

# For Sale: Spicewood Office/Warehouse

22400 STATE HWY 71, SPICEWOOD, TEXAS 78669

**SUBJECT SITE**  
6,500 SQFT  
1.55 ACRES

BEE CAVE  
10 MINS

STATE HWY 71: 45,421 VPD (TX DOT)



MARBLE FALLS  
25 MINS





## GOLD TIER

EXCLUSIVELY LISTED BY

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6,500 SQFT  
1.55 ACRES

71  
TEXAS

BEE CAVE  
10 MINS

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71  
TEXAS

MARBLE FALLS  
25 MINS





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25 MINS



STATE HWY 71: 45.421 VPD (TX DOT)

BEE CAVE  
10 MINS





**SUBJECT SITE**

*6,500 SQFT*

*1.55 ACRES*



2000  
Chase Hwy





# Investment Summary

Gold Tier Real Estate is proud to present a +/-6,500-square-foot office/warehouse available for sale. Situated on 1.55 acres, the property offers two direct access points from Highway 71.

The building is versatile and can function as an office/warehouse with yard space for business owners or be easily converted into a brewery, restaurant, venue, creative studio or pickleball arena. The possibilities are endless!

Approximately 440 square feet of the total space is currently conditioned. The remainder of the warehouse is insulated with spray foam but would require air conditioning.

The property features several elements that enhance its appeal for a wide range of business uses, including oversized barn-style doors and industrial racking systems at both the front and rear of the property for material storage. Additionally, the building boasts high ceilings and generous clear height.

**Please inquire with the agent to set up a tour of the property.**



# PROPERTY HIGHLIGHTS

**ADDRESS:** 22400 State Hwy 71, Spicewood, Texas 78669

**SQUARE FOOTAGE:** 6,500

- » 440 SF office w/ AC
- » 6,060 SF spray foamed w/o AC

**ACREAGE:** 1.556 Acres

**PRICING:** \$1,787,500 (\$275/sf)

**RENOVATED:** 2021

## UTILITIES:

- » Hazy Hills WSC water service
- » 3-phase electric
- » Property is on septic

## FRONTAGE:

- » 340' State Hwy 71 frontage
- » Two access points to Hwy 71

**SCHOOL DISTRICT:** Lake Travis ISD

## REMARKS:

- » Six very large sliding doors & one roll up door

## CEILING HEIGHT:

- » 17' 6" at peak
- » 16' 9" near office
- » 13' 9" at west entrance of building



*\*Buyer to do all independent research on development potential.*



MAX PARKING LAYOUT  
96 SPACES



**Edison Savard**  
Registered Professional  
and Surveyor No. 4327  
Edison Savard Surveying  
4327 Elm Street, Suite 100  
Austin, Texas 78704

