



VILLAGE OAKS

11905 BEE CAVES RD, BEE CAVE, TX 78738

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FOR LEASE | VILLAGE OAKS

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OFFERING SUMMARY

Available SF:	#105 - 2,671 SF #105B - 2,102 SF
Base Lease Rate:	\$34.00 NNN SF/yr
2023 OPEX:	\$11.64 SF/yr
Building Size:	11,913 SF
Condition:	2nd Generation
Parking Spaces:	60

PROPERTY OVERVIEW

2,671 SF retail space with high income & high traffic flow. Located next to the Hill Country Galleria which makes this an attractive location for tenants catering to the high income and premium markets. Great Retail Storefront for businesses such as: Med Spa, Medical Clinic, Dentist, Optometrist, Outpatient Care, Bridal Shop, Gym, Yoga Studio, Boutique design, Home design, Florist, Men's Hair Salon, Boutique gifts, Office Storefront, Financial services/ Investment/ Wealth Management storefront.

PROPERTY HIGHLIGHTS

- 33,392 people with 1.8 billion in buying power within a 10 minute drive
- 168-179k Household Income within 10 minute drive
- Projected 12% growth in 5 years
- High traffic flow (19k/day) and increasing
- Building & Monument Signage
- Tenant Improvement Allowance- inquire

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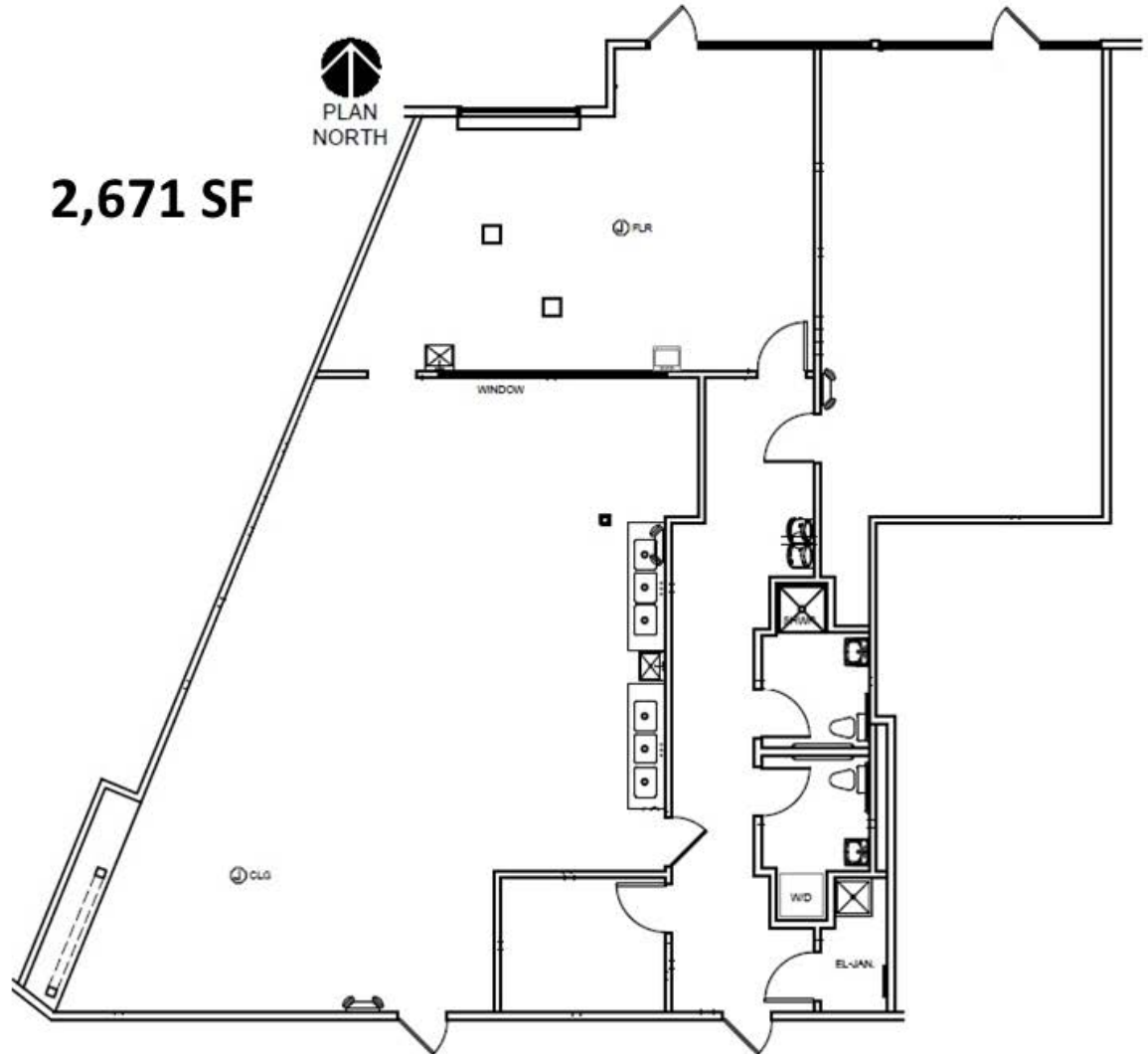
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UNIT	TENANT	SF
100	TOSS Pizzeria and Pub	6,478
105	VACANT	2,671
110	Corrective Chiropractic	2,104
115	PKN Day Spa	1,199
120	Reid's Laundry and Dry Cleaning	1,201
130	Blue Door Salon	1,249

