

Sawyer Ranch Retail

Austin, TX 78737



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Sawyer Ranch

Austin, TX 78737

For Lease

THE PROJECT

- HWY 290 fronting retail
- Two curb cuts for the site on HWY 290
- Adjacent to Belterra (+/- 2,000 lots) and fronting the Sawyer Ranch Crossing office park
- Delivery in Fall 2024

SPACE AVAILABLE

- Multi-tenant: 2,258 SF
- Office: 12,600 SF

RATES

- Please reach out for pricing

NEARBY RETAILERS



DEMOGRAPHICS (2023)

	POPULATION				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		
	5,577	21,025	39,736		1,823	7,116	13,316		\$143,297	\$137,361	\$141,762		<ul style="list-style-type: none">- 29,978 VPD (HWY 290)- 52,004 VPD (Sawyer Ranch, S of HWY 290)





Active/Future SF Subdivision
Total: 5,786 Lots

Springs at Barton Creek
650 Lots

Double L Ranch
1,579 Lots

Dripping Springs Elementary
897 Students

Headwaters
400 Lots

Big Sky Ranch
286 Lots
Cannon Tract
750 Lots

Wild Ridge
960 Lots
The Ridge at Headwaters
168 MF Units

Garnett Ranch
35 Lots

Driftwood Vineyard
100 Lots

Driftwood Creek
232 Lots

Blackstone Vineyard
162 Lots

Jester King
- BREWERY -

Future MF Development

The View at Belterra
233 MF Units

SITE

Anthem at Ledge Stone
292 MF Units

Belterra Springs
152 MF Units

Rooster Springs Elementary
840 Students

Sycamore Springs Elementary
934 Students

Sycamore Springs Middle School
788 Students

Parten Ranch
353 Lots

Skyridge
107 Lots

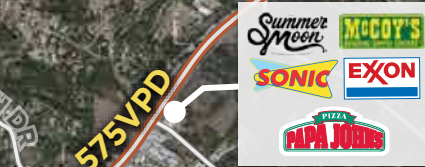
Liberty Ranch
105 Lots

Orcard Ranch
65 Lots

Flintrock
9 Lots

Live Oak Springs
82 Lots

Baldwin Elementary School
767 Students



3mi Radius

0 1 2 Miles



- 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



Richford
+/- 175 Lots



Anthem at
Ledge Stone
292 MF Units

30,575 VPD

H-E-B

Open & Operating

MATHNASIUM
Brush32 Dental
Great Clips
Jettson Mikes
MATTRESSFIRM
ATI PHYSICAL THERAPY

WELLMED

Future
Multifamily
Development

BELTERRA
VILLAGE

The View At Belterra
233 MF Units

GOLD'S GYM
SPEC'S
EVO
BREED & Co.
ACE Hardware
SPOON + FORK
CLUB PILATES
TAN IT ALL
ups
Bella Bea Gift Shop
firehouse
Quality Frames

Belterra Springs
152 MF Units

WATERLOO
DRESSAGE

SITE

BURGER KING
Kwik
CVS

290

6,469 VPD

Pure Wash

K

TEXAS DANCE SUPPLY
Medical
Offices

Belterra
+/- 2,000 Lots

Rooster Springs
Elementary
840 Students

NUTTY BROWN

SIGNAL HILL

WYER RD

0 0.13 0.25 0.5
Miles



WATERLOO
DRESSAGE

COUNTY ROAD 991

LAKESIDE

30,575 VPD

SITE

DORSET LN

Belterra
+/- 2,000 Lots

CANTERBURY DR

MANCHESTER LN

KINGSTON WAY

TRINITY

TORRINGTON DR

CHANCERY CT

RUGGED EARTH DR

SAWYER RANCH RD

BURGER KING

Kwik-Kar

CVS

Pure Wash

K

TEXAS DANCE SUPPLY



Medical
Offices



H-E-B

Austin CBD
(30 min drive time)



