

BELTERRA VILLAGE

HWY 290W & Nutty Brown Rd

Coming Soon:

Building S (Retail/Office Building)

Building X (Hwy 290 Outparcel)



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Sky Cinemas



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



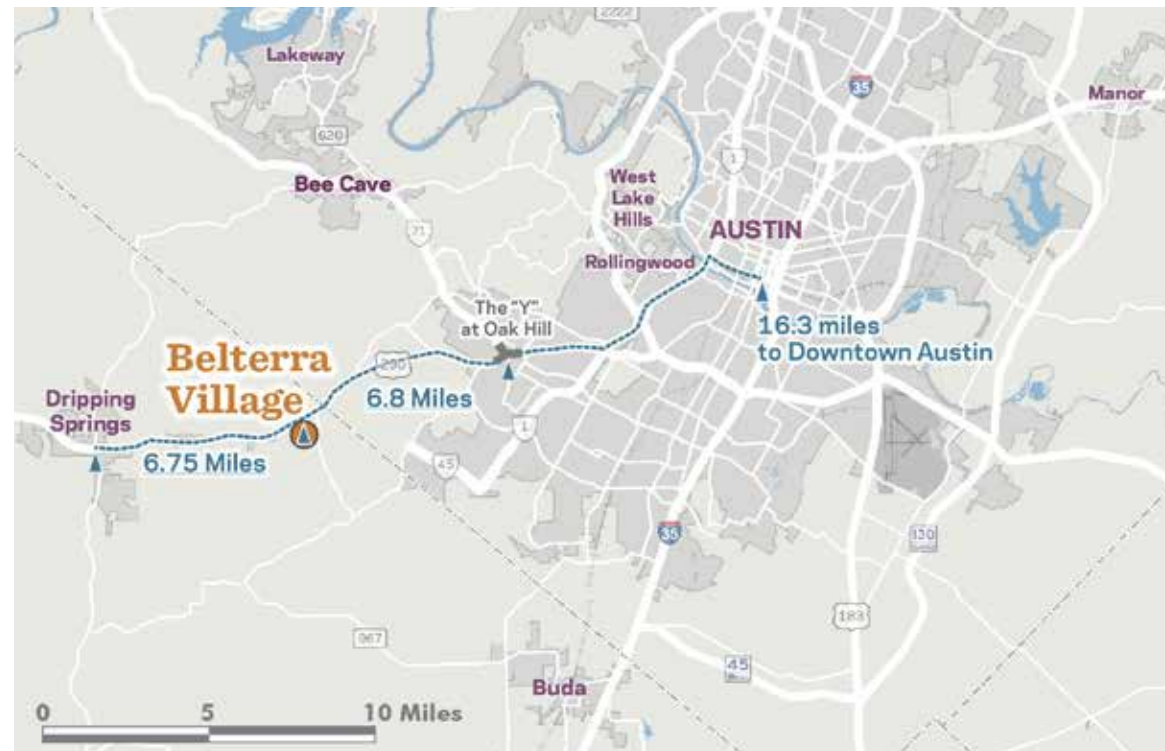
Median HH Income
\$161,721



Traffic Counts
34,489 VPD
(Hwy 290)

ANCHORED BY

SKYCINEMAS
DRIPPING SPRINGS



Retail Space & Pads Along Hwy 290



Best performing ISD in the state of Texas

BELTERRA
VILLAGE

HWY 290W & Nutty Brown Rd

Belterra - Vicinity Subdivision Activity

Future Subdivisions (Red)

Active Subdivisions (Orange)

Existing and/or Built-out Subdivisions (Yellow)

