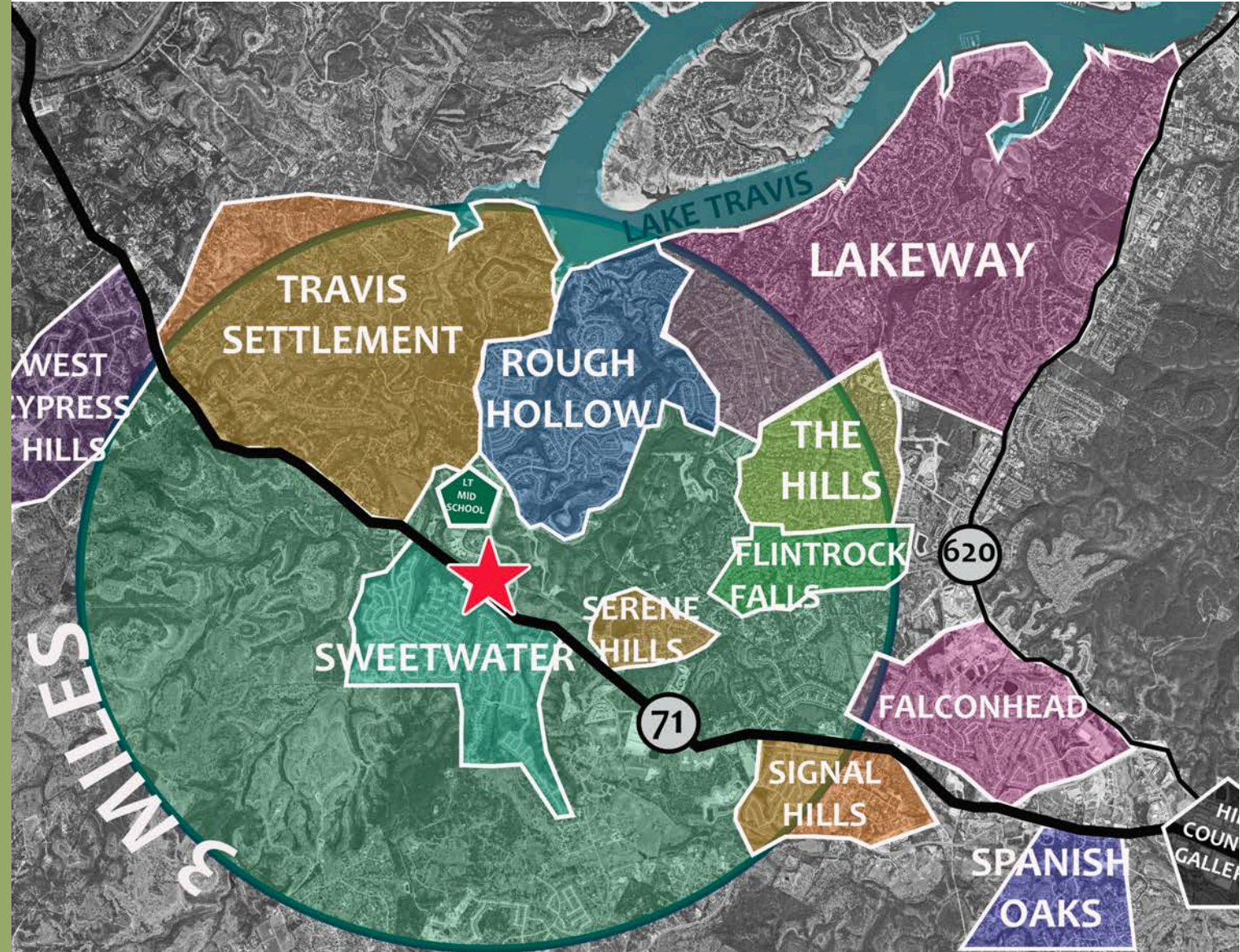
HOUSING POPULATION

- Rough Hollow - 2100 Homes
- Sweetwater - 2,000 Homes
- Travis Settlement - 4,672 Homes
- Lakeway - 7,900 Homes
- Serene Hills - 435 Homes
- West Cypress Hills - 80 Homes
- The Hills - 1,161 Homes
- Falconhead - 700 Homes
- Flintrock Falls - 400 Homes

- Thomas Ranch - 5 miles west
3,500 Homes at Completion

- Lora Loma - 5 miles west
450 Homes at Completion

- Travis Club - 7 miles west
700 Homes at Completion



2,748 SF STAND ALONE BUILDING

FOR SALE - FOR LEASE

Existing Stand Alone Building For Sale or For Lease - Ideal for Mexican Restaurant, Office, Retail or Creative uses

