

BELTERRA VILLAGE

HWY 290W & Nutty Brown Rd

Now Under Construction - Delivery Q4 2017



Adam Zimel
512-682-5548
azimel@endeavor-re.com

Dan Frey
512-682-5507
dfrey@endeavor-re.com

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



Sky Cinemas



Stiles Switch BBQ



Torchy's Tacos



Breed & Co.



Pieous Pizza



Hat Creek Burger



Stein Mart



Ulta



Spec's

BELTERRA
VILLAGE

HWY 290W & Nutty Brown Rd



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.



Trade Area Population
58,102



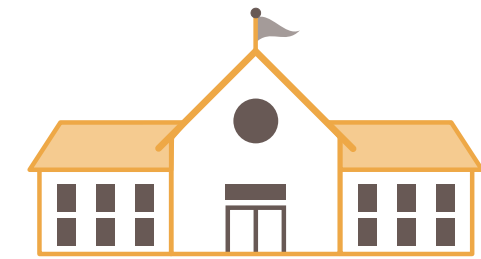
Average HH Income
\$116,000



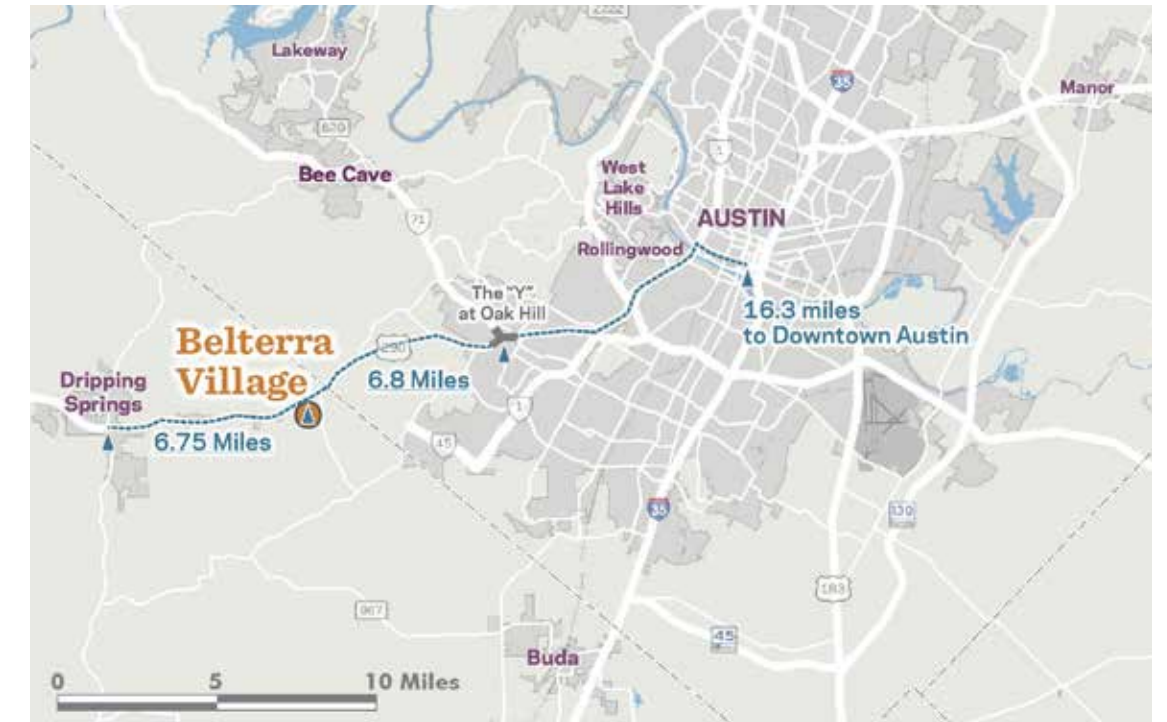
Traffic Counts
34,064 VPD
(Hwy 290)



Best performing ISD in the state of Texas



Sycamore Springs elementary and middle schools, accommodating 2,000 students, will be opening in August 2017 with close proximity to Belterra Village.



