

Property Address

900 S MoPac Expy
2500 Bee Caves Rd.
2700 Bee Caves Rd.
2702 Bee Caves Rd.
2705 Bee Caves Rd.
2706 Bee Caves Rd.
2708 Bee Caves Rd.
2710 Bee Caves Rd.
2712 Bee Caves Rd.
2714 Bee Caves Rd.
2720 Bee Caves Rd.
2724 Bee Caves Rd.
2725 Bee Caves Rd.
2745 Bee Caves Rd.
2800 Bee Caves Rd.
2802 Bee Caves Rd.
2808 Bee Caves Rd.
2814 Bee Caves Rd.
2824 Bee Caves Rd.
2826 Bee Caves Rd.
2829 Bee Caves Rd.
2900 Bee Caves Rd.
2901 Bee Caves Rd.
3001 Bee Caves Rd.
3003 Bee Caves Rd.
3006 Bee Caves Rd.
3008 Bee Caves Rd.
3010 Bee Caves Rd.
3012 Bee Caves Rd.
1015 Bee Cave Woods
3101 Bee Caves Rd.
3102 Bee Caves Rd.
3103 Bee Caves Rd.
3144 Bee Caves Rd.
3160 Bee Caves Rd.

Site Description

Park Hills Baptist Church
Endeavor - Rollingwood Center 3
Bee Cave Corner Office Building
BB&T Bank
Mira Vista Office Buidling
Vacant Land
Vacant Land
Chevron Gas Station
Routh Properties - Shopping Center
Rollingwood Office Center
Office Building with Prevana Wellness
Dentist Office - Austin Smile Creations
Frist United Bank
Shops at Mira Vista
Shell Gas Station
Former Gatti's Pizza
Small Service Strip Center - Quik Print and Michele's
Service Strip Center - Reid's Cleaners and Goodwill
Goodyear Vehicle Service Center
Jiffy Lube
Prosperity Bank
The Finish Line Car Wash
Grouping of Service and Office Properties
Stantec and Mattersight
Arise Austin Medical Center
The Palisades
Abercrombie Gems and Precious Metals
Wiseman Family Practice and Austin Compounding Pharmacy
Vacant Land
Office Building with Integrated Financial Planning and Kathy Purvis CAR
CBRE Center 2 Office Building
Office Building
Centre One Office Building
Hajjar Peters LLP
3160 Professional Building

Highest and Best Use (Yes or No)

No - Rollingwood is not receiving any real tax value as it currently stands

No

No

No

No

No

No

No

No

No

No

No

No

Yes

No

Yes - Due to its size

No - Tenants in the strip are not high sales tax producers

No - Tenants in the strip are not high sales tax producers

No

No

No

No

No

No

No - This hospital provides value to the community, but from a tax standpoint, this is very limited.

No

No

No

No

No

No

No

Yes

No

No

Current Zoning

Government and Institutional District (GI)
Planned Unit Development (P.U.D.)
Professional and Business Office District (C-1)
Planned Unit Development (P.U.D.)
Planned Unit Development (P.U.D.)
Professional and Business Office District (C-1)
Professional and Business Office District (C-1)
Business District (C-2)
Business District (C-2)
Professional and Business Office District (C-1)
Professional and Business Office District (C-1)
Professional and Business Office District (C-1)
Planned Unit Development (P.U.D.)
Planned Unit Development (P.U.D.)
Business District (C-2)
Business District (C-2)
Business District (C-2)
Business District (C-2)
Business District (C-2)
Business District (C-2)
Business District (C-2)
Business District (C-2)
Business District (C-2)
Planned Unit Development (P.U.D.)
Professional and Business Office District (C-1)
Hospital District (H-1)
Professional and Business Office District (C-1)
Business District (C-2)
Business District (C-2)
Professional and Business Office District (C-1)
Hospital District (H-1)
Professional and Business Office District (C-1)
Professional and Business Office District (C-1)
Professional and Business Office District (C-1)
Professional and Business Office District (C-1)
Professional and Business Office District (C-1)

Zoning Change Recommended?

Yes - Change to PUD or MU Opportunity to conceptually tie this site into the Endeavor development

No

Yes - Change to PUD to tie into surrounding zoning and future development

No

No

Yes - Consider up zoning to C2

Yes - Consider up zoning to C2

No

No

Consider C2 Zoning

Consider C2 Zoning

Consider C2 Zoning

No

No

No

No

No

No

No

No

No

No

No

Yes - Consider up zoning to C2

Yes, Consider changing the zoning to MU, PUD or C2 in case the site is ever sold

Yes - Consider up zoning to C2

No

No

Yes, Consider changing the zoning to C2 into be consistent with 3008 and 3010

Yes, Consider changing the zoning to MU, PUD or C2 in case the site is ever sold

Consider C2 Zoning

Consider C2 Zoning

Consider C2 Zoning

Consider C2 Zoning

Consider C2 Zoning

Other Comments

This site is at the gateway to Rollingwood and due to its size has the potential as a mixed use development. It would have been nice to see a retail component as part of the first floor of this development to serve the community.

The tax value of the bank is not the highest use.

This site will be difficult to develop due to Eanes Creek, but if it is possible to develop on the site, focus on the highest and best use.

Appropriate zoning, but not serving its highest and best use.

Although the center is not the highest and best use for the property, it will be hard to convince the shop owner to change.

This site has potential for multi level uses - retail on bottom/service-office on top. The site has good access to the highway.

Consider combining this property with 2714 and 2724 for retail and restaurant opportunities.

Located at lighted intersection. The opportunities are limited due to how shallow the site is.

This is a bank taking up a prime space with the potential to bring in sales tax if it was another use other than a bank.

Great location at a lighted intersection.

2802 could be combined with 2800 for a possible development.

This site has potential for multi level uses - retail on bottom/service-office on top.

This site has potential for multi level uses - retail on bottom/service-office on top.

Could 2824, 2826, and 2900 be combined for a mixed use/retail use?

Could 2824, 2826, and 2900 be combined for a mixed use/retail use?

As banks increasingly go mobile, this site could eventually develop as a retail use since it connects with the highway.

Could 2824, 2826, and 2900 be combined for a mixed use/retail use?

The right developer could find a way to develop this into a mixed use center or retail development. Visibility is the pad site fronting Bee Caves Rd suitable for development. If it is, a restaurant or retail strip could work.

Is the pad site fronting Bee Caves Rd suitable for development. If it is, a restaurant or retail strip could work.

Can the multi tiered lot on the West end be developed?

Is this lot developable? Consider combining this property with 3008 and 3010 Bee Cave Rd.

Not a retail site due to topography of the site and poor visibility.

Currently a law office. Has potential for other uses. Possibly a larger multi level building with room for the law office.

Located at lighted intersection. The opportunities are limited due to how small the site is.

nent

those employees at the office building and the surrounding area

ould be on a multi-level development with retail on the bottom and service/office on the top.

ping center owner to make any changes since the property is 100% leased
ess from the strip center next door

than a bank.,

he Trader Joe's development. If 2901 re-develops , this add even more value to this site.

ility is limited from Bee Caves Rd, but the correct signage at Montebello Rd. could make this site
ork on this site.

ie law office on an upper floor.

work.