5012

BEE CREEK ROAD

SPICEWOOD, TX 78669

RED Commercial Real Estate LLC | 512.960.6261 | 2121 Lohmans Crossing Road, Lakeway, TX 78734 | redcommercialre.com

PROPERTY SUMMARY

RED COMMERCIAL REAL ESTATE

FOR SALE/LEASE - LAKEWAY, TX

2ND GENERATION PRE-SCHOOL

PROPERTY DESCRIPTION

Introducing a prime investment opportunity in the heart of Lakeway, TX. This 2,939 SF building offers a versatile space for a special purpose investor. Boasting a convenient location on Bee Creek Road at Highway 71 and ample square footage, this property presents an ideal canvas for crafting a dynamic educational facility, office, retail or even restaurant. The building's layout allows for adaptable use on a 1 acre lot.

PROPERTY HIGHLIGHTS

- Daycare/Pre-School Setup
- Ample Space for Playground and/or Parking
- Easily Accessible to Lakeway, Bee Cave, and Spicewood
- Part of Bee Creek District Mixed-Use Development
- Stand Alone Building
- Located on Bee Creek Road at Highway 71

OFFERING SUMMARY	
Sale Price:	$0
Lease Rate:	$28.00 SF/yr (NNN)
Available SF:	2,939 SF
Building Size:	2,939 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	39	163	636
Total Population	114	475	1,850
Average HH Income	$269,300	$261,268	$267,028

TAWNEY STEDMAN
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KYLE GRUBER
512.589.9011
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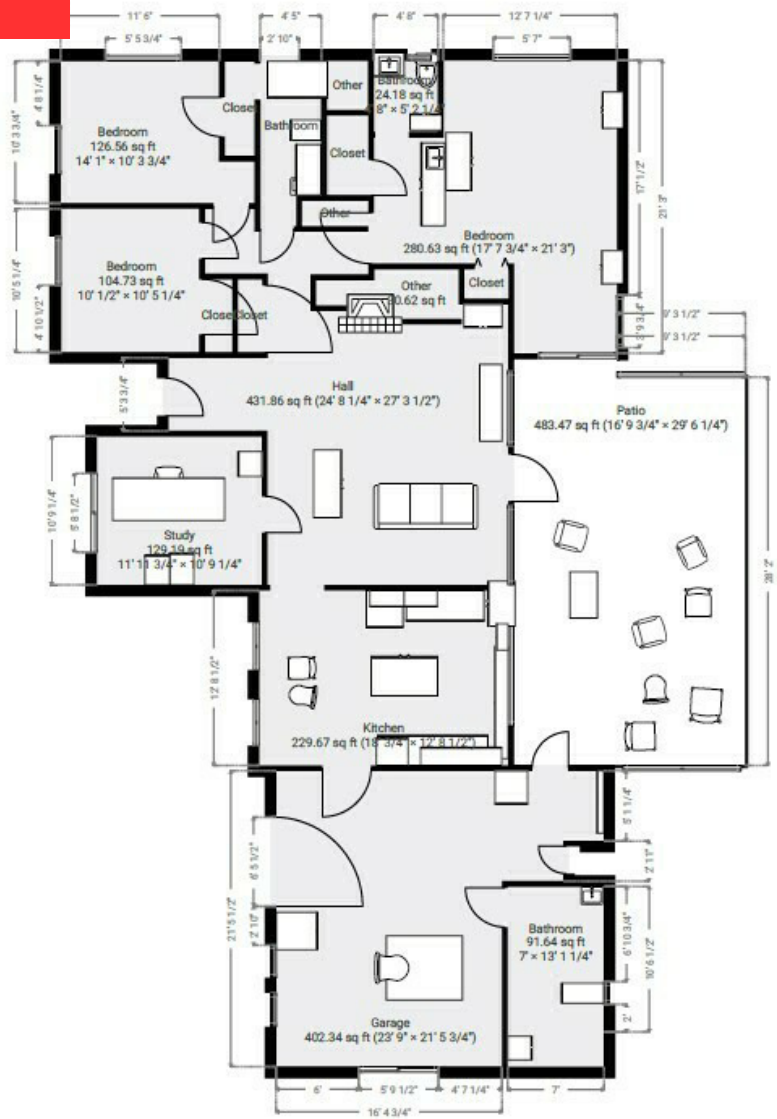
FLOOR PLANS

