



BEE CREEK HILLSIDE

OFFERING MEMORANDUM

EXECUTIVE SUMMARY

Sierra Commercial is pleased to offer a development opportunity with Lake Travis access in Southwest Austin. The 31-acre parcel of land is nestled on the coveted Highway 71 corridor between Lakeway and Marble Falls.

This prime location is outside Lakeway ETJ, offering flexibility for developers without the constraints of zoning regulations. Multiple living unit equivalents (LUE) are available with this property.

This community has experienced a staggering 180% increase in households within three miles since 2010, with projections for another 11% jump by 2027. The area is home to some of the most affluent residents in Austin, with an average household income of \$174,437 and over \$206 million in annual consumer spending. Approximately 70% of Southwest Austin submarket residents are homeowners, with multi-family vacancy rates among the lowest in the metro and some of the highest asking rates averaging at \$1,800.

The sloping terrain presents breathtaking views of the rolling Texas Hill Country and Lake Travis.

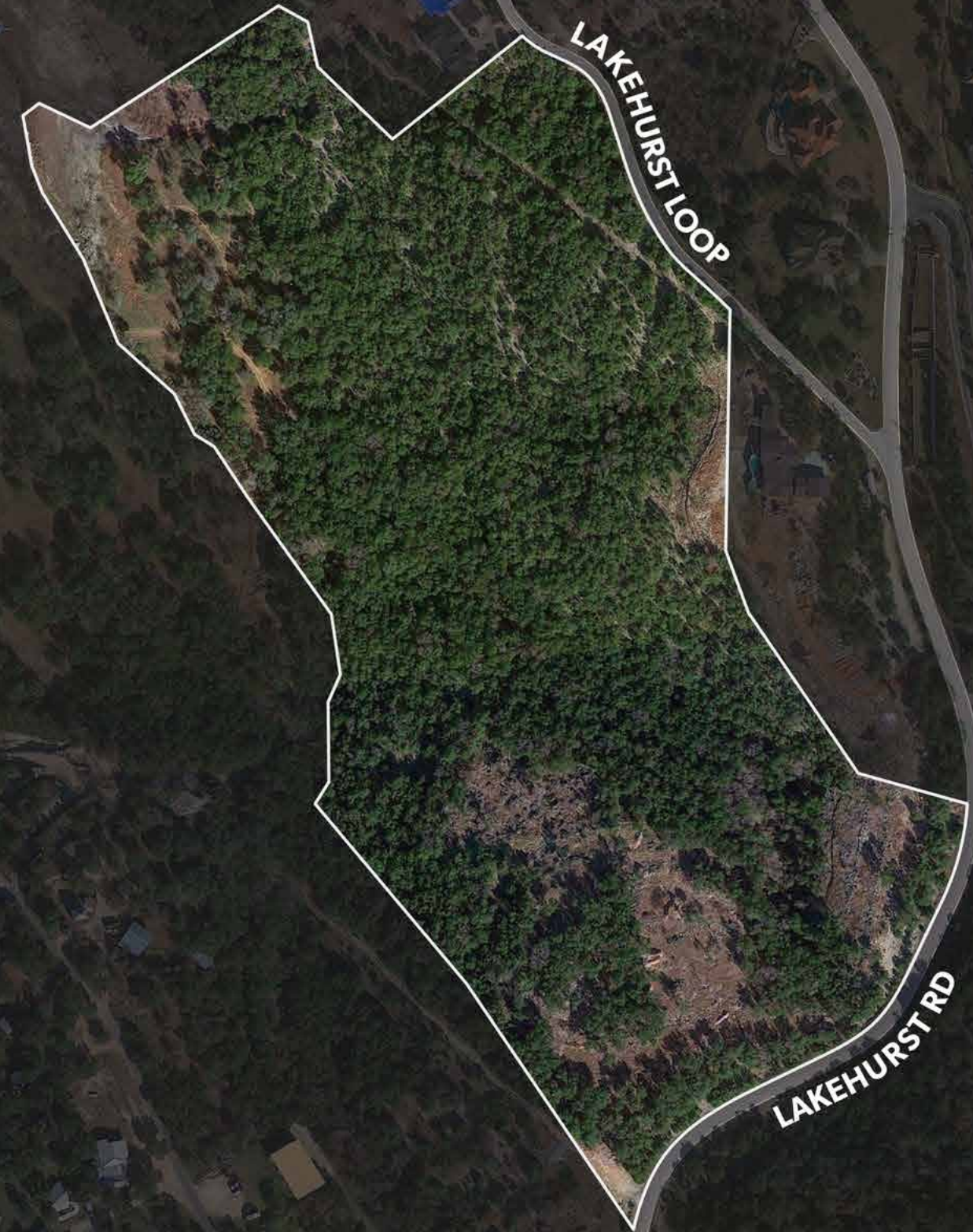
INVESTMENT OVERVIEW

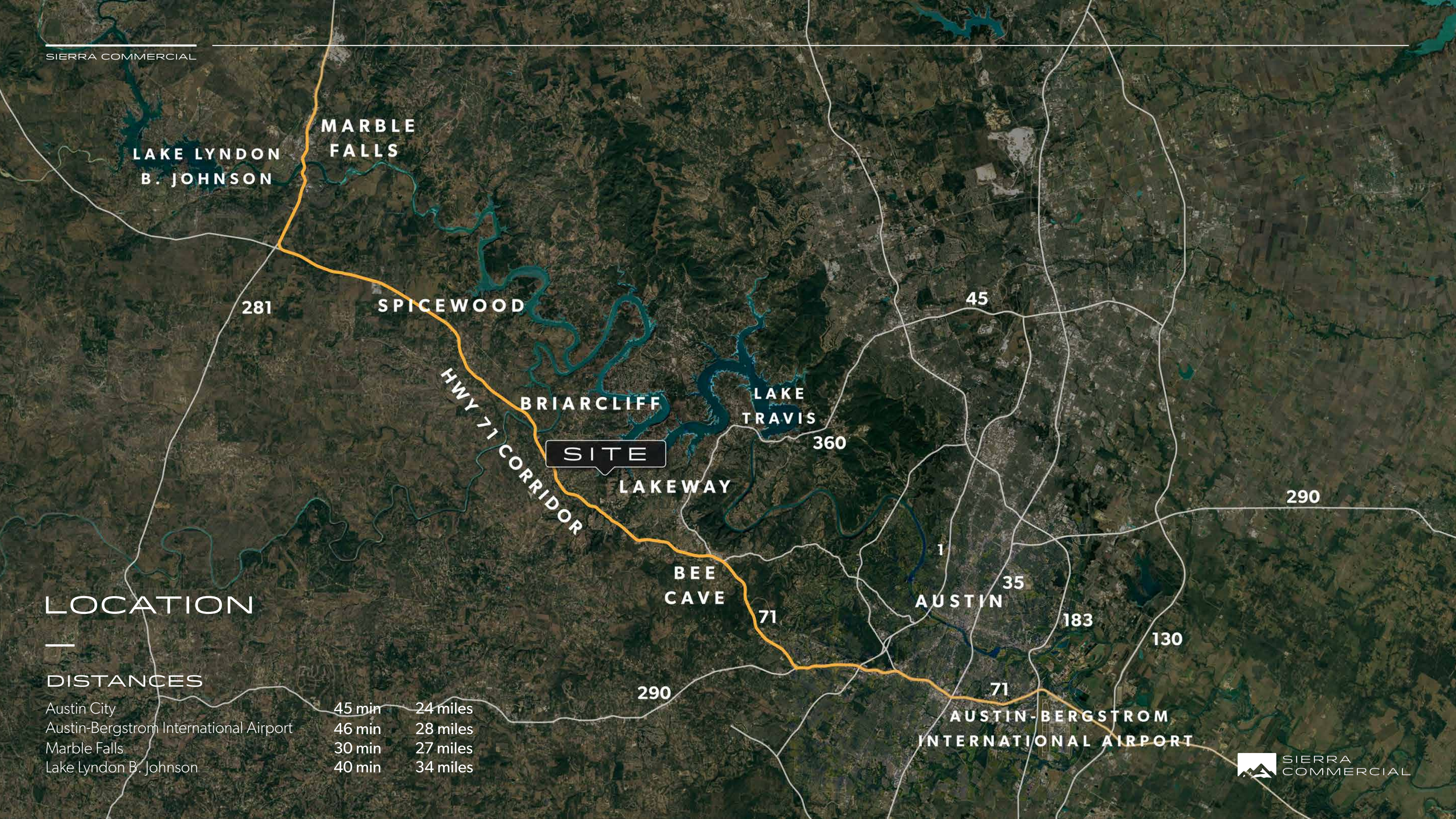
INVESTMENT SUMMARY

Acreage	31.005
Square Feet	1,350,577
Property Types	Land
Parcel ID	739839, 138235, 130837, 947979
Zoning	-
County	Travis
Subdivision	Lakehurst
Sale Price	Contact Broker

INVESTMENT HIGHLIGHTS

- Located along the coveted Highway 71 corridor between Lakeway and Marble Falls
- Convenient to Lake Travis marinas
- 6 of the 13 Lots have Lake Travis access
- Affluent income demographics of the Lakeway area
- Lake Travis Independent School District
- Sloping topography with spectacular views
- 10 LUE's available





LOCATION

DISTANCES

Austin City	45 min	24 miles
Austin-Bergstrom International Airport	46 min	28 miles
Marble Falls	30 min	27 miles
Lake Lyndon B. Johnson	40 min	34 miles

