

BELTERRA VILLAGE

HWY 290W & Nutty Brown Rd



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HWY 290W & Nutty Brown Rd



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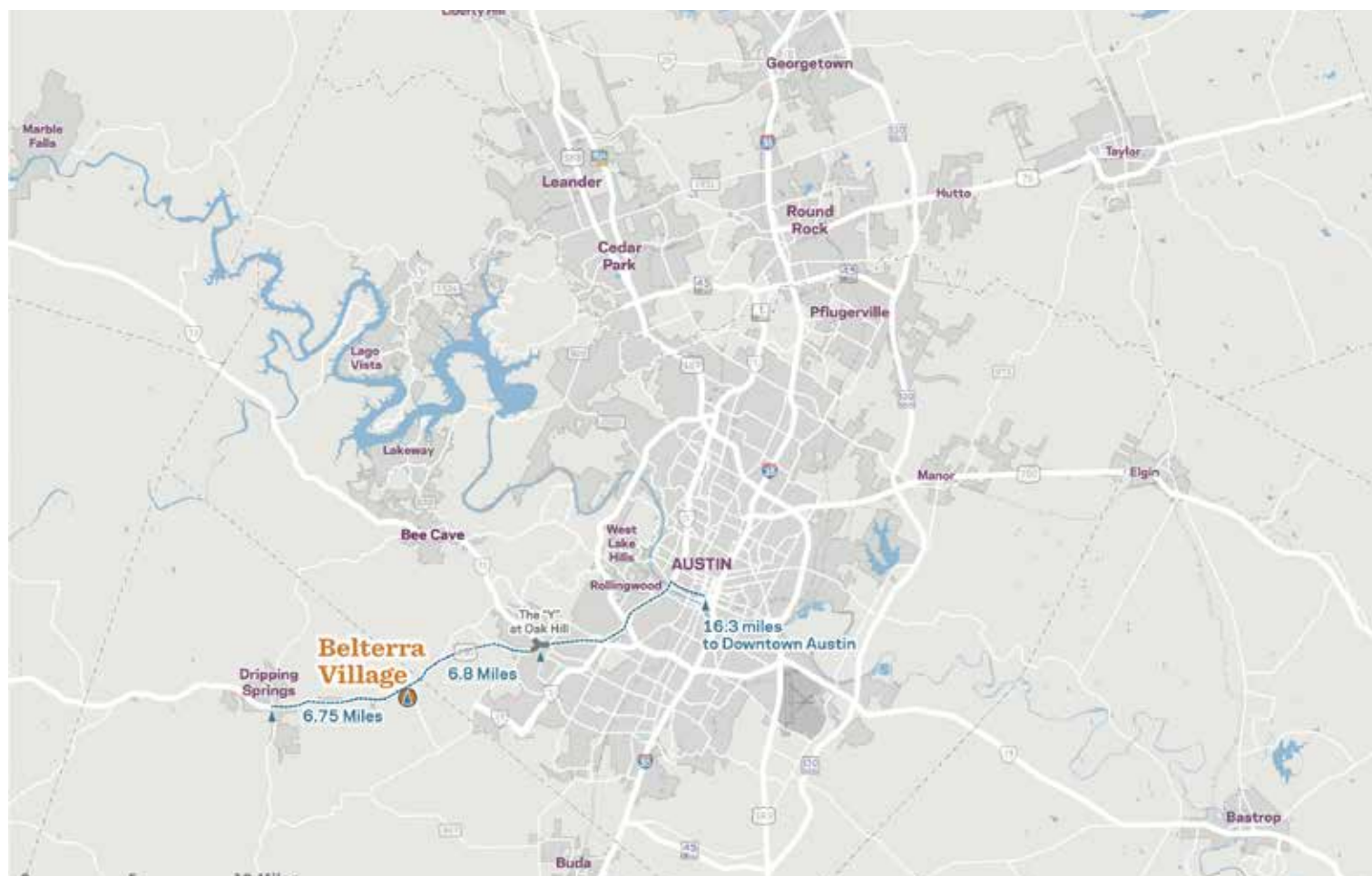


Austin Area Facts & Info

Austin is a one-of-a-kind city, not just unique to Texas, but to the whole country. As the country's 13th largest city, Austin boasts the 4th lowest unemployment rate in the country.

