



Satellite with Major Retail Neighbors

More Ma

HOBBY LOBBY

Academy

SPEC'S

TJ-maxx

LOWE'S

STAPLES

ROSS

DRESS FOR LESS

MCCOY'S

BUILDING SUPPLY

BEST BUY

SUBWAY

AT&T

Chick-fil-z



TOYOTA

BW

Best Western

chili's

jiffy lube

DISCOUNT

TIRE

Chevrolet

GMC

TACO CABANA

MEXICAN PATIO CAFE

DICKIE'S

BARBECUE PIT

THE HOME DEPOT

Satellite With 2 Residential Development Stats



395 Households
14% Annual Projected
Growth Rate to 2021

349 Households
1,186 Residents



Satellite



Flood Map ☒ On/Off

Zoom

Layer Transparency

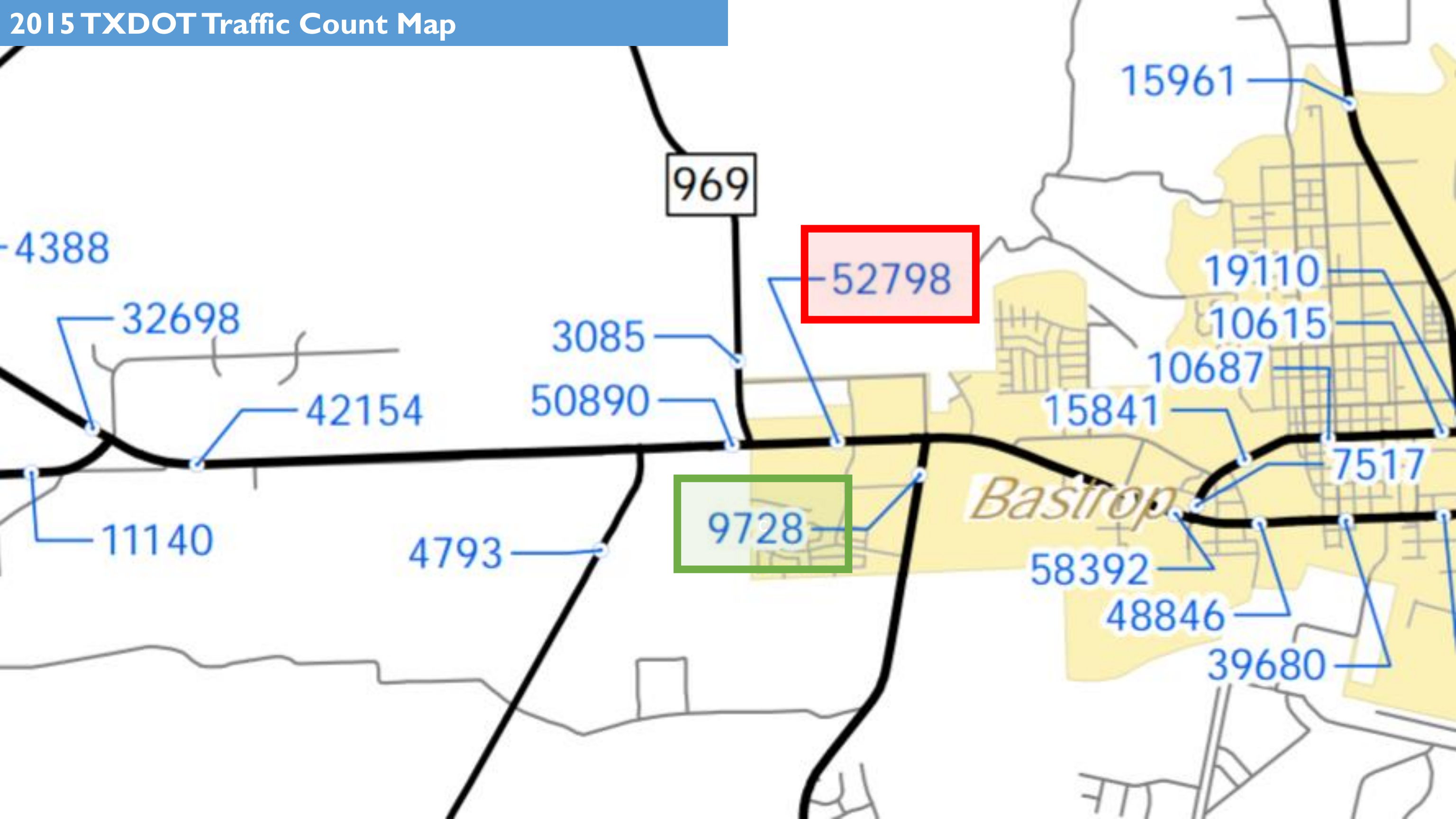
Switch Map To Aerial Map ▾

☐ Manual Placement ☐ Distance

LOCATION REPORT	
Flood Zone Determinations	Report Description
Panel Date	January 19,2006
Map Number	48021C0355E
FIPS Code	
Census Tract	