Largest shopping center located from Dripping Springs to the 'y' in Oak Hill

Belterra - Vicinity Subdivision Activity



- Future Subdivisions
- Active Subdivisions
- Existing and/or Built-out Subdivisions

Existing and Identified Subdivisions

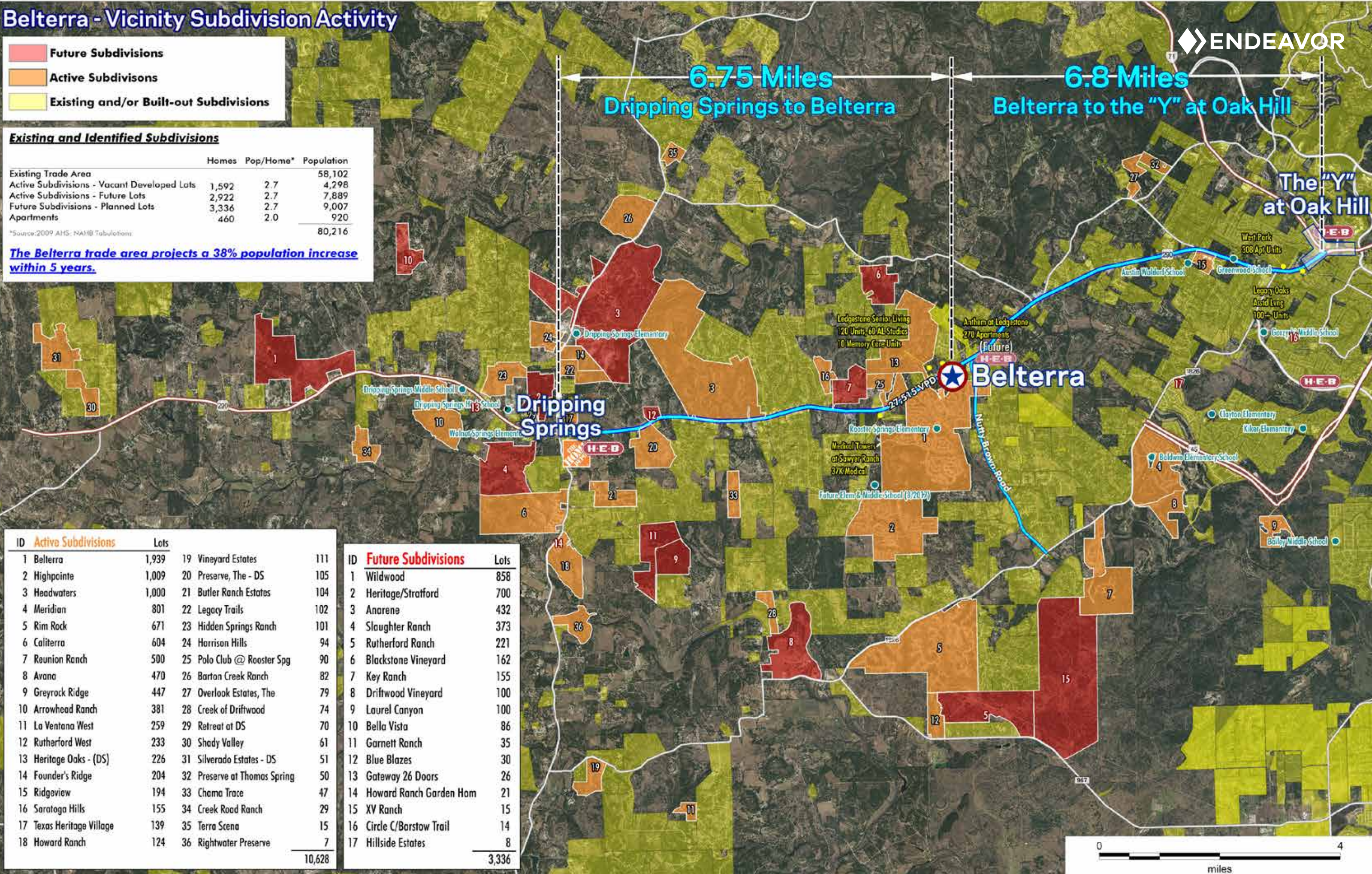
	Homes	Pop/Home*	Population
Existing Trade Area			58,102
Active Subdivisions - Vacant Developed Lots	1,592	2.7	4,298
Active Subdivisions - Future Lots	2,922	2.7	7,889
Future Subdivisions - Planned Lots	3,336	2.7	9,007
Apartments	460	2.0	920
			80,216

*Source: 2009 AHS; NAHB Tabulations

The Belterra trade area projects a 38% population increase within 5 years.

