Cavalier Crossing FM 620, Lakeway, TX

THE SITE

- Located along 620
- Shopping Center with multiple retail anchor, multi-tenant & pad site opportunities

SPACE AVAILABLE

- Pad Sites: ±0.77 - ±0.99 ac.
- MT Retail Space: 1,200 - 13,500 SF
- Retail Anchor: 55,000 SF
- Grocer Anchor: 22,979 SF

RATES

- Please call for pricing

NEARBY RETAILERS

H-E-B, Randalls, Raising Cane's Chicken Fingers, Torchy's Tacos, Santa Catarina Mexican Restaurant, Hat Creek Burger Company

DEMOGRAPHICS (2026)

POPULATION ESTIMATE

10 min	15 min	20 min
28,036	50,685	81,876

DAYTIME POPULATION

10 min	15 min	20 min
31,514	55,170	83,580

MED. HOUSEHOLD INCOME

10 min	15 min	20 min
$152,063	$152,692	$158,302

TRAFFIC COUNTS

- 45,898 VPD (FM 620)
- 1,781 VPD (Clara Van St)

Evan Deitch
512-682-5544
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Connor Lammert
512-532-2181
clammert@endeavor-re.com

Nancy Kinstler
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nkinstler@endeavor-re.com

ENDEAVOR REAL ESTATE GROUP

SITE
Cavalier Crossing

JONESTOWN
LAGO VISTA
SPICEWOOD
HUDSON BEND
VOLENTE
BRIAR CLIFF
BEE CAVE
LAKEWAY
ANDERSON MILL
CEDAR PARK
ROUND ROCK
AUSTIN
WEST LAKE HILLS
BARTON CREEK
SUNSET VALLEY
DRIPPING SPRINGS
HAMILTON POOL RD