FOR SALE/LEASE - LAKEWAY, TX

2ND GENERATION PRE-SCHOOL



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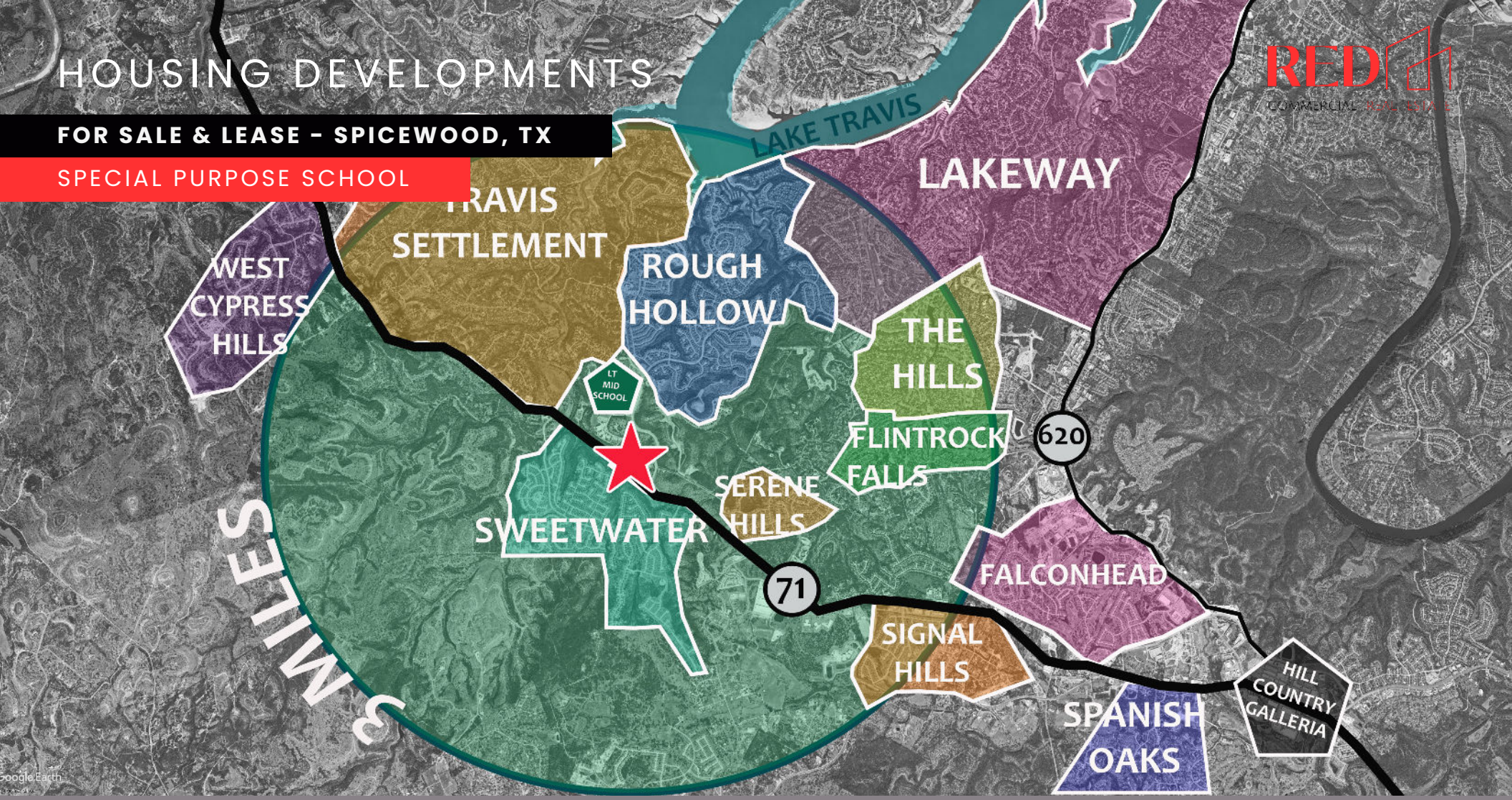
HOUSING DEVELOPMENTS

