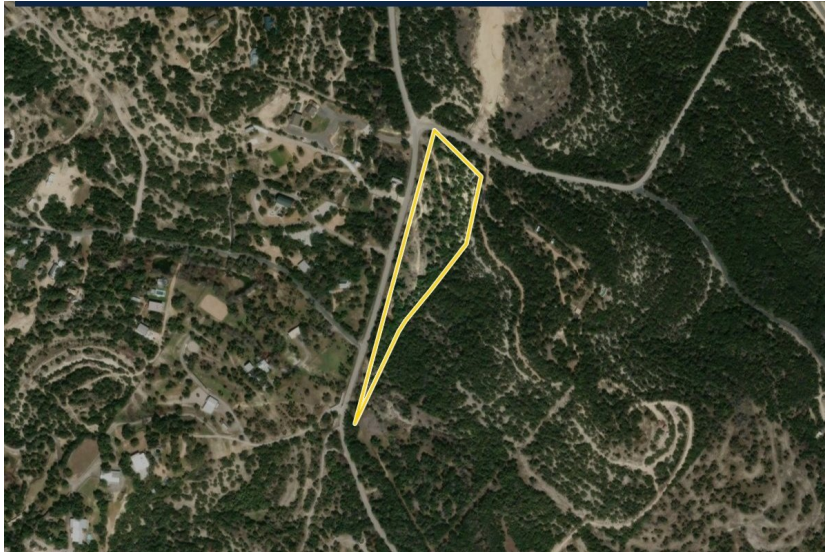




C-Store Site — Bee Creek Rd & Siesta Shores Dr, Spicewood (Travis Club Entrance)

Corner of Bee Creek Road & Siesta Shores Drive · Spicewood, TX 78669 · Travis County · Ready-to-build c-store site



Highlights

- Entrance corner to the Travis Club golf community (1,500+ acres, 500+ homes planned, private golf course opening 2026, marina to follow)
- No c-store within 4+ miles either direction on Bee Creek Road
- High-income residential trade area — Bee Creek Road, Lakeway and Spicewood lake communities
- Sales ramp begins immediately: construction crews building hundreds of homes will eat and fuel here daily for years before the community is built out
- Site is ready to build — the land work, plan and program are in place
- SBA financing available with as little as 10% down
- Total cost to build is very economical for a store of this quality — under \$3 million depending on store size
- Sunoco will pay upfront branding money to flag the store

Overview

A convenience store site at the gateway to one of the Austin area's most significant new master-planned communities. The corner sits at the entrance to the new Travis Club golf course and its surrounding high-end residential development on Bee Creek Road — roughly 1,500+ acres with more than 500 homes planned. Homesites are already selling, the first homes are under construction, and there is no convenience store for more than four miles in either direction.

Area snapshot

ZIP code area	Spicewood 78669
Population (ZIP)	12,592
Households (ZIP)	5,056 · 92% owner-occupied
Median household income (ZIP)	\$128,000
Median age (ZIP)	47
Median home value (ZIP)	\$671,000
Travis County population	1,330,015 (2020 Census: 1,290,188)

Source: U.S. Census Bureau ACS 2024 5-yr (ZIP / county); 2010 & 2020 Census. Trade-area study (IMST) available on request.

Land to grand opening — financed

- Site selection & land acquisition
- Construction consulting — built to your specs
- SBA / conventional financing, 10–20% down
- Competitive fuel supply + brand incentive funds
- IMST market study on request

Next step: Text or call Trevor for the site package, IMST and financing terms — 512.825.9368

Trevor Willhite

M & W Realty · Call / text 512.825.9368 · cstorestx@gmail.com · cstorestx.com

Information provided by seller and other sources deemed reliable but not guaranteed; buyer to verify all figures, acreage, zoning, access and utilities. Financing subject to lender approval; fuel-brand incentives subject to distributor and brand approval. Aerial imagery (Esri/Maxar) and parcel lines (county appraisal district) approximate, for marketing only. Deborah Kay Willhite, Broker, TREC #468414-B · Trevor Willhite, Agent, TREC #500661-SA.