*Edison Savard*

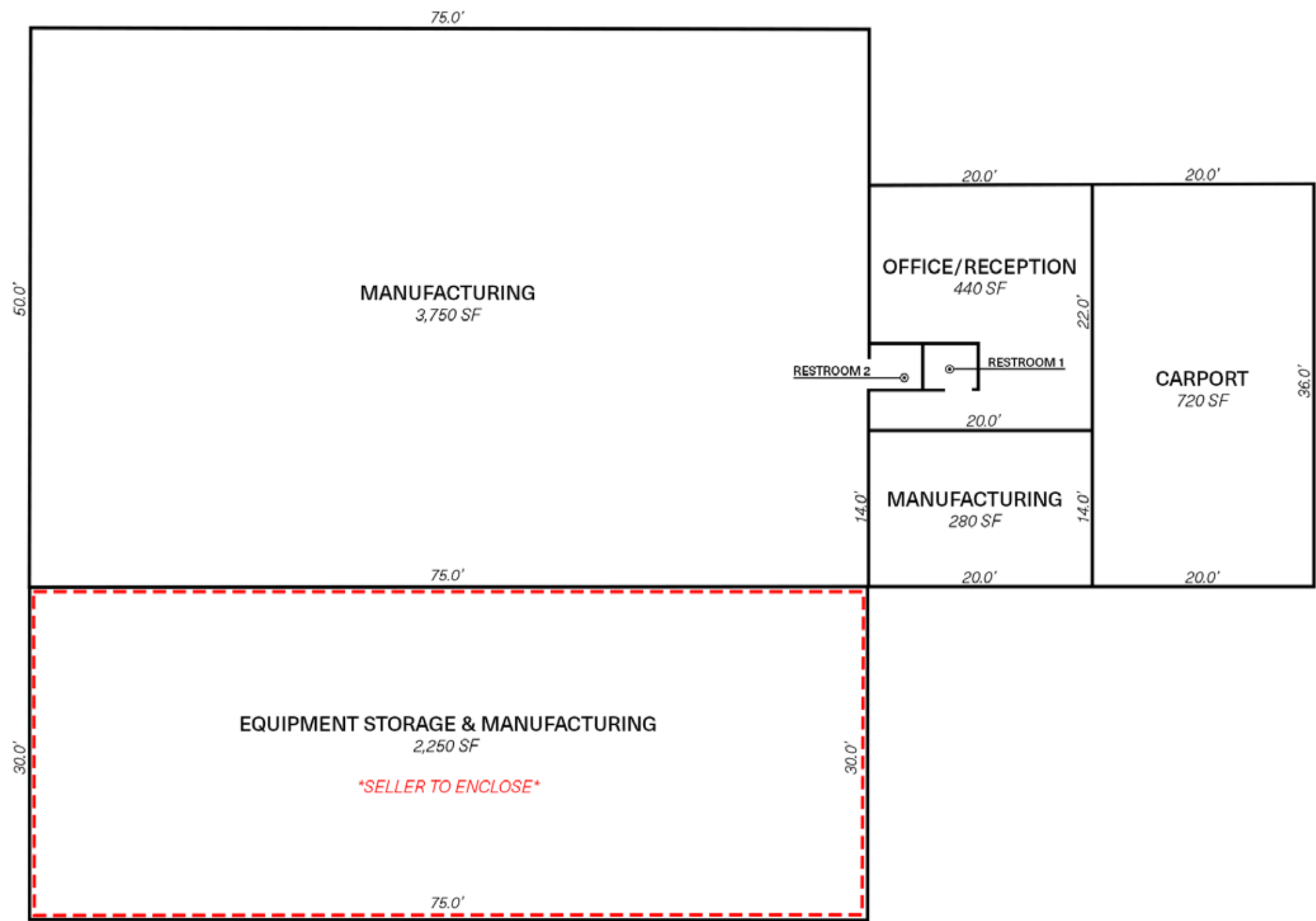
This survey, made on the ground, compares with the current Savard Survey.

**RAMSEY LAND SURVEYING**  
 TBPCL'S FIRM LICENSE NO. 10033500  
 6207 BEE CAVES RD., STE. 160  
 AUSTIN, TEXAS 78746  
 PHONE (512) 301-9398  
[www.ramseylandsurveying.com](http://www.ramseylandsurveying.com)