2,671 SF



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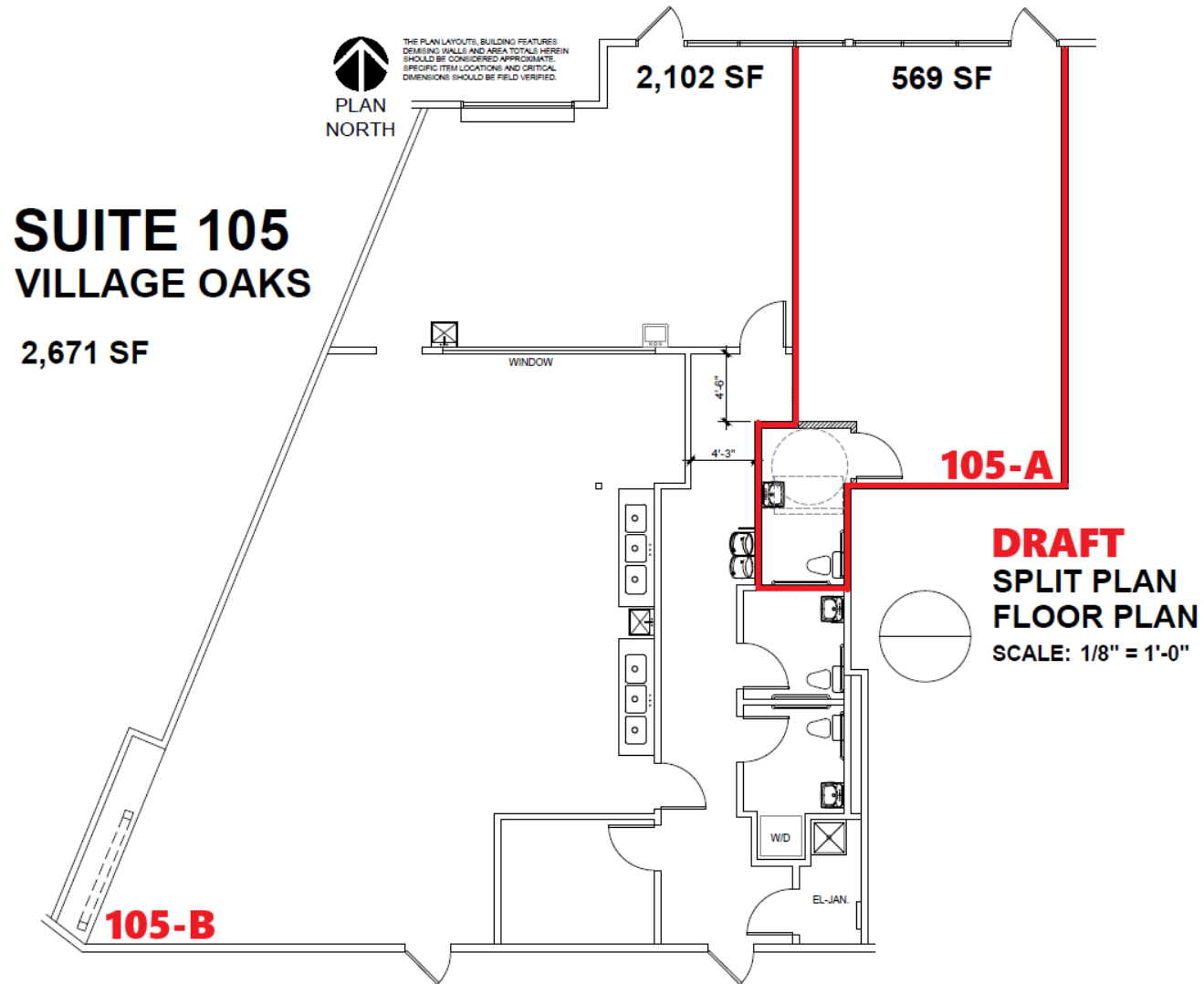
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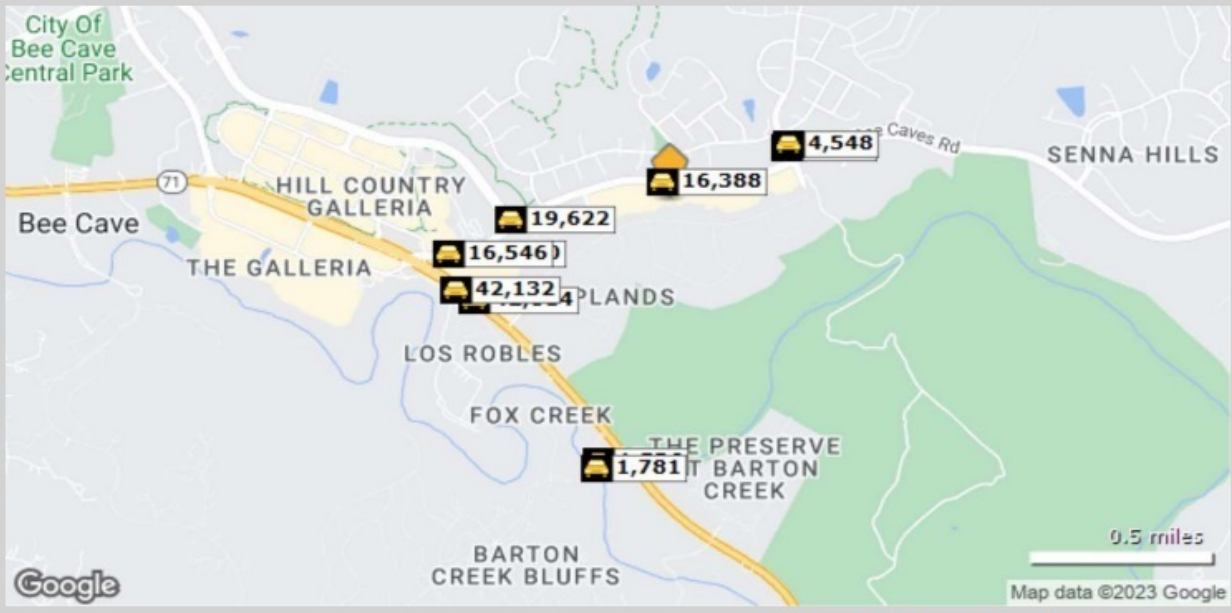
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Village Oaks
 11905 Bee Caves Rd, Bee Cave, TX 78738

Building Type: **General Retail**
 Secondary: **Restaurant**
 GLA: **11,717 SF**
 Year Built: **2007**
 Total Available: **2,671 SF**
 % Leased: **77.2%**
 Rent/SF/Yr: **\$34.00**





Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Bee Caves Rd	Napa Dr	0.03 E	2022	16,388	MPSI	.06
2 Resaca Blvd	Bee Caves Rd	0.05 SE	2022	4,595	MPSI	.37
3 Resaca Boulevard		0.00	2022	4,548	MPSI	.38
4 Bee Cave Parkway		0.00	2022	19,622	MPSI	.44
5 Bee Caves Road	Juniper Trce	0.10 E	2020	15,090	AADT	.60
6 TX 45;RM 620	Windsor Apt Dr	0.03 SE	2020	42,814	AADT	.62
7 Bee Caves Rd	Juniper Trce	0.10 E	2022	16,546	MPSI	.64
8 W Hwy 71	Windsor Apt Dr	0.03 SE	2022	42,132	MPSI	.65
9 Spanish Oaks Club Blvd	W Hwy 71	0.10 N	2022	1,536	MPSI	.80
10 Spanish Oaks Club Boulevard		0.00	2022	1,781	MPSI	.82

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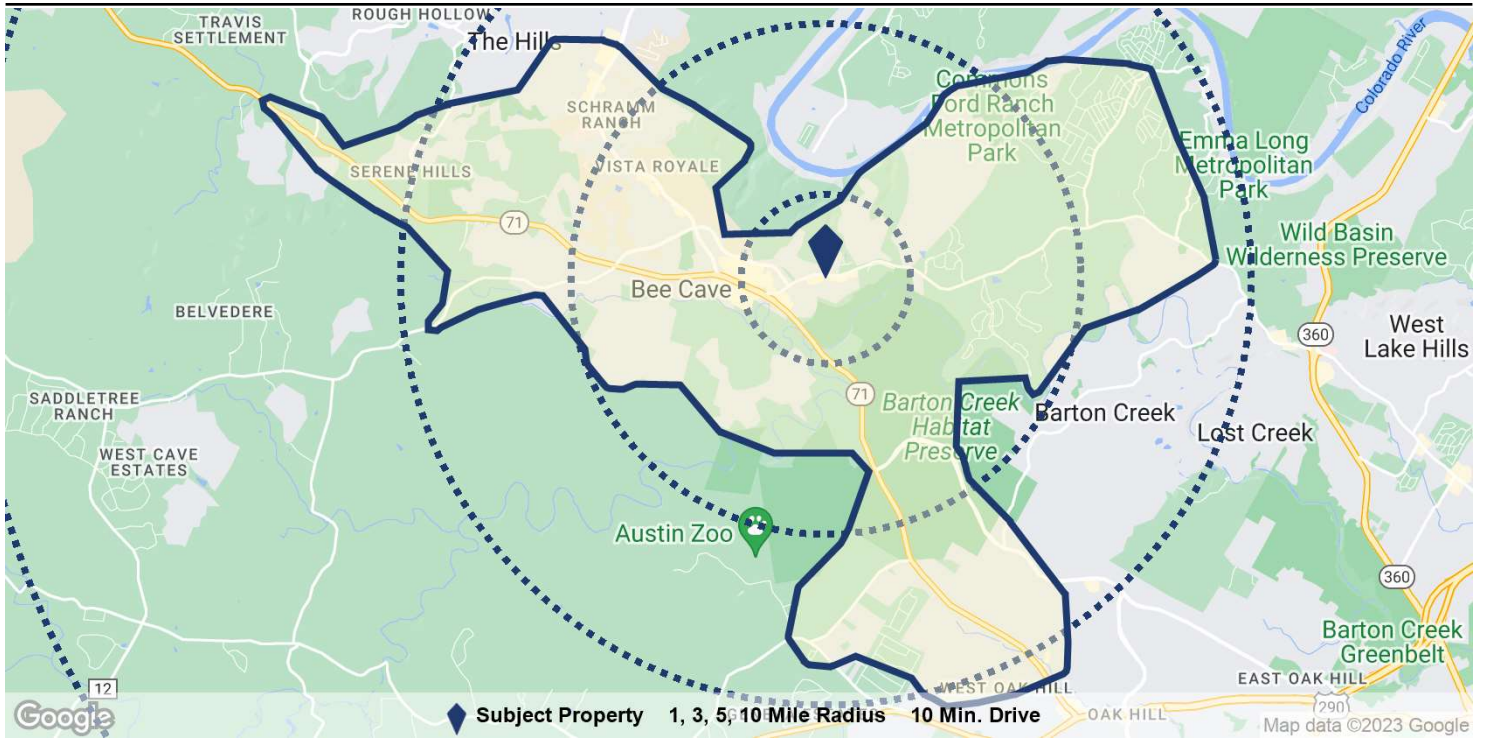


