

Ledgestone East

Austin, TX 78737

H-E-B

IHOP

CHIPOTLE

DUTCH BROS
Coffee

Available: 1,200 SF

WELLS
FARGO

Chick-



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Ledgestone East

Austin, TX, 78723

For Lease

THE PROJECT

- NEC of HWY 290 & Ledgestone Dr.
- Located along HWY 290
- Traffic light at intersection
- 20,965 daytime population within 3 miles (2020)

SPACE AVAILABLE

- Retail MT Building: 1,200 - 1,942 SF


RATES

- Please contact broker for pricing

NEARBY RETAILERS



DEMOGRAPHICS (2023)

	POPULATION ESTIMATE				NUMBER OF HOUSEHOLDS				MED. HOUSEHOLD INCOME				TRAFFIC COUNTS
	1 mi	3 mi	5 mi		1 mi	3 mi	5 mi		1 mi	3 mi	5 mi		
	2,577	18,036	48,175		861	6,181	16,304		\$139,614	\$137,879	\$139,358		<ul style="list-style-type: none">- 37,215 VPD (HWY 290, NE of Nutty Brown Rd)- 35,612 VPD (Nutty Brown, S of HWY 290)





SITE

Cedar Valley Retail

McCoy's Building Supply Summer Moon Coffee SONIC EXON



Belterra Village

EVO ENTERTAINMENT SWITCH UPS ARCHY TACOS WESTLAKE DERMATOLOGY Simply IHOP Jersey Mike's SPECS TotalCare PRIMARY CARE James Avery Great Clips CHASE

