

FOR LEASE

SWEETWATER PLAZA @ SWEETWATER CROSSING

Permit Issued - 1st Qtr. 2027 Shell Delivery



16620 SWEETWATER VILLAGE DR
BEE CAVE, TX 78738



DEVELOPED BY
DORADO DEVELOPMENT CO., L.L.C.
Real Estate Development & Brokerage

Currin Van Eman currin@cipaustin.com 512 927 7150

512 682 1000
cipatexas.com

FOR LEASE

SUMMARY

16620 Sweetwater Village Dr. | Bee Cave, TX 78738



AVAILABLE SPACE: ±28,000 SF

MINIMUM DIVISIBLE: ±1,200 SF

MAX CONTIGUOUS: ±28,000 SF

LEASE RATE: Contact Broker

MINIMUM LEASE TERM: 5 years

NNN: \$9.50/SF Est

TENANT IMPROVMENT: Amount tied to terms

ZONING: ETJ

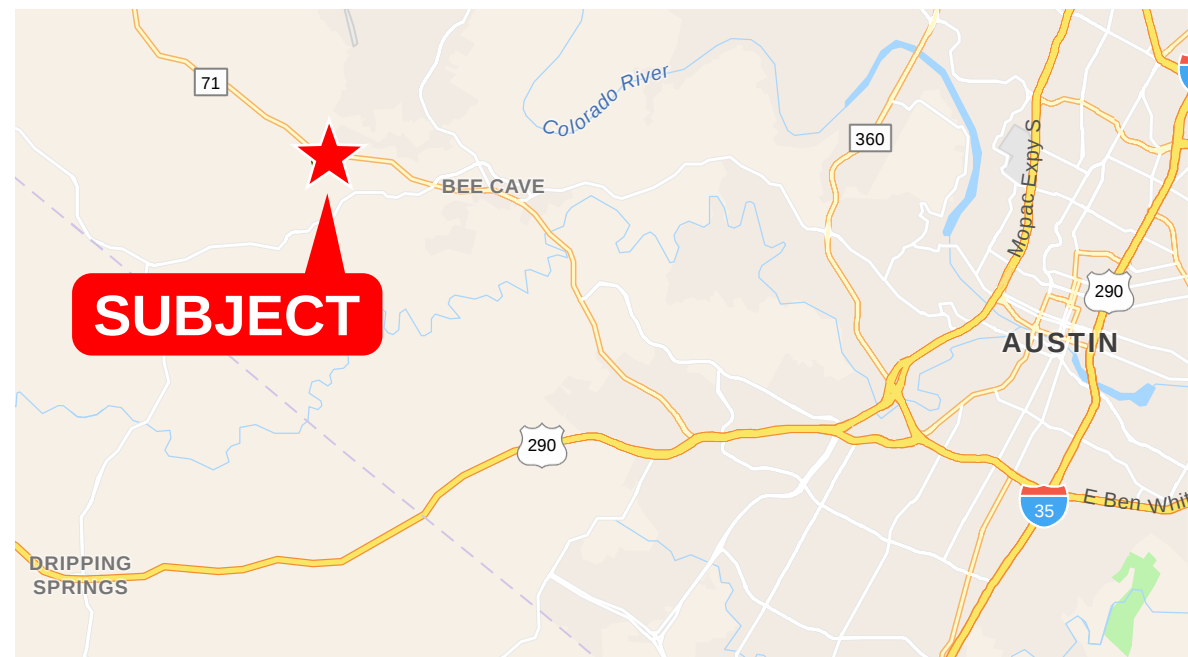
DELIVERY DATE: 1st Quarter 2027 (Shell construction starts July 2026)

PARKING RATIO: 5.2/1000 SF

YEAR BUILT: 2026

PROPERTY HIGHLIGHTS:

- ◆ Premium Retail/Restaurant/Medical Space Available
- ◆ Ample Parking - 144 Parking Spaces
- ◆ Easy Ingress and Egress
- ◆ High Visibility with Hwy 71 West Frontage
- ◆ Traffic Counts: Hwy 71 just east of Serene Hills Dr: 33,469 vpd (2020)
- ◆ Strong Demographics: \$240,000 + Avg HH Incomes, \$600K - \$5MM+ Housing Values
- ◆ Developed By Dorado Development Co., LLC



FOR LEASE

SUMMARY

16620 Sweetwater Village Dr. | Bee Cave, TX 78738



Sweetwater Plaza is a new Luxe Mixed-Use Retail/Restaurant/Medical Space project starting construction in July 2026, within the 403 acre Sweetwater Crossing Commercial Subdivision Development located in the West Austin suburb of Bee Cave fronting SH 71 West and just 5 minutes west of the highly acclaimed 1.5 Million Square Foot Hill Country Galleria.

