

Office For Lease / Falconhead Bldg G

3500 RR 620 S | Bee Cave, TX 78738



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PROPERTY SUMMARY

Available SF:	1,500 - 15,000 SF
Lease Rate:	Negotiable
Lot Size:	7 Acres
Building Size:	15,000 SF
Market:	Austin
Sub Market:	Southwest Austin
Cross Streets:	RR 620 & Falconhead Blvd

PROPERTY OVERVIEW

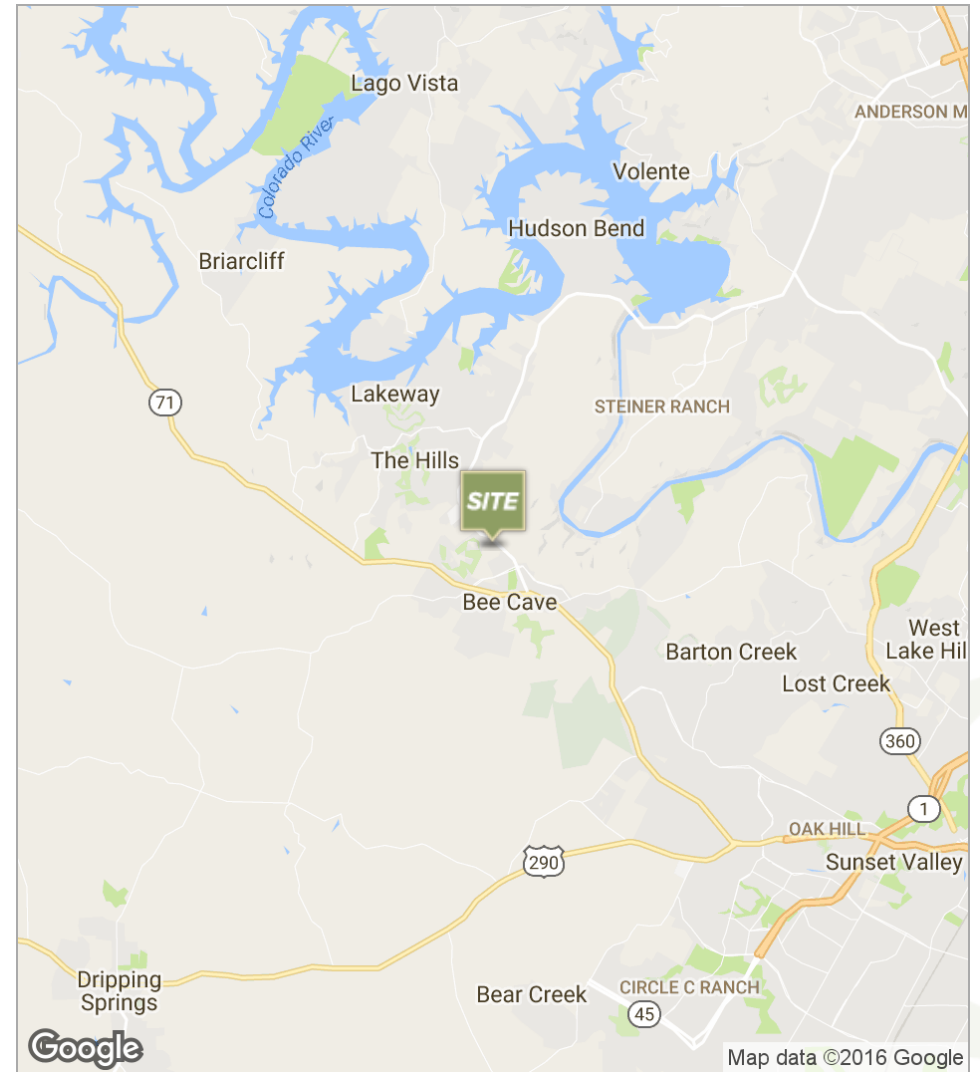
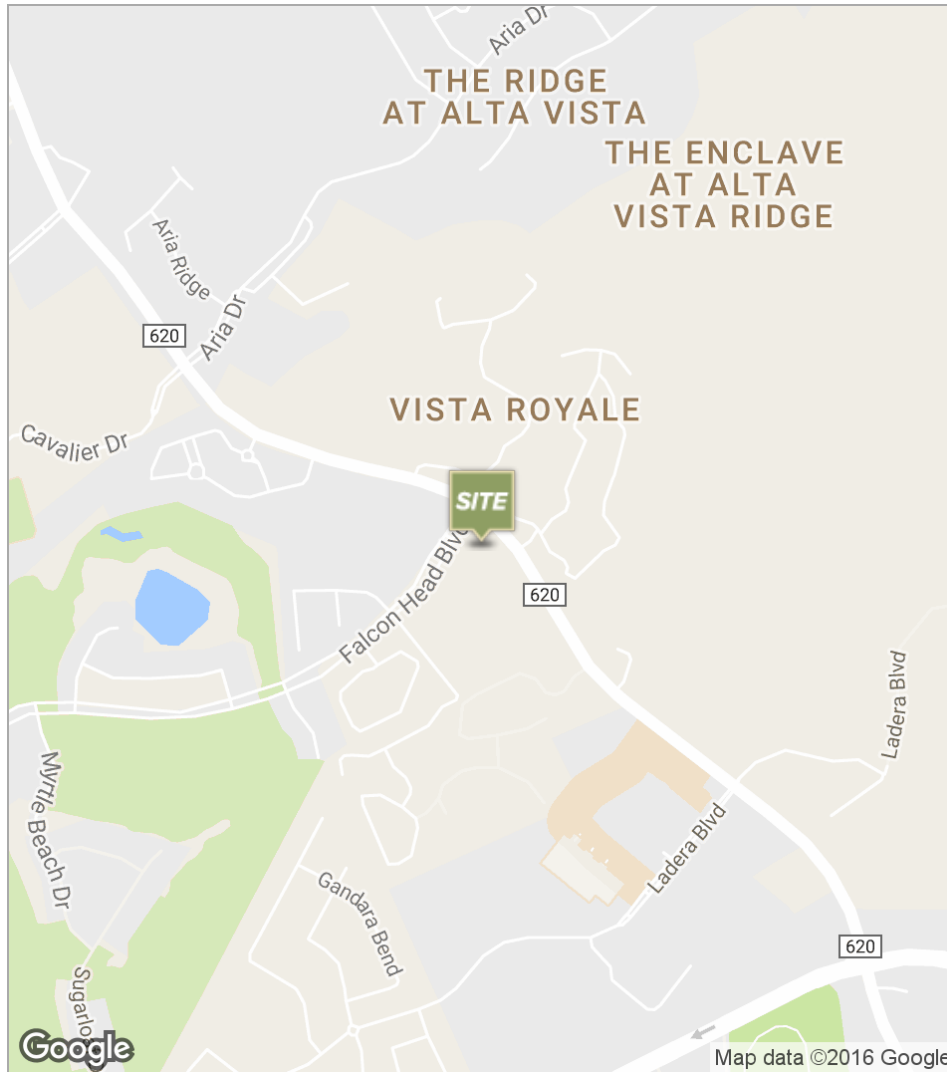
The Gateway to Falconhead is the newest up-and-coming mixed use development in the area. Located on RR 620, one of the fastest growing corridors in the Austin area
Only 25 minutes away from Downtown Austin
Great exposure with 50,000+ cars per day on RR 620
Over 17,000 rooftops in a five mile radius with continued growth
ESRI Tapestry Demographics - Boomburbs, and Up and Coming Families

