



# THE OPPORTUNITY

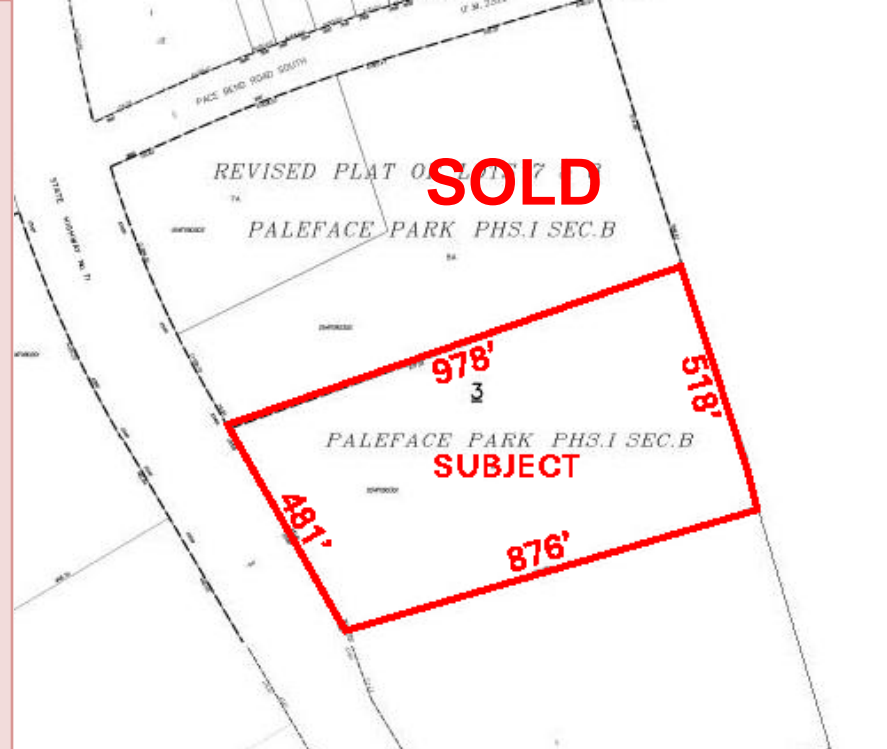
## 10.5 acre tract (one of the only flat sites on Hwy 71) West of Austin, located east of SEC Highway 71 & Pace Bend Rd (FM 2322) Spicewood, Texas