Hudson Bend
1,200 Lots

Vinyard Bay
84 Lots

Point Venture
1,122 Lots

Hudson Bend Middle School

Mansfield Dam

Cardinal Hill Estates
155 Lots

Apache Shores
1,200 Lots

Cardinal Hills
100 Lots

Bella Oaks
300 Lots

Steiner Ranch
4,000 Lots

The Ridge at Alta Vista
300 Lots

Flintrock Falls
400 Lots

Pearl Bee Cave
377 Units

Falconhead
700 Lots

Lake Travis High School

Falconhead Golf Club

Bee Cave Middle School

Senna Hills
400 Lots

Austin Lake Hills
600 Lots

Rough Hollow
2,100 Lots

Sweetwater
1,500 Lots

Serene Hills
400 Lots

Lake Travis Middle School

Bee Creek Sports Complex

Spanish Oaks Golf Club

Twin Creeks Country Club

UT Golf Club

Barton Creek Country Club

Westlake Country Club

Vandegrift High School

THE DOMAIN

THE ARBORETUM

LAKELINE MALL

FOUR POINTS RETAIL

QUINLAN CROSSING

HILL COUNTRY GALLERIA

SHOPS AT THE GALLERIA

OAKS AT LAKEWAY

BARTON CREEK MALL

World of Tennis

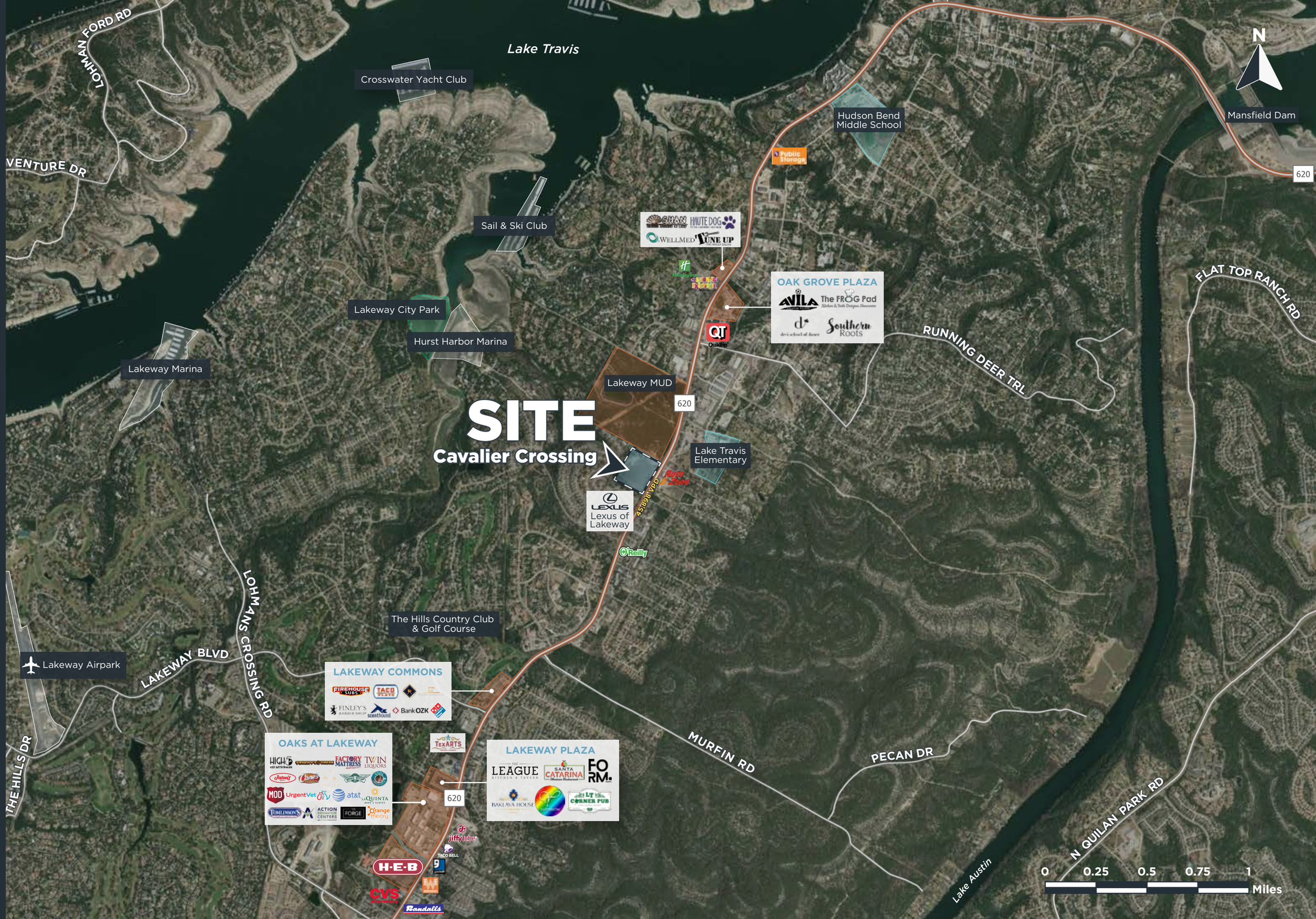
The Hills Country Club

1431 2769 620 71 2322 734 183 45 TOLL 1325 1 2222 360 290 35 12

N

0 1.5 3 4.5 6 Miles

LAGO VISTA
BRIARCLIFF
2322
Hudson Bend
1,200 Lots
HUDSON BEND RD
2769
620
ANDERSON MILL
N
FOUR POINTS RETAIL
H-E-B
Vandegrift High School
2222
Mansfield Dam
Hudson Bend Middle School
Vinyard Bay
84 Lots
Point Venture
1,122 Lots
SITE
Cavalier Crossing
Cardinal Hill Estates
155 Lots
Highland Club Village
162 Lots
QUINLAN CROSSING
Apache Shores
1,200 Lots
AUSTIN
LAKEWAY
The Hills Country Club
LAKEWAY
Cardinal Hills
100 Lots
World of Tennis
Rough Hollow
2,100 Lots
OAKS AT LAKEWAY
Bella Oaks
300 Lots
UT Golf Club
71
Bee Creek Sports Complex
Lake Travis Middle School
SERENE HILLS
Steiner Ranch
4,000 Lots
Austin Lake Hills
600 Lots
Flintrock Falls
400 Lots
The Ridge at Alta Vista
300 Lots
Baylor Scott & White
Sweetwater
1,500 Lots
Serene Hills
400 Lots
Lake Travis High School
620
Pearl Bee Cave
377 Units
Falconhead
700 Lots
Falconhead Golf Club
HILL COUNTRY GALLERIA
360
Bee Cave Middle School
HAMILTON POOL RD
BEE CAVE
Senna Hills
400 Lots
WEST LAKE HILLS
LOST CREEK
2244
Spanish Oaks Golf Club
0 0.75 1.5 2.25 3 Miles


Lake Travis
LOHMAN FORD RD
VENTURE DR
Crosswater Yacht Club