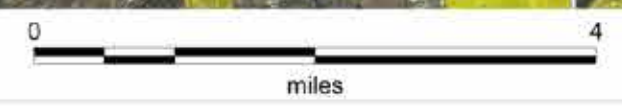
6.75 Miles
Dripping Springs to Belterra

6.8 Miles
Belterra to the "Y" at Oak Hill



ID	Active Subdivisions	Lots
1	Belterra	1,939
2	Highpointe	1,009
3	Headwaters	1,000
4	Meridian	801
5	Rim Rock	671
6	Caliterra	604
7	Reunion Ranch	500
8	Avana	470
9	Greyrock Ridge	447
10	Arrowhead Ranch	381
11	La Ventana West	259
12	Rutherford West	233
13	Heritage Oaks - (DS)	226
14	Founder's Ridge	204
15	Ridgeview	194
16	Saratoga Hills	155
17	Texas Heritage Village	139
18	Howard Ranch	124
19	Vineyard Estates	111
20	Preserve, The - DS	105
21	Butler Ranch Estates	104
22	Legacy Trails	102
23	Hidden Springs Ranch	101
24	Harrison Hills	94
25	Polo Club @ Rooster Spg	90
26	Barton Creek Ranch	82
27	Overlook Estates, The	79
28	Creek of Driftwood	74
29	Retreat at DS	70
30	Shady Valley	61
31	Silverado Estates - DS	51
32	Preserve at Thomas Spring	50
33	Chama Trace	47
34	Creek Road Ranch	29
35	Terra Scena	15
36	Rightwater Preserve	7
		10,628

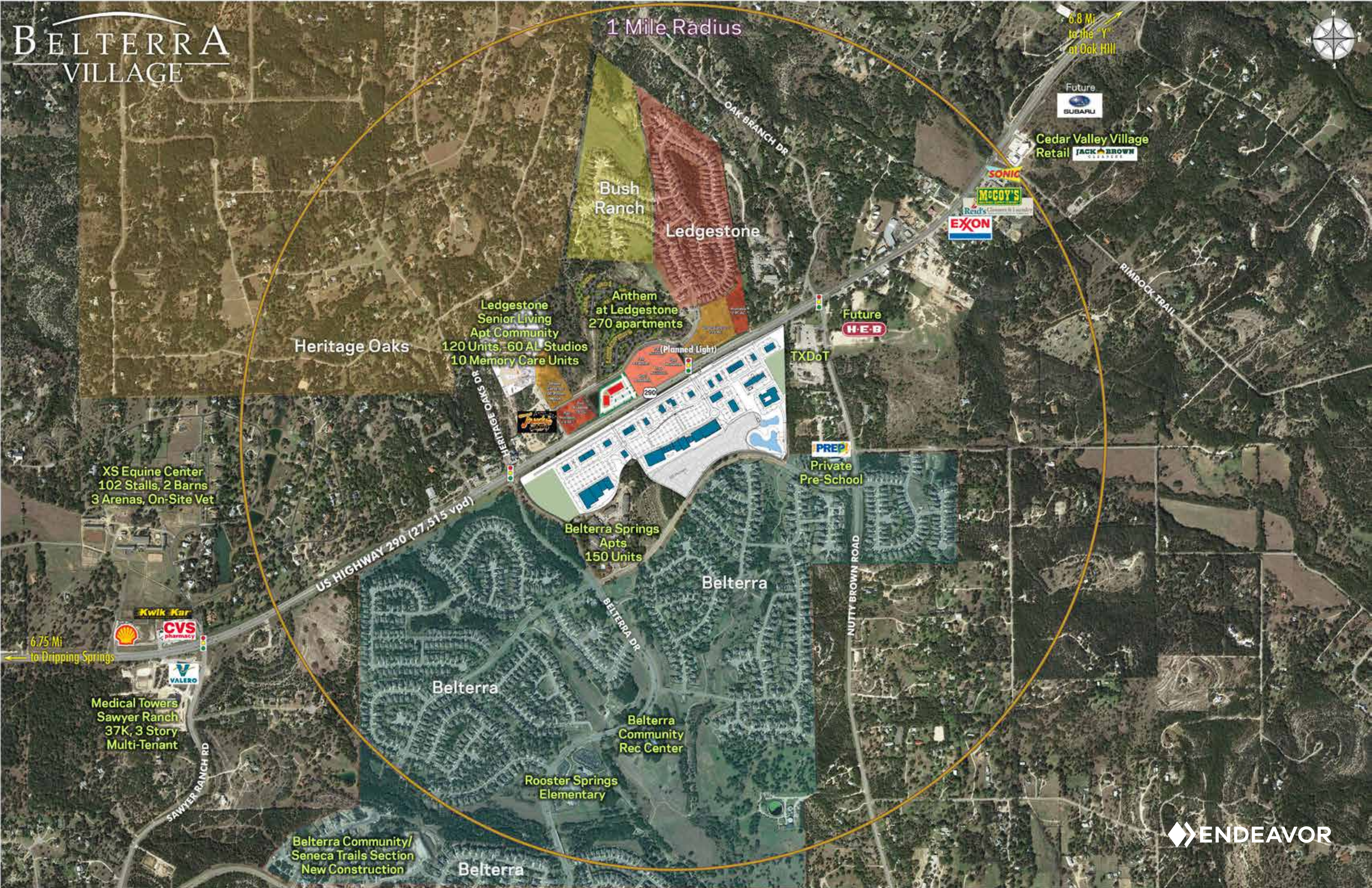
ID	Future Subdivisions	Lots
1	Wildwood	858
2	Heritage/Stratford	700
3	Anarene	432
4	Slaughter Ranch	373
5	Rutherford Ranch	221
6	Blackstone Vineyard	162
7	Key Ranch	155
8	Driftwood Vineyard	100
9	Laurel Canyon	100
10	Bella Vista	86
11	Garnett Ranch	35
12	Blue Blazes	30
13	Gateway 26 Doors	26
14	Howard Ranch Garden Hom	21
15	XV Ranch	15
16	Circle C/Borstow Trail	14
17	Hillside Estates	8
		3,336



