

BELTERRA VILLAGE

166 Hargraves Dr, Austin, TX 78737



Evan Deitch
512-682-5544
edeitch@endeavor-re.com

Connor Lammert
512-532-2181
clammert@endeavor-re.com

Nancy Kinstler
512-225-2839
nkinstler@endeavor-re.com

166 Hargraves Dr

Austin, TX 78737

For Lease

THE PROJECT

- Part of Belterra Village, an established 310,000+ SF mixed-use destination with a strong lineup of retail, dining and entertainment
- Excellent Hwy 290 frontage and visibility along the major east-west corridor connecting Austin and Dripping Springs
- Serves the expanding Southwest Austin, Dripping Springs and surrounding Hill Country trade areas

SPACE AVAILABLE

- 3,000 SF - 2nd Gen. Furniture Store

LEASE RATES

- Please call for pricing

CO-TENANTS & NEARBY RETAILERS



DEMOGRAPHICS (2026)





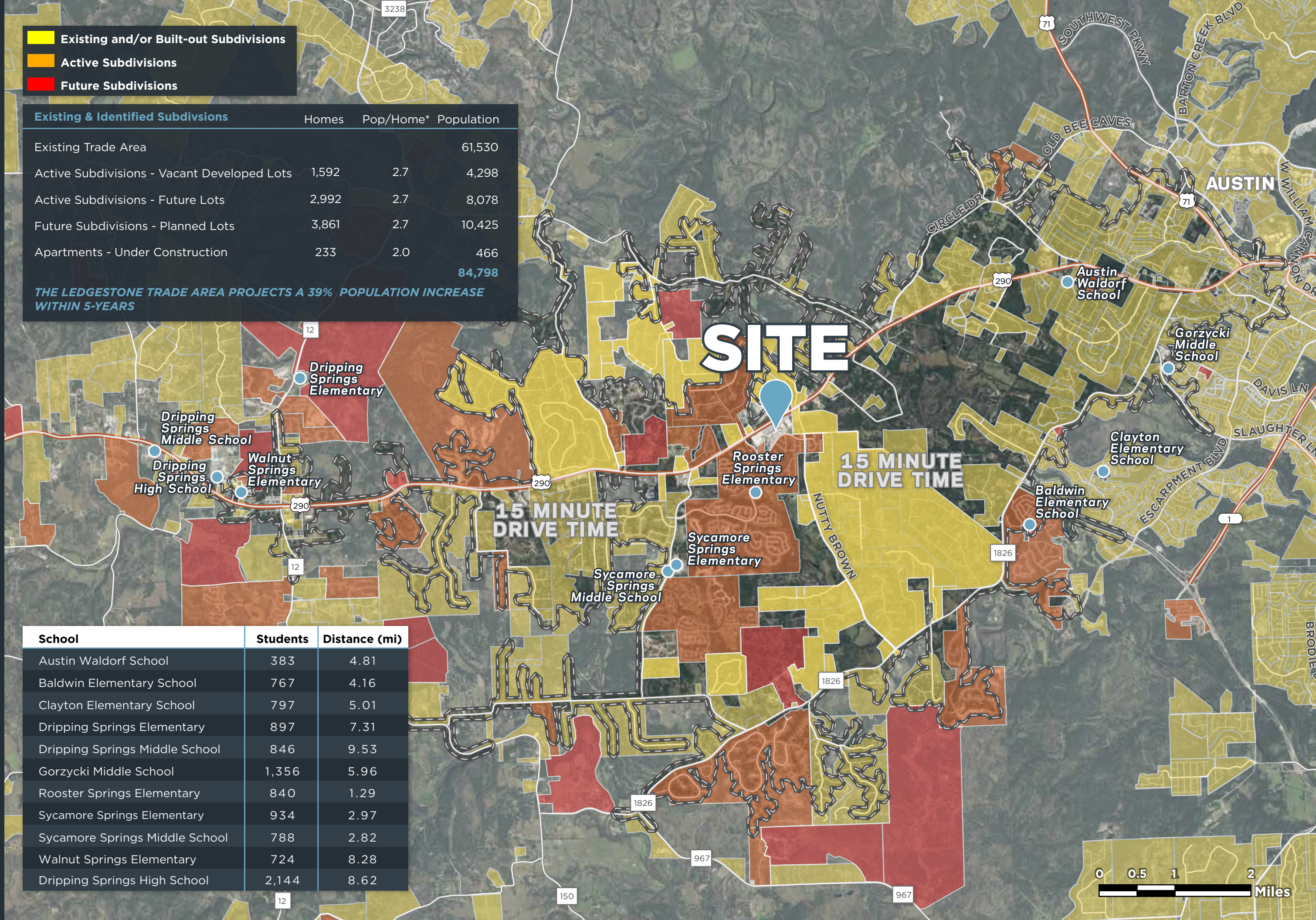
Existing and/or Built-out Subdivisions

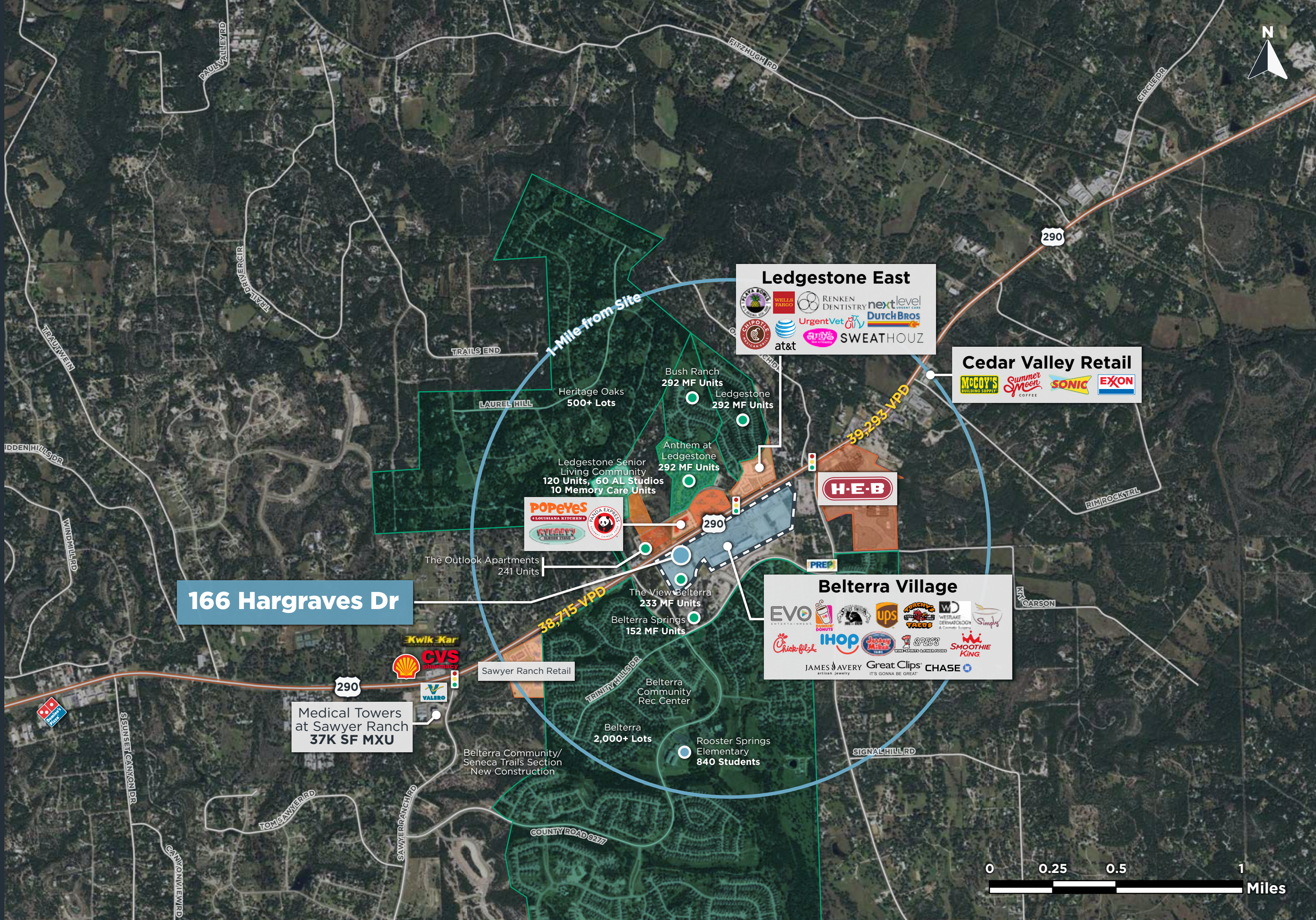
Active Subdivisions

Future Subdivisions

Existing & Identified Subdivisions	Homes	Pop/Home*	Population
Existing Trade Area			61,530
Active Subdivisions - Vacant Developed Lots	1,592	2.7	4,298
Active Subdivisions - Future Lots	2,992	2.7	8,078
Future Subdivisions - Planned Lots	3,861	2.7	10,425
Apartments - Under Construction	233	2.0	466
			84,798
THE LEDGESTONE TRADE AREA PROJECTS A 39% POPULATION INCREASE WITHIN 5-YEARS			