AMENITIES

RESTAURANTS ●

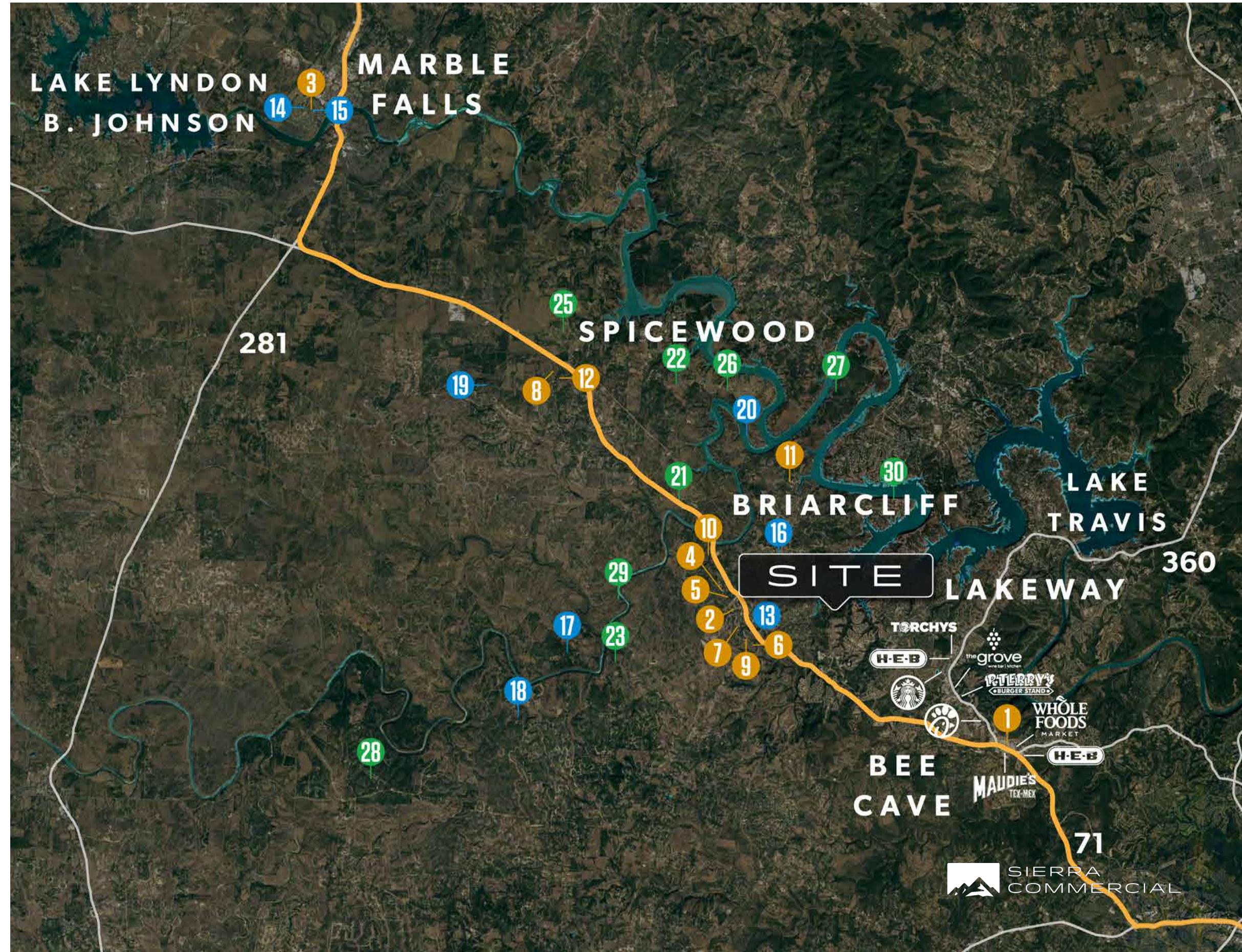
All Star Burger	01	Mighty Fine Burgers	07
Amy's Ice Cream	01	Opie's Barbecue	08
Angels Icehouse	02	Pizzeria Casa Nostra	09
Blue Bonnet Café	03	Pizzeria Sorellina	10
Buenos Aires Café	01	Saltgrass Steakhouse	01
It's All Good BBQ	04	Tadashi	01
J5 Steakhouse	05	The League Kitchen	01
Java Dive Café	01	The Lighthouse	11
La Cabana Grill	06	Tony C's	01
Madam Mam's	01	Yellow Dog Coffee Co.	12

WINERIES & BREWERIES ●

5 Soul Wine Co.	13	Hamilton Pool Vineyards	17
Bear King Brewing Co.	14	Hawk's Shadow Estate	18
Double Horn Brewing Co.	15	Spicewood Vineyards	19
El Gaucho	16	Stone House Vineyard	20

THINGS TO DO ●

Austin Golf Club	21	Lakecliff Golf Club	26
Barton Creek Lakeside	22	Pace Bend Park	27
Hamilton Pool	23	Pedernales State Park	28
Horseshoe Bay Resort	24	Reimers Swimming Hole	29
Krause Springs	25	The Reserve at Lake Travis	30



NEIGHBORHOOD

LAKE TRAVIS

LAKEHURST

CANYON GRILLE

LAKEWAY

MARBLE FALLS & LAKE LBJ

30 MIN

ANGEL'S ICEHOUSE

FRONTYARD BREWERY

SITE

LAKEHURST RD

LA CABANA GRILL

TRAVIS SETTLEMENT

ROUGH HOLLOW ELEMENTARY

BEE CREEK RD

CANYON RIDGE

HWY 71 CORRIDOR

LAKE TRAVIS MIDDLE SCHOOL

THE HILLS OF LAKEWAY

- CHICK-FIL-A
- FALCONHEAD GOLF CLUB
- HEB
- HILL COUNTRY GALLERIA
- LAKE TRAVIS HIGH SCHOOL
- P.TERRY'S BURGER STAND
- SHOPS AT THE GALLERIA
- WHOLE FOODS

