

BEE CAVE BUSINESS PARK

16.8 Acres on Hwy 71 Zoned for Offices

15000 Highway 71 West

TOWER

commercial

CORPORATE REAL ESTATE ADVISORS

in conjunction with

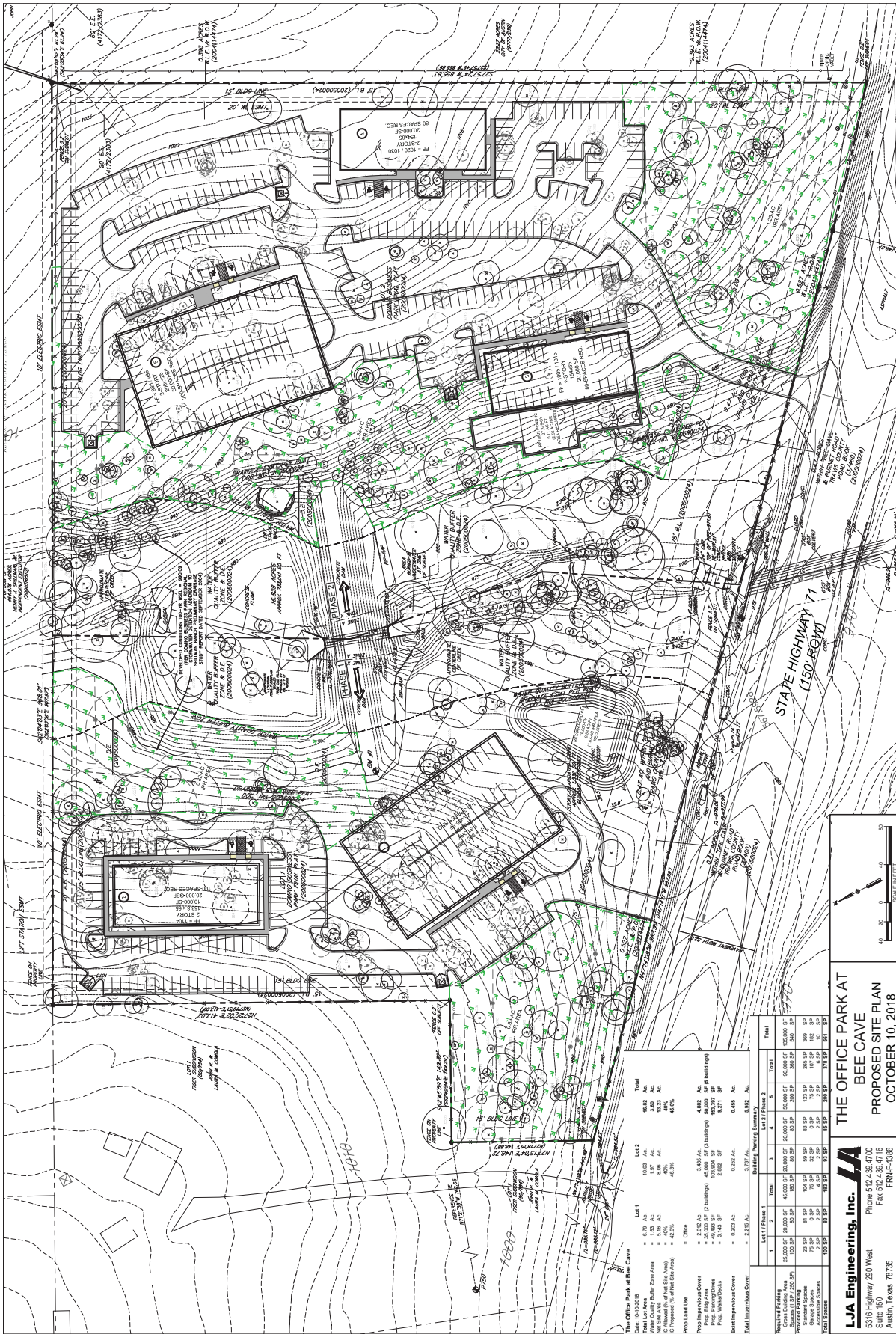
WALTERS
SOUTHWEST



- 16.8 Acres
- Zoned for Offices
- 45% impervious cover
- 100 ft of frontage on Hwy 71 West
- High growth area
- Easy access to Hwy 71 West
- No flood plain or endangered species
- Engineered retention pond already in place

DOUG MCGREGOR (512) 497-0057
dmcgregor@tower-commercial.com

BILL GUMP (512) 970-6066
bgump@tower-commercial.com



The Office Park at Bee Cave
 Date: 10/10/18
 Total Area: 142.82 AC
 Total Building Area: 1,000,000 SF
 Total Parking: 1,000 SP

Lot	Area (AC)	Building Area (SF)	Parking (SP)
Lot 1	11.00	100,000	100
Lot 2	13.23	120,000	120
Lot 3	11.57	110,000	110
Lot 4	11.00	100,000	100
Lot 5	11.00	100,000	100
Lot 6	11.00	100,000	100
Lot 7	11.00	100,000	100
Lot 8	11.00	100,000	100
Lot 9	11.00	100,000	100
Lot 10	11.00	100,000	100
Lot 11	11.00	100,000	100
Lot 12	11.00	100,000	100
Lot 13	11.00	100,000	100
Lot 14	11.00	100,000	100
Lot 15	11.00	100,000	100
Lot 16	11.00	100,000	100
Lot 17	11.00	100,000	100
Lot 18	11.00	100,000	100
Lot 19	11.00	100,000	100
Lot 20	11.00	100,000	100
Lot 21	11.00	100,000	100
Lot 22	11.00	100,000	100
Lot 23	11.00	100,000	100
Lot 24	11.00	100,000	100
Lot 25	11.00	100,000	100
Lot 26	11.00	100,000	100
Lot 27	11.00	100,000	100
Lot 28	11.00	100,000	100
Lot 29	11.00	100,000	100
Lot 30	11.00	100,000	100
Lot 31	11.00	100,000	100
Lot 32	11.00	100,000	100
Lot 33	11.00	100,000	100
Lot 34	11.00	100,000	100
Lot 35	11.00	100,000	100
Lot 36	11.00	100,000	100
Lot 37	11.00	100,000	100
Lot 38	11.00	100,000	100
Lot 39	11.00	100,000	100
Lot 40	11.00	100,000	100
Lot 41	11.00	100,000	100
Lot 42	11.00	100,000	100
Lot 43	11.00	100,000	100
Lot 44	11.00	100,000	100
Lot 45	11.00	100,000	100
Lot 46	11.00	100,000	100
Lot 47	11.00	100,000	100
Lot 48	11.00	100,000	100
Lot 49	11.00	100,000	100
Lot 50	11.00	100,000	100
Lot 51	11.00	100,000	100
Lot 52	11.00	100,000	100
Lot 53	11.00	100,000	100
Lot 54	11.00	100,000	100
Lot 55	11.00	100,000	100
Lot 56	11.00	100,000	100
Lot 57	11.00	100,000	100
Lot 58	11.00	100,000	100
Lot 59	11.00	100,000	100
Lot 60	11.00	100,000	100
Lot 61	11.00	100,000	100
Lot 62	11.00	100,000	100
Lot 63	11.00	100,000	100
Lot 64	11.00	100,000	100
Lot 65	11.00	100,000	100
Lot 66	11.00	100,000	100
Lot 67	11.00	100,000	100
Lot 68	11.00	100,000	100
Lot 69	11.00	100,000	100
Lot 70	11.00	100,000	100
Lot 71	11.00	100,000	100
Lot 72	11.00	100,000	100
Lot 73	11.00	100,000	100
Lot 74	11.00	100,000	100
Lot 75	11.00	100,000	100
Lot 76	11.00	100,000	100
Lot 77	11.00	100,000	100
Lot 78	11.00	100,000	100
Lot 79	11.00	100,000	100
Lot 80	11.00	100,000	100
Lot 81	11.00	100,000	100
Lot 82	11.00	100,000	100
Lot 83	11.00	100,000	100
Lot 84	11.00	100,000	100
Lot 85	11.00	100,000	100
Lot 86	11.00	100,000	100
Lot 87	11.00	100,000	100
Lot 88	11.00	100,000	100
Lot 89	11.00	100,000	100
Lot 90	11.00	100,000	100
Lot 91	11.00	100,000	100
Lot 92	11.00	100,000	100
Lot 93	11.00	100,000	100
Lot 94	11.00	100,000	100
Lot 95	11.00	100,000	100
Lot 96	11.00	100,000	100
Lot 97	11.00	100,000	100
Lot 98	11.00	100,000	100
Lot 99	11.00	100,000	100
Lot 100	11.00	100,000	100

LJA Engineering, Inc.
 5316 Highway 290 West
 Suite 150
 Austin, Texas 78735
 Phone: 512.430.4770
 Fax: 512.430.4776
 FRNF-1395

**THE OFFICE PARK AT BEE CAVE
 PROPOSED SITE PLAN
 OCTOBER 10, 2018**

DOUG MCGREGOR (512) 497-0057
 dmcmgregor@tower-commercial.com

BILL GUMP (512) 970-6066
 bgump@tower-commercial.com

Information contained herein is deemed reliable but not guaranteed and should be independently verified; Broker assumes no responsibility for the accuracy thereof. Offering made subject to errors, omissions, change, sale or withdrawal without notice. Property is offered without regard to race, creed, nationality, disability or gender.