

**BEE CAVE COMMERCIAL
PROPERTY FEATURES:**

Map # 6

LOCATION:

Hwy 71 between Bee Cave Road and Hwy 620 S

SIZE:

Approximately 1 acre

ZONING:

Town Center (Commercial)

UTILITIES:

L.C.R.A. Service Area

CITY:

City of Bee Cave

PRICE:

\$1,500,000.00

Ground Lease also Available - \$150,000; ten yr. Primary term., 8 five yr. options at 10% increase. After 50 yrs., all improvements revert to lessor "free and clear." Lessee has first right at refusal (30 days) after 50 yrs. Lease is "triple net" and is not able to be subordinated.

TRAFFIC COUNTS:

2005; 47,990 cars per day

DEMOGRAPHICS:

2005 Est. Population

1-MILE

728

3-MILE

6,899

5-MILE

26,118

2005 Est. Households

233

2,371

9,386

2005 Est. Avg. Income

\$175,578

\$162,696

\$137,436



Hill Country Galleria (Mall)
under construction

HWY 71

Shops at the Galleria



Bee Cave Road

BEE CAVE COMMERCIAL

Lowe's