



SITE

J.C. Robinson
FINE JEWELERS

SOUTHSTAR
BANK

Organic Day Spa

Falcon Head Blvd

WOLF GANG BAKERY
& GROOMING

BON
JAPANESE CUISINE

BancorpSouth

VILLAGE

ment Dr

Broadwinged Hawk Dr

FOR SUBLEASE

Second Generation Restaurant

3480 Ranch Road 620 South | Bee Caves, TX



Second Generation Restaurant

3480 Ranch Road 620 South | Bee Caves, TX 78738



FOR SUBLEASE

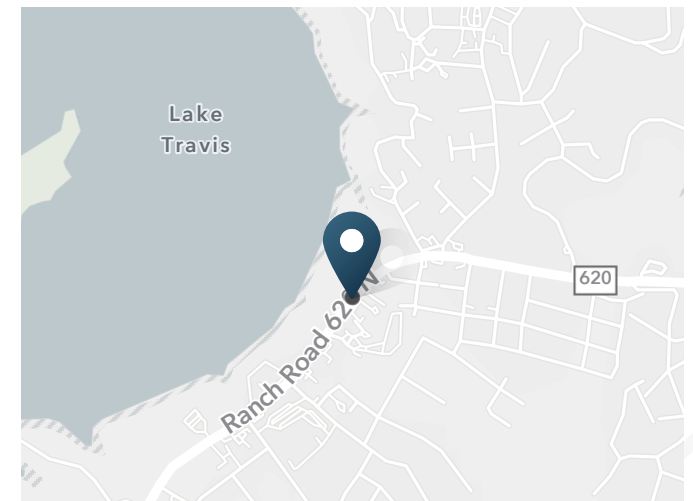
± 5,980 SF
Available Building

11/30/2025
Lease Expiration

\$32 SF/yr +
NNN's AS IS
Rate

ABOUT THE PROPERTY

- 2nd generation restaurant in the Hill Country, which has excellent population and demographics
- Site is at a signalized intersection less than 1 mile from Lakeway Regional Medical Center
- Close proximity to Hill Country Galleria featuring 713,000 SF of retail, 285,000 SF of office space, 300,000 SF of apartments, and 100,000 SF of residential condominiums
- Positioned at the main entrance of Falconhead, a 400 lot golfing community
- 77 parking spaces available
- Taxes approx. \$67,827 in 2021
- CAM of \$1,000/year





SITE



Falconhead Apartment Dr

McRobinson
FINE JEWELERS

SOUTHSTAR
BANK

Organic Day Spa

Falcon Head Blvd

Broadwinged Hawk Dr

WAGS & GANGS BAKERY & GROOMING

BON
JAPANESE CUISINE

VILLAGE
VETERINARY SERVICES

BancorpSouth

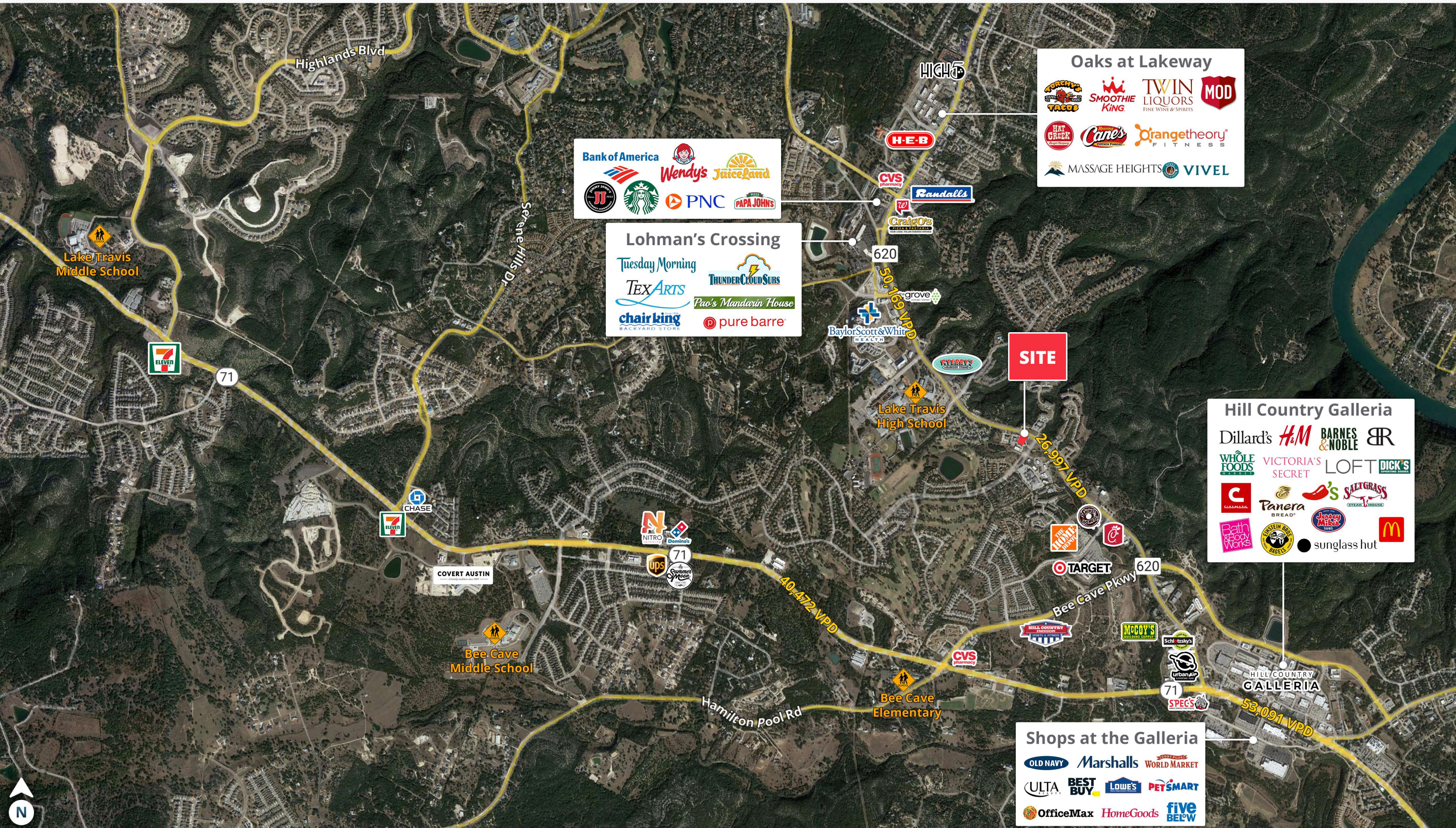
CON'OLIO
Wild Orchid SALON
Magpie
Blossom Boutique