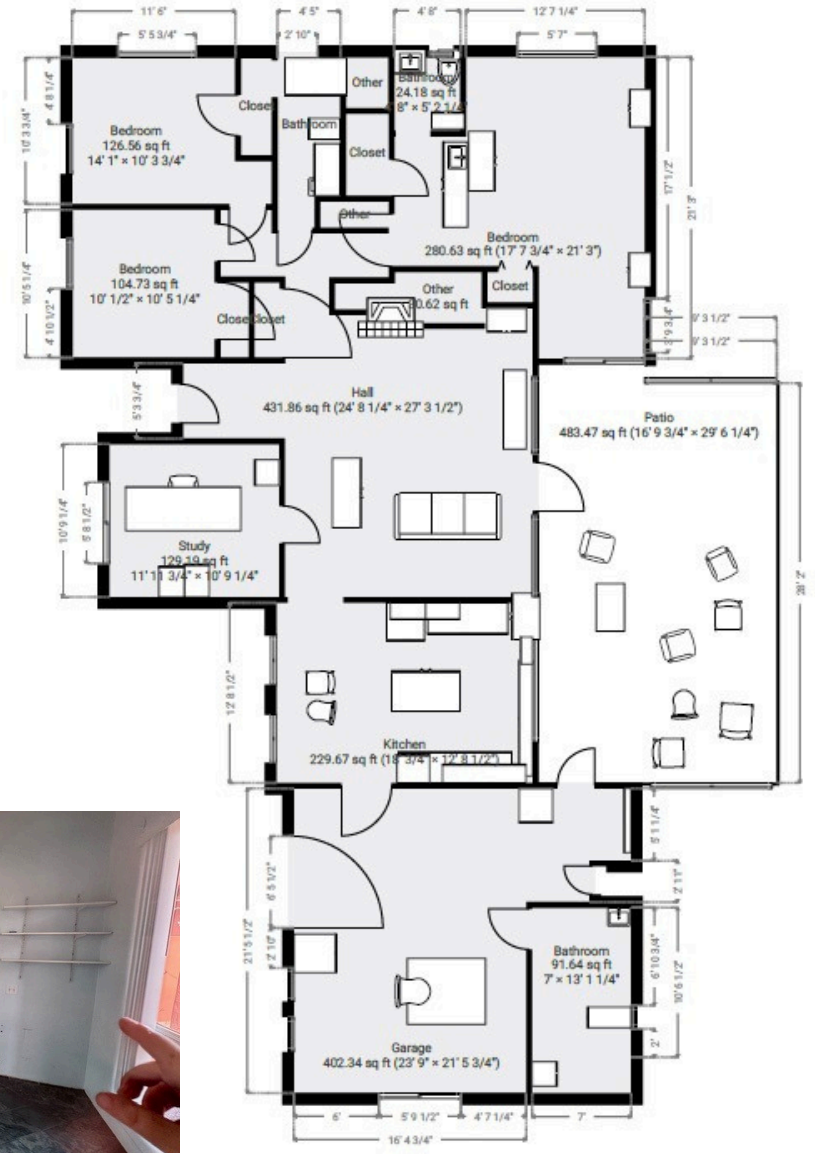
Size: 2,748 SF

Land: .5 +/- Acres

Utilities: Currently septic/well, public utilities to be brought to site



FLOOR PLAN



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LAKEWAY - SPICEWOOD, TEXAS



Located in the scenic Texas Hill Country on the south shore of Lake Travis, the Lakeway & Spicewood Communities sit about 25 miles northwest of downtown Austin blending relaxed resort-style living with easy access to urban amenities.

Lakeway is known for its prestigious, growth-managed community, drawing families, active professionals, and empty-nesters who value quality of life, outdoor recreation, and a strong sense of community. With a population that has steadily increased over the past two decades, the city continues to mature as one of the Austin area's most desirable small cities.

Residents enjoy a true lakeside lifestyle highlighted by marinas, golf courses, parks, trails, and abundant water activities on Lake Travis. From boating and fishing to hiking, tennis, and community events, the area supports an active, outdoor-oriented way of life.

The local population skews toward established households with a median age in the 40-50 range and a higher median income than statewide averages, reflecting its appeal to both affluent families and professionals.

The community is served by the Lake Travis Independent School District (LTISD), a highly sought-after district noted for academic excellence and extracurricular opportunities, a major draw for families relocating to the area.

Lakeway has transformed from a retirement and second-home enclave into a vibrant family-friendly city, with expanding commercial corridors, quality residential developments, and continued interest from buyers seeking both full-time residency and vacation-lifestyle living. Spicewood continues its population growth with several notable new housing communities under construction.



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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 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.

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 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.

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Buyer/Tenant/Seller/Landlord Initials

Date