

BELTERRA — VILLAGE —

HWY 290W & Nutty Brown Rd



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

Pierce Jones
512-682-5582
pjones@endeavor-re.com

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

500 West 5th Street, Suite 700
Austin, TX 78701
P: 512.682.5500 | F: 512.682.5505



EVO Entertainment



Stiles Switch BBQ



Torchy's Tacos



Breed & Co.



Pieous Pizza



Hat Creek Burger

Dripping Springs Area Information

Located 16.3 miles from Downtown Austin at the gateway to the Hill Country, the West Austin/East Dripping Springs trade area exceeds 58,000 people with an additional 18,000 located to the west of Dripping Springs. The trade area boasts a projected 38% growth rate over the next 5 years.

Belterra Information

Belterra is a 1,600 acre master planned community (MPC) located at Hwy 290 & Nutty Brown Road. It is the largest MPC serving the area and was named the 2015 Master Planned Community of the year.

Belterra Village is a 93 acre mixed use commercial development that will include lock & leave homes, senior housing, medical, hotel and retail space totaling over 310,000 square feet along with pad opportunities.



Trade Area Population
58,102

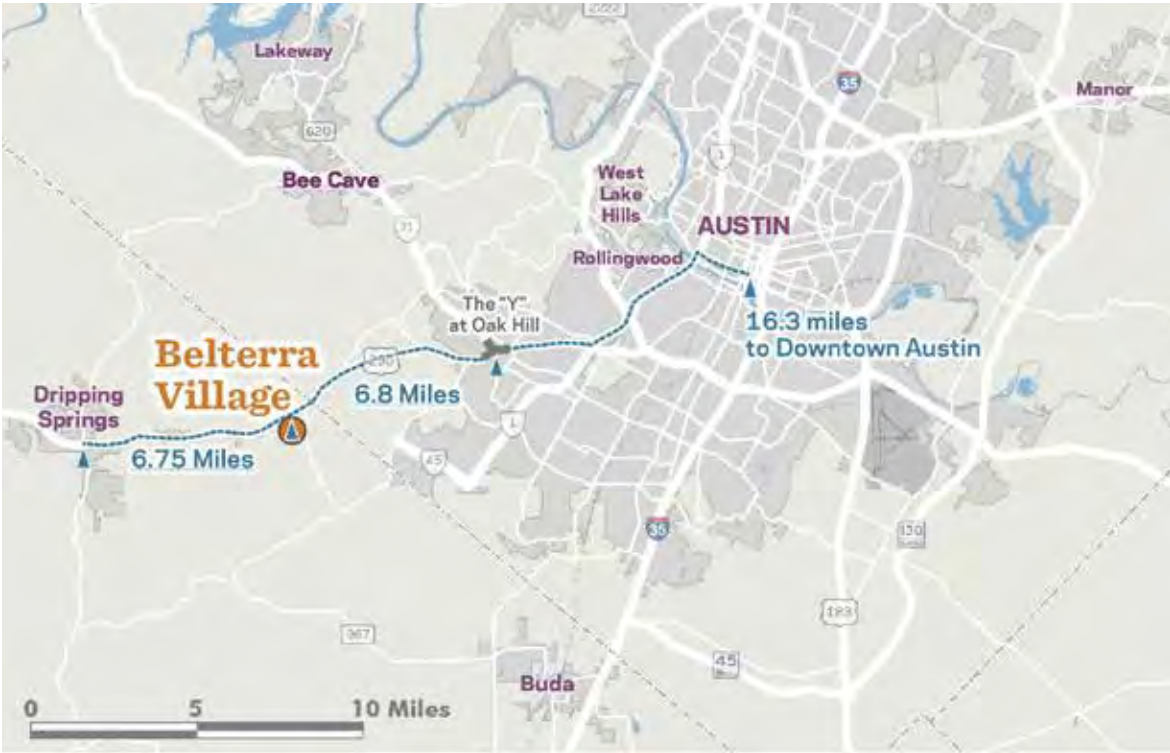


Median HH Income
\$161,721



Traffic Counts
37,215 VPD
(Hwy 290)
5,080 VPD
(Nutty Brown)