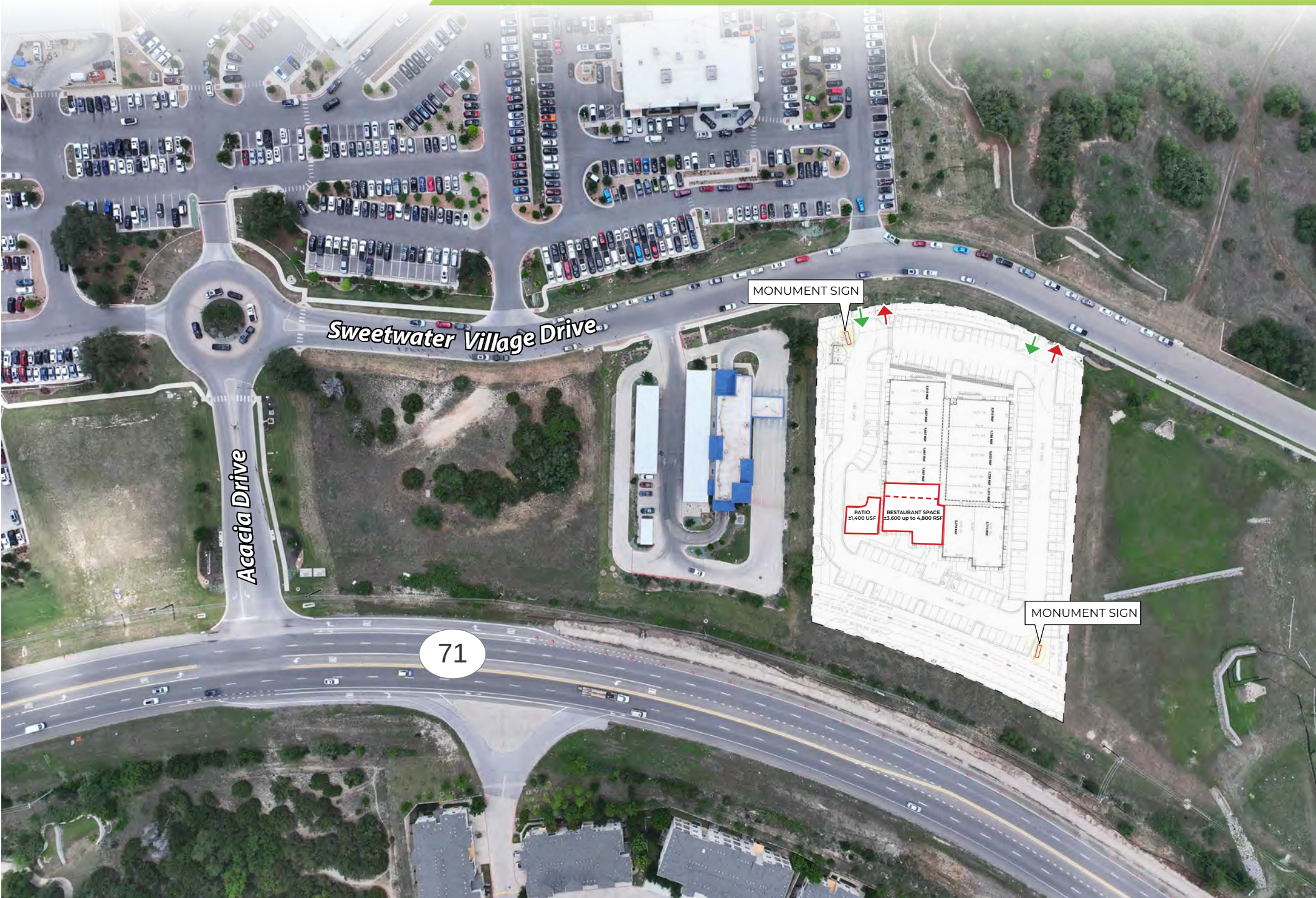
The project features a single story 28,000 SF Retail Building, With Suites 360* around the building, centered on the site, allowing highly visible retail space facing Hwy 71 on the north side, Sweetwater Village Dr. to the south and spaces facing east and west. The building is very well parked at 144 surface parking spaces (5.2:1 Ratio), completely surrounding the shopping center, allowing for easy, "front door" parking for all retail suites.