Sail & Ski Club
Lakeway City Park
Hurst Harbor Marina
Lakeway Marina
Hudson Bend Middle School
Public Storage
Mansfield Dam
620
FLAT TOP RANCH RD
RUNNING DEER TRL
OAK GROVE PLAZA
The FROG Pad
Southern Roots
QT
Lakeway MUD
SITE
Cavalier Crossing
620
Lake Travis Elementary
45,898 VPD
Lexus of Lakeway
O'Reilly
Lakeway Airpark
LAKEWAY BLVD
LOHMANS CROSSING RD
THE HILLS DR
The Hills Country Club & Golf Course
LAKEWAY COMMONS
OAKS AT LAKEWAY
LAKEWAY PLAZA
620
MURFIN RD
PECAN DR
N GUILAN PARK RD
Lake Austin
H-E-B
CVS
Randalls
jiffy lube
TACO BELL
N
0 0.25 0.5 0.75 1
Miles

SITE
620
AVID STORAGE
N
Lake Travis Independent School District Educational Development Center
Lake Travis Elem School
730+ Students
Pinnacle Overlook at North Lakeway
FUTURE
401 NORTH INDUSTRIAL
45,898 VPD
CAVALIER CANYON DR
AutoZone
LEXUS
Lexus of Lakeway
NIGHTINGALE LN
La Gordibuena Taqueria
easterseals Lonestar
TILLMAN RETAIL CENTER
CLARA VAN ST
1,781 VPD
Natural Bio Health
620
0
250
500
750
1,000
Feet

Available

LOI Working

Negotiating Lease

Lease Executed

DETENTION

Retail 1
25,000 SF

Retail 2
8,000 SF

Shops 1
13,500 SF

Market
22,979 SF

Anchor
55,000 SF

±12.96 ac.
620 stalls
Parking Ratio: 4.98/1000

Shops 2
8,450 SF
±1.79 ac.

Shops 3
8,450 SF
±1.53 ac.

Pad A
3,200 SF
±0.77 ac.
43 stalls

Pad B
5,000 SF
±0.99 ac.
61 stalls

RM 620

Future

Site Plan

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 counteroffer 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.

Endeavor 2015 Management LLC	**9003900**	**CNorthington@Endeavor-Re.com**	**512-682-5590**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License Number	Email	Phone
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Designated Broker of Firm	License Number	Email	Phone
Evan Gray Deitch	**662260**	**EDeitch@Endeavor-Re.com**	**512-682-5544**
Licensed Supervisor of Sales Agent/Associate	License Number	Email	Phone
Connor Austin Lammert	**730868**	**CLammert@Endeavor-Re.com**	**512-532-2181**
Sales Agent/Associate's Name	License Number	Email	Phone
Buyer/Tenant/Seller/Landlord Initials	Date		

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov

TREC

EQUAL HOUSING