ANCHORED BY



Retail Space & Pads Along Hwy 290

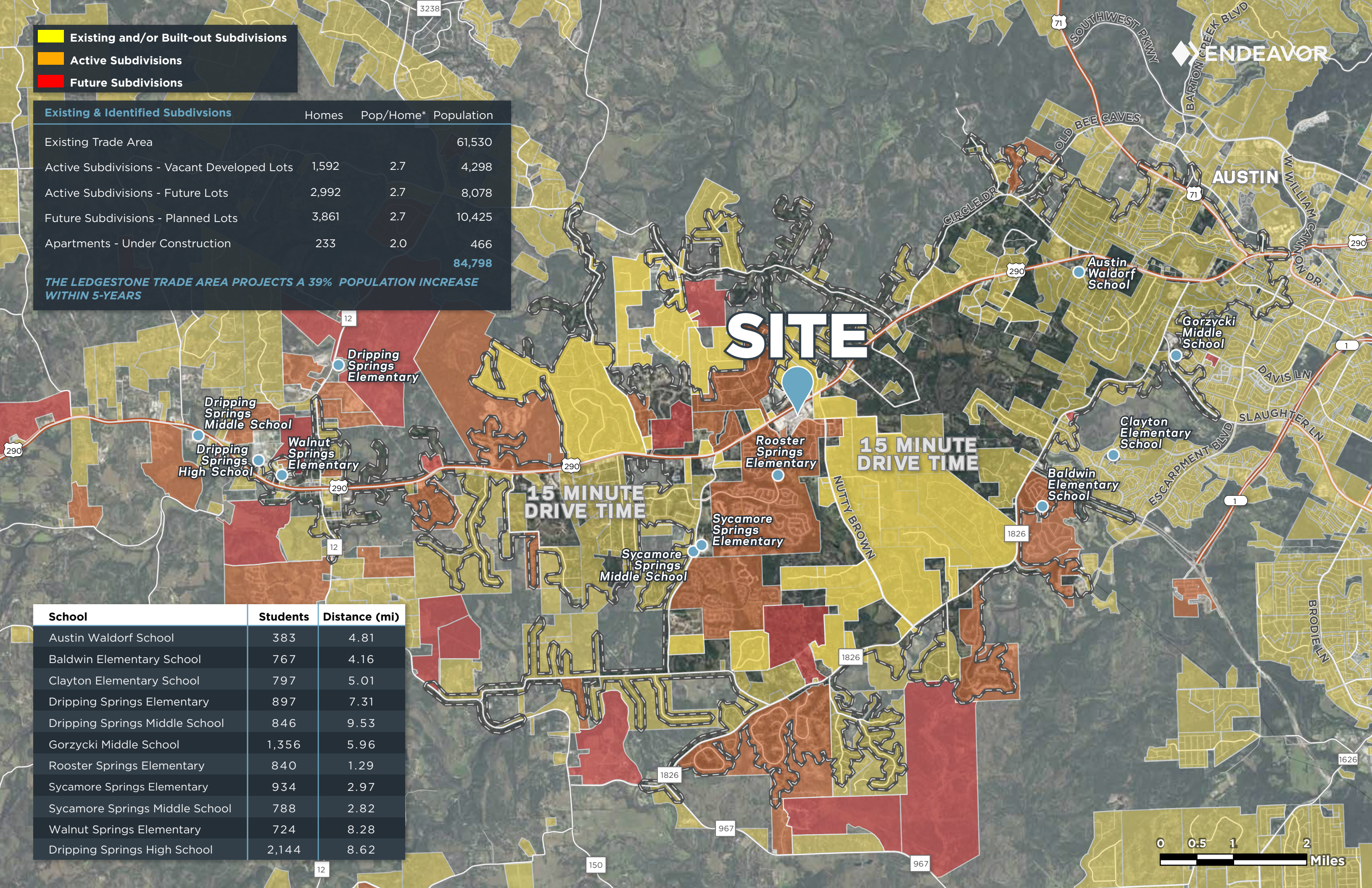