DATE	NAME	REVISIONS	OK



# DIMENSIONS & FLOOR PLAN







**SUBJECT SITE**  
6,500 SQFT  
1.55 ACRES

**TRAVIS CLUB**  
1,500 ACRES

**ROUGH HOLLOW LAKEWAY**  
936 LOTS  
1,800 ACRES

**WEST CYPRUS HILLS**  
427 LOTS  
1,000 ACRES

FUTURE LTISD  
HIGH SCHOOL

ROUGH HOLLOW  
ELEMENTARY

BEE CREEK  
SPORTS COMPLEX

LAKE TRAVIS  
MIDDLE SCHOOL

LAKE TRAVIS

SECURITY STATE  
BANK & TRUST  
**McGOY'S**  
71  
TEXAS

**market**

**POODIE'S**

**IT'S ALL  
GOOD  
BBQ**

**Angels**

**Frontyard**



71  
TEXAS

71  
TEXAS





71  
TEXAS

**THOMAS RANCH**  
LAKESIDE TRAILS  
3,500 LOTS  
2,200 ACRES

**BRIARCLIFF**  
1,163 LOTS  
1,056 ACRES

**TRAVIS CLUB**  
1,500 ACRES

71  
TEXAS

SECURITY STATE  
BANK & TRUST

McCoy's

market

**SUBJECT SITE**  
6,500 SQFT  
1.55 ACRES

FOODIES

Angels

TF

**ROUGH HOLLOW LAKESIDE**  
936 LOTS  
1,800 ACRES

**THE HILLS**  
600 LOTS  
686 ACRES

620  
TEXAS

**LAKEWAY CITY CENTER**  
600,000 SQFT COMMERCIAL  
300 RESIDENTIAL UNITS  
75 ACRES

**WEST CYPRUS HILLS**  
427 LOTS  
1,000 ACRES

FUTURE LTISD  
HIGH SCHOOL

71  
TEXAS

**SWEETWATER**  
1,550 LOTS  
1,400 ACRES  
700 ACRES OPEN SPACE

**FLINTROCK FALLS**  
427 LOTS  
1,000 ACRES

H-E-B

Randall's

Starbucks

Baylor Scott & White  
MEDICAL

LT

Target

*Arroyo Hills*  
339 LOTS  
456 ACRES

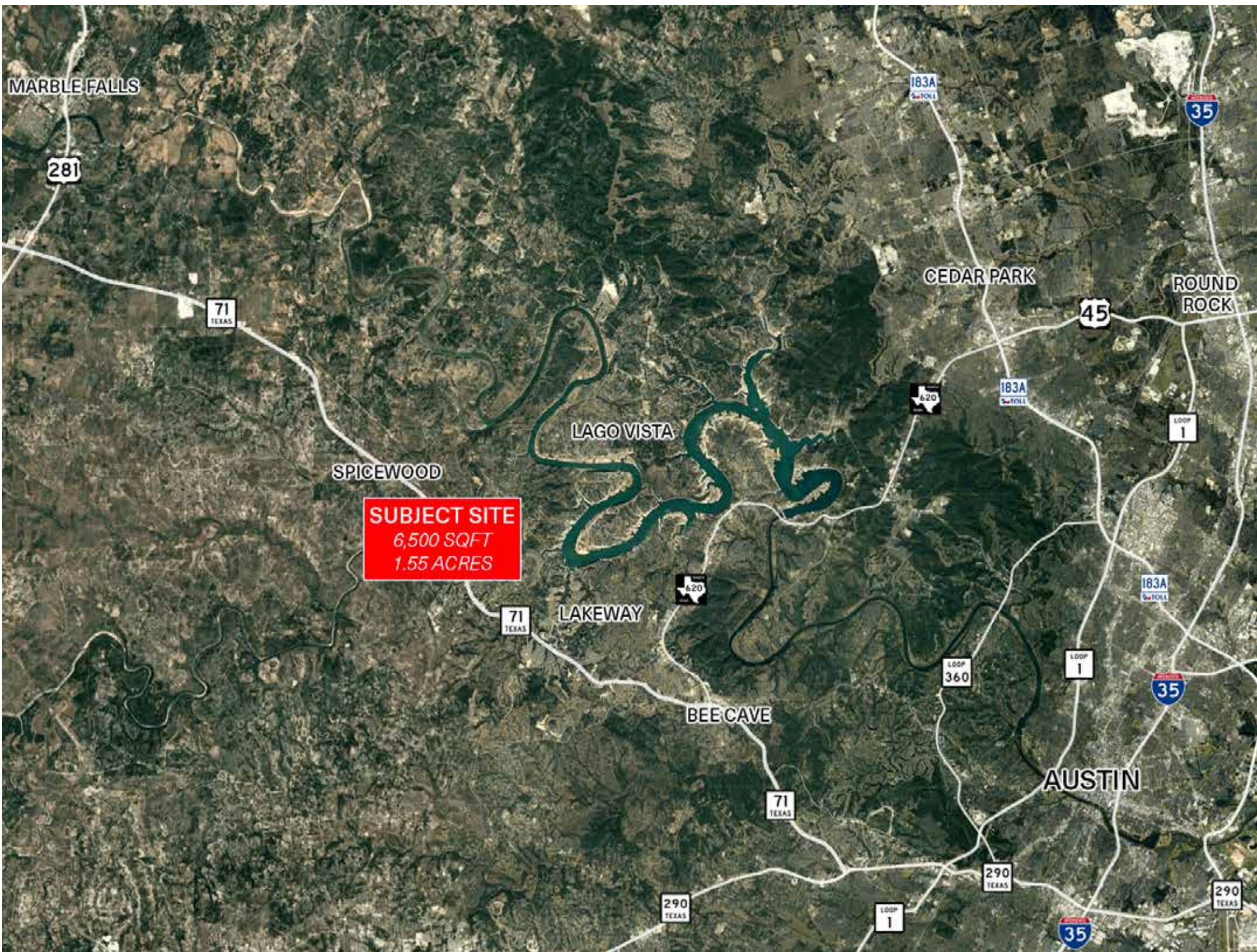
**FALCONHEAD**  
500 LOTS  
442 ACRES

71  
TEXAS

HILL COUNTRY  
GALLERIA

H-E-B





MARBLE FALLS

281

71  
TEXAS

183A  
TOLL

35

CEDAR PARK

45

ROUND  
ROCK

LAKE VISTA

SPICEWOOD

**SUBJECT SITE**  
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71  
TEXAS

LAKEWAY

620  
TEXAS

183A  
TOLL

LOOP  
1

183A  
TOLL

LOOP  
360

LOOP  
1

35

BEE CAVE

71  
TEXAS

AUSTIN

290  
TEXAS

290  
TEXAS

LOOP  
1

35

290  
TEXAS





## 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.*



### 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.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Designated Broker of Firm	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date