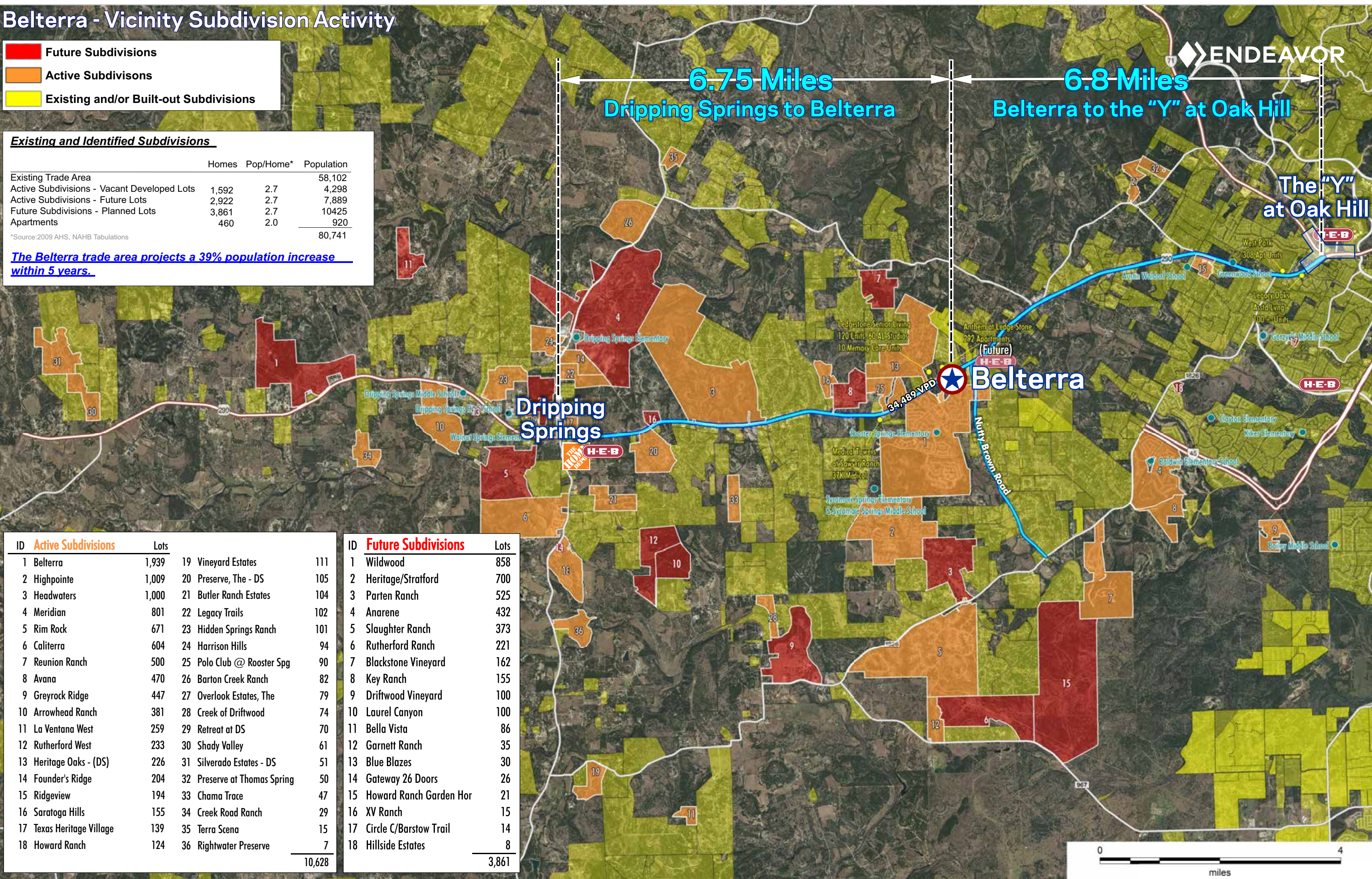
Existing and Identified Subdivisions

	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	3,861	2.7	10,425
Apartments	460	2.0	920
Total			80,741

The Belterra trade area projects a 39% population increase within 5 years.

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
	Total	10,628

ID	Future Subdivisions	Lots
1	Wildwood	858
2	Heritage/Stratford	700
3	Parten Ranch	525
4	Anarene	432
5	Slaughter Ranch	373
6	Rutherford Ranch	221
7	Blackstone Vineyard	162
8	Key Ranch	155
9	Driftwood Vineyard	100
10	Laurel Canyon	100
11	Bella Vista	86
12	Garnett Ranch	35
13	Blue Blazes	30
14	Gateway 26 Doors	26
15	Howard Ranch Garden Hor	21
16	XV Ranch	15
17	Circle C/Barstow Trail	14
18	Hillside Estates	8
	Total	3,861