PROPERTY HIGHLIGHTS

- Located on the hard corner of RR 620 (Hwy 620) and Falconhead Boulevard
- Delivery 1st Quarter 2017
- Ability to lease or purchase free standing building
- Minutes from Hill Country Galleria and Lakeway Regional Medical Center
- Excellent access (signalized, hard corner) and abundant parking
- Spaces available ranging from 1,500 to 15,000 square feet
- Easily accessible from West Lake Hills, Bee Cave, Lakeway, Spicewood, and Steiner Ranch
- Completed project - over 125,000 square feet
- Amenities within the project include Tomo Sushi, Pioneer Bank, Serasana Spa & Wellness Studio, Stinson's Coffee & Craft Cocktails, Westbank Cleaners, Epic Nails & Beauty, and others

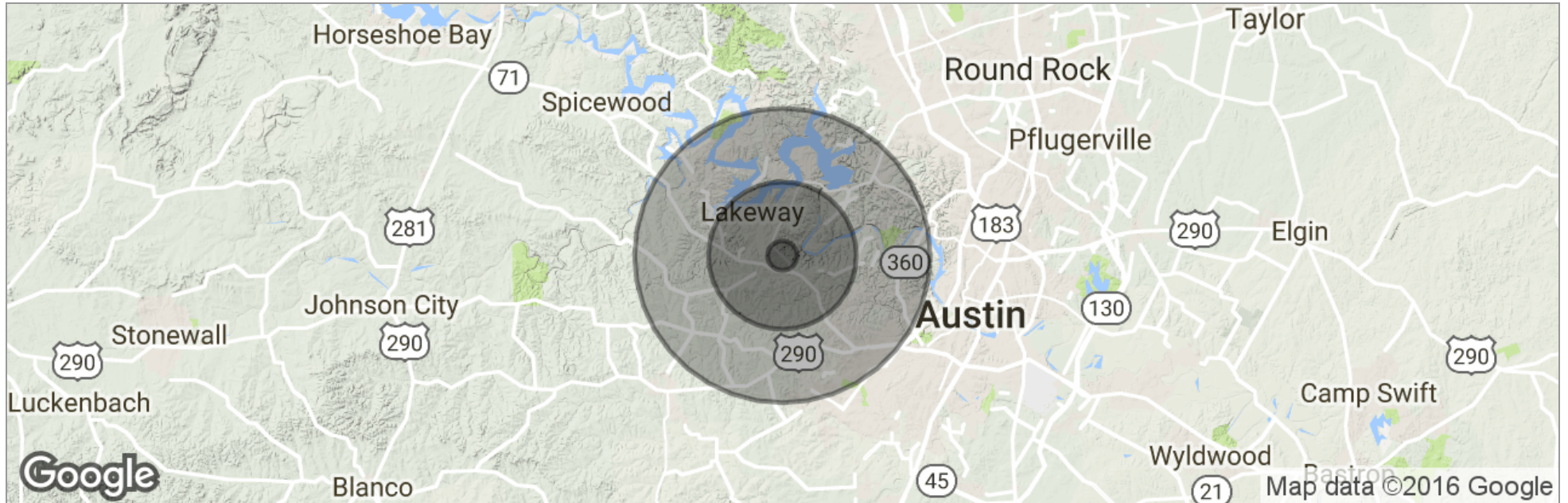
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	1 Mile	5 Miles	10 Miles
Total Population	2,344	36,765	148,457
Population Density	746	468	473
Median Age	40.2	40.6	39.0
Median Age (Male)	39.8	39.8	38.6
Median Age (Female)	40.5	41.6	39.5
Total Households	844	13,860	56,814
# of Persons Per HH	2.8	2.7	2.6
Average HH Income	\$148,164	\$134,350	\$128,774
Average House Value	\$483,941	\$417,406	\$401,851

* Demographic data derived from 2010 US Census