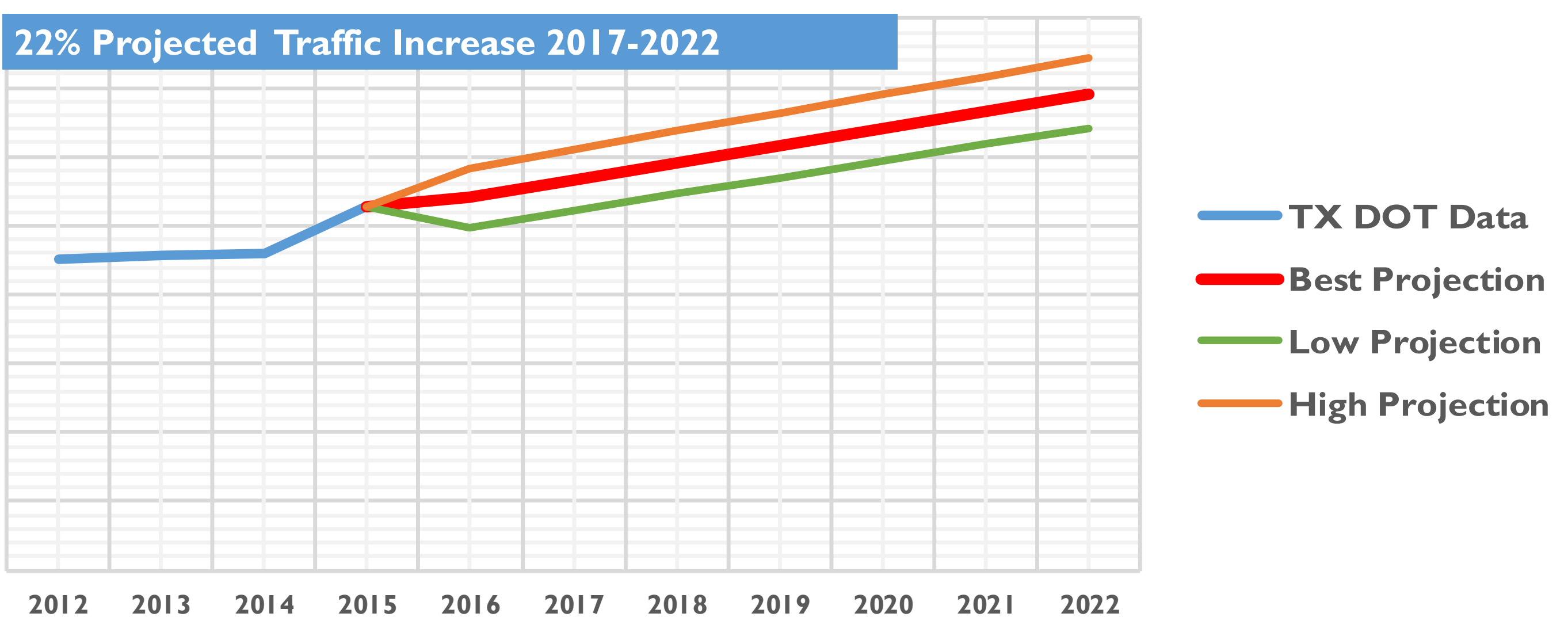
Flood

- X or C Zone
- X500 or B Zone
- A Zone
- V Zone
- D Zone
- Area Not Mapped

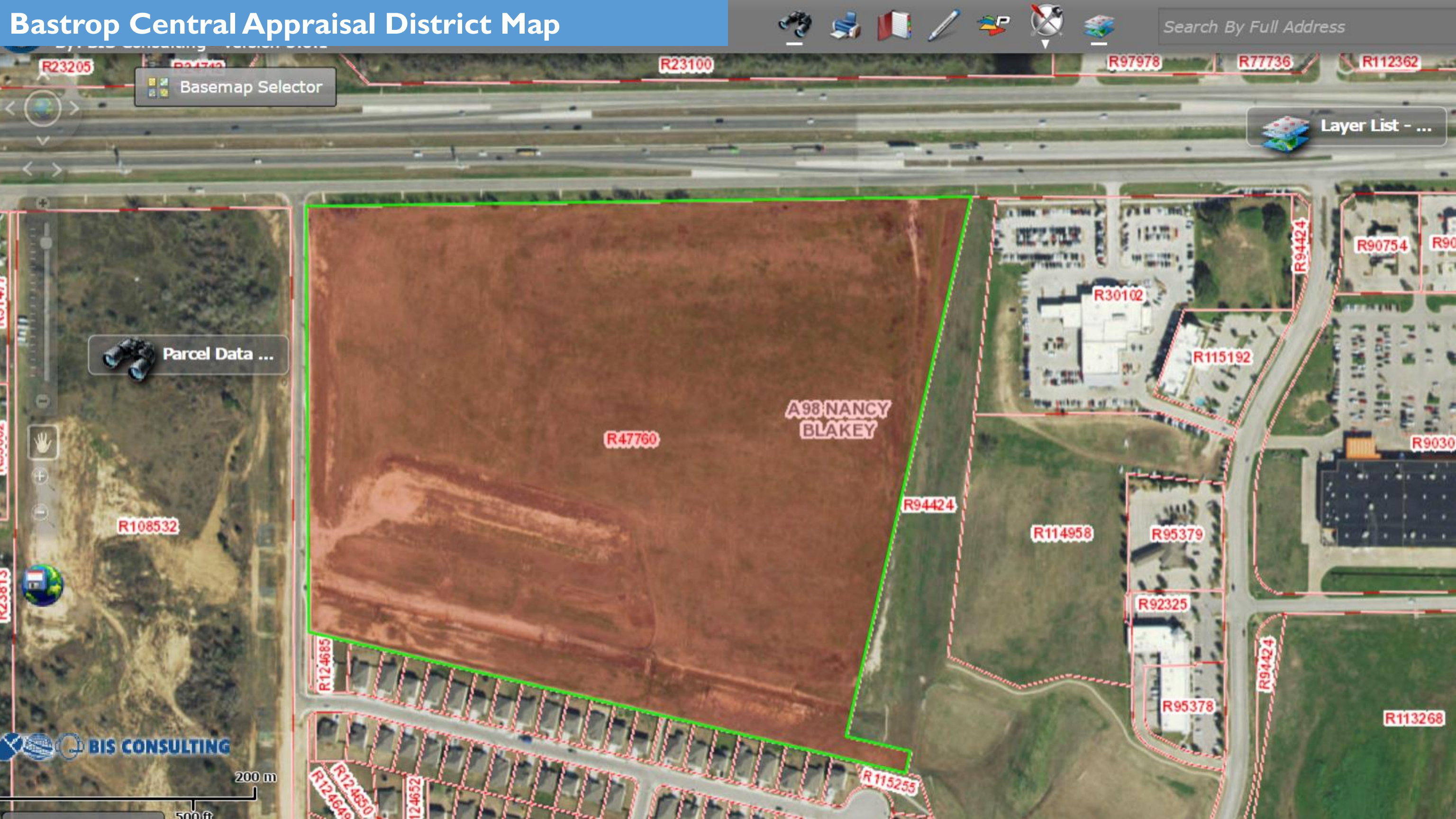


71-W at Bear Hunter

TXDOT at Traffic Count & Projections



