

GATEWAY TO FALCONHEAD: BUILDING G

3500 RR 620 S, BEE CAVE, TX 78738



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FOR SALE

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PROPERTY DESCRIPTION

St. Croix Capital Realty Advisors is pleased to offer qualified investors the opportunity to purchase The Magnolia School Bee Cave location within Gateway to Falconhead. Located in the city of Bee Cave and only 25 minutes from Downtown Austin, The Gateway to Falconhead is a 13.9-acre mixed-use development consisting of a +/- 7.5-acre retail development with +/- 46,500 SF and a 6.47-acre office site with a total of 80,000 SF of medical/professional condos. This area boasts quiet, newer home communities featuring large home sites and upscale properties. The property is located on the southwest corner of RR 620 and Falconhead Boulevard in the rapidly growing Village of Bee Caves and City of Lakeway markets. Gateway to Falconhead is located at the entrance to the premier Falconhead master-planned community featuring an affluent customer base in a dominant retail corridor with limited competition. This market segment has experienced record growth over the past ten years. The Hill Country Galleria at the intersection of RR 620 and SH 71, located 2 miles south of Gateway to Falconhead, and the recently opened Lakeway Regional Medical Center, located 2 miles north on RR 620, provide high traffic for maximum visibility and access. The highly acclaimed and exemplary Lake Travis School District has attracted many to the area as well. The area demographics are some of the strongest in Austin, with 3-mile household incomes averaging over \$484,606 and home values ranging from \$600,000 to \$3,000,000.

PROPERTY HIGHLIGHTS

- **Investment Potential:** Ideal for investors seeking a steady rental income stream and long-term capital appreciation.
- **Impressive Design:** Modern architecture and interior finishes create a professional and welcoming environment.
- **Energy Efficiency:** Energy-efficient features to reduce operating costs and environmental impact.
- **Unique Investment Opportunity:** Own a well-established private school building in the desirable Bee Cave, Texas area.
- **Established Campus:** A prestigious private school campus with a history of providing quality education.
- **Prime Location:** Located in a sought-after residential area, making it convenient for students and parents.
- **Beautiful Campus:** beautifully landscaped grounds with ample outdoor spaces for recreation and events.
- **Well-Maintained Infrastructure:** The newly constructed and meticulously maintained buildings have high-end finishes, including a modern mix of stucco and stone with awnings, outdoor seating, lush landscaping, and native oak trees.
- **Arrange a Viewing:** Schedule a tour to explore the potential of this exceptional private school building.
- **Deeded Play Area:** Dedicated to the school.



OFFERING SUMMARY

Sale Price:	Call for Pricing
Building Size:	15,272 SF
Lease Type:	Single tenant NNN
Year Built:	2019
Submarket:	Southwest
Tenant:	The Magnolia School
NOI:	\$497,658