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Subject Property

11905 Bee Caves Rd - Village Oaks

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population	4,274	17,497	62,616	304,376	33,392
5 Yr Growth	4.1%	5.6%	4.4%	3.8%	8.3%
Median Age	38	39	41	41	39
5 Yr Forecast	39	39	42	42	41
White / Black / Hispanic	80% / 1% / 8%	82% / 1% / 9%	86% / 1% / 12%	87% / 2% / 14%	86% / 1% / 14%
5 Yr Forecast	80% / 1% / 8%	82% / 1% / 9%	86% / 1% / 12%	87% / 2% / 14%	85% / 1% / 13%
Employment	4,442	9,579	26,112	141,701	17,433
Buying Power	\$254.6M	\$1.1B	\$3.6B	\$16.4B	\$1.8B
5 Yr Growth	6.0%	7.7%	7.3%	6.5%	12.1%
College Graduates	69.7%	65.8%	62.5%	62.4%	76.6%
Household					
Households	1,547	6,513	24,317	127,663	12,457
5 Yr Growth	5.4%	6.7%	5.2%	4.2%	8.7%
Median Household Income	\$164,559	\$161,557	\$148,761	\$128,624	\$143,298
5 Yr Forecast	\$165,480	\$163,042	\$151,703	\$131,438	\$147,838
Average Household Income	\$183,022	\$178,793	\$171,131	\$155,000	\$168,217
5 Yr Forecast	\$183,154	\$179,618	\$173,169	\$157,283	\$172,321
% High Income (>\$75K)	79%	78%	76%	72%	75%
Housing					
Median Home Value	\$714,622	\$684,040	\$612,809	\$565,297	\$567,818
Median Year Built	2005	2007	2004	1997	2004
Owner / Renter Occupied	78% / 22%	74% / 26%	75% / 25%	67% / 33%	72% / 28%



Income & Spending Demographics

11905 Bee Caves Rd - Village Oaks

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
2023 Households by HH Income	1,546		6,512		24,316		12,457	
<\$25,000	105	6.79%	431	6.62%	1,535	6.31%	753	6.04%
\$25,000 - \$50,000	99	6.40%	485	7.45%	1,827	7.51%	1,002	8.04%
\$50,000 - \$75,000	117	7.57%	542	8.32%	2,478	10.19%	1,305	10.48%
\$75,000 - \$100,000	116	7.50%	486	7.46%	2,185	8.99%	1,031	8.28%
\$100,000 - \$125,000	140	9.06%	480	7.37%	1,945	8.00%	1,145	9.19%
\$125,000 - \$150,000	120	7.76%	553	8.49%	2,302	9.47%	1,356	10.89%
\$150,000 - \$200,000	261	16.88%	1,207	18.54%	4,037	16.60%	1,930	15.49%
\$200,000+	588	38.03%	2,328	35.75%	8,007	32.93%	3,935	31.59%
2023 Avg Household Income	\$183,022		\$178,793		\$171,131		\$168,217	
2023 Med Household Income	\$164,559		\$161,557		\$148,761		\$143,298	

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Specified Consumer Spending	\$74.9M		\$309.2M		\$1.1B		\$574.8M	
Total Apparel	\$3.6M	4.81%	\$14.9M	4.83%	\$53.2M	4.74%	\$27.9M	4.86%
Women's Apparel	\$1.5M	1.95%	\$6.1M	1.96%	\$21.8M	1.94%	\$11.3M	1.96%
Men's Apparel	\$781.2K	1.04%	\$3.2M	1.04%	\$11.5M	1.03%	\$6M	1.05%
Girl's Apparel	\$240.3K	0.32%	\$1M	0.32%	\$3.5M	0.31%	\$1.9M	0.33%
Boy's Apparel	\$165K	0.22%	\$685.2K	0.22%	\$2.4M	0.21%	\$1.3M	0.23%
Infant Apparel	\$130.9K	0.17%	\$549.2K	0.18%	\$2M	0.18%	\$1M	0.18%
Footwear	\$820.5K	1.10%	\$3.4M	1.10%	\$12.1M	1.08%	\$6.4M	1.11%

