

**FOR SALE  
or LEASE**

**71 Center - Bee Cave, Texas**



**Mixed-Use Development**



**Built By:**

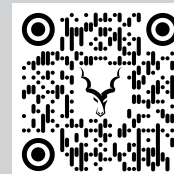
**CADRE  
CONSTRUCTION**

**Developed By:**

**CADRE  
DEVELOPMENT**

Ron Evans - (512) 750-1866  
revans@cadre-usa.com  
Broker License: TX 409993

Joe Golden - (512) 585-6816  
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[www.kudurealty.com](http://www.kudurealty.com)  
7801 N Capital of Texas Hwy,  
Suite 260. Austin TX 78731

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DEVELOPMENT**

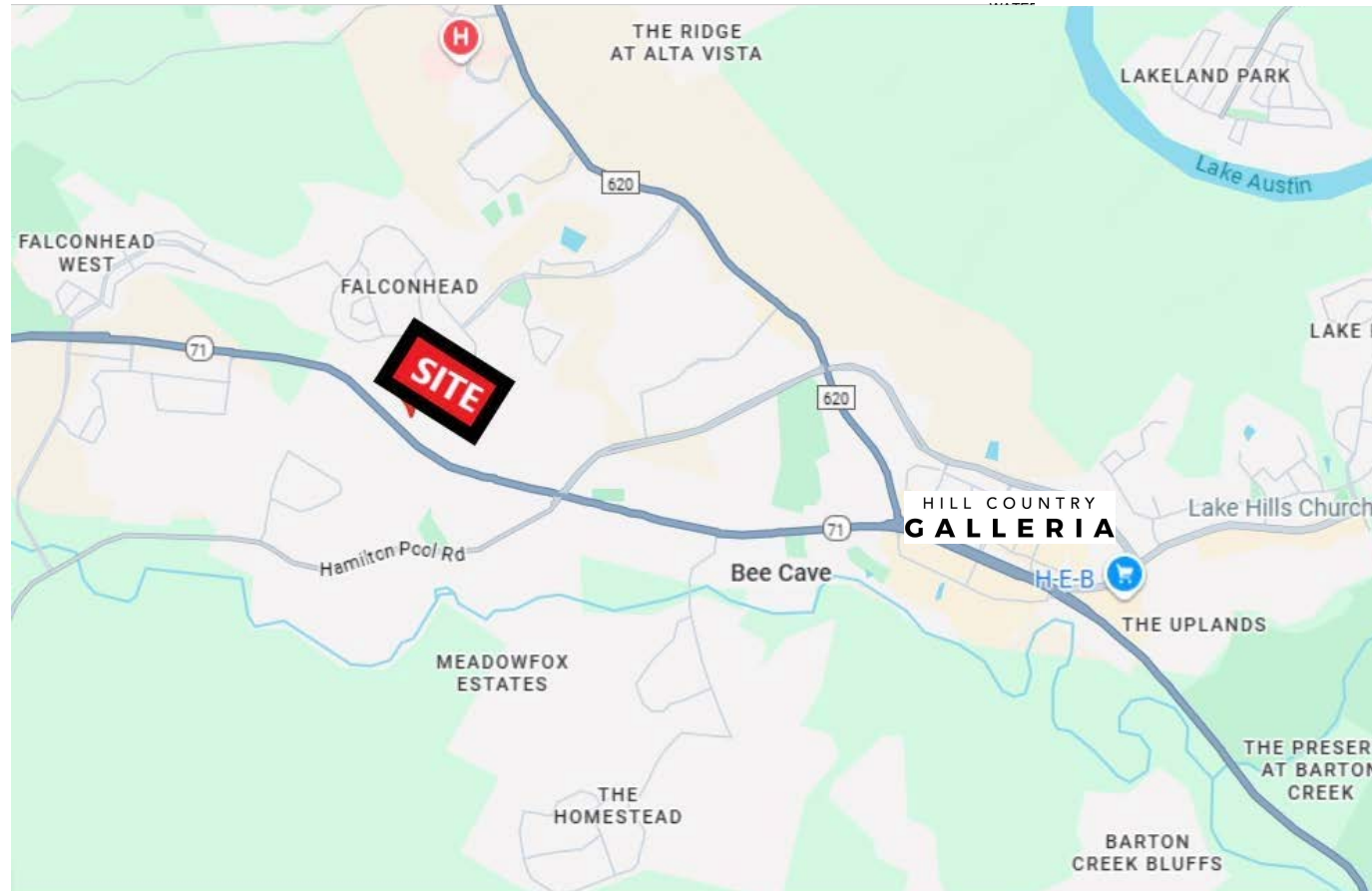
**Located on Hwy 71  
Approx two miles west  
of the Galleria**

### Property Information

**150,000 square feet mixed-use  
development on 21 acres of land**

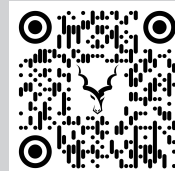
### Property Highlights

- **Medical, Retail, Restaurant,  
Office, Entertainment**
- **Pad Sites Available**
- **Design Build Options**