Belterra
2,000 Homes



Office
12,600 SF

PACIFIC
DENTAL SERVICES

Frost





DETENTION POND

BUILDING 11

BUILDING 12

BUILDING 15

BUILDING 14

10
OFFICE

9
OFFICE

7
OFFICE

6
OFFICE

5
OFFICE

8
OFFICE

Office
12,600 SF

Frost

2,258 SF
GLO 30

PACIFIC
DENTAL SERVICES

Shirley

3
OFFICE

4
OFFICE

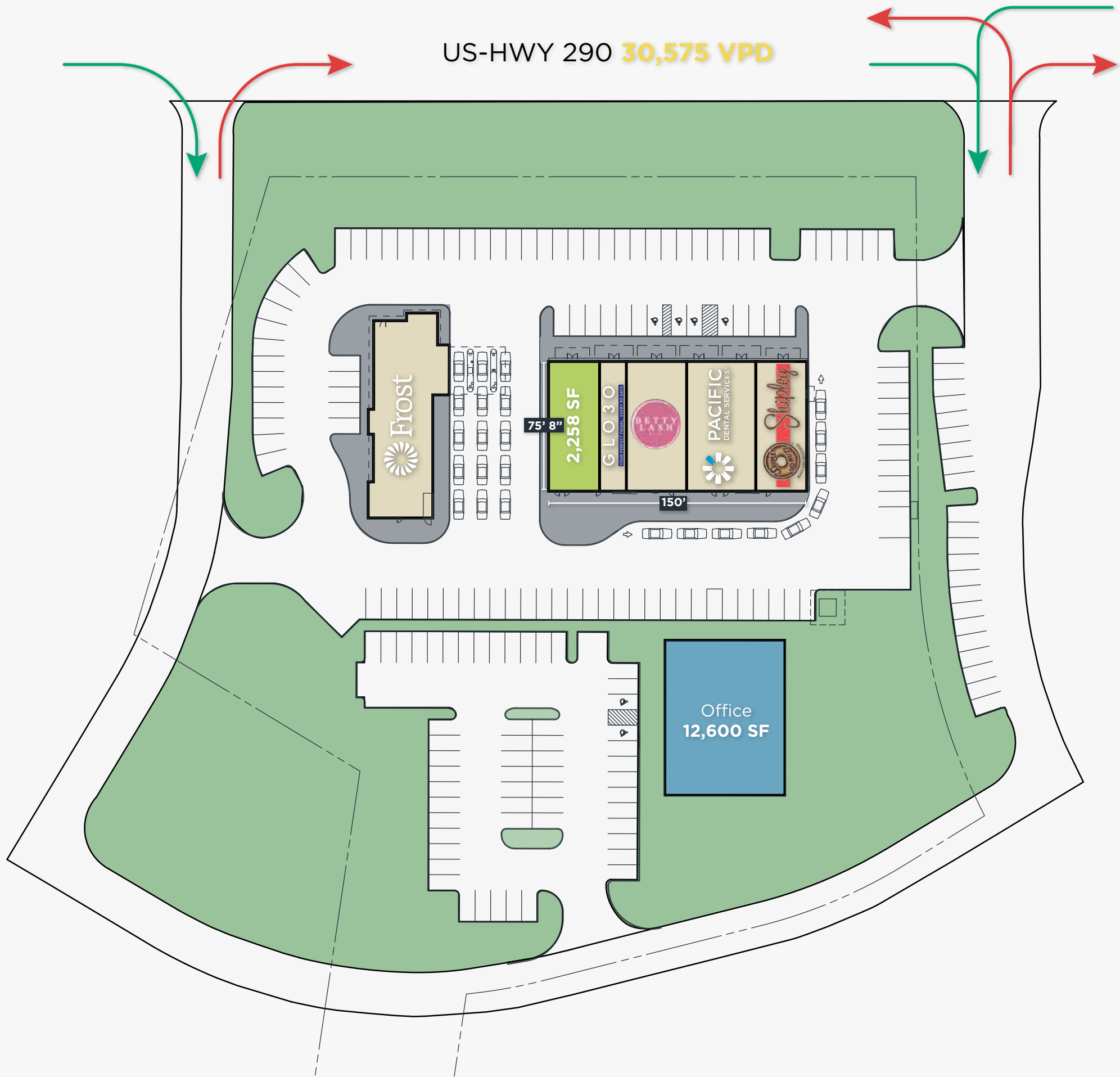
2
OFFICE

1
OFFICE

US-HWY 290 30,575 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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Date

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