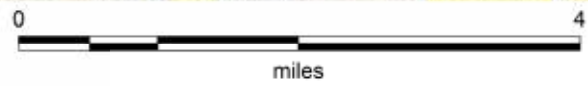
6.75 Miles
Dripping Springs to Belterra

6.8 Miles
Belterra to the "Y" at Oak Hill

The "Y" at Oak Hill

Belterra

Dripping Springs



BELTERRA VILLAGE

1 Mile Radius



6.8 Mi to the "Y" at Oak Hill

Future SUBARU

Cedar Valley Village Retail JACK & BROWN

SONIC

McCOY'S

Reid's Smart & Laundry

EXXON

RIMROCK TRAIL

Bush Ranch

Ledgestone

OAK BRANCH DR

Future H-E-B

TXDOT

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

Anthem at Ledgestone 270 apartments

(Planned Light)

Heritage Oaks

HERITAGE OAKS DR

PREP

Private Pre-School

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

Belterra Springs Apts 150 Units

US HIGHWAY 290 (34,489 vpd)

Belterra

NUTTY BROWN ROAD

6.75 Mi to Dripping Springs

Kwik Kar

CVS pharmacy

VALERO

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

SAWYER RANCH RD

Belterra

BELTERRA DR

Belterra Community Rec Center

Rooster Springs Elementary

Belterra Community/Seneca Trails Section New Construction

Belterra

James Avery
FINLEY'S BARBER SHOP
TOMLINSON'S
Simply
Ginger Sushi
WESTLAKE DERMATOLOGY & Cosmetic Surgery

DUNKIN' DONUTS
Baskin Robbins
serasana
charles SCHWAB
verizon

BOC BREW
pieous
MORNING TACO

Pediatric Dentist
Brush32 Dental
Great Clips
ATI
Jace's
BELTERRA EYE CARE
MATTRESS FIRM

GNC
Juice It Up
Sprint
CROWN SPIN

US Highway 290 - 34,489 VPD

sleep number

227 Residential Units

4,000 SF

Outdoor Patio

+/- 5,000 SF w/ drive thru

WELLMED

Hampton Inn

Tx Dot Facility

H-E-B
Coming Soon

Belterra Drive

Nutty Brown Rd

150 Residential Units

M I HOMES
83 Homes

GOLD'S GYM
Now Open

Salon Suites
Now Open

SPECS
Now Open

SPoon + FORK
Now Open

SKY
Now Open

BREED & CO.
ACE Hardware

1-2.5 acres for sale/bts

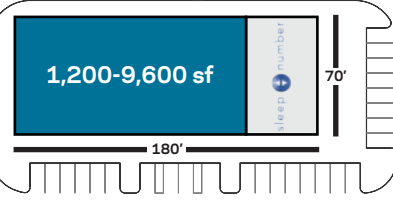
1-2.5 acres for sale/bts

Detention Pond

Building X

(Delivery November 2020)

1,200-9,600 sf



TAN IT ALL
Bella Bea Gift Shop
Karate
CLUB PILATES
UPS
Nail Salon
firehouse

Building S

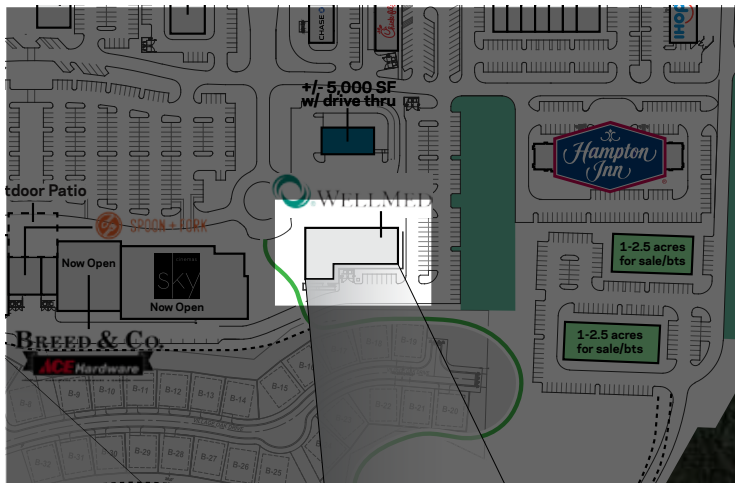
2,000 to 10,690 SF
(Delivery July 2020)