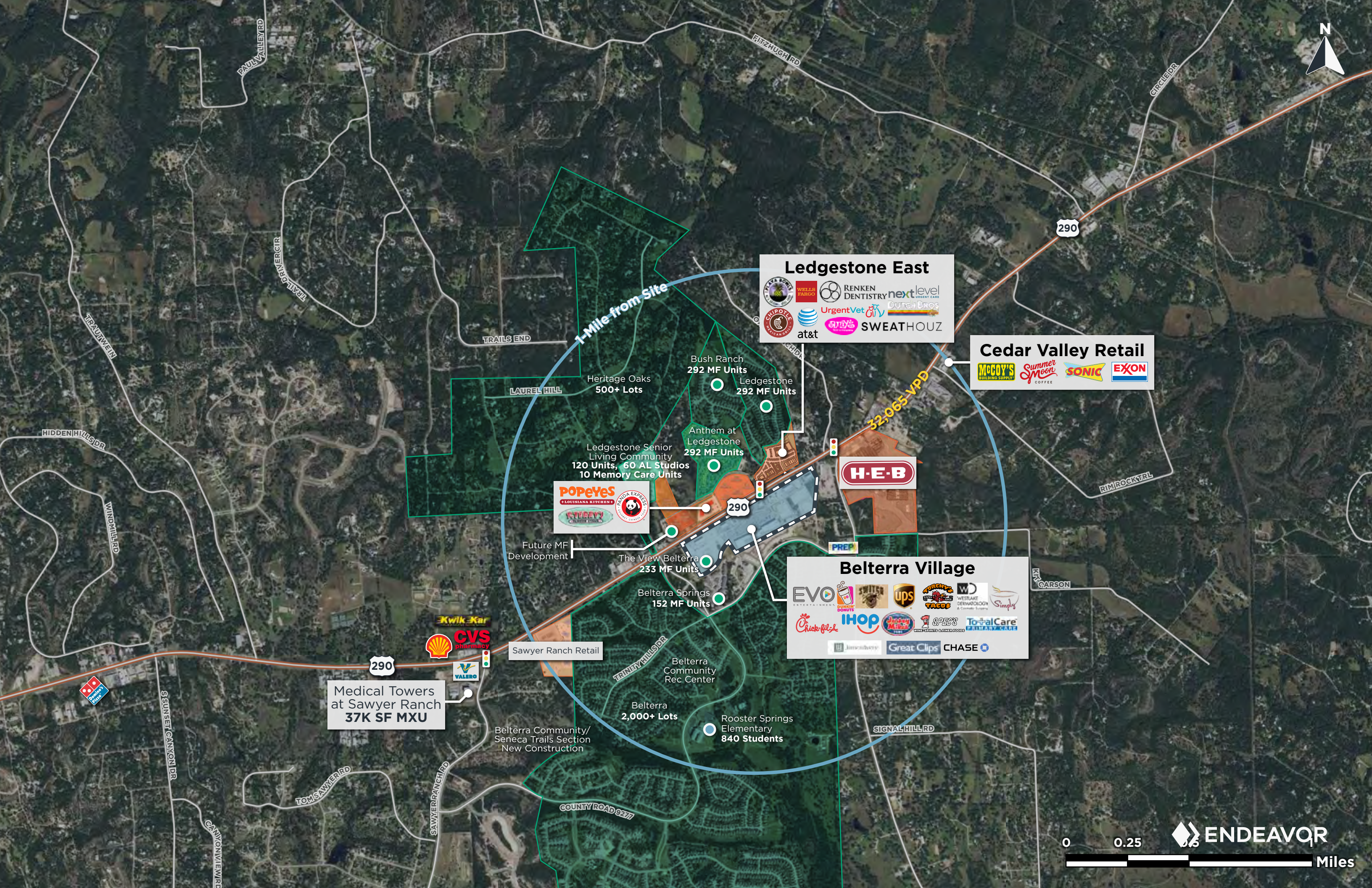
Best performing ISD in the state of Texas