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# Demographics

## Bee Cave, Texas

2025 Population 35,708 Projected 5 year growth = 2.03%

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2025 Households 13,008 There are 51% more households who own their homes than are renters

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2025 HH Income \$252,396 2030 Projection = \$274,688

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2025 Annual Median HH Expenditure \$140,485 Includes combination of retail, entertainment, healthcare, dining, misc. household expenses

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2025 Median Age 41.3 2030 Projection = 42.1

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2025 Population by Sex 17,729 Male  
17,929 Female

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2025 Marital Status 75.6% Married  
24.4% Not Married

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2025 Education Status 45.8% Bachelor's Degree  
32.3% Graduate/Professional Degree

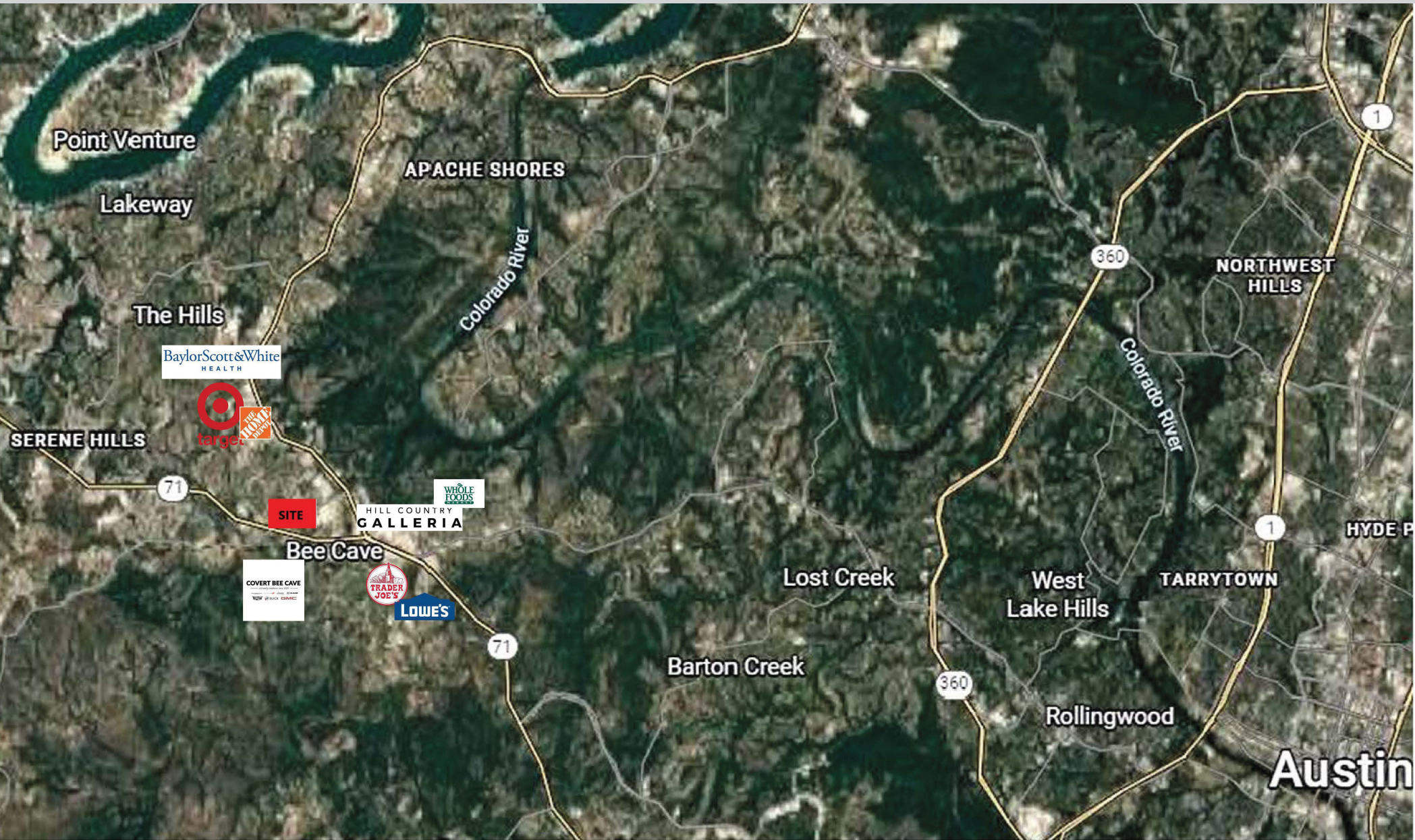
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14900 State Hwy 71, Bee Cave Texas  
Average Daily Traffic Count: 60,000+\*  
(\*Community Impact - May 28, 2020)

### POINTS OF INTEREST

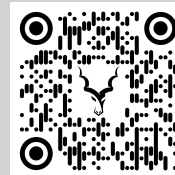
- 2.5 miles from Hill Country Galleria
- 2.7 miles from HEB
- 3.4 miles from Lake Travis HS
- Surrounded by retail, restaurants, offices, and schools

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