# FOR SALE
## 1.76 ACRES

Approx 105 Linear Feet on Hamilton Pool Road | High Visibility & Direct Access from Hamilton Pool

Suitable for Commercial or Residential :
Hill Country Overlay Allows for a Mixture of Commercial Uses

New Waterline : 3 (+) LUE's

Adjacent Lots Available for Assemblage

Less than .5 Miles From Vail Divide & Bee Cave Elementary, Less than 3 Miles from Highway 71

New Center Turn Lane

Affluent Demographics

## 15814 HAMILTON POOL RD.
Bee Cave, TX

**Tawney Stedman**
512-960-6261
tawney@redcommercialre.com

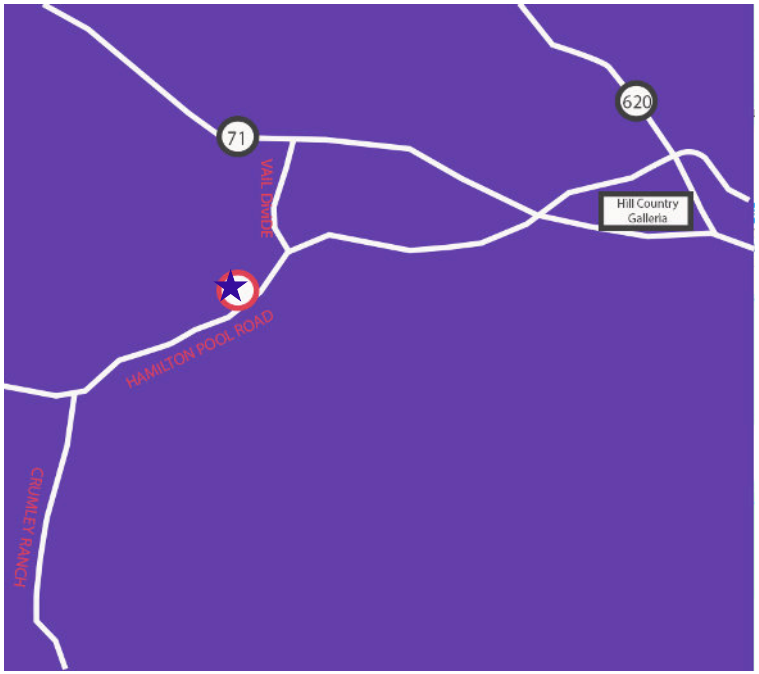
RED COMMERCIAL REAL ESTATE

**The information contained herein was obtained from sources deemed reliable; however, no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale orrlease; or withdrawal without notice.**

# EXECUTIVE SUMMARY

**RED Commercial Real Estate, LLC** is pleased to present the sale opportunity of a rare 1.76 Land Parcel on Hamilton Pool Road in Bee Cave, Texas.

**Key Highlights:**




Unique and Desired Location: Land along Hamilton Pool Road offers scenic characteristics with the amenities of the City of Bee Cave & Lakeway. Located less than .5 miles from the new Vail Divide Bypass which connects Hamilton Pool Road to Highway 71, lessening drive time to Lakeway & communities to the west.

Growing Population & Development with Lack of Resources: With expanding neighborhoods along Hamilton Pool Road and planned new development such as Mirasol Springs Resort and Luxury Living, the population continues to expand with minimal commercial businesses to support the existing and future residents in the area.

City Water: The developer has secured a city water line extension through the site, providing two Living Unit Equivalents (LUEs).

High Visibility, Frontage and Direct Access from Hamilton Pool Road: The site is prominently located along Hamilton Pool Road, a primary arterial which has recently undergone a major widening by TxDOT to improve safety and traffic flow, adding a continuous center-turn lane and shoulders between SH 71 and RR 12. With frontage directly on Hamilton Pool, the parcel benefits from exposure to drivers commuting between Dripping Springs and Bee Cave as well as the high growth residential neighborhoods on Hamilton Pool Road. The site offers approximately 105 linear feet of frontage on Hamilton Pool Rd.

Rare Sub-2 Acre Parcel: Due to Travis County's re-platting standards, securing land under 5 acres has become increasingly difficult.

Flexible Zoning : HIll Country Overlay Allows Various Commercial Uses : Development to the site offers the flexibility of residential development or commercial development of uses allowed within the boundaries of the Hill Country Overlay District without the process of re-zoning.

**Tawney Stedman**
512-960-6261
tawney@redcommercialre.com

# HILL COUNTRY OVERLAY

The City of Bee Cave aims to preserve the rural, scenic character along Hamilton Pool Road—while still permitting low-impact commercial growth along this corridor which applies to properties with frontage on Hamilton Pool Road.