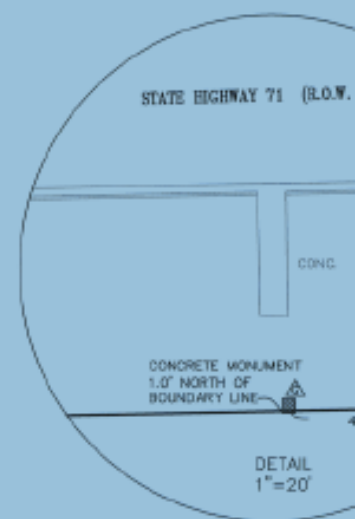
Data	Year										
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
TX DOT Data	45,000	45,540	46,000	52,798							
Best Projection					54,095	56,611	59,127	61,643	64,159	66,675	69,192
Low Projection					49,810	52,193	54,579	56,968	59,359	61,752	64,148
High Projection					58,380	61,029	63,675	66,318	68,960	71,599	74,236



Basemap Selector

Layer List - ...

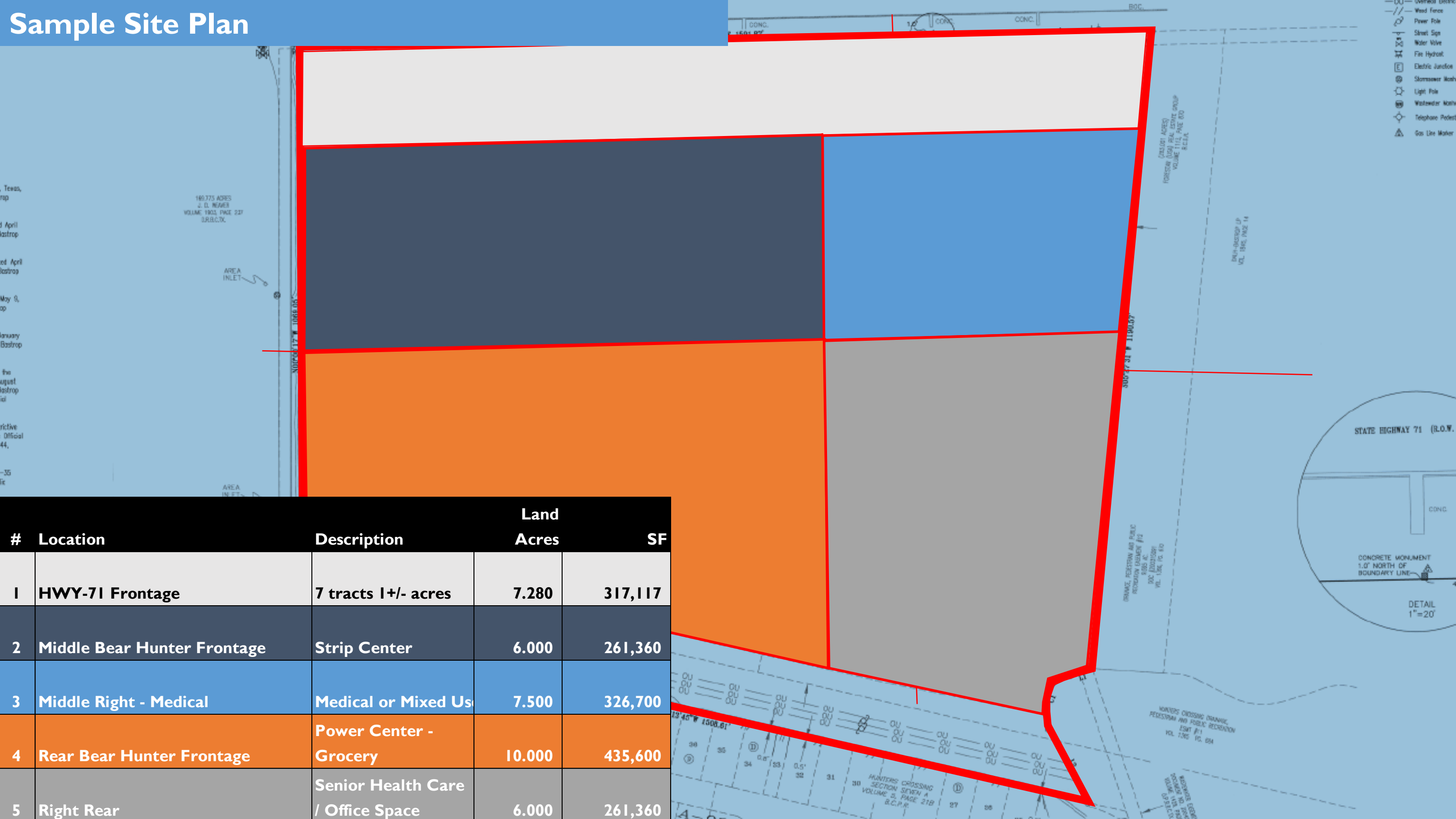
Parcel Data ...