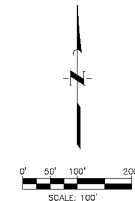
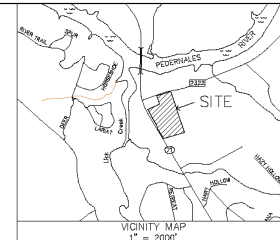
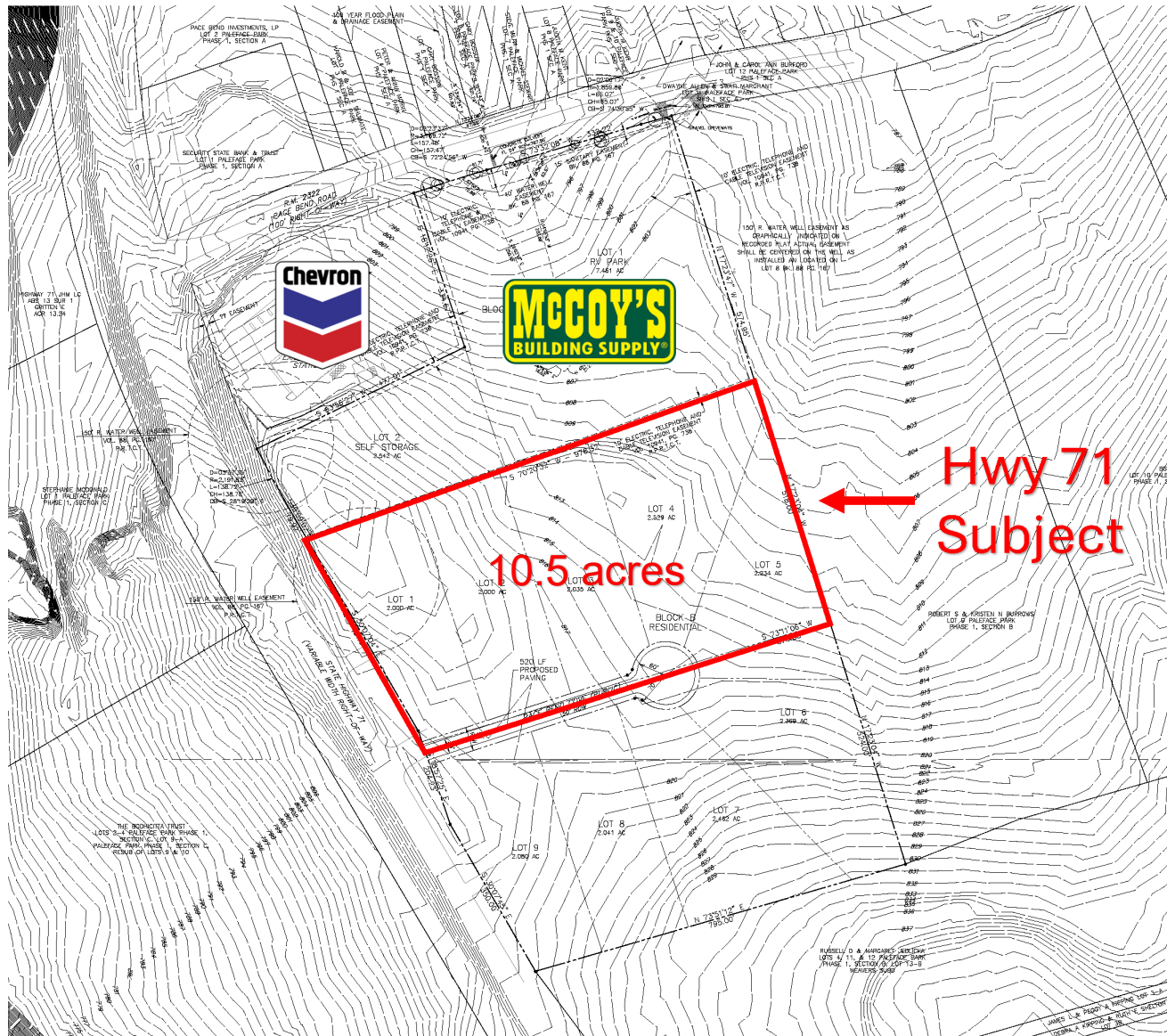
West of Austin, east of SEC of Highway 71 & Pace Bend Road (FM 2322), adjacent to McCoy's and Chevron, 22 miles west of the Austin Central Business District, 8 miles west of Lakeway, and 16 miles east of Marble Falls.

### HIGHLIGHTS

- 10.5 acres located next to the existing Chevron and McCoy's
- 481 ft of frontage on Hwy 71
- Property is located in the county, with no zoning
- Gentle rise above the highway, then levels off and is flat
- Water - Well
- Waste Water – Septic
- Price - Negotiable

DEMOGRAPHICS	3 MILE	5 MILES	10 MILES
Total Households	1,969	5,436	32,750
Total Population	5,534	14,780	83,480
Average HH Income	\$220,124	\$231,226	\$206,541





# PRELIMINARY PLAN FOR PACE BEND SUBDIVISION

A REVISED PLAT OF LOTS 5&6, PACEFACE PARK, PHASE 1  
SECTION B AND LOT 8A, REVISED PLAT OF LOTS 7 & 8  
PACEFACE PARK, PHASE 1, SECTION B  
EDWARD GRITTEN LEAGUE  
TRAVIS COUNTY, TEXAS  
9 RESIDENTIAL LOTS, 1 RV LOT, 1 SELF STORAGE LOT  
JUNE 2009

ENGINEER/SURVEYOR:

**JC JONES & CARTER, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
1701 DIRECTORS BLVD., STE. 400  
AUSTIN, TEXAS 78744  
(512) 441-9493 (Phone)  
(512) 445-2286 (Fax)

DEVELOPER/OWNER:

**HWY 71 RETAIL LP**  
P.O. BOX 302380  
AUSTIN, TX 78763  
(512) 330-9502 (Phone)  
(512) 330-9504 (Fax)

DESIGN/CHECK/PRK

## DISCLAIMER

The Broker is submitting the information contained herein in its capacity as an agent and representative of the owner. The information was obtained from services believed reliable; however, The Whitfield Co. makes no guarantees or warranties express or implies, as to the accuracy of the information contained herein. All information submitted is subject to change without notice as regards price, terms or availability. The Broker has conducted no environmental investigation of the property and makes no representations regarding the environmental status of the property. The Broker STRONGLY encourages that an independent environmental examination be conducted, by representatives of the buyer, of any property purchased. Additionally, the Broker makes no representation as to the value of this possible investment, and the broker urges that you consult your business, tax and legal advisers before making a final determination.

Presented By:



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**Owner/Agent**