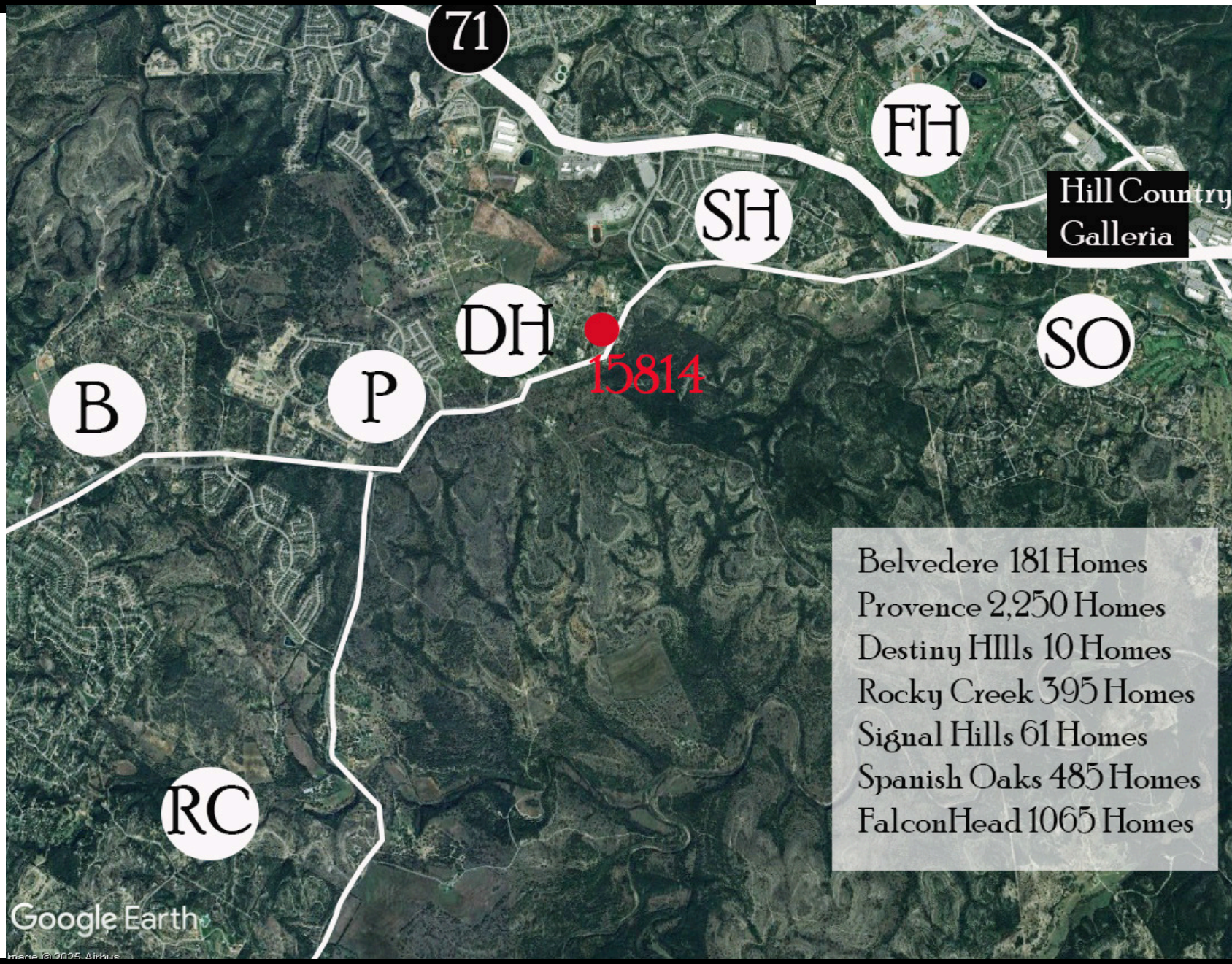
Potential Uses Permitted, Permitted with Restrictions and Special Use Permitted:

- Winery Brewery
- Retail
- K-12 School
- Gallery or Art Studio
- Hotel
- Government Building
- General Office
- Healthcare
- Dance Hall / Night Club
- Live / Work
- Independent Living
- Bed & Breakfast
- Food & Beverage
- Professional & Business Services
- Micro Brewery / Distillery
- Community Center
- Electric Vehicle Charging
- Conference Center
- Place of Worship
- Indoor / Outdoor Recreation & Entertainment
- Special Events
- Animal or Agricultural Related Uses
- Residential