BEAR HUNTER DRIVE
(33' R.O.W.)

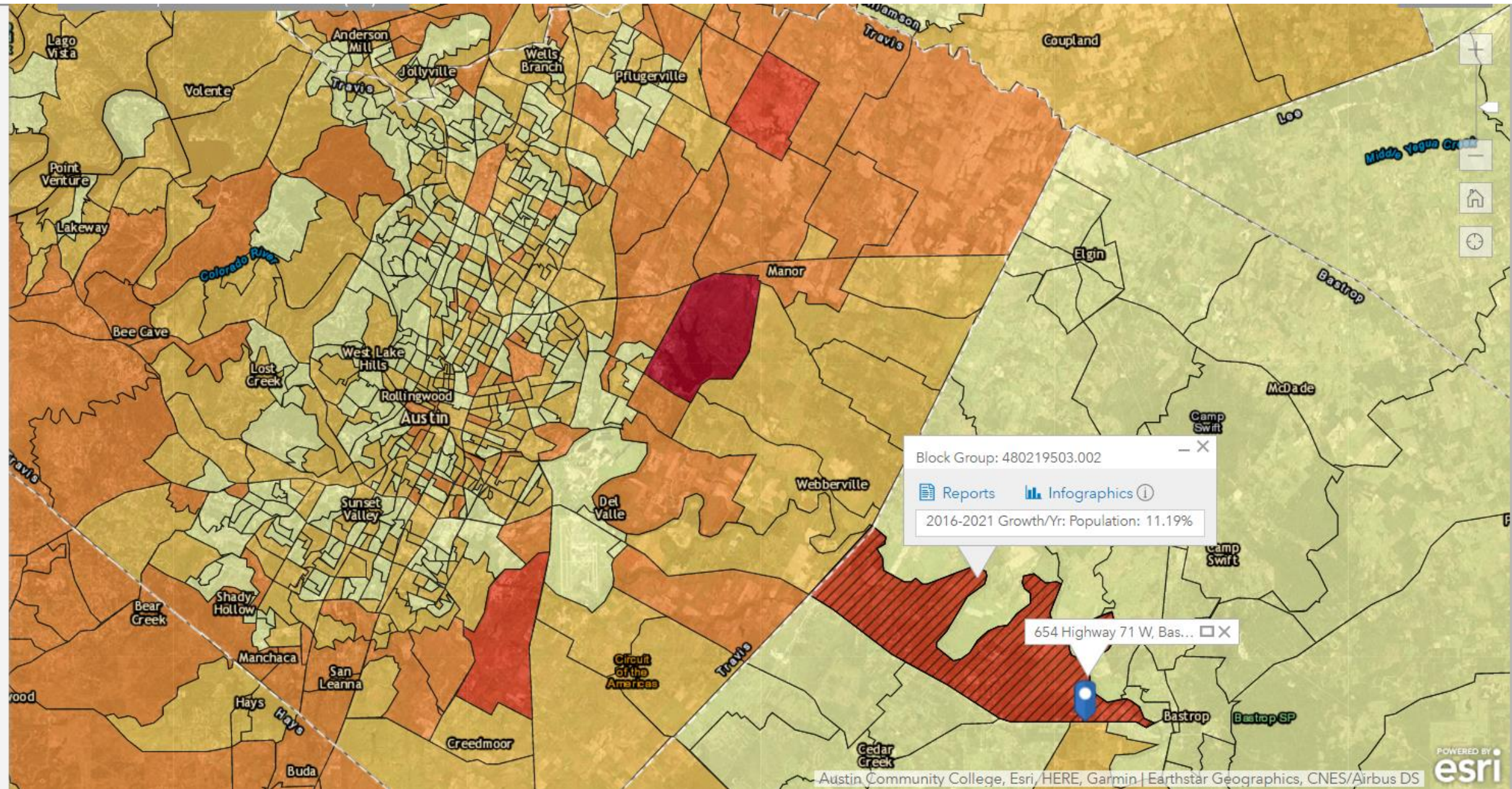