School	Students	Distance (mi)
Austin Waldorf School	383	4.81
Baldwin Elementary School	767	4.16
Clayton Elementary School	797	5.01
Dripping Springs Elementary	897	7.31
Dripping Springs Middle School	846	9.53
Gorzycki Middle School	1,356	5.96
Rooster Springs Elementary	840	1.29
Sycamore Springs Elementary	934	2.97
Sycamore Springs Middle School	788	2.82
Walnut Springs Elementary	724	8.28
Dripping Springs High School	2,144	8.62





166 Hargraves Dr

1-Mile from Site

38,715 VPD

39,293 VPD

**Medical Towers at Sawyer Ranch
37K SF MXU**

Sawyer Ranch Retail

Ledgestone East

Logos: U.S. Bank, Wells Fargo, Renken Dentistry, Next Level Urgent Care, Dutch Bros, Chipotle, Urgent Vet, at&t, SWEATHOUZ

Cedar Valley Retail

Logos: McCoy's Building Supply, Summer Moon Coffee, Sonic, Exxon

Belterra Village

Logos: EVO Entertainment, Dunkin' Donuts, IHOP, Jersey Mike's, Specs, Smoothie King, James Avery, Great Clips, Chase

Logos: Popeyes Louisiana Kitchen, Panda Express, KFC

H-E-B

**Ledgestone Senior Living Community
120 Units, 60 AL Studios
10 Memory Care Units**

**Anthem at Ledgestone
292 MF Units**

**Ledgestone
292 MF Units**

**Bush Ranch
292 MF Units**

**Heritage Oaks
500+ Lots**

LAUREL HILL

TRAILS END

**The View Belterra
233 MF Units**

**Belterra Springs
152 MF Units**

Belterra Community Rec Center