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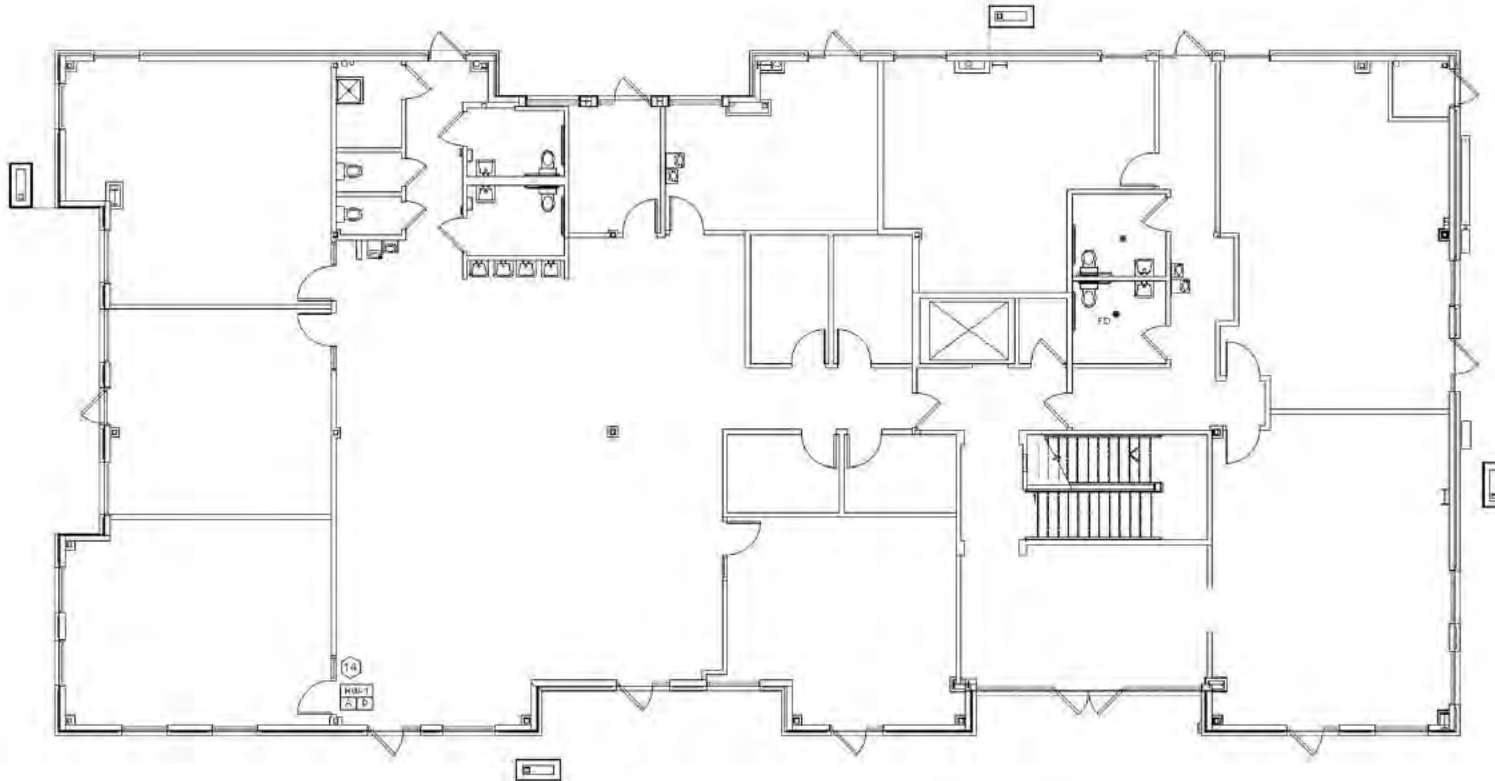
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FIRST FLOOR