Austin Heart
Setting the Standard in Cardiac & Vascular Care

Guild
mortgage

26,997 VPD





Bank of America
Wendy's JuiceLand
Starbucks PNC PAPA JOHN'S

Lohman's Crossing
Tuesday Morning
TexArts
chair king
THUNDER CLOUD SUBS
Pao's Mandarin House
pure barre

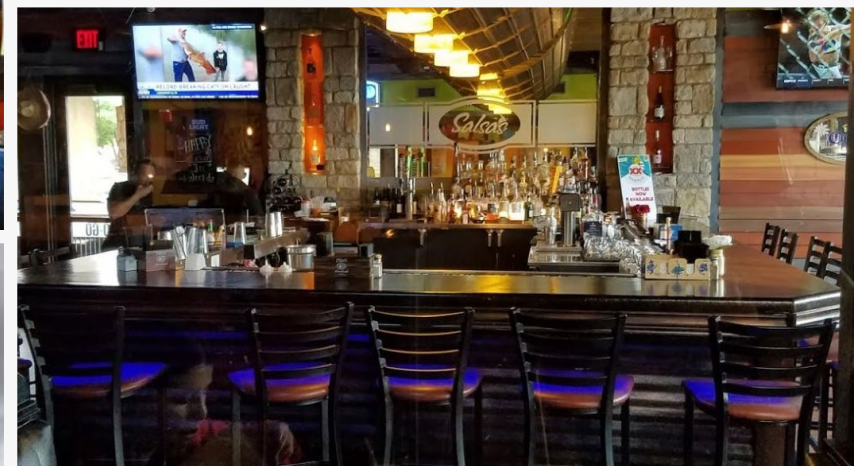
Oaks at Lakeway
Worcht's Tacos
SMOOTHIE KING
TWIN LIQUORS
MOD
HAT CREEK
Cane's
Orangetheory FITNESS
MASSAGE HEIGHTS
VIVEL

Hill Country Galleria
Dillard's H&M BARNES & NOBLE
WHOLE FOODS VICTORIA'S SECRET LOFT DICK'S
C CALAPAZA Panera BREAD
Bath & Body Works EISENBERG BAGELS
Jorday Mints
sunglass hut

Shops at the Galleria
OLD NAVY Marshalls WORLD MARKET
ULTA BEST BUY LOWE'S PETSMART
OfficeMax HomeGoods five BELOW