KEY

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

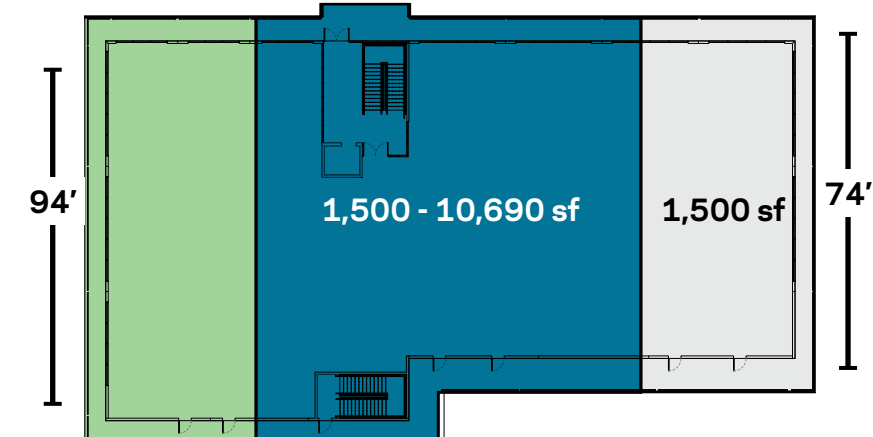
Day Care



First Floor

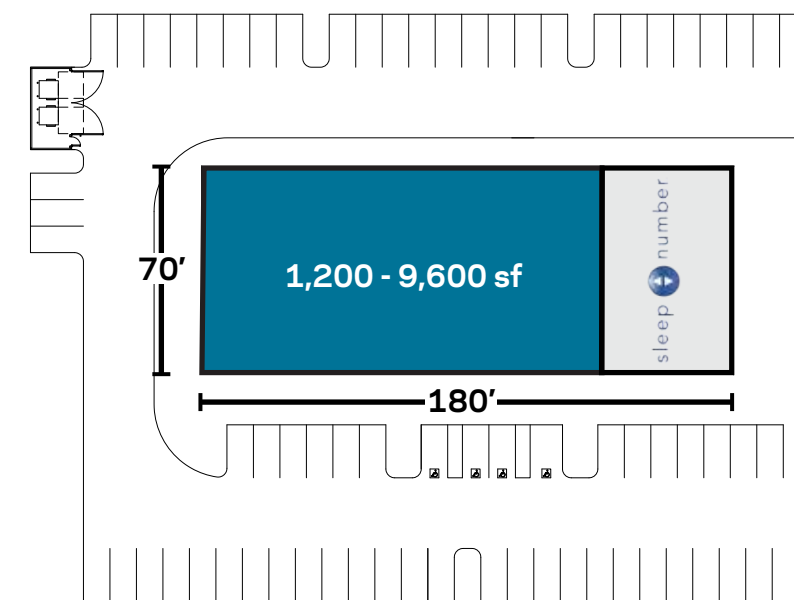
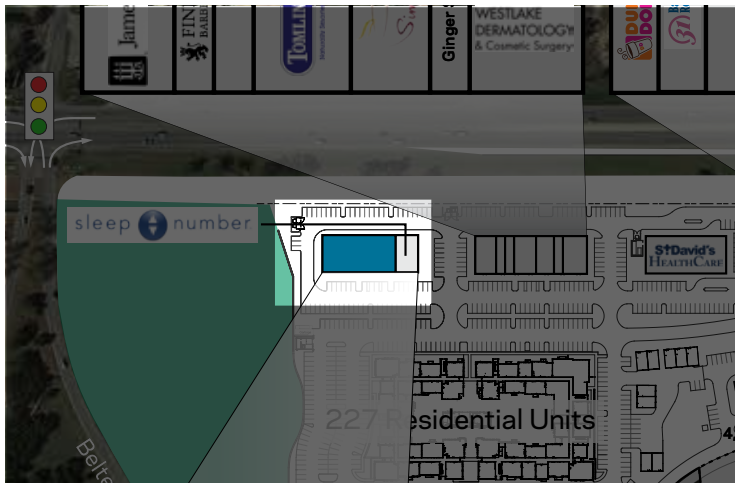


Second Floor



KEY

- Available
- Lease Executed
- Signed LOI/Negotiating Lease
- LOI Working



KEY

- Available
- Lease Executed
- Signed LOI/Negotiating Lease
- LOI Working

Building X

Delivery November 2020

BELTERRA
VILLAGE

HWY 290W & Nutty Brown Rd



Building X

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 counter-offer 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Sales Agent/Associate's Name	License No.	Email	Phone

_____ Buyer/Tenant/Seller/Landlord Initials _____ Date