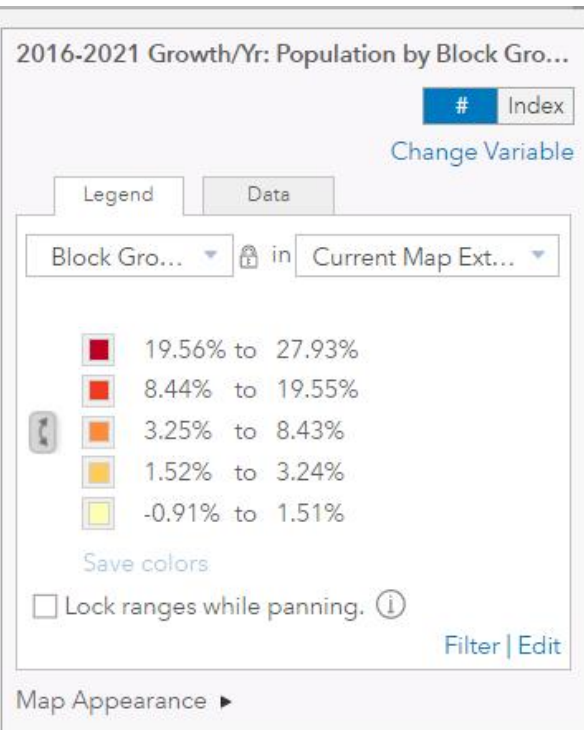