BELTERRA VILLAGE

1 Mile Radius

6.8 Mi to the "Y" at Oak Hill



Bush Ranch
Ledgestone

Future SUBARU
Cedar Valley Village Retail JACK & BROWN CLEARANCE

SONIC
McCOY'S
Reid's
EXXON

Heritage Oaks

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

Anthem at Ledgestone
270 apartments

(Planned Light)

Future HEB

TXDoT

XS Equine Center
102 Stalls, 2 Barns
3 Arenas, On-Site Vet

PREP Private Pre-School

US HIGHWAY 290 (27,515 vpd)

Belterra Springs Apts
150 Units

Belterra

6.75 Mi to Dripping Springs

Kwik-Kar
Shell
CVS pharmacy
VALERO

Medical Towers Sawyer Ranch
37K, 3 Story Multi-Tenant

Belterra

Belterra Community Rec Center

Rooster Springs Elementary

SAWYER RANCH RD

Belterra Community/Seneca Trails Section
New Construction

Belterra

NUTTY BROWN ROAD

RIMROCK TRAIL



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.

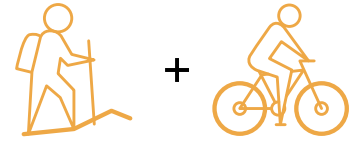
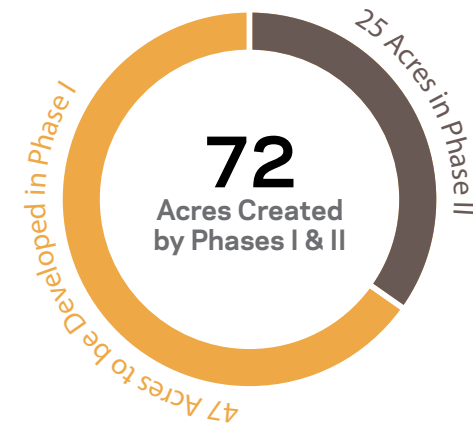
Belterra Village is a 93 acre mixed use commercial development that will include lock & leave homes, senior housing, medical, hotel and retail space totaling over 310,000 square feet along with pad opportunities.



Retail Space & Pads Along Hwy 290

ANCHORED BY

SKYCINEMAS
DRIPPING SPRINGS



10 Acres of Hike & Bike Trails





US Highway 290 - 27,515 VPD

PHASE 2
2,000 - 4,000 SF

PHASE 1
Outdoor Patio

PHASE 2
Hampton Inn
(contract)

10,000 to 20,000 SF

150 Apartment Units

83 Homes

Detention Pond

Day Care

H-E-B
Coming Soon

Key	
	Available
	Lease Executed
	Signed LOI/Negotiating Lease
	LOI Working
	Pedestrian Trail (8 miles)

DUNKIN' DONUTS
serasana
Financial Services
verizon

Brewery
pieous
TACO

Mantra Fix
River Rock DENTAL
Great Clips
TODAY'S VISION
MATTRESS FIRM

1,300 SF
Sprint
CROCK POT

Starr Mart
ULTA

PET SUPPLIES PLUS
LEAGUE
SKY CINEMAS
BREED & Co.
ACE Hardware

1,200 to 2,800 SF
UPS
Nail Salon
firehouse



In-line Adjacent - Pet Supplies Plus



In-line adjacent - Breed & Co



Building E

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