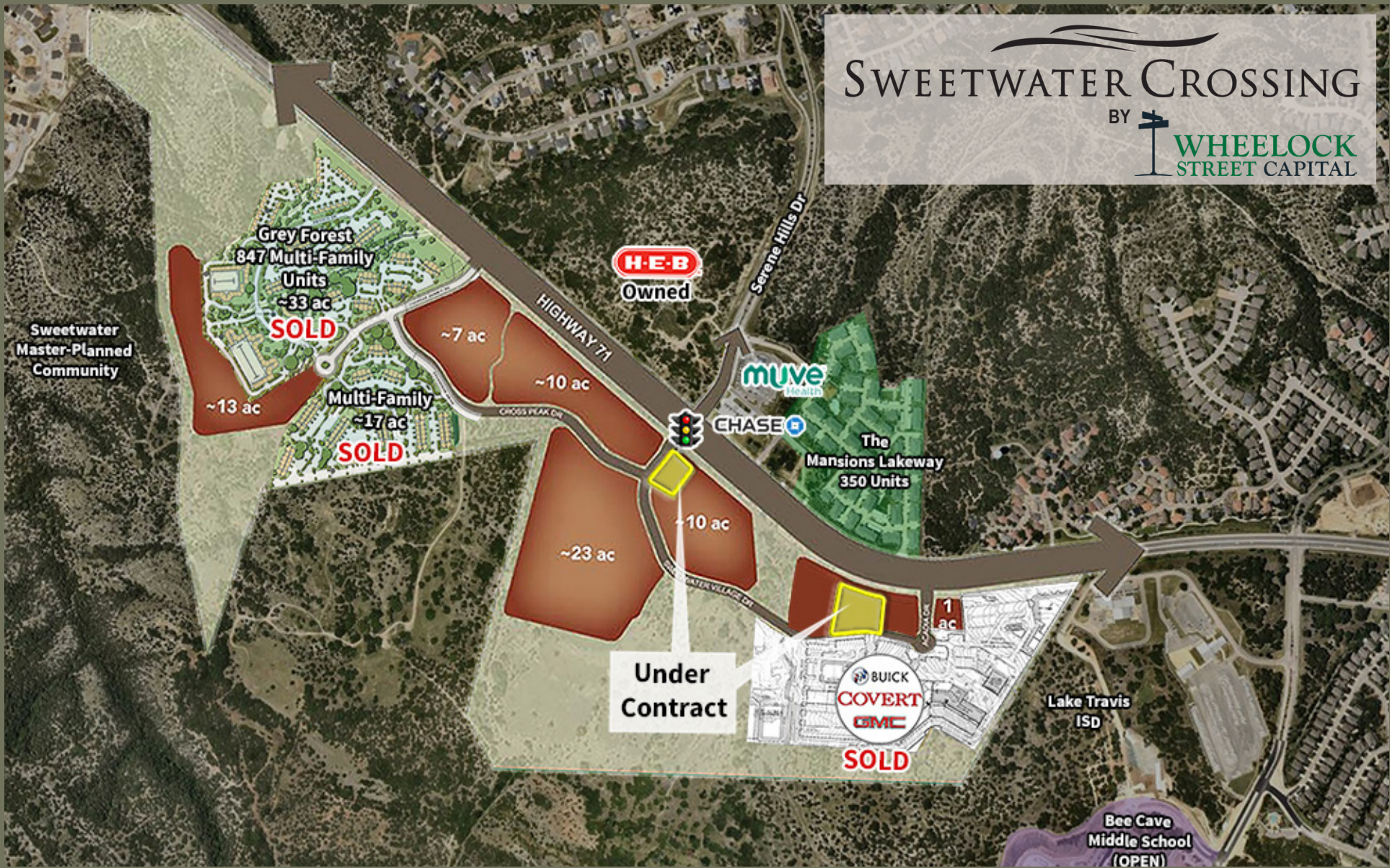


SWEETWATER CROSSING

BY  WHEELOCK STREET CAPITAL



LAND AVAILABLE: 1-23 ACRE TRACTS
 SWQ & SEQ of Serene Hills & Hwy 71

New Retail, Office & Residential
 Direct connectivity to Lakeway & Bee Cave
 Fully entitled, utilities & offsite detention in place

