

HAMILTON PLACE RETAIL SPACE

15814 HAMILTON POOL ROAD, BEE CAVE, TX 78738



FOR LEASE



- Hamilton Pool Frontage
- Upper Income Demographics
- 2.3 Miles from Highway 71, 3 Miles from Hill Country Galleria
- 4 Miles from Ranch Road 12, Main Artery to Dripping Springs
- 'Coming Home' Side of the Road
- Negotiable T.I.'s
- High Growth Population
- Neighborhood Services Zoning
- Facade Signage and Monument Signage on Hamilton Pool Road
- Ingress/Egress from Hamilton Pool Road

Tawney Stedman
512-960-6261
tawney@capellatx.com
Capellatx.com

Brycen Foreman
512-694-7193
brycen@capellatx.com
Capellatx.com

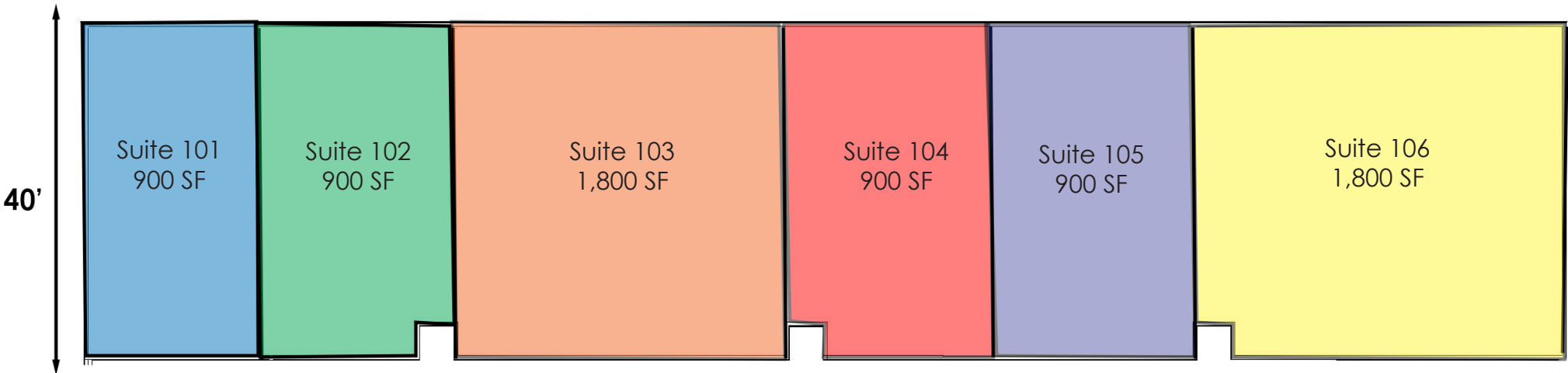


Capella Commercial, LLC

HAMILTON PLACE RETAIL SPACE

15814 HAMILTON POOL ROAD, BEE CAVE, TX 78738

FLOOR PLAN



Tawney Stedman
512-960-6261
tawney@capellatx.com
Capellatx.com

Brycen Foreman
512-694-7193
brycen@capellatx.com
Capellatx.com

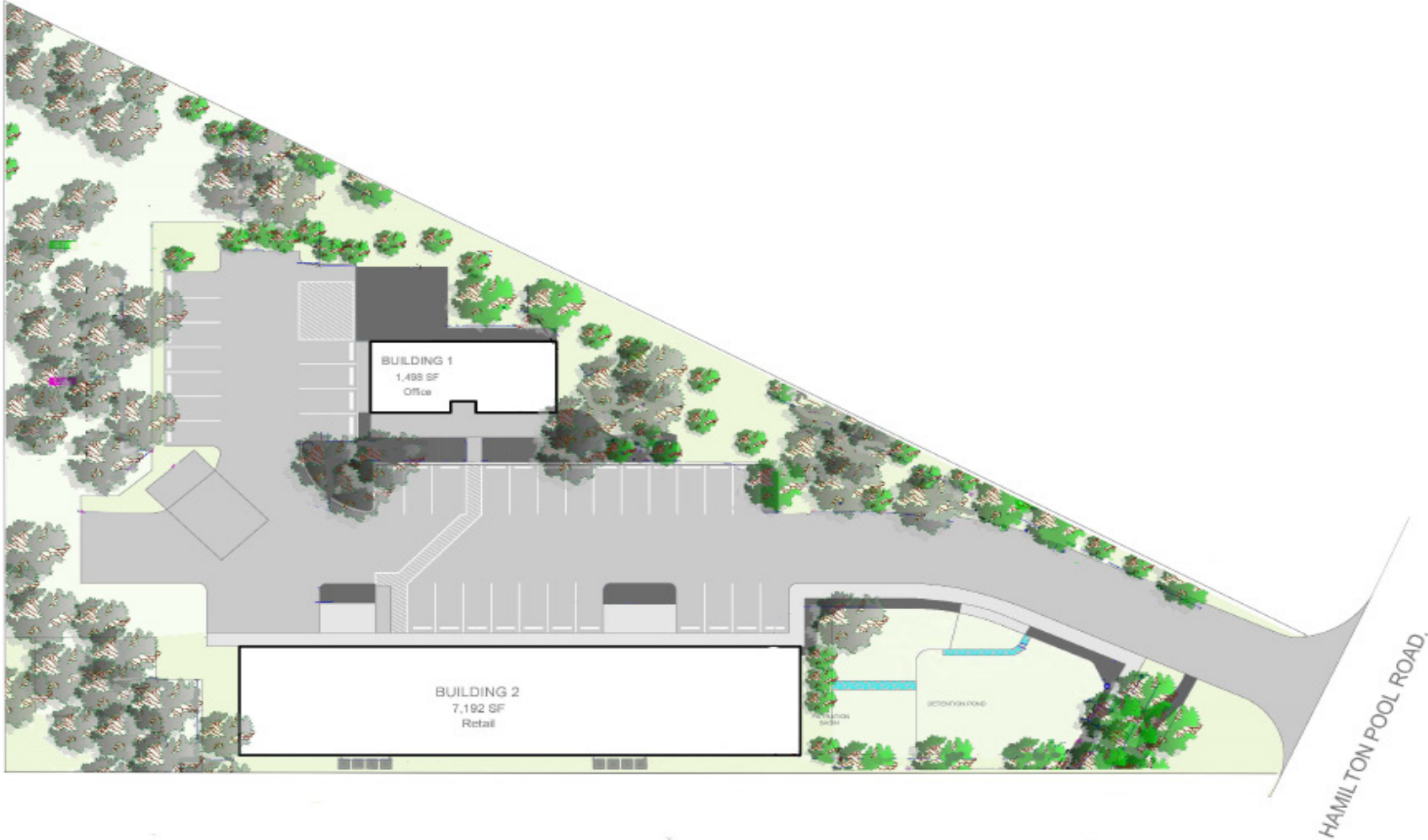