Total Entertainment & Hobbies	\$10.7M	14.24%	\$44.4M	14.35%	\$163.1M	14.54%	\$83.1M	14.46%
Entertainment	\$799K	1.07%	\$3.5M	1.14%	\$14.4M	1.28%	\$7.3M	1.27%
Audio & Visual Equipment/Service	\$2.1M	2.86%	\$9M	2.91%	\$33.2M	2.96%	\$17.1M	2.98%
Reading Materials	\$157.4K	0.21%	\$640.7K	0.21%	\$2.4M	0.21%	\$1.2M	0.20%
Pets, Toys, & Hobbies	\$1.9M	2.49%	\$7.8M	2.51%	\$28.4M	2.53%	\$14.4M	2.51%
Personal Items	\$5.7M	7.62%	\$23.4M	7.57%	\$84.8M	7.55%	\$43.1M	7.49%

Total Food and Alcohol	\$18.4M	24.50%	\$75.8M	24.53%	\$275.2M	24.52%	\$142.6M	24.81%
Food At Home	\$8.5M	11.40%	\$35.2M	11.38%	\$127.5M	11.36%	\$66.5M	11.57%
Food Away From Home	\$8.3M	11.10%	\$34.5M	11.15%	\$125.2M	11.16%	\$64.6M	11.24%
Alcoholic Beverages	\$1.5M	1.99%	\$6.2M	2.00%	\$22.5M	2.01%	\$11.5M	2.00%

Total Household	\$14.2M	19.01%	\$58.2M	18.81%	\$208.4M	18.58%	\$105.6M	18.37%
House Maintenance & Repair	\$2.6M	3.46%	\$10.4M	3.35%	\$38.2M	3.40%	\$18.9M	3.29%
Household Equip & Furnishings	\$5.1M	6.86%	\$21.3M	6.89%	\$76.4M	6.81%	\$39.3M	6.83%
Household Operations	\$4.3M	5.75%	\$17.6M	5.69%	\$62.8M	5.59%	\$31.7M	5.52%
Housing Costs	\$2.2M	2.93%	\$8.9M	2.88%	\$31.1M	2.77%	\$15.7M	2.73%



Income & Spending Demographics

11905 Bee Caves Rd - Village Oaks

	1 Mile		3 Miles		5 Miles		10 Min. Drive	
Total Transportation/Maint.	\$17.6M	23.50%	\$73.4M	23.74%	\$271.5M	24.20%	\$138.4M	24.07%
Vehicle Purchases	\$8.3M	11.05%	\$35M	11.31%	\$132.3M	11.79%	\$66.9M	11.63%
Gasoline	\$4M	5.32%	\$16.6M	5.37%	\$61.3M	5.46%	\$31.8M	5.53%
Vehicle Expenses	\$638.6K	0.85%	\$2.6M	0.83%	\$8.9M	0.80%	\$4.4M	0.77%
Transportation	\$2.6M	3.52%	\$10.7M	3.45%	\$37.2M	3.32%	\$19.1M	3.31%
Automotive Repair & Maintenance	\$2.1M	2.76%	\$8.6M	2.78%	\$31.7M	2.83%	\$16.3M	2.83%
Total Health Care	\$3.4M	4.57%	\$14M	4.53%	\$51.6M	4.60%	\$26.2M	4.56%
Medical Services	\$2.1M	2.77%	\$8.5M	2.74%	\$30.8M	2.75%	\$15.7M	2.74%
Prescription Drugs	\$992.1K	1.32%	\$4.1M	1.32%	\$15.3M	1.36%	\$7.7M	1.34%
Medical Supplies	\$356.1K	0.48%	\$1.5M	0.47%	\$5.5M	0.49%	\$2.8M	0.49%
Total Education/Day Care	\$7M	9.38%	\$28.5M	9.21%	\$99M	8.83%	\$50.9M	8.86%
Education	\$4.5M	6.05%	\$18.3M	5.93%	\$63.4M	5.65%	\$32.8M	5.70%
Fees & Admissions	\$2.5M	3.33%	\$10.1M	3.28%	\$35.6M	3.17%	\$18.2M	3.16%





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 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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date