**MAGNOLIA SCHOOL
GATEWAY TO FALCONHEAD**
BUILDING G - SUITE 200
9/6/23



**FLOOR 1
FLOOR PLAN**
SCALE: 1/16" = 1'-0"

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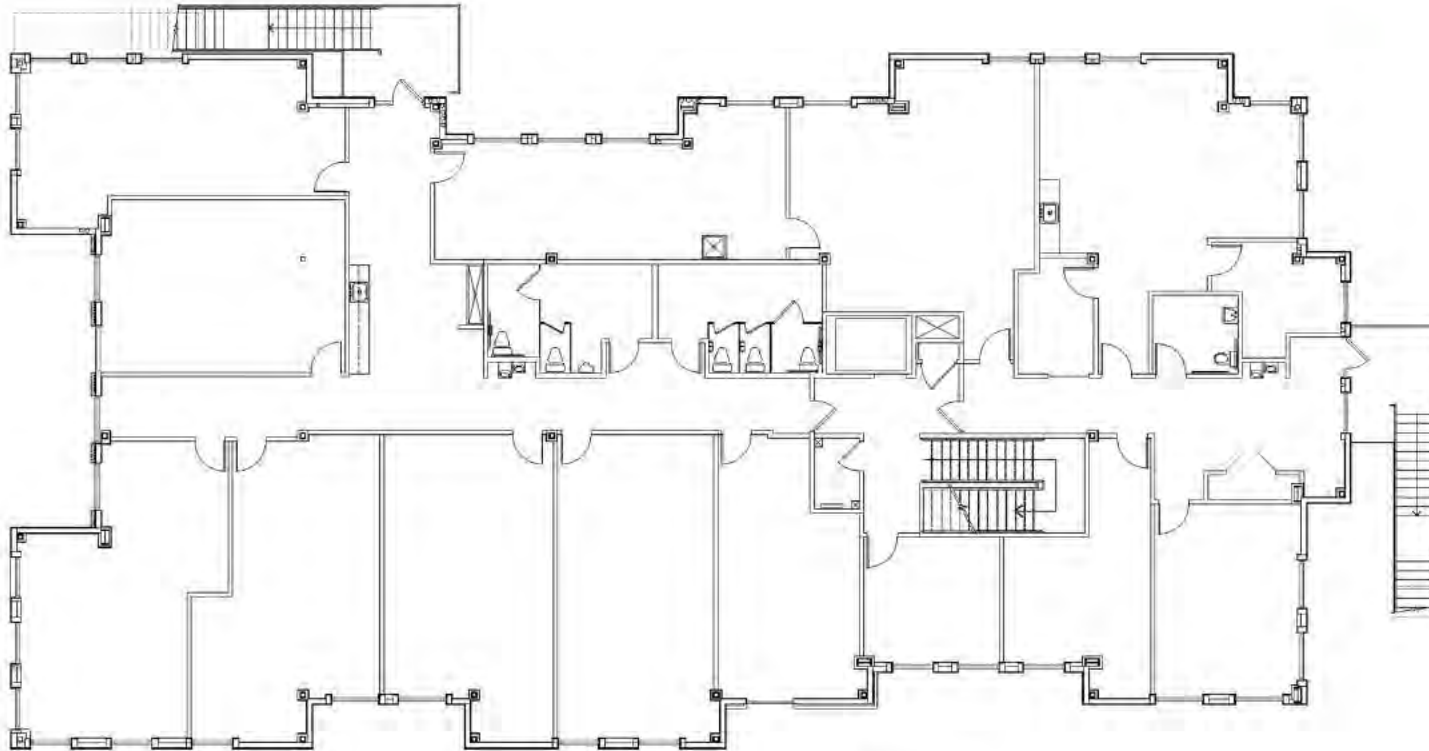