Surpassing 2 million people in the summer of 2015, the Austin MSA has grown by nearly 38% over the last decade. Austin is a hub for young talent and entrepreneurial spirit. Some of the major employers include Dell, IBM, Apple, Accenture, Freescale, National Instruments, Samsung, and Whole Foods.

- #1 economy in the country - The Business Journal.
- Labeled as fastest growing large U.S. Metro economy through 2020 - U.S. conference of Mayors
- 3.3% unemployment rate
- Median Household Income of \$61,750
- 41.5% of population have a Bachelor's Degree or higher (U.S.: 29.6%)



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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 54,000 people with an additional 18,000 located to the west of Dripping Springs. The trade area boasts a projected 36 % growth rate over the next 5 years.

- This affluent area has recently been named the 7th best ISD in the state of Texas
- Trade Area Population - 54,002
- Average Income - over \$116,000
- Traffic Counts - 27,515 VPD - on Hwy 290
- Recent \$55 million bond to build a new elementary & middle school in near proximity to Belterra Village (delivering August 2017) accommodating 2,000 students



Belterra - Vicinity Subdivision Activity



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

Existing and Identified Subdivisions

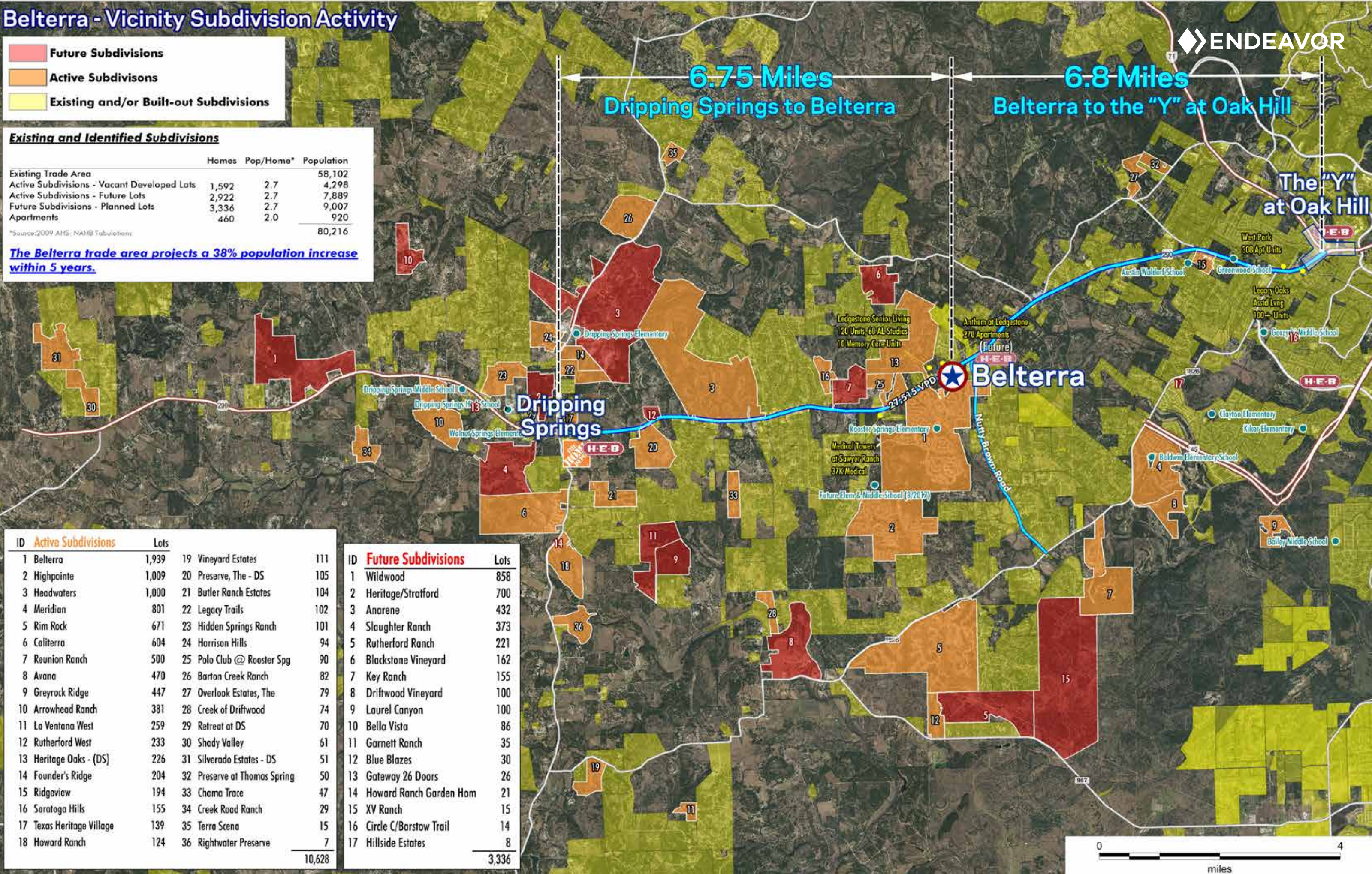
	Homes	Pop/Home*	Population
Existing Trade Area			58,102
Active Subdivisions - Vacant Developed Lots	1,592	2.7	4,298
Active Subdivisions - Future Lots	2,922	2.7	7,889
Future Subdivisions - Planned Lots	3,336	2.7	9,007
Apartments	460	2.0	920
			80,216