- 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





Ledgestone East

Cedar Valley Retail

Belterra Village

1-Mile from Site

Heritage Oaks
500+ Lots

Bush Ranch
292 MF Units

Ledgestone
292 MF Units

Anthem at Ledgestone
292 MF Units

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

Popeyes
Panda Express
Panda Express

Future MF Development

The View Belterra
233 MF Units

Belterra Springs
152 MF Units

Sawyer Ranch Retail

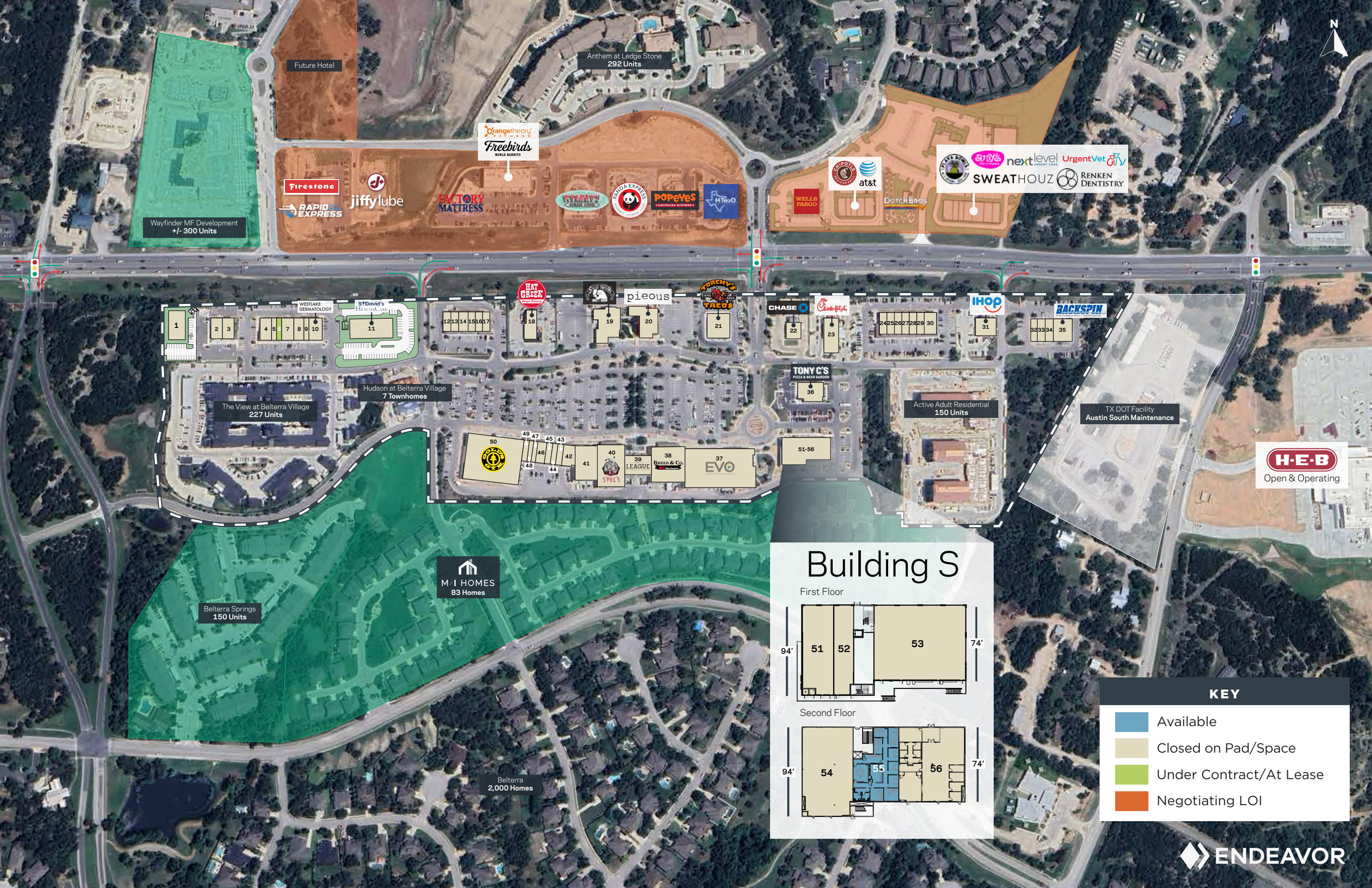
Medical Towers at Sawyer Ranch
37K SF MXU