FOR SALE & LEASE – SPICEWOOD, TX

SPECIAL PURPOSE SCHOOL



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

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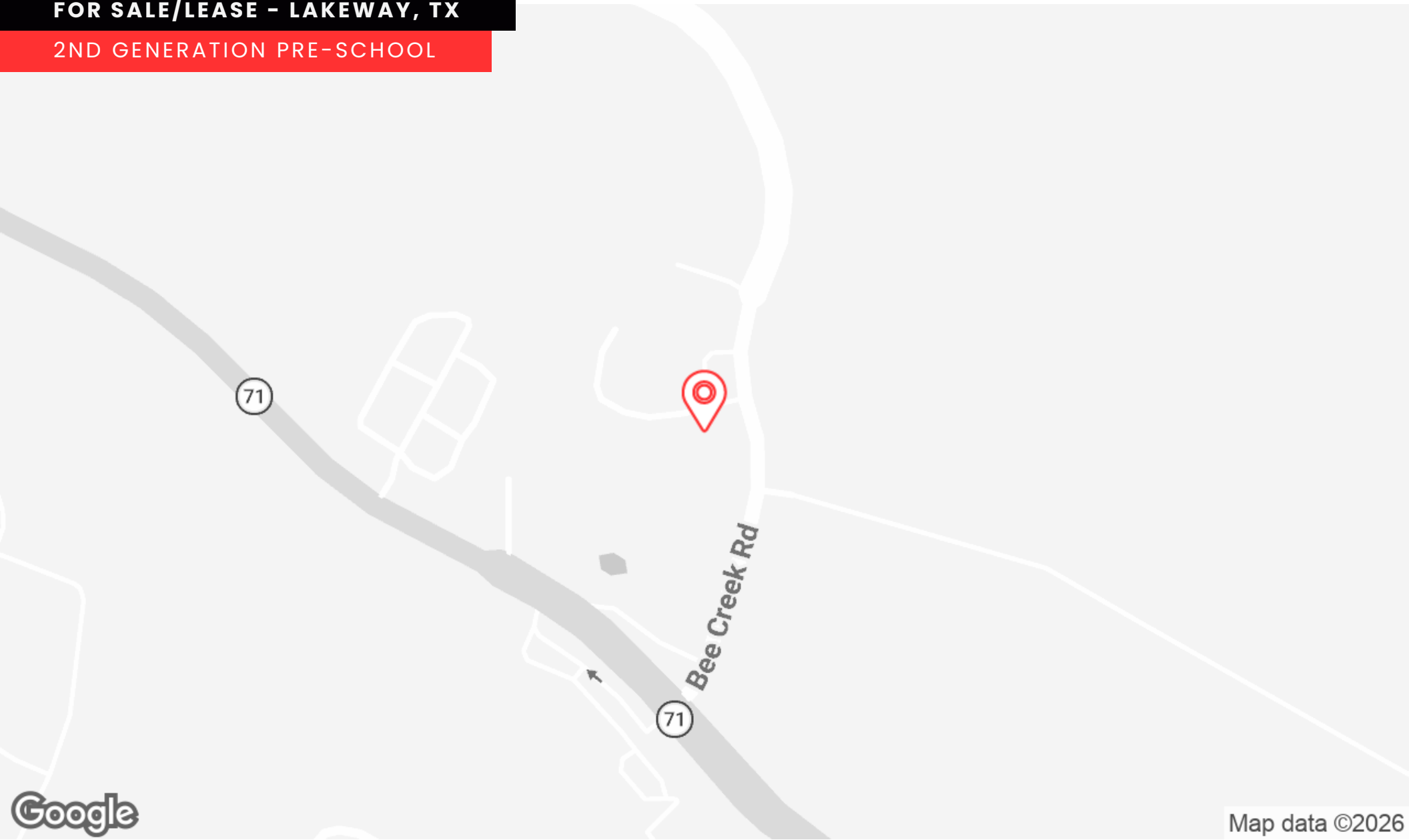
LOCATION MAP