*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

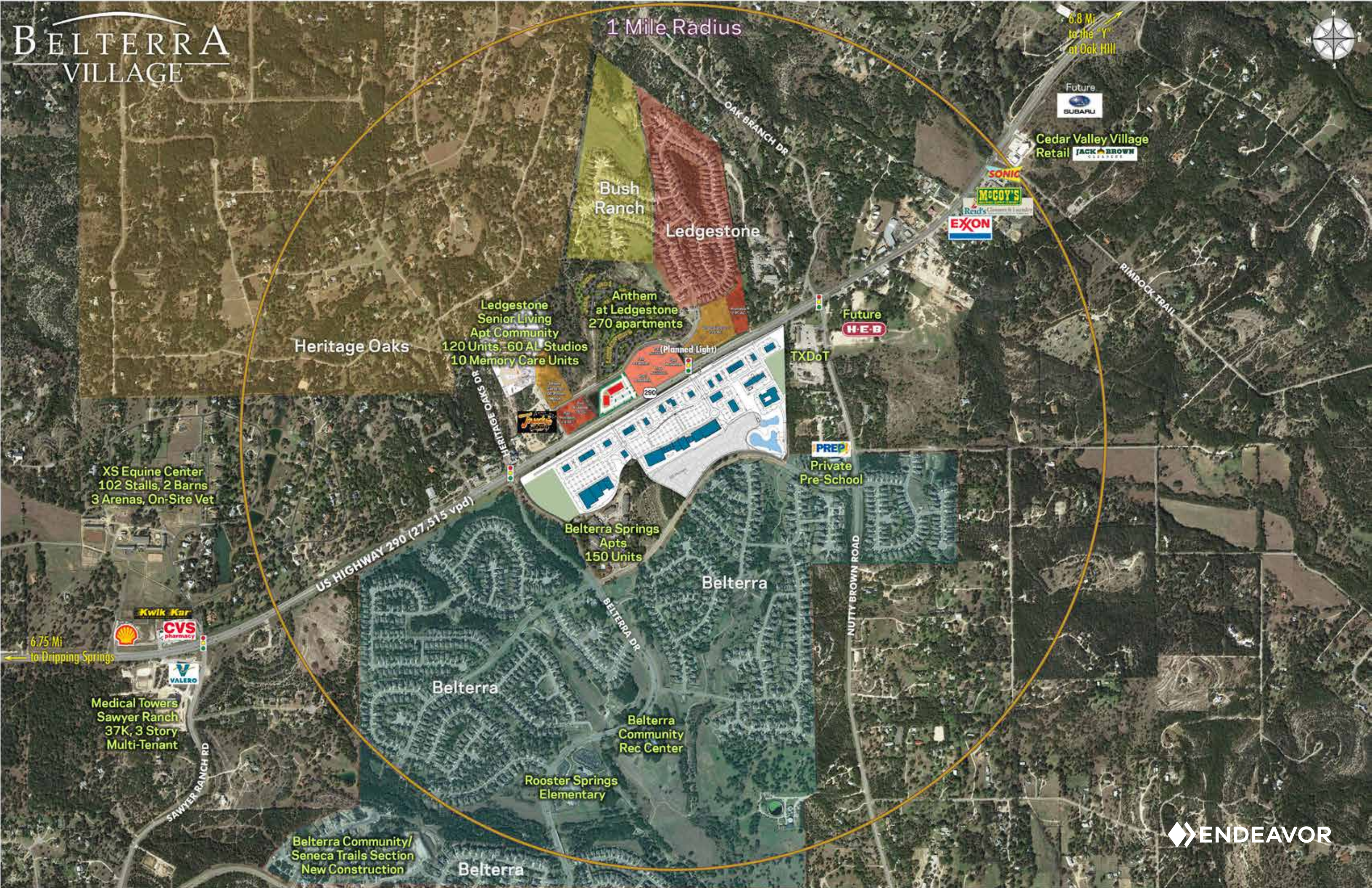
ID	Future Subdivisions	Lots
1	Wildwood	858
2	Heritage/Stratford	700
3	Anarene	432
4	Slaughter Ranch	373
5	Rutherford Ranch	221
6	Blackstone Vineyard	162
7	Key Ranch	155
8	Driftwood Vineyard	100
9	Laurel Canyon	100
10	Bella Vista	86
11	Garnett Ranch	35
12	Blue Blazes	30
13	Gateway 26 Doors	26
14	Howard 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
EXON