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SECOND FLOOR



**MAGNOLIA SCHOOL
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**FLOOR 2
FLOOR PLAN**
SCALE: 1/16" = 1'-0"

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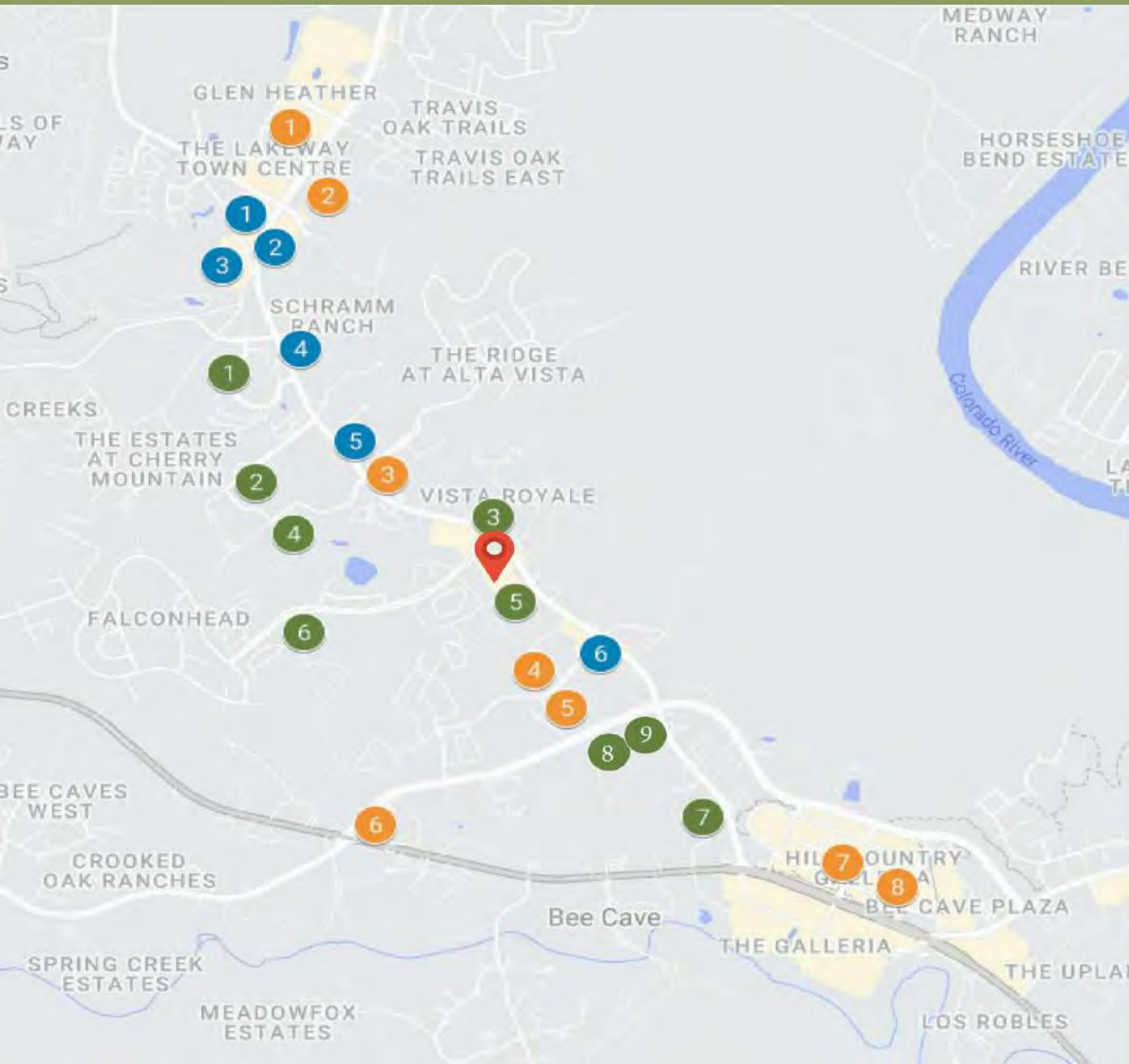
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LOCAL AMENITIES

- 1 Baylor Scott & White Medical Center
- 2 Lake Travis High School
- 3 Cielo Apartments
- 4 Cavalier Stadium
- 5 Estates at Bee Cave
- 6 Falconhead Golf Club
- 7 Urban Air Adventure Park
- 8 Backyard
- 9 City of Bee Cave Central Park

RESTAURANTS

- 1 Bluefin Sushi
- 2 CraigO's Lakeway
- 3 Pao's Mandarin House
- 4 The Grove
- 5 P. Terry's Burger Stand
- 6 Chick-fil-A

RETAIL

- 1 HEB
- 2 Randalls
- 3 Lake Travis Country Market
- 4 Home Depot
- 5 Target
- 6 CVS
- 7 Hill Country Galleria
- 8 Whole Foods Market