FOR SALE/LEASE - LAKEWAY, TX

2ND GENERATION PRE-SCHOOL



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DEMOGRAPHICS MAP & REPORT

RED COMMERCIAL REAL ESTATE

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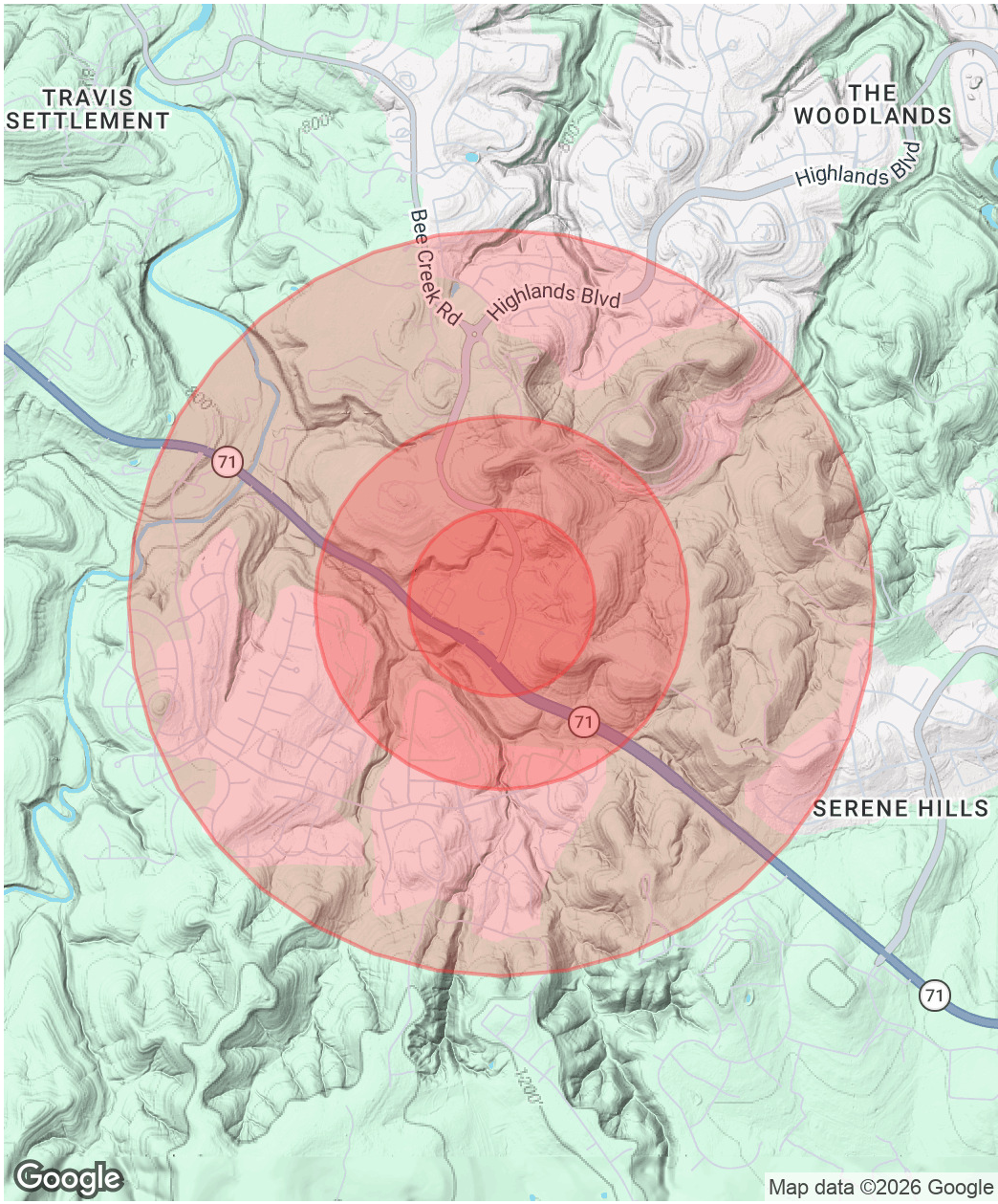
2ND GENERATION PRE-SCHOOL

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	114	475	1,850
Average Age	43.7	42.0	41.5
Average Age (Male)	46.3	44.8	44.1
Average Age (Female)	41.1	39.3	38.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	39	163	636
# of Persons per HH	2.9	2.9	2.9
Average HH Income	$269,300	$261,268	$267,028
Average House Value	$883,504	$854,083	$882,596

2023 American Community Survey (ACS)



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CONCEPTUAL RENDERINGS

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11-03-2025

Information About Brokerage Services

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

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

RED Commercial Real Estate LLC	**-**	**-**	**512.960.6261**
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
-	**-**	**-**	**-**
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
-	**-**	**-**	**-**
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Tawney Stedman	**-**	**tawney@redcommercialre.com**	**512.960.6261**
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____