For a Complete Chart of Allowed Uses, see section 3.3.5 of the HIll Country Overlay

**Tawney Stedman**
512-960-6261
tawney@redcommercialre.com

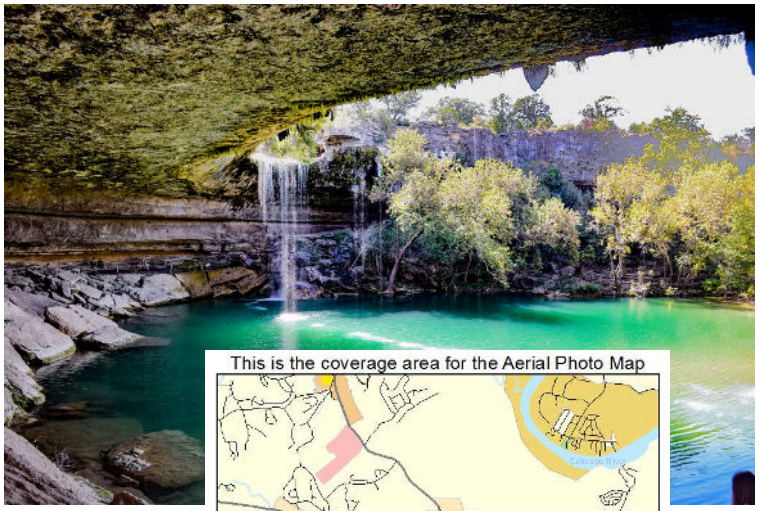
# MACRO AERIAL




**Tawney Stedman**
512-960-6261
tawney@redcommercialre.com

# BEE CAVE, TX

RED COMMERCIAL REAL ESTATE



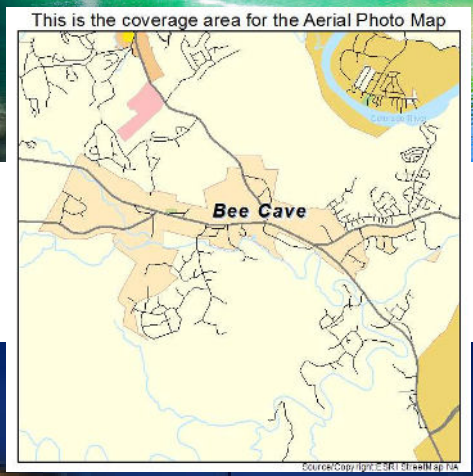
**Bee Cave, Texas** is a small, scenic city located about 12 miles west of Austin, nestled in the Texas Hill Country. Despite its relatively small size (about 9,000 residents), it has grown quickly in recent years thanks to its desirable location, upscale amenities, and natural surroundings.

Key Facts About Bee Cave:

- Founded: The city was officially incorporated in 1987, but the area has older rural roots. It was named for a large cave of wild bees near Barton Creek.
- Vibe: Bee Cave blends rural charm with modern living. It's known for rolling hills, oak trees, and nature preserves, yet it also offers shopping, dining, and entertainment options.
- Hill Country Galleria: A major shopping, dining, and office hub at the heart of the city. It draws visitors from across the region.
- Dark Sky City: As of 2023, Bee Cave is an International Dark-Sky Community, meaning it takes active steps to reduce light pollution and preserve night skies.
- Education & Families: Part of the highly-rated Lake Travis Independent School District, making it popular with families.

Why People Like Bee Cave:

- Quiet and safe, yet close to Austin.
- Great views, outdoor activities, and access to nearby attractions like Hamilton Pool Preserve.
- It feels like a small town with big-city conveniences.