Anthem at Ledgestone
292 MF Units

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

POPEYES LOUISIANA KITCHEN PANDA EXPRESS KERRY KITCHEN

The View Belterra
233 MF Units

Belterra Springs
152 MF Units

Future MF Development

Medical Towers at Sawyer Ranch
37K SF MXU

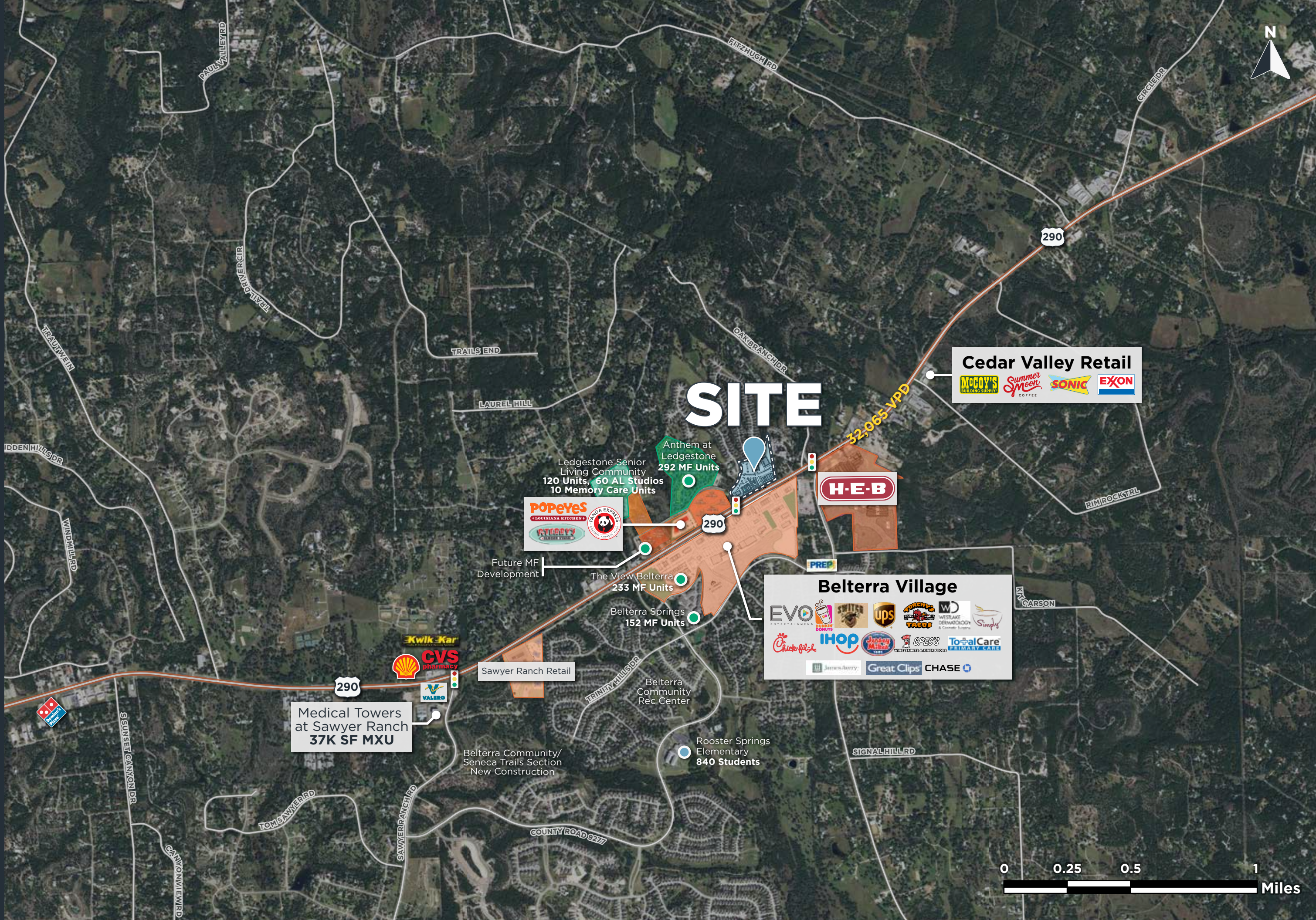
Sawyer Ranch Retail

Kwik-Kar Shell CVS pharmacy VALERO

Belterra Community/
Seneca Trails Section
New Construction

Rooster Springs
Elementary
840 Students

Belterra
Community
Rec Center





- 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

SITE

15 MINUTE DRIVE TIME

15 MINUTE DRIVE TIME





Heritage Oaks

Bush Ranch

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

Anthem at Ledgestone
292 MF Units

Ledgestone Homes

Future Hotel

Wayfinder MF Development
~300 Units

SITE

290

37,215 VPD

290

Belterra Village

The View at Belterra
233 MF Units

Active Adult Residential
150 Units

H-E-B
Open & Operating

TXDOT

Nutty Brown RD 5,080 VPD

Belterra Springs
152 MF Units

MI Homes
83 Lots

Belterra
1,939 Lots





Available

LOI Working

Negotiating Lease

Lease Executed

PROJECT VIDEO

LEDGESTONE DRIVE

WELLS FARGO

1,942 SF

1,200 SF

FIREHOUSE SUBS

at&t

CHIPOTLE

DUTCH BROS

BEVERLY HILLS

URGENT VET

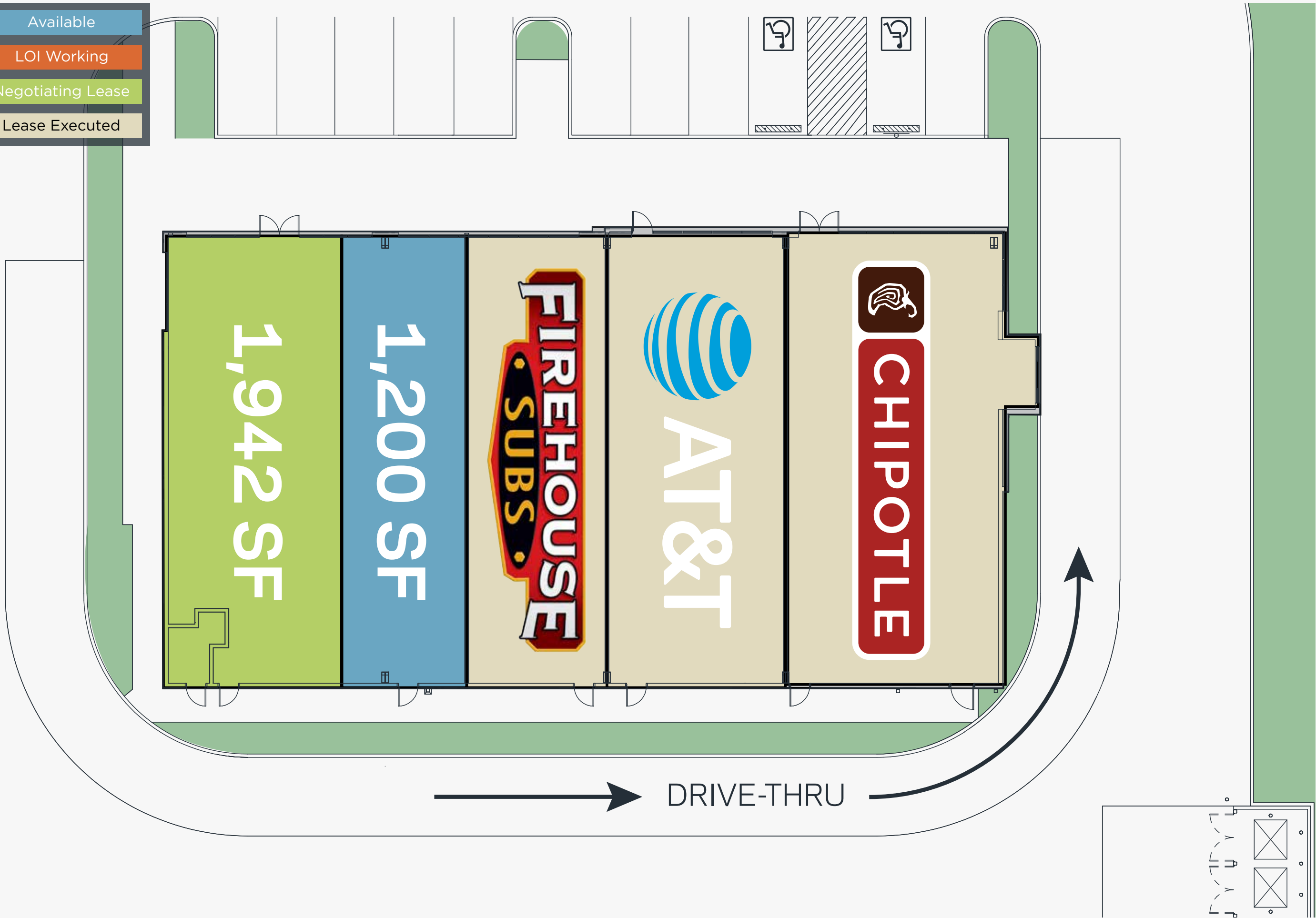
next level

SWEATHOUSE

HWY 290 32,065 VPD



Available
LOI Working
Negotiating Lease
Lease Executed





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.

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Buyer/Tenant/Seller/Landlord Initials

Date