LEFTY'S PIZZA KITCHEN AUSTIN

SITE PLAN

20' Flags allow access to for lots 8-13 to Lake Travis

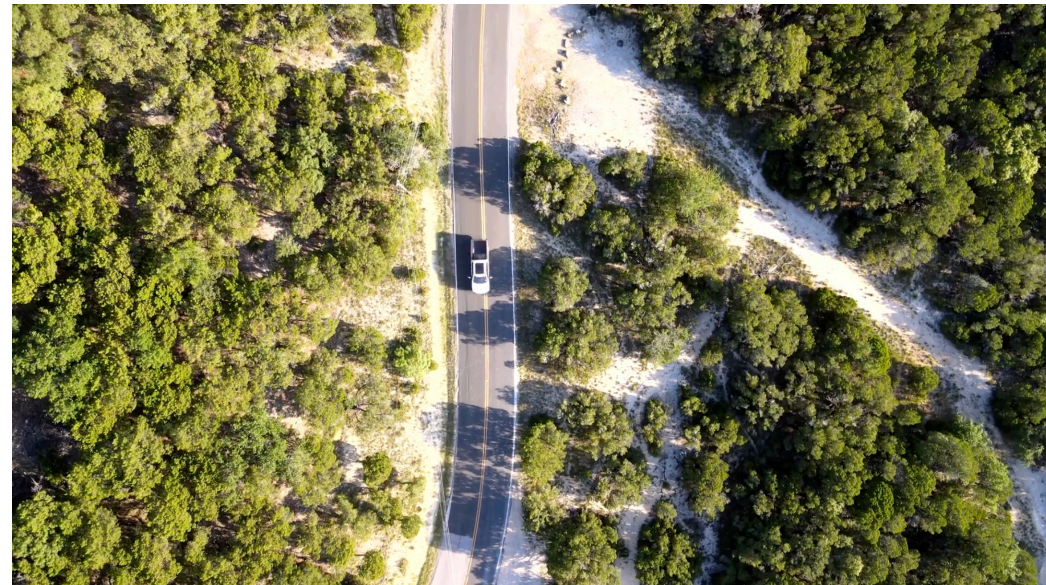
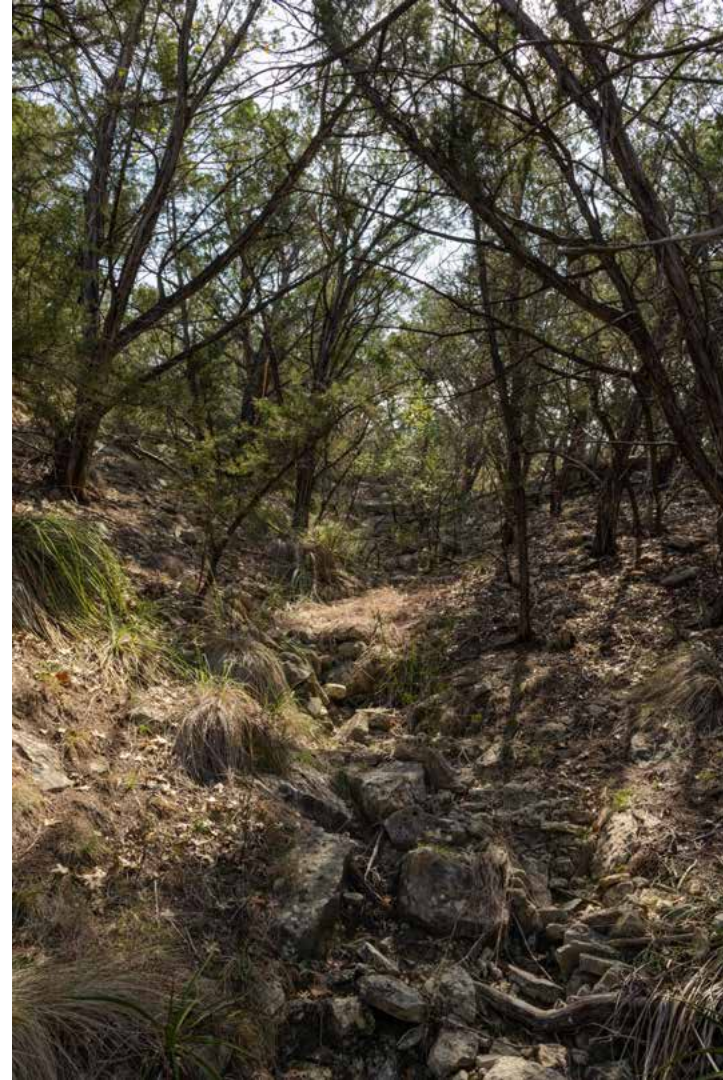
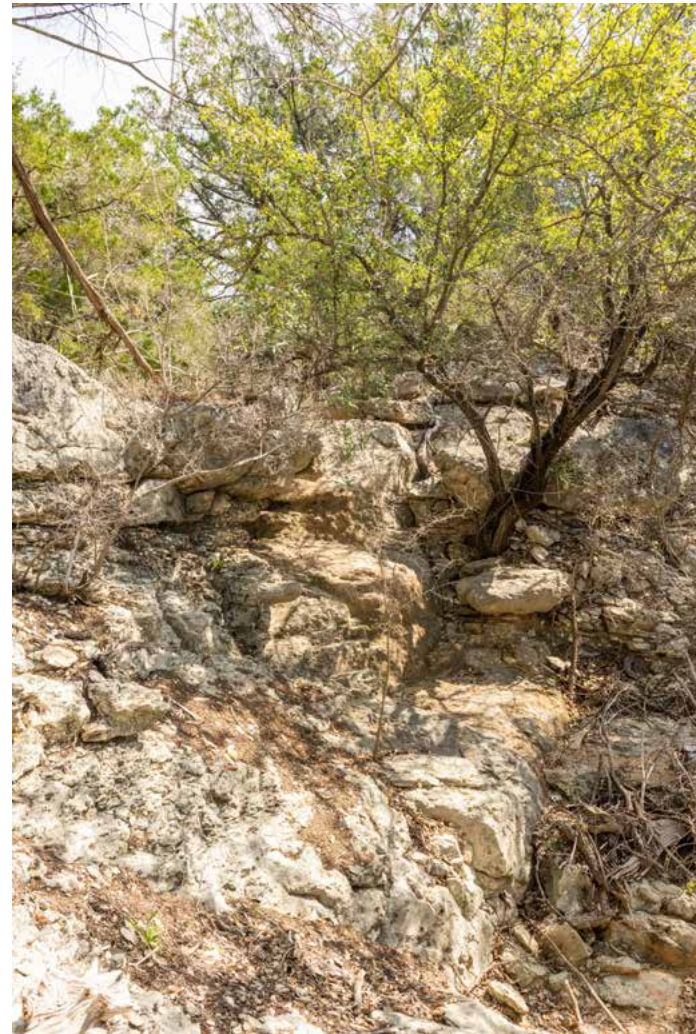
LOT SIZE

1	1.65 AC	8	4.15 AC
2	2.29 AC	9	2.75 AC
3	1.88 AC	10	2.49 AC
4	1.57 AC	11	2.84 AC
5	1.62 AC	12	3.18 AC
6	1.76 AC	13	3.15 AC
7	1.49 AC		

LEGEND

- Shared Access Driveway
- Lake Travis Full Lake Level Elevation 681' MSL
- LCRA 100 Year Floodplain Elevation 722' MSL +/-9.6 AC
- 50' Drain Buffer +/-1.3 AC
- CEF Buffers

SITE IMAGERY



INQUIRIES

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KAYLA PASCHALL

(432) 230-0166

kayla@sierracommercialtx.com

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