Sample Site Plan

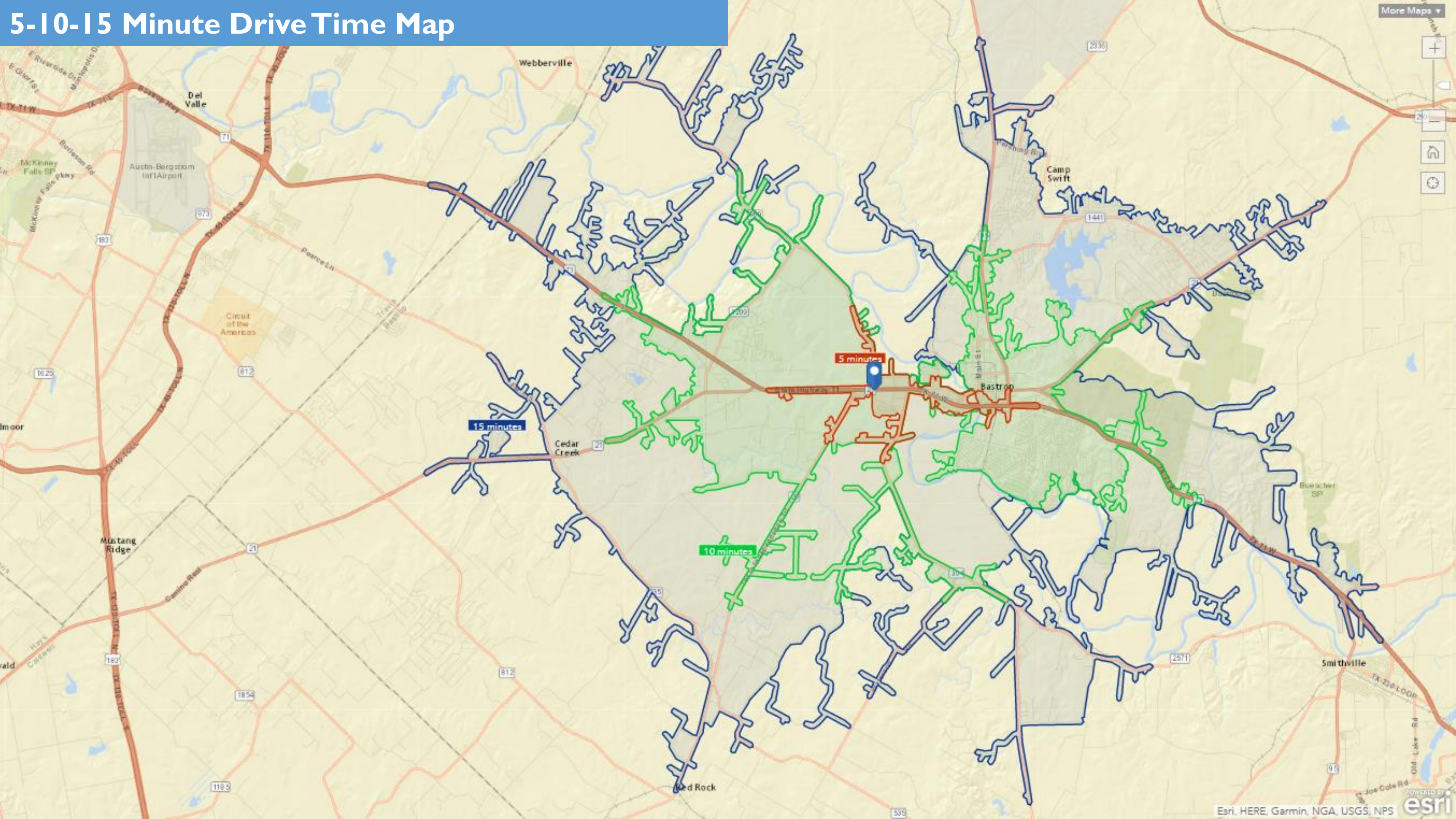


#	Location	Description	Land Acres	SF
1	HWY-71 Frontage	7 tracts 1+/- acres	7.280	317,117
2	Middle Bear Hunter Frontage	Strip Center	6.000	261,360
3	Middle Right - Medical	Medical or Mixed Use	7.500	326,700
4	Rear Bear Hunter Frontage	Power Center - Grocery	10.000	435,600
5	Right Rear	Senior Health Care / Office Space	6.000	261,360