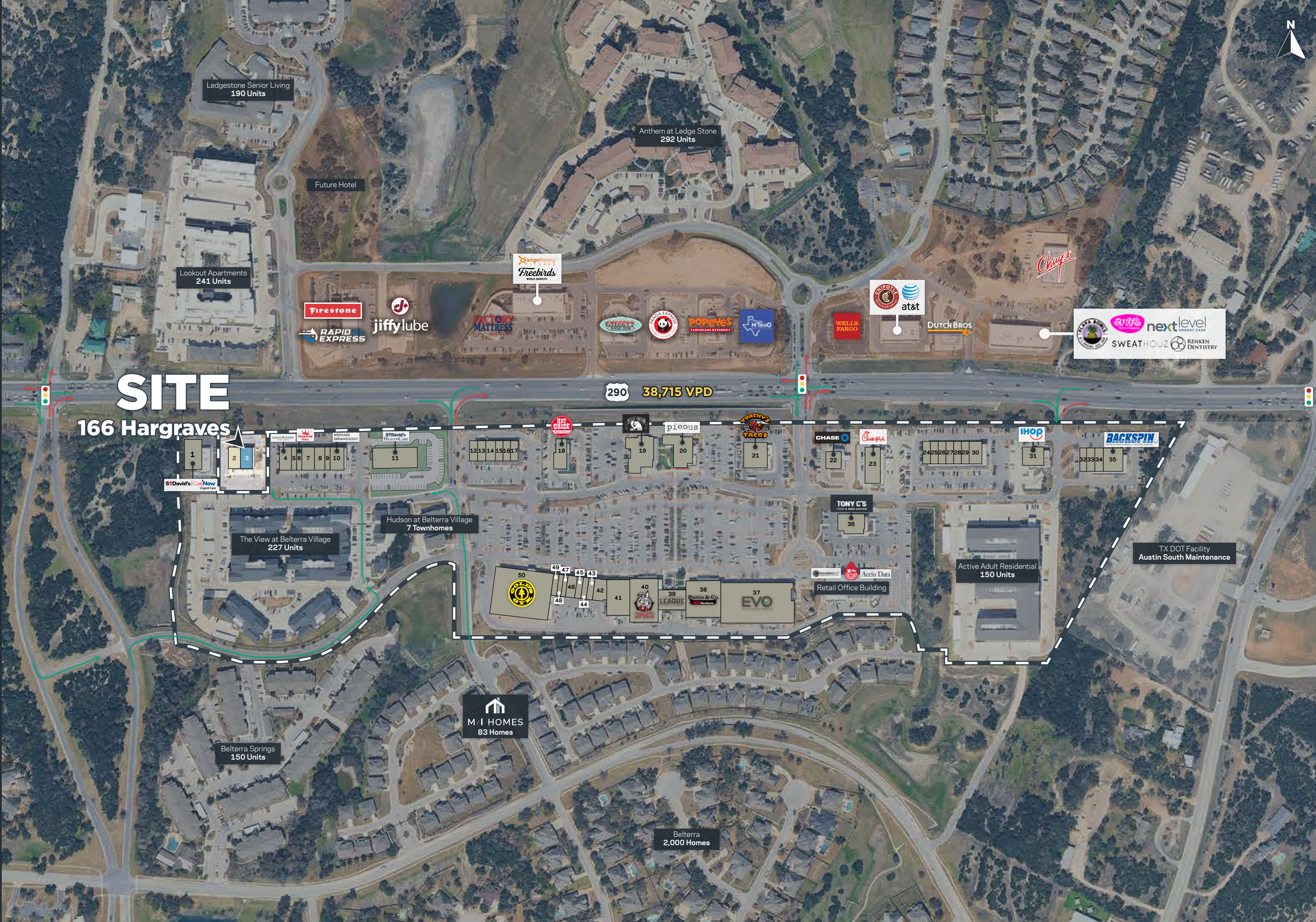
**Belterra
2,000+ Lots**

**Rooster Springs Elementary
840 Students**

**Belterra Community/Seneca Trails Section
New Construction**

**The Outlook Apartments
241 Units**

Logos: Shell, CVS Pharmacy, Valero





SPACE	CURRENT TENANT
1	St David’s CareNow Urgent Care
2	The Swim Studio
3	Available: 3,000 SF - 2nd Gen Furniture Store Virtual Tour 
4	James Avery
5	Podiatrist
6	Smoothie King
7	Tomlinson’s Pet Supply
8	Simply Pho
9	Bean Sprouts Pediatrics
10	Westlake Dermatology
11	St. David’s Healthcare
12	Dunkin’ Donuts
13	Baskin Robbins
14	Serasana
15	Charles Schwab
16	Pigtails & Crewcuts
17	Verizon Wireless
18	Hat Creek Burger Company
19	Stiles Switch BBQ
20	Pieous Pizza
21	Torchy’s Tacos
22	Chase Bank
23	Chick-Fil-A
24	Belterra Kids Teeth
25	Brush32 Dental
26	Great Clips

SPACE	CURRENT TENANT
27	ATI Physical Therapy
28	Jersey Mike’s Subs
29	Belterra Eyecare
30	Mattress Firm
31	IHOP
32	Mathnasium
33	Juiceland
34	T-Mobile
35	Backspin Texas Sports Bar & Grill
36	Tony C’s Pizza & Beer Garden
37	EVO Entertainment
38	Breed & Co.
39	The League Kitchen & Tavern
40	Spec’s Wine, Spirits & Finer Foods
41	Salon Mystique
42	Firehouse Animal Health Center
43	Belterra Nails Spa
44	Artworks
45	UPS
46	Club Pilates
47	Belterra Taekwondo
48	Kumon: Math and Reading Center
49	Tan It All
50	Gold’s Gym