Capella Commercial, LLC

HAMILTON PLACE RETAIL SPACE

15814 HAMILTON POOL ROAD, BEE CAVE, TX 78738

SITE PLAN



FOR LEASE

Tawney Stedman
512-960-6261
tawney@capellatx.com
Capellatx.com

Brycen Foreman
512-694-7193
brycen@capellatx.com
Capellatx.com

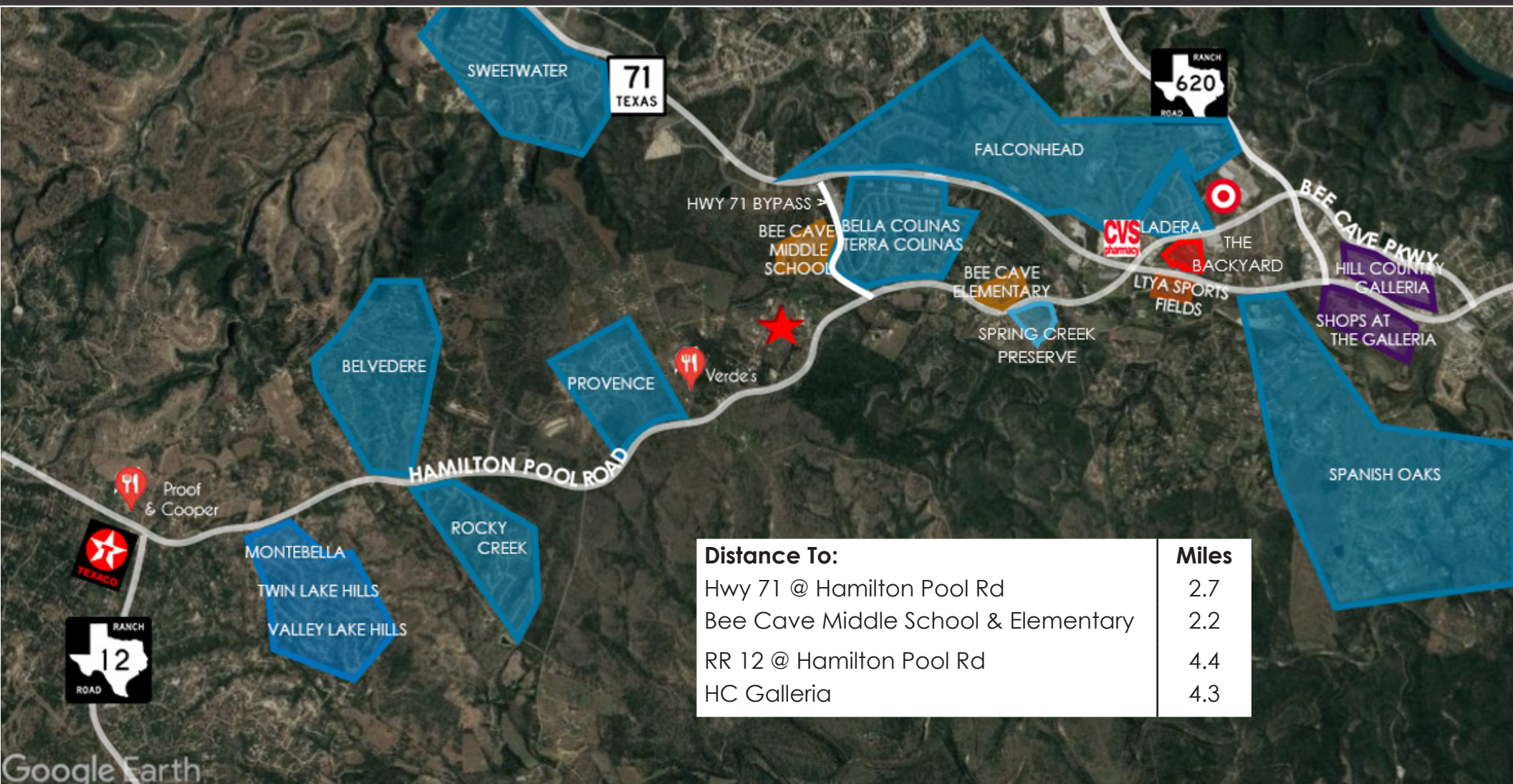


Capella Commercial, LLC

HAMILTON PLACE RETAIL SPACE

15814 HAMILTON POOL ROAD, BEE CAVE, TX 78738

LOCATION



Distance To:	Miles
Hwy 71 @ Hamilton Pool Rd	2.7
Bee Cave Middle School & Elementary	2.2
RR 12 @ Hamilton Pool Rd	4.4
HC Galleria	4.3

FOR LEASE

Tawney Stedman
512-960-6261
tawney@capellatx.com
Capellatx.com

Brycen Foreman
512-694-7193
brycen@capellatx.com
Capellatx.com



HAMILTON PLACE RETAIL SPACE

15814 HAMILTON POOL ROAD, BEE CAVE, TX 78738



POPULATION
2022

3 Mile

13,735

5 Mile

39,204



2022
AVG HH INCOME
3 Mile

\$172,653

5 Mile

\$167,213



2021
HAMILTON POOL
AT TWIN ACRES

11,091 VPD



PROJECTED POPULATION
2027

3 Mile

+18.2%

5 Mile

+16.22%

Hamilton Pool Road is a thoroughfare connecting the Lakeway/Bee Cave markets to the Dripping Springs market.

LANE EXPANSION

Hamilton Pool Road will be undergoing a lane expansion that includes adding a 12 foot center turn lane and 6 foot shoulders on each side. Expansion completion scheduled Summer 2023.



TRAFFIC INCREASE

It is estimated that the number of vehicles traveling along Hamilton Pool will increase 38% to 31,850 vehicles per day by 2042.

Hamilton Place Retail Center is conveniently located on Hamilton Pool Road within 3 minutes from Provence, Rocky Creek and other major Hamilton Pool housing developments.

There are **two Bee Cave public schools** located within five miles.

Bee Cave Elementary - 815 Students

Bee Cave Middle School - 871 Students

Tawney Stedman

512-960-6261

tawney@capellatx.com

Capellatx.com

Brycen Foreman

512-694-7193

brycen@capellatx.com

Capellatx.com



Capella Commercial, LLC