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SWEETWATER CROSSING

Land for Sale/Lease

- 12 retail/office sites, from 1 to 23 acres
 - » Height: 5 stories (60 ft)
 - » Impervious Cover:
 - ◇ Up to 70% for pad sites
 - ◇ Up to 60% for larger sites
 - » Detention and water quality provided for most sites
- High-growth Lakeway/Bee Cave Area
- Existing Development Agreement provides full entitlements and avoids time-intensive Bee Cave review process
- Approved Uses:
 - » Townhome / Condo
 - » Storage
 - » Office
 - » Retail
 - » Automotive
 - » Assisted Living
 - » Hotel
 - » Medical
- Signalized intersection at Highway 71, plus two additional roadway intersections
- Water, wastewater, and drainage services to site boundaries
- High-income, high-growth residential area with excellent retail and healthcare services

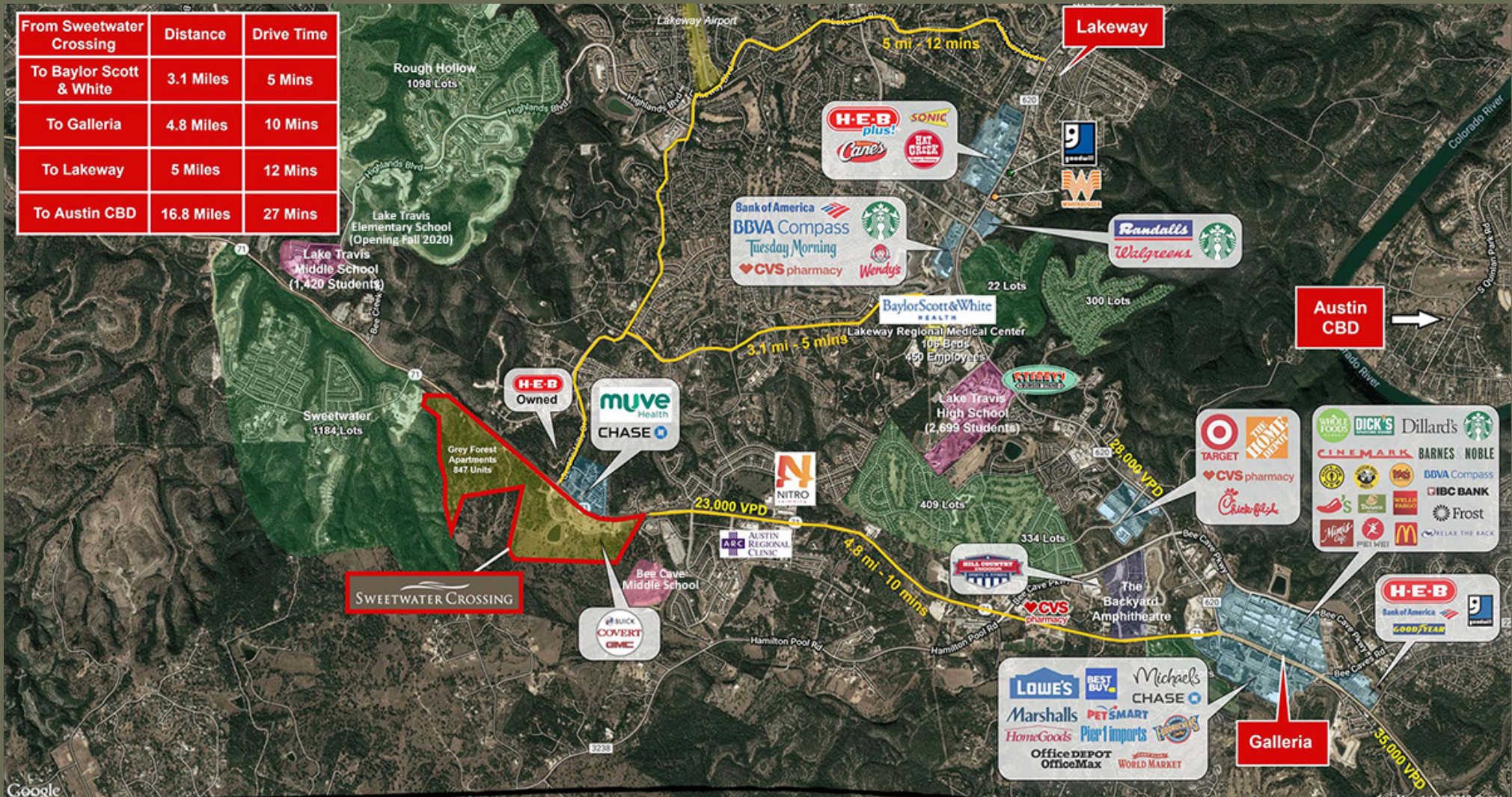


LOCATION

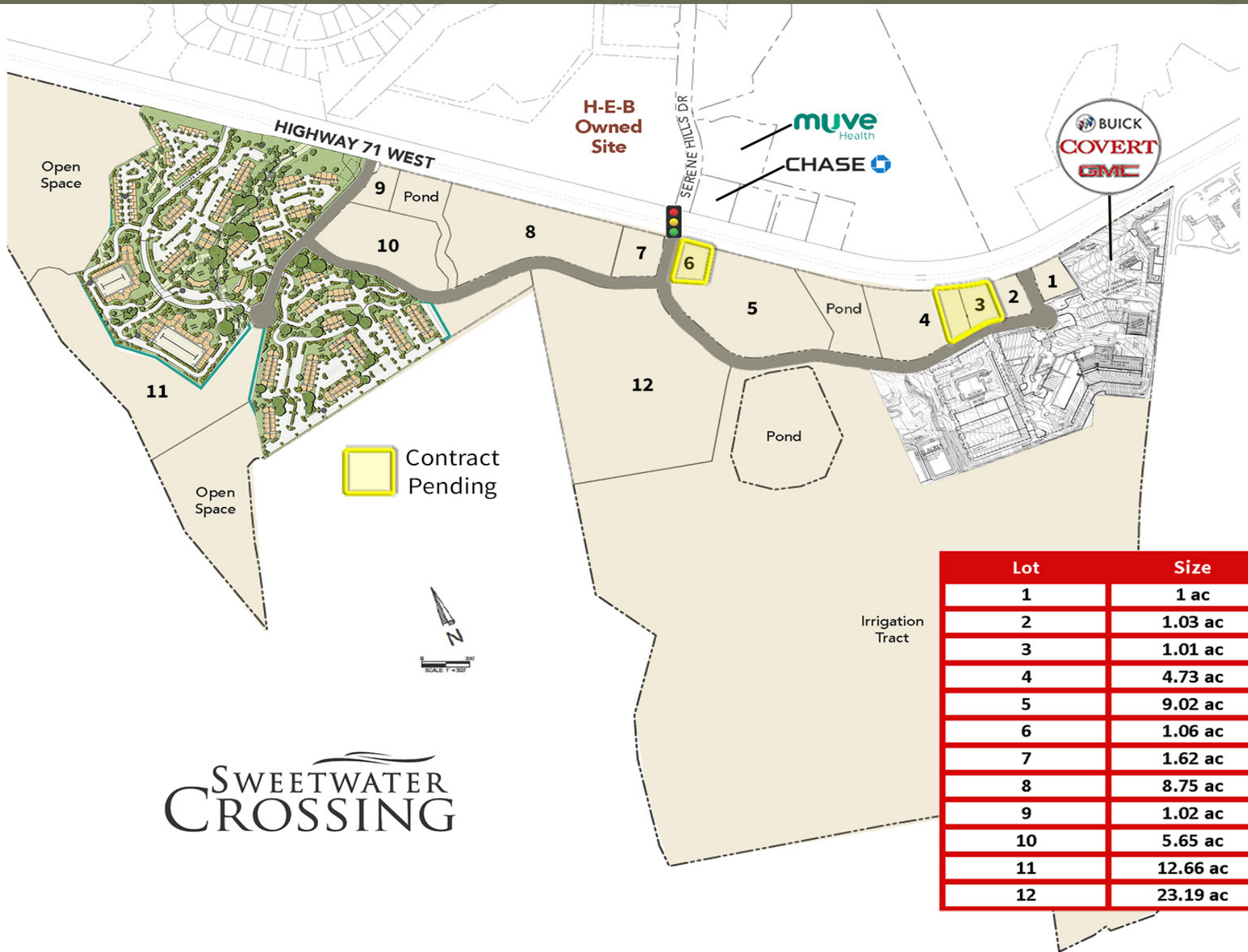


AREA RETAILERS

From Sweetwater Crossing	Distance	Drive Time
To Baylor Scott & White	3.1 Miles	5 Mins
To Galleria	4.8 Miles	10 Mins
To Lakeway	5 Miles	12 Mins
To Austin CBD	16.8 Miles	27 Mins