Belterra Community Rec Center

Belterra
2,000+ Lots

Rooster Springs Elementary
840 Students

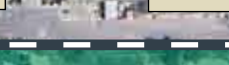
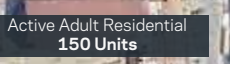
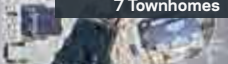
Belterra Community/Seneca Trails Section New Construction



Wayfinder MF Development
+/- 300 Units

Future Hotel

Anthem at Ledge Stone
292 Units



The View at Belterra Village
227 Units

Hudson at Belterra Village
7 Townhomes

M/I HOMES
83 Homes

Belterra Springs
150 Units

Belterra
2,000 Homes

pieous

CHACHA'S

CHASE

CHICK-FIL-LEA

242526272829 30

IHOP

BACKSPIN

TONY C'S

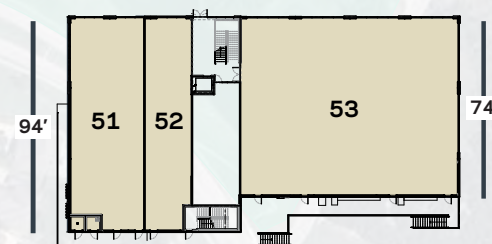
Active Adult Residential
150 Units

TX DOT Facility
Austin South Maintenance

H-E-B
Open & Operating

Building S

First Floor



Second Floor



KEY

- Available
- Closed on Pad/Space
- Under Contract/At Lease
- Negotiating LOI



<i>Space</i>	<i>Current Tenant</i>
1	Medical
2	Sleep Number
3	The Swim Studio
4	James Avery
5	Total Men's Primary Care
6	Available: 1,200 SF
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
27	ATI Physical Therapy
28	Jersey Mike's Subs

<i>Space</i>	<i>Current Tenant</i>
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 Nail Spa
44	Artworks
45	UPS
46	Club Pilates
47	Belterra Taekwondo
48	Bella Bea Gift Shop
49	Tan It All
50	Gold's Gym
51	Rumble Boxing
52	Sugaring NYC
53	WellMD
54	Avant Financial Advisors
55	Available: 2,777 SF
56	Accio Data



Building S
Accio Data WELLMED

**Available
Spec Suite**

TONY C'S
PIZZA & BEER GARDEN

EVO
ENTERTAINMENT

BREED & CO.
ACE Hardware

SPEC'S
FRESH SPICES FRESH FOODS

Bella Bea Gift Shop Karate
CLUB PILATES
Quality Frames
Nail Salon

GOLD'S GYM

Local Men's
James Avery
beautybrow
Simplicity

BUNNIN
Baskin Robbins
verizon
charles SCHWAB
serasana

HAT CREEK
Cajun Crawfish

pieous

TORCHY'S
TACOS

CHASE

Chick-fil-A

US HWY 34,489 VPD

Delivered



[Click to view Virtual Tour of Lobby](#)



[Click to view Virtual Tour of Second Floor](#)

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- Available
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BELTERRA
VILLAGE