The surrounding Bee Cave/Lakeway area offers some of Austin's strongest demographic profiles with high average household incomes exceeding \$240,000/YR and housing values ranging from \$600K to over \$5MM. Sweetwater Crossing contains a broad mix of uses, including: High Income/ Luxury Single-Family Residential, Multi-Family, Townhomes, Medical, Retail, Restaurant & C-Store Space, as well as the new 30 acre Covert Cadillac/GMC/Dodge/ Jeep Auto Mall Dealership. And recently, the addition of the new 270,000 SF CesiumAstro World Headquarters, bringing 500 employees to Sweetwater Crossing.

FOR LEASE

AERIAL

16620 Sweetwater Village Dr. | Bee Cave, TX 78738



FOR LEASE

AERIAL

16620 Sweetwater Village Dr. | Bee Cave, TX 78738



Lake Travis ISD
Transportation
Center

COVERT

 Bee Cave MS

SURF THRU
EXPRESS CAR WASH

Sweetwater Village Drive

71

FOR LEASE

AERIAL

16620 Sweetwater Village Dr. | Bee Cave, TX 78738



CHASE

71



71

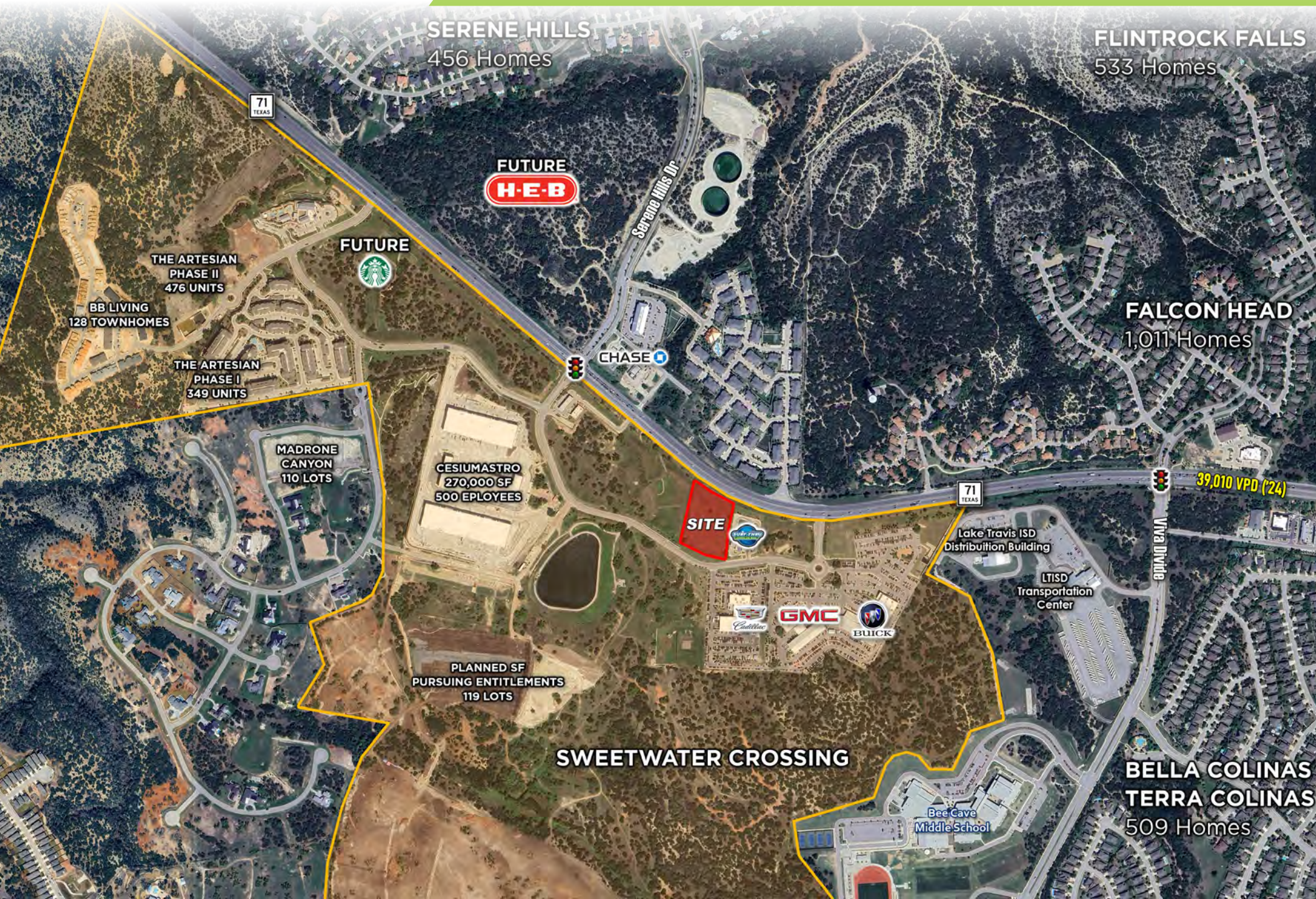
COVERT
Jeep RAM

Sweetwater Village Drive

FOR LEASE

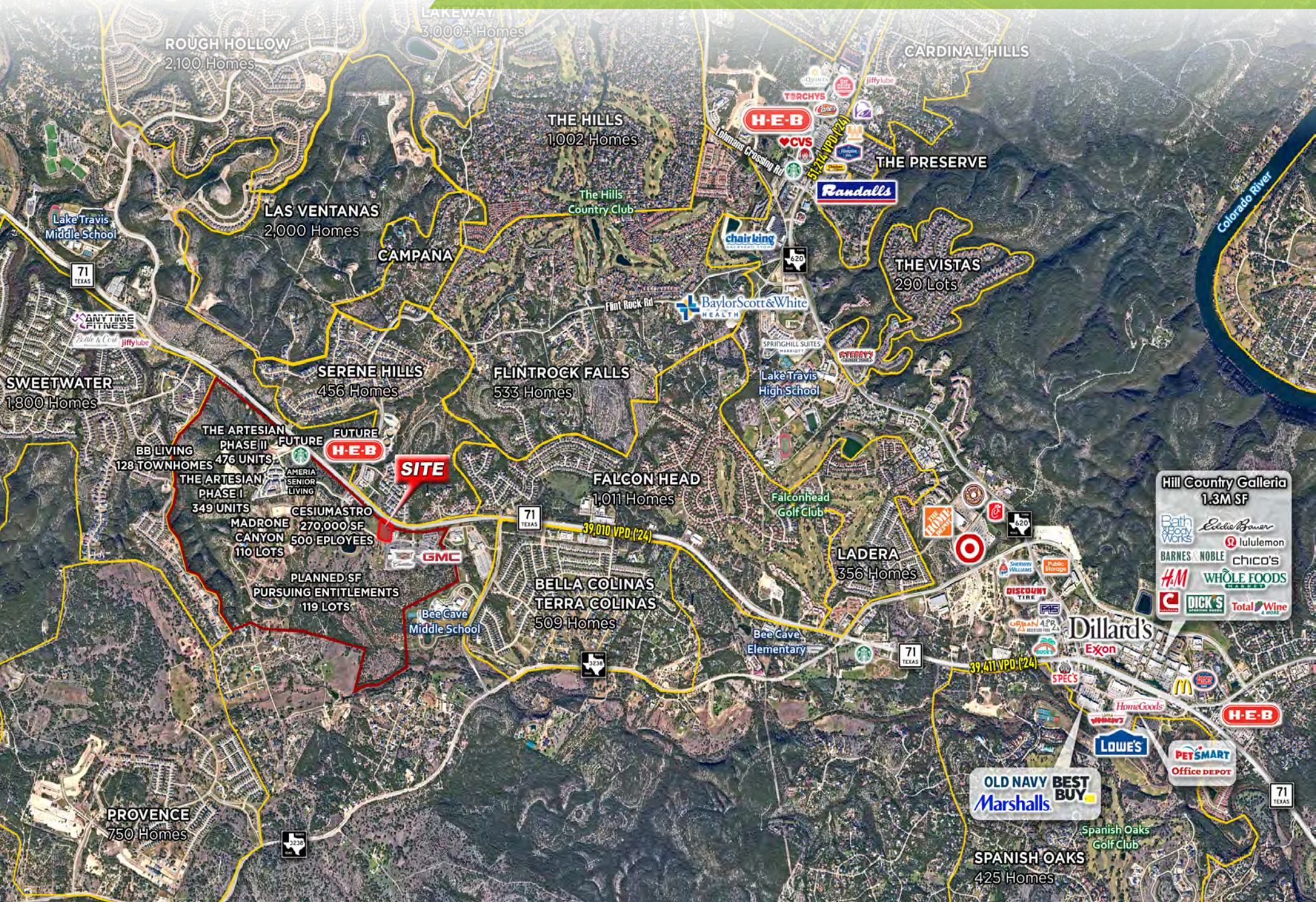
AERIAL MAP

16620 Sweetwater Village Dr. | Bee Cave, TX 78738



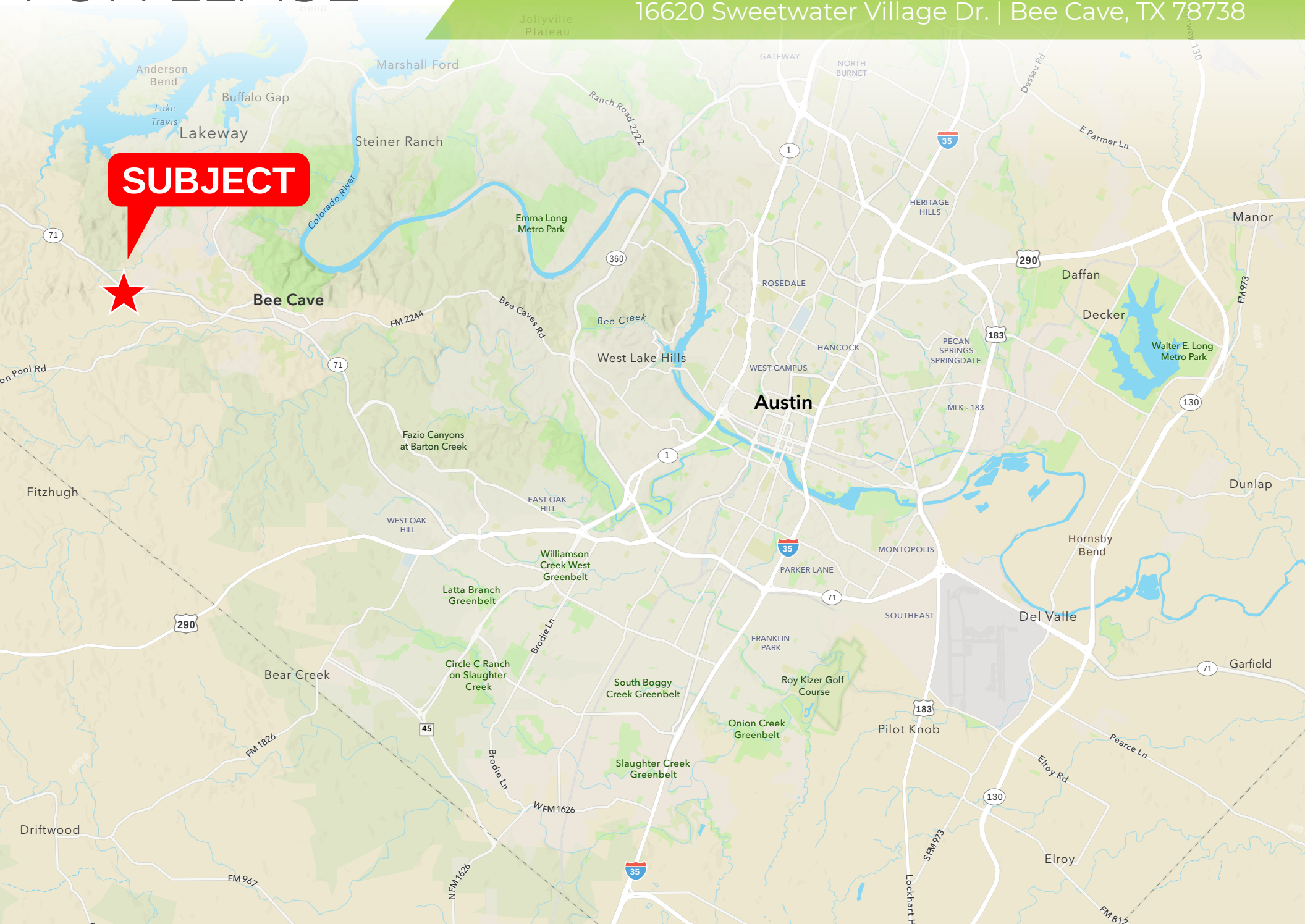
FOR LEASE

AREA MAP



FOR LEASE

REGIONAL MAP