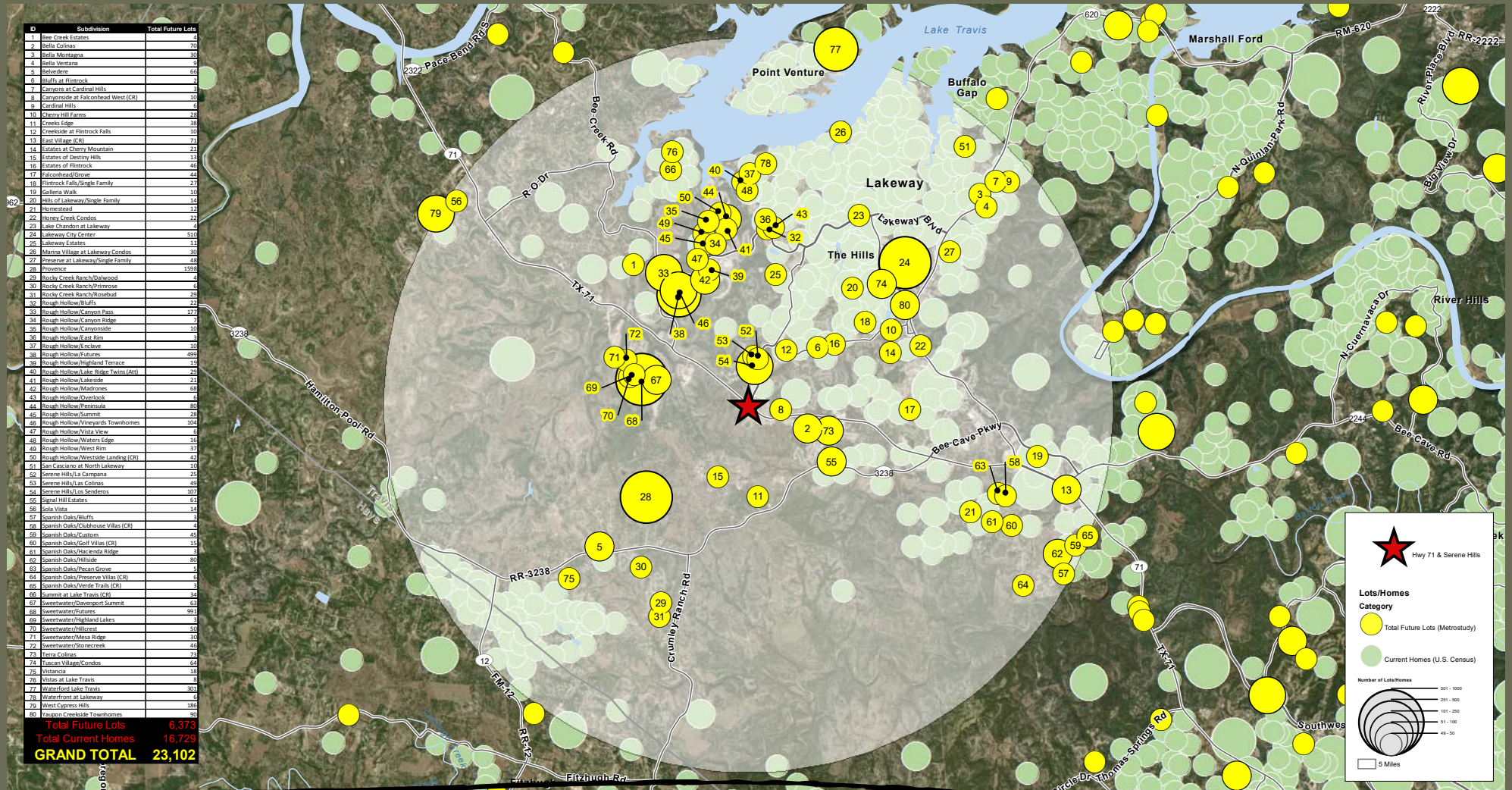
SITE MAP



Lot	Size
1	1 ac
2	1.03 ac
3	1.01 ac
4	4.73 ac
5	9.02 ac
6	1.06 ac
7	1.62 ac
8	8.75 ac
9	1.02 ac
10	5.65 ac
11	12.66 ac
12	23.19 ac

SWEETWATER
CROSSING

HOUSING GROWTH






SWEETWATER CROSSING
BY  **WHEELOCK
STREET CAPITAL**

For more information on how to make Sweetwater a home for your brand,
contact our project team:

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