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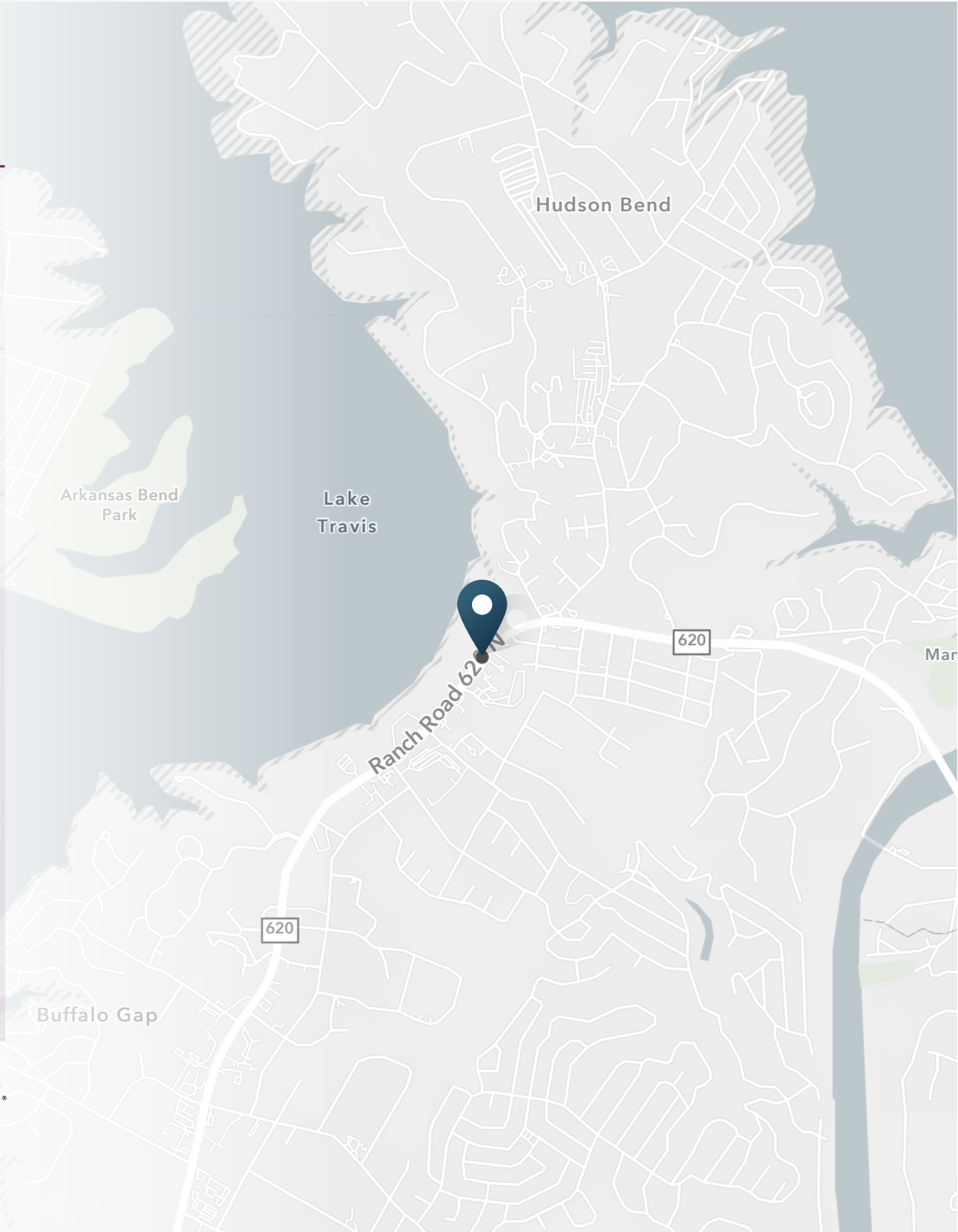
Second Generation Restaurant

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DEMOGRAPHIC HIGHLIGHTS

Population	1 mile	3 miles	5 miles
2023 Estimated Population	5,010	30,485	68,931
2028 Projected Population	4,887	32,987	74,902
Projected Annual Growth Rate 2023 to 2028	-0.50%	1.59%	1.68%
Daytime Population			
2023 Daytime Population	5,379	39,795	69,796
Workers	3,071	23,559	34,594
Residents	2,308	16,236	35,202
Income			
2023 Est. Average Household Income	\$165,616	\$197,800	\$211,920
2023 Est. Median Household Income	\$126,778	\$154,319	\$167,561
Households & Growth			
2023 Estimated Households	1,975	11,699	25,139
2028 Estimated Households	1,971	12,728	27,526
Projected Annual Growth Rate 2023 to	-0.04%	1.70%	1.83%
Race & Ethnicity			
2023 Est. White	66%	72%	72%
2023 Est. Black or African American	3%	2%	2%
2023 Est. Asian or Pacific Islander	16%	12%	12%
2023 Est. American Indian or Native Alaskan	0%	0%	0%
2023 Est. Other Races	4%	2%	3%



> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.



Information About Brokerage Services

Texas Real Estate Commission (11-2-2015)



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 or 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.

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