HWY 290W & Nutty Brown Rd

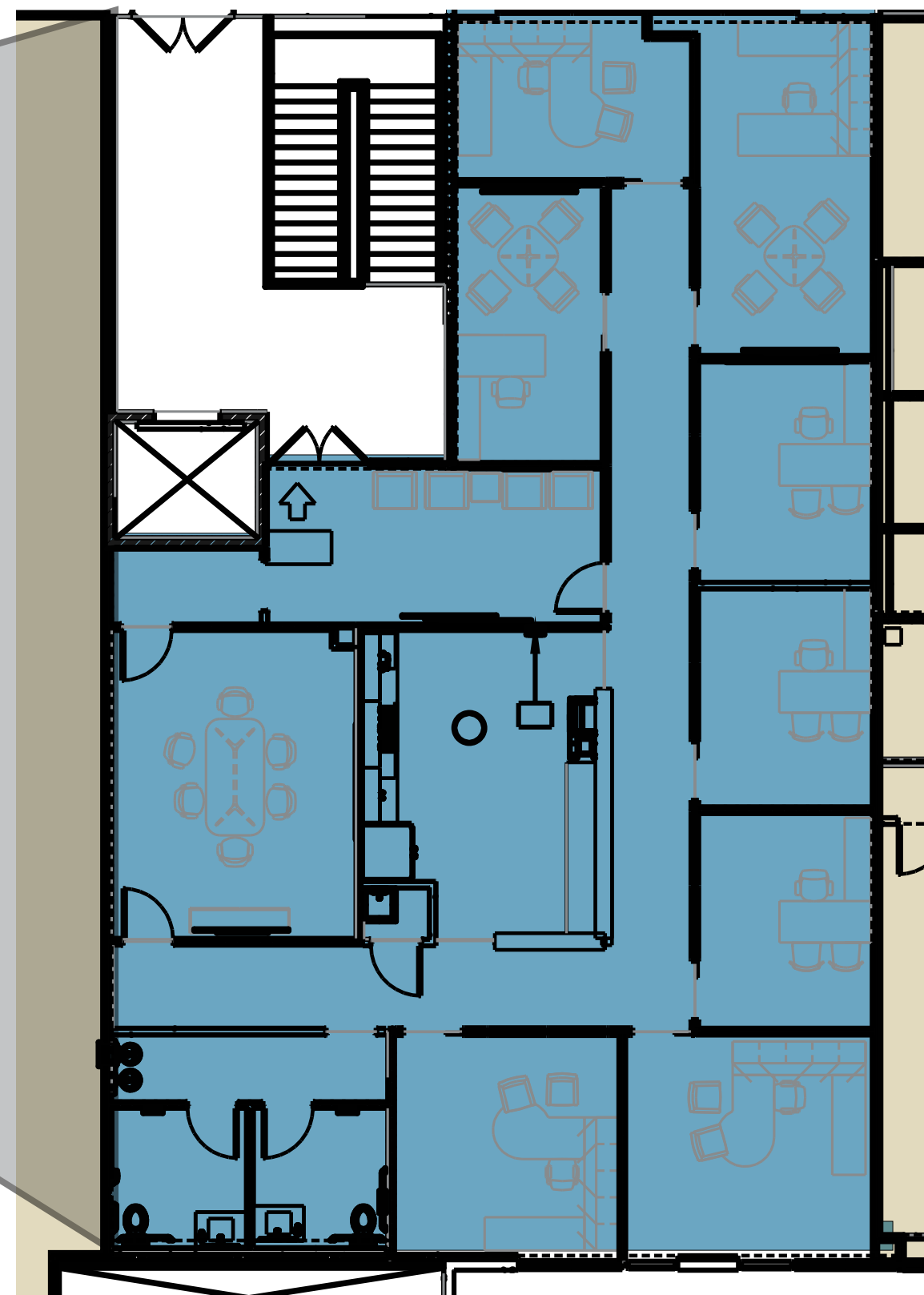
Second Floor



The Spec Suite includes:

- Wi-Fi
- Conference Rooms
- Break Room
- Common Areas
- 8 Enclosed Offices

 [Click to view Virtual Tour of the Spec Suite](#)





BELTERRA
VILLAGE

HWY 290W & Nutty Brown Rd

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.

<div>Endeavor 2015 Management LLC</div> <div>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</div>	<div>9003900</div> <div>License Number</div>	<div>CNorthington@Endeavor-Re.com</div> <div>Email</div>	<div>512-682-5590</div> <div>Phone</div>
<div>Robert Charles Northington</div> <div>Designated Broker of Firm</div>	<div>374763</div> <div>License Number</div>	<div>CNorthington@Endeavor-Re.com</div> <div>Email</div>	<div>512-682-5590</div> <div>Phone</div>
<div>Evan Gray Deitch</div> <div>Licensed Supervisor of Sales Agent/Associate</div>	<div>662260</div> <div>License Number</div>	<div>EDeitch@Endeavor-Re.com</div> <div>Email</div>	<div>512-682-5544</div> <div>Phone</div>
<div>Pierce Jones</div> <div>Sales Agent/Associate’s Name</div>	<div>725521</div> <div>License Number</div>	<div>PJones@Endeavor-Re.com</div> <div>Email</div>	<div>512-682-5582</div> <div>Phone</div>
<div></div> <div>Buyer/Tenant/Seller/Landlord Initials</div>	<div></div> <div>Date</div>	<div>Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov</div>	<div></div>