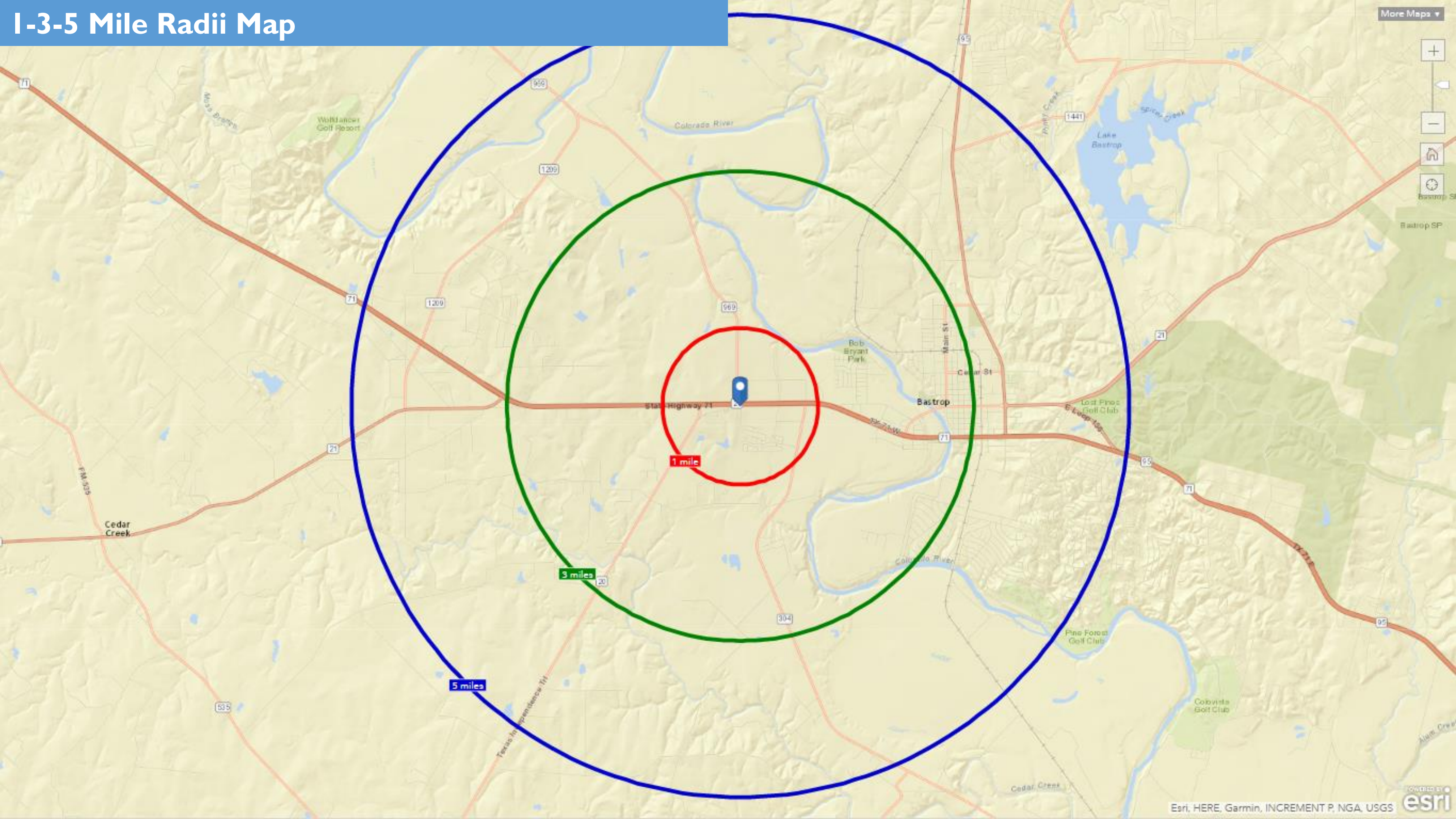
Adjacent to Fast Growing Austin Block Groups



5-10-15 Minute Drive Time Map



1-3-5 Mile Radii Map



10-20-30 Mile Radii Map