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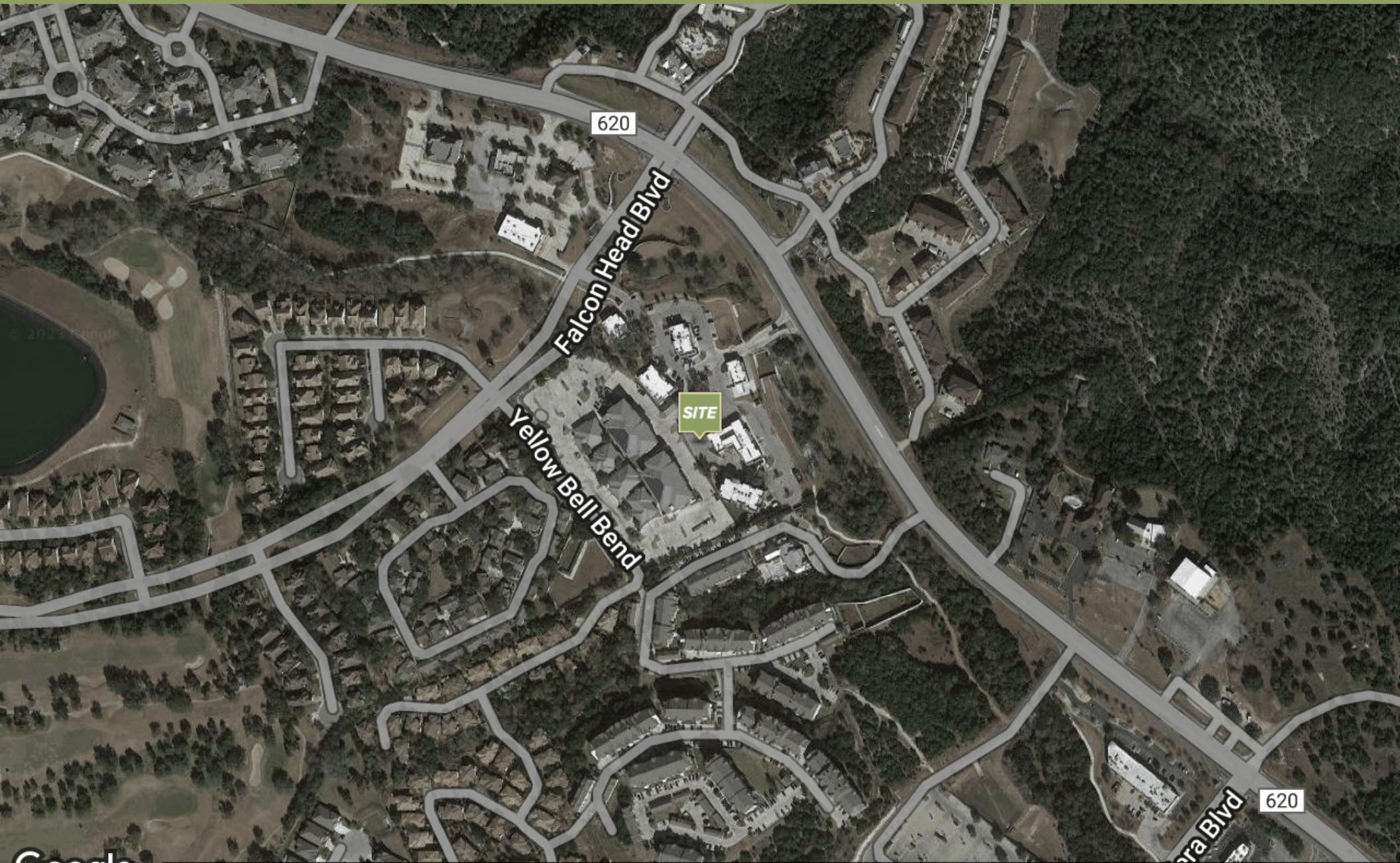
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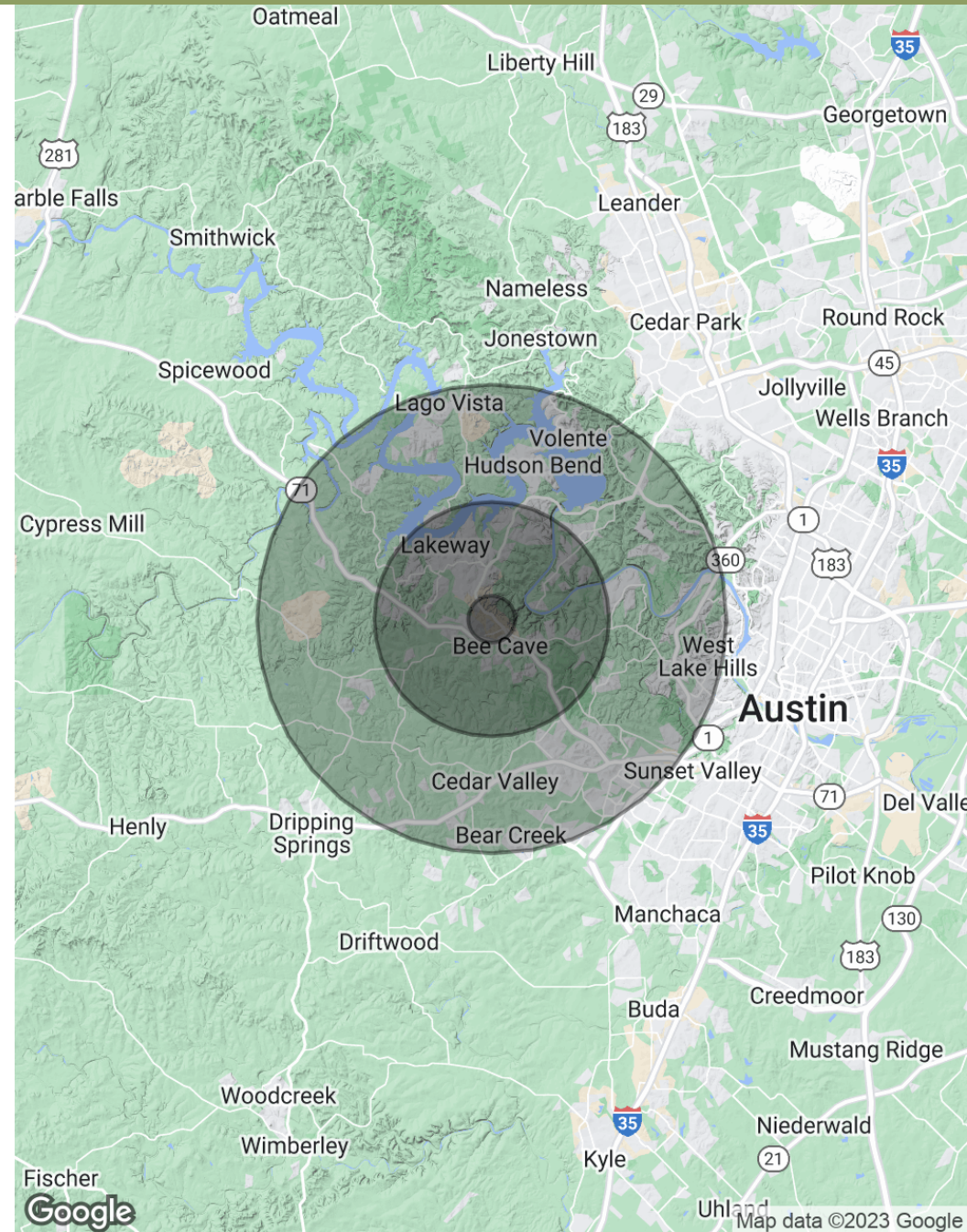
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,350	36,696	148,412
Average Age	40.3	40.6	39.0
Average Age (Male)	39.9	39.8	38.6
Average Age (Female)	40.6	41.6	39.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	847	13,834	56,788
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$148,257	\$134,364	\$128,749
Average House Value	\$485,965	\$417,590	\$402,407



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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.

11-2-2015



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.

St. Croix Capital Realty Advisors, LLC	9003153	officeadmin@stcroixca.com	512.391.0718
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John W. Collins IV	561707	jcollins@stcroixca.com	512.391.0718
Designated Broker of Firm	License No.	Email	Phone
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