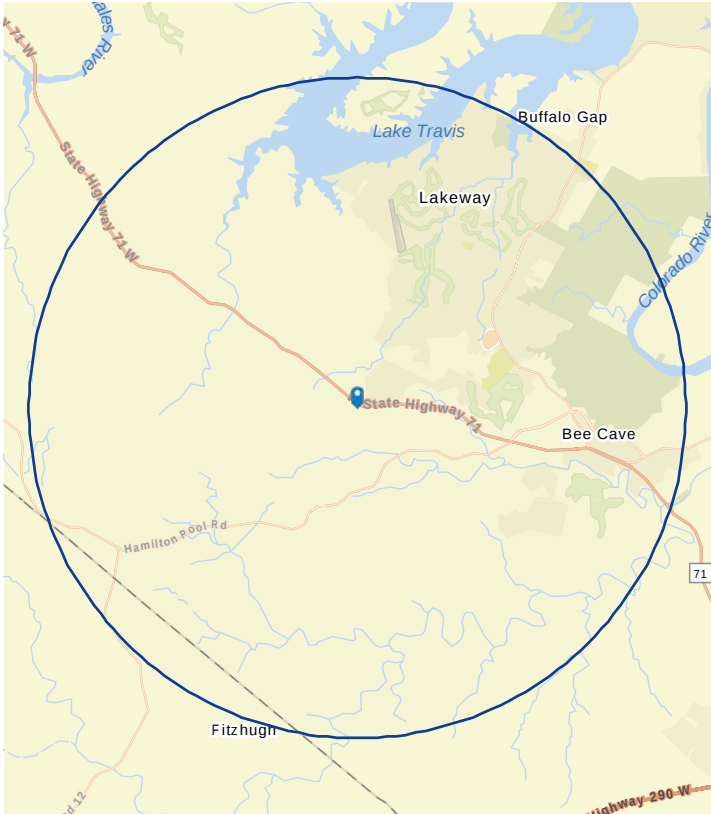
FOR LEASE

INFOGRAPHICS

16620 Sweetwater Village Dr. | Bee Cave, TX 78738

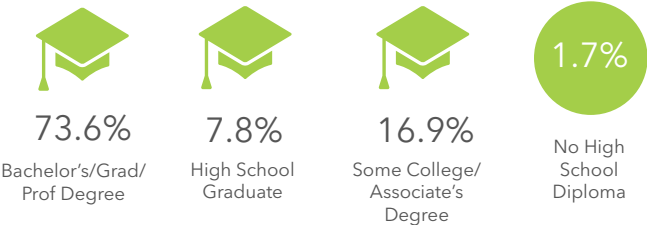
DEMOGRAPHIC PROFILE

16620 Sweetwater Village Dr, Austin, Texas, 78738
Ring of 5 miles

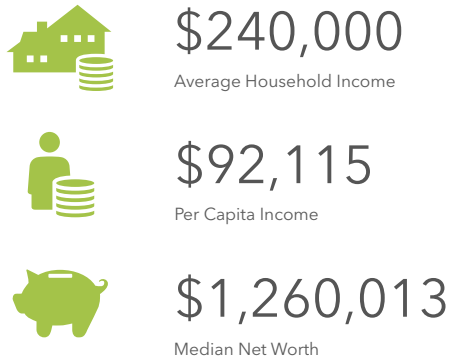


Source: This infographic contains data provided by Esri (2025, 2030).
© 2026 Esri

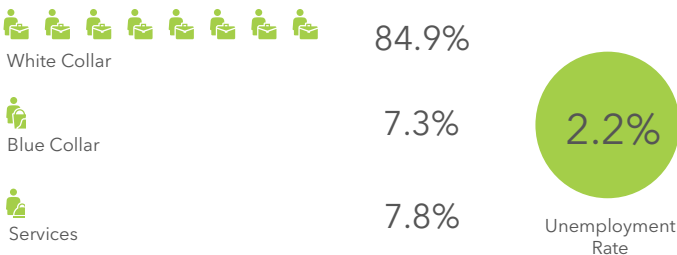
EDUCATION



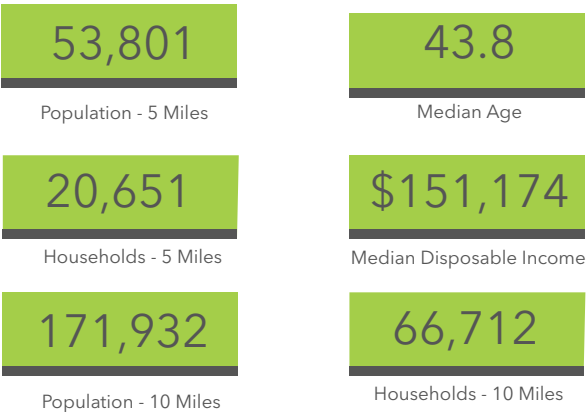
INCOME



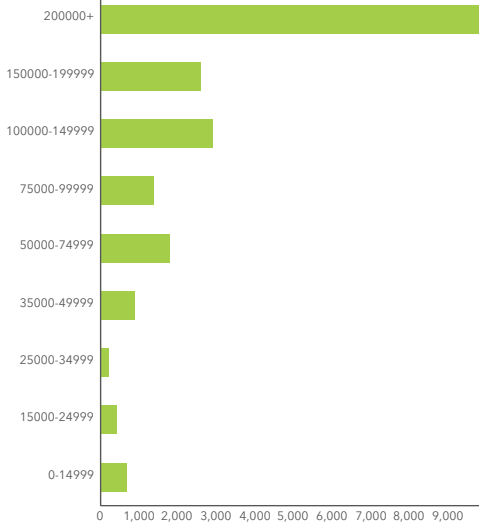
EMPLOYMENT



POPULATION / HOUSEHOLDS



HOUSEHOLD INCOME (\$)



Source: This infographic contains data provided by Esri (2025, 2030).



DEVELOPED BY
DORADO DEVELOPMENT CO., L.L.C.
Real Estate Development & Brokerage

All information furnished regarding this property is from sources deemed reliable; however, CIP has not made an independent investigation of these sources and no warranty or representation is made by CIP as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or withdrawal from market without notice. CIP further has not made and shall not make any warranty or representations as to the condition of the property nor the presence of any hazardous substances or any environmental or other conditions that may affect the value or suitability of the property.

512 682 1000
ciptexas.com



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

Commercial Industrial Properties, LLC	9007597	info@cipaustin.com	(512) 682-1000
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert Springer	627720	bob@cipaustin.com	(512) 682-1001
Designated Broker of Firm	License No.	Email	Phone

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Robby Eaves	588199	robby@cipaustin.com	(512) 682-1003
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Currin Van Eman	405920	currin@cipaustin.com	(512) 927-7150
Sales Agent/ Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date