**Tawney Stedman**
512-960-6261
tawney@redcommercialre.com

# DEMOGRAPHIC SNAPSHOT

RED COMMERCIAL REAL ESTATE

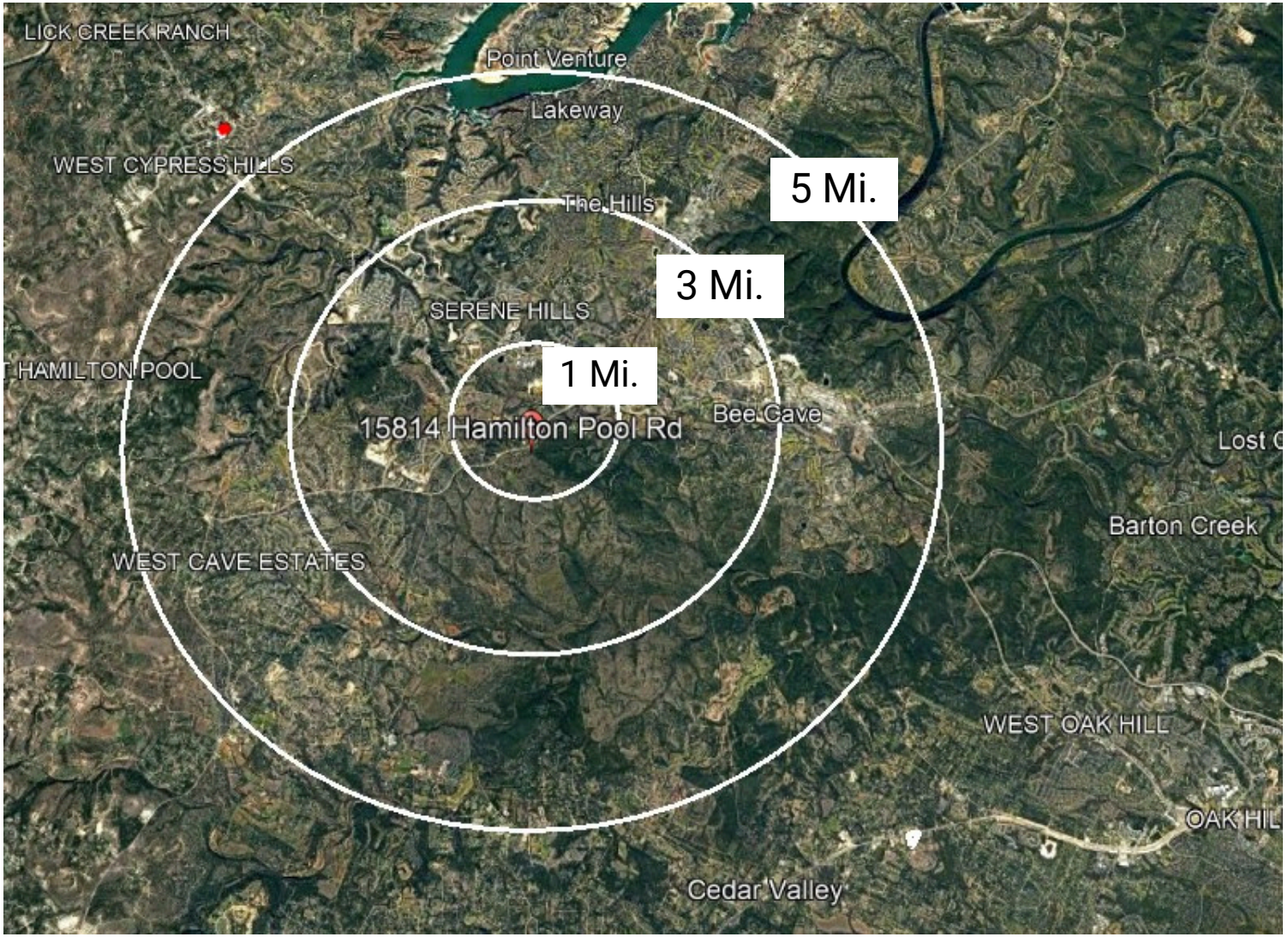
## Population 2024

1 Mile 934
3 Mile 16,331

## Med HH Income 2025

1 Mile $190,816
3 Mile $165,939

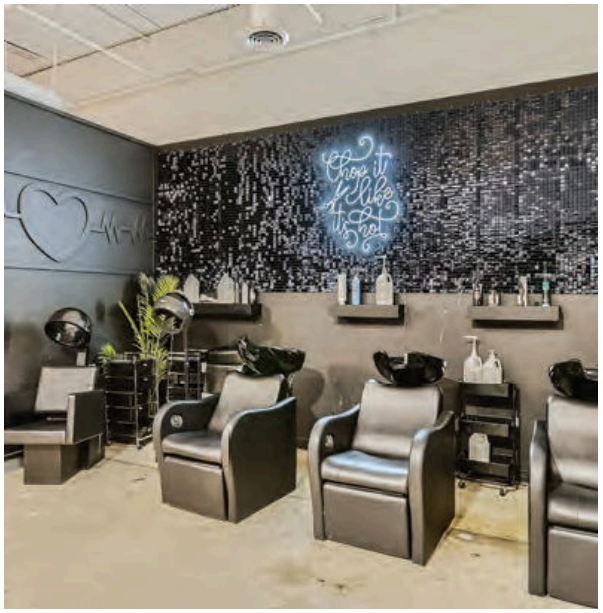
*CoStar Data

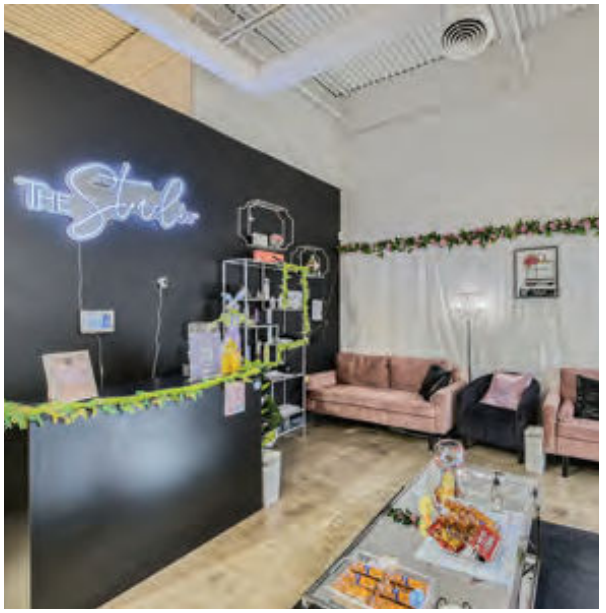


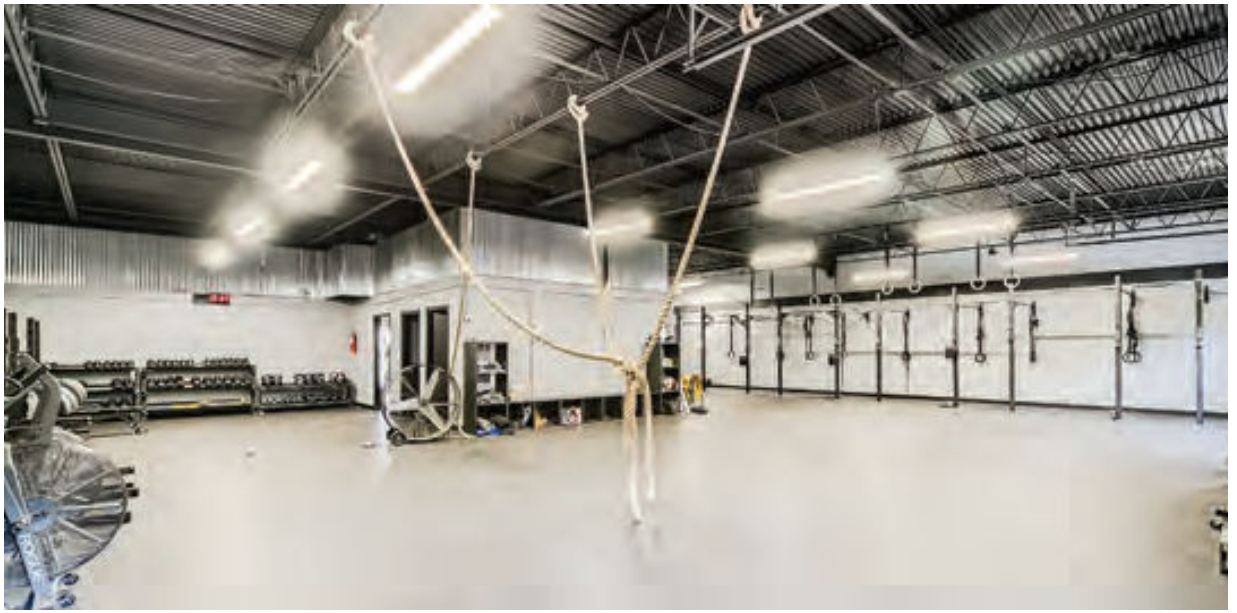

**Tawney Stedman**
512-960-6261
tawney@redcommercialre.com

# PROPERTY PHOTOS

RED COMMERCIAL REAL ESTATE







**Tawney Stedman**
512-960-6261
tawney@redcommercialre.com

**Steve Garrison**
303-564-0200
steve@redcommercialre.com

# 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 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 writtng 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 confidenial information or any other information that a party specifically instructs the broker in writtng 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.

| | | | |
|---|---|---|---|
| Antoinette Stedman | 559218 | tawney@redcommercialre.com | 512-960-6261 |
| Licensed Broker / Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| | | | |
| Designated Broker of Firm | License No. | Email | Phone |
| | | | |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| | | | |
| Sales Agent/Associate's Name | License No. | Email | Phone |
| | | | |
| Buyer/Tenant/Seller/Landlord Initials | Date | | |