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

Belterra Community/Seneca Trails Section
New Construction

Belterra



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 200,000 square feet along with pad opportunities.

- 47 acres to be developed in Phase I
- Over 200,000 SF of retail space & pads along Hwy 290
- Theatre & restaurant anchored
- Over 10 acres of hike & bike trails
- Large outdoor patio opportunities





US Highway 290 - 27,515 VPD

Belterra Drive

Trinity Hills Drive

Nutty Brown Rd

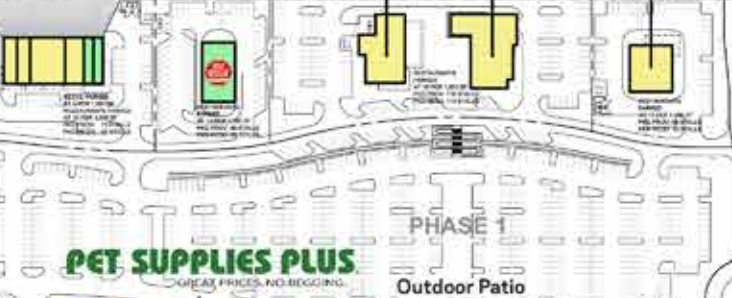
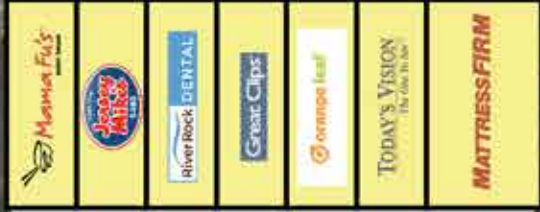
150 Apartment Units

83 Homes

Day Care

H-E-B
Coming Soon

Tx Dot Facility



BREED & CO.
ACE Hardware



10,000 to 20,000 SF

2,100 SF

3,919 SF

Detention Pond

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



Outparcel 3



Spec's



Breed & Co.



In-line Adjacent Pet Supplies Plus



Outparcel 2

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