290

38,715 VPD

The Swim Studio

JAMES AVERY
artisan jewelry

SMOOTHIE
KING

WESTLAKE
DERMATOLOGY

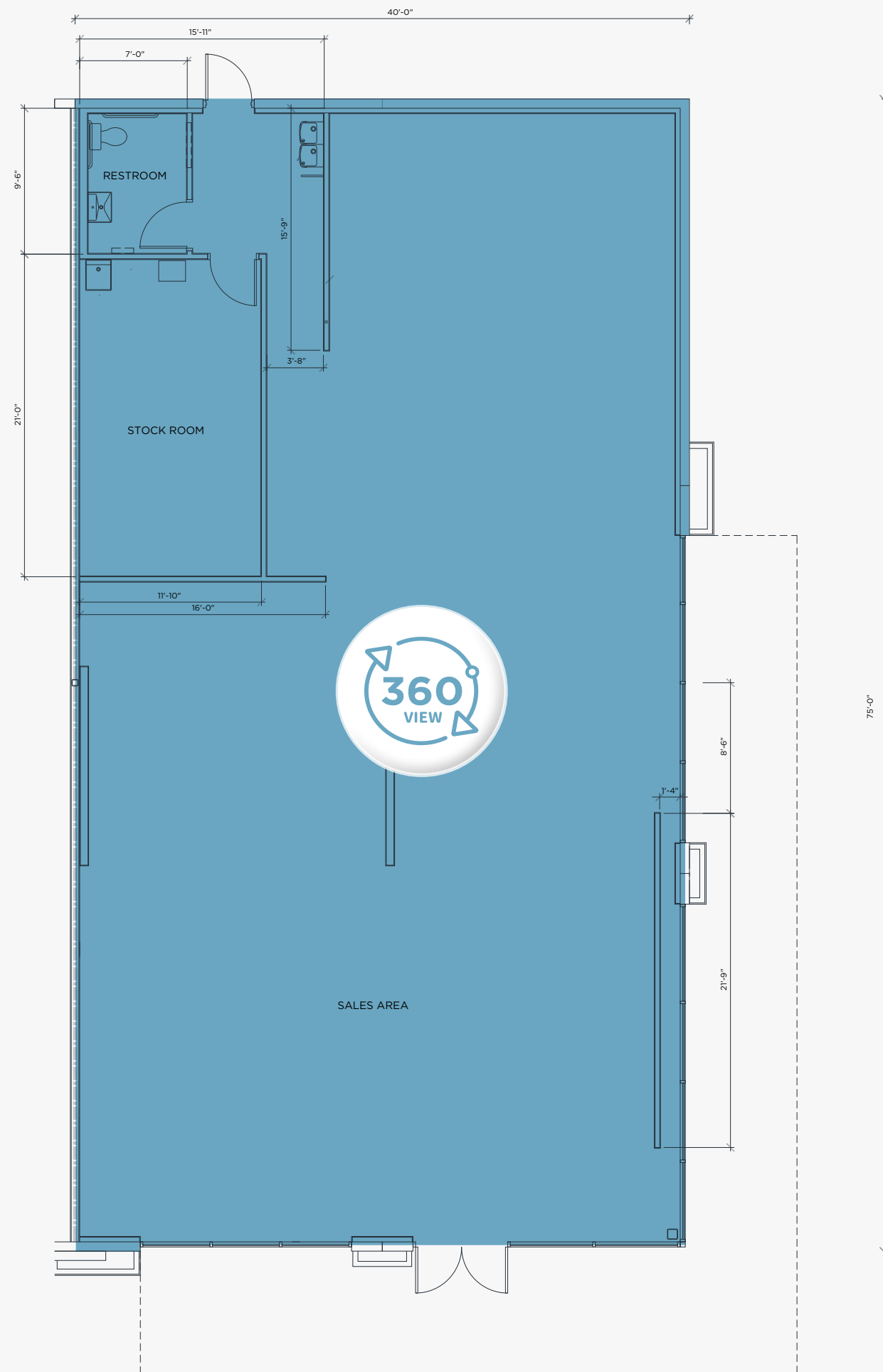
StDavid's CareNow
Urgent Care

SITE

StDavid's
HEALTHCARE
Future

The View at Belterra Village
227 Units

Hudson at Belterra Village
7 Townhomes





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 Licensed Broker /Broker Firm Name or Primary Assumed Business Name	9003900 License Number	CNorthington@Endeavor-Re.com Email	512-682-5590 Phone
Robert Charles Northington Designated Broker of Firm	374763 License Number	CNorthington@Endeavor-Re.com Email	512-682-5590 Phone
Evan Gray Deitch Licensed Supervisor of Sales Agent/Associate	662260 License Number	EDeitch@Endeavor-Re.com Email	512-682-5544 Phone
Connor Austin Lammert Sales Agent/Associate’s Name	730868 License Number	CLammert@Endeavor-Re.com Email	512-532-2181 Phone
Buyer/Tenant/Seller/Landlord Initials	Date	Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov	