

BARSHOP & OLES

COMPANY

HEB BEE CAVE SHOPPING CENTER



AVAILABILITY

**NO CURRENT
AVAILABILITY**

The HEB Shopping Center at Bee Caves

Road and Hwy 71 is a 138,300 square foot neighborhood community retail center. Located at the intersection of two major arterials in the rapidly growing Lakeway and Bee Cave communities of far west Austin, the project is anchored by HEB Grocery, along with a quality mix of national, regional and local tenants.

rental rates

please email leasing associate for pricing

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A. HARAWAY APPLIANCES	4,080 SF
B1. THUNDERCLOUD SUBS	1,400 SF
B2. SEGNER'S JEWELRY	1,080 SF
B3. STARBUCKS COFFEE	1,680 SF
C. BANK OF AMERICA	4,704 SF
1. HEB CURBSIDE	1,800 SF
2. SWEET CLEANERS	1,200 SF
3. PRO NAILS	1,560 SF
4. RIPLEY'S BLIND AND DRAPERY	900 SF
5. TWIN LIQUORS	3,390 SF
6. BEE CAVE VISION CENTER	1,600 SF
7. BEE CAVE DENTAL	1,700 SF
8. GNC	1,500 SF
9. POST NET	1,200 SF
10. GREAT CLIPS	1,200 SF
11. GOODWILL DONATION STATION	1,100 SF
12. EDWARD D. JONES	1,000 SF
13. LESLIE'S SWIMMING POOL SUPPLIES	2,700 SF
14. BEST IN CLASS EDUCATION CENTERS	900 SF
15. NEW YORK PIZZERIA	900 SF
16. ADVANCED AUTO STORE	6,600 SF



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NNN'S

Please call leasing associate for pricing

TI ALLOWANCE

Negotiable

TRADE AREA & PROPERTY HIGHLIGHTS

- More than 114,700 people will move into and along the triangle of land between Texas 71 and US 290 in the next 25 years, more than doubling the daily traffic in this rapidly growing area.
- Strategic location at the intersection Hwy 71 and Bee Caves Road.
- Excellent visibility from both Hwy 71 & Bee Caves Road.
- Excellent mix of national, regional, and local tenants.

DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
<i>Population</i>	3,221	17,836	61,689
<i>Av. Household Income</i>	\$196,944.49	\$203,092.36	\$192,643.81
<i>Households</i>	1,245	6,128	22,733

Source: Claritas- Pop-Facts Premier 2019

TRAFFIC COUNTS

Bee Caves Rd. @ Highway 71	40,888 VPD
Highway 71 East of FM 620	58,393 VPD

Source: Texas Department of Transportation 2016 Average Annual Daily Traffic Counts

CONTACTS

Pat Wheat

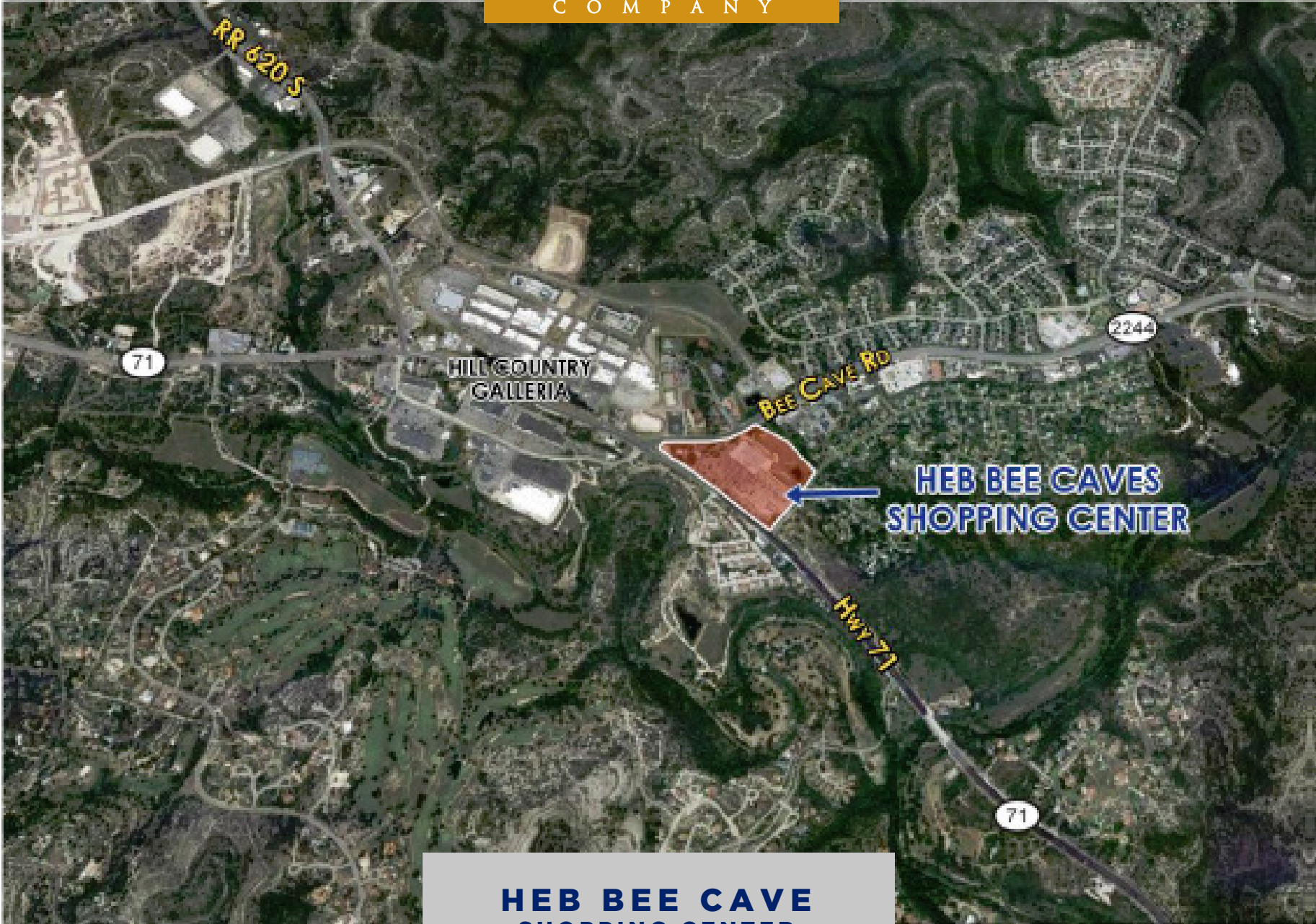
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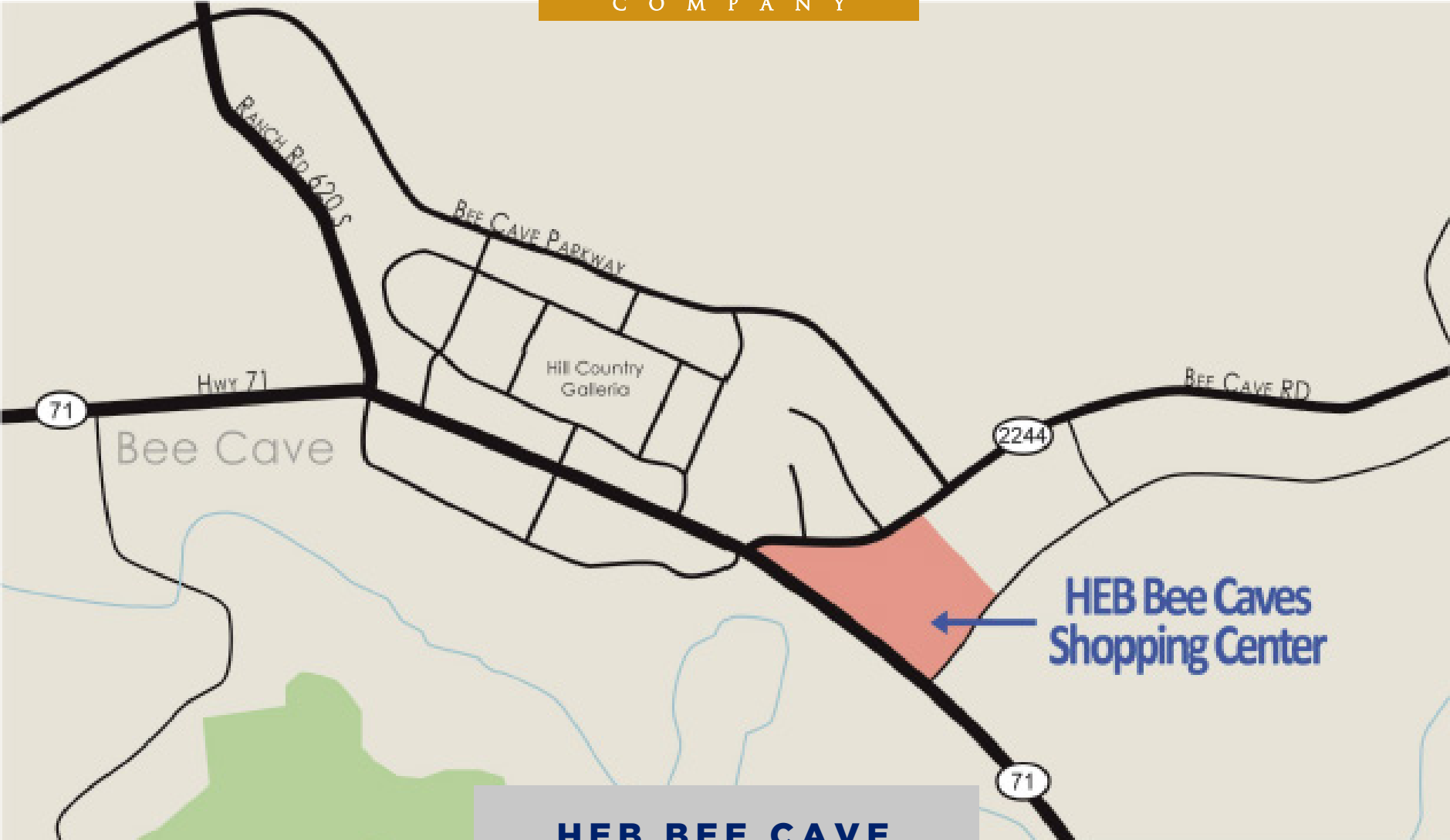


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SHOPPING CENTER**

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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.



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.

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 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.

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.

B&O Management Company, LLC	464888	dwheat@barshop-oles.com	512-637-0483
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Daniel P. Wheat V	644437	pwheat@barshop-oles.com	512-637-0488
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

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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