

# BELTERRA VILLAGE

*HWY 290W & Nutty Brown Rd*

**Now Open!**



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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.



Trade Area Population  
58,102



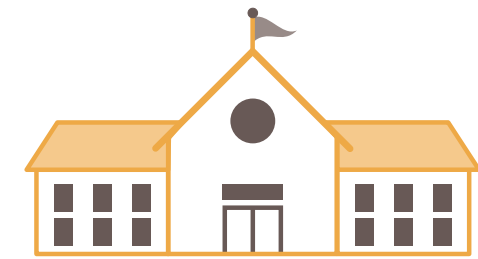
Average HH Income  
\$116,000



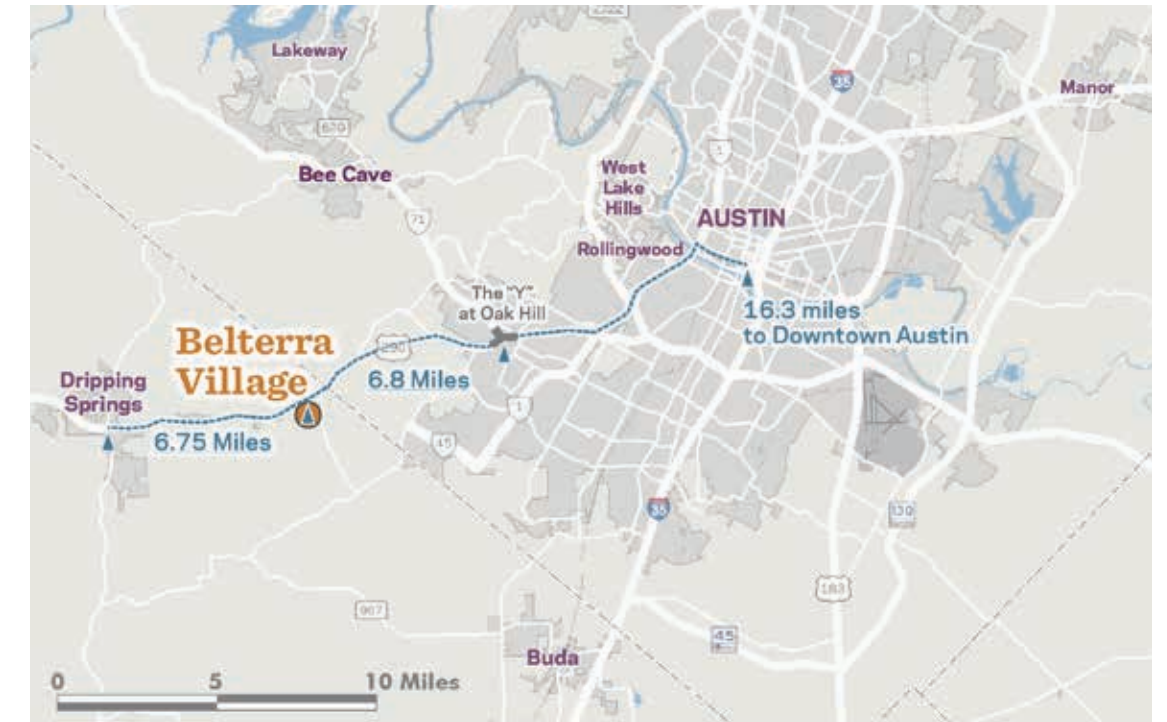
Traffic Counts  
34,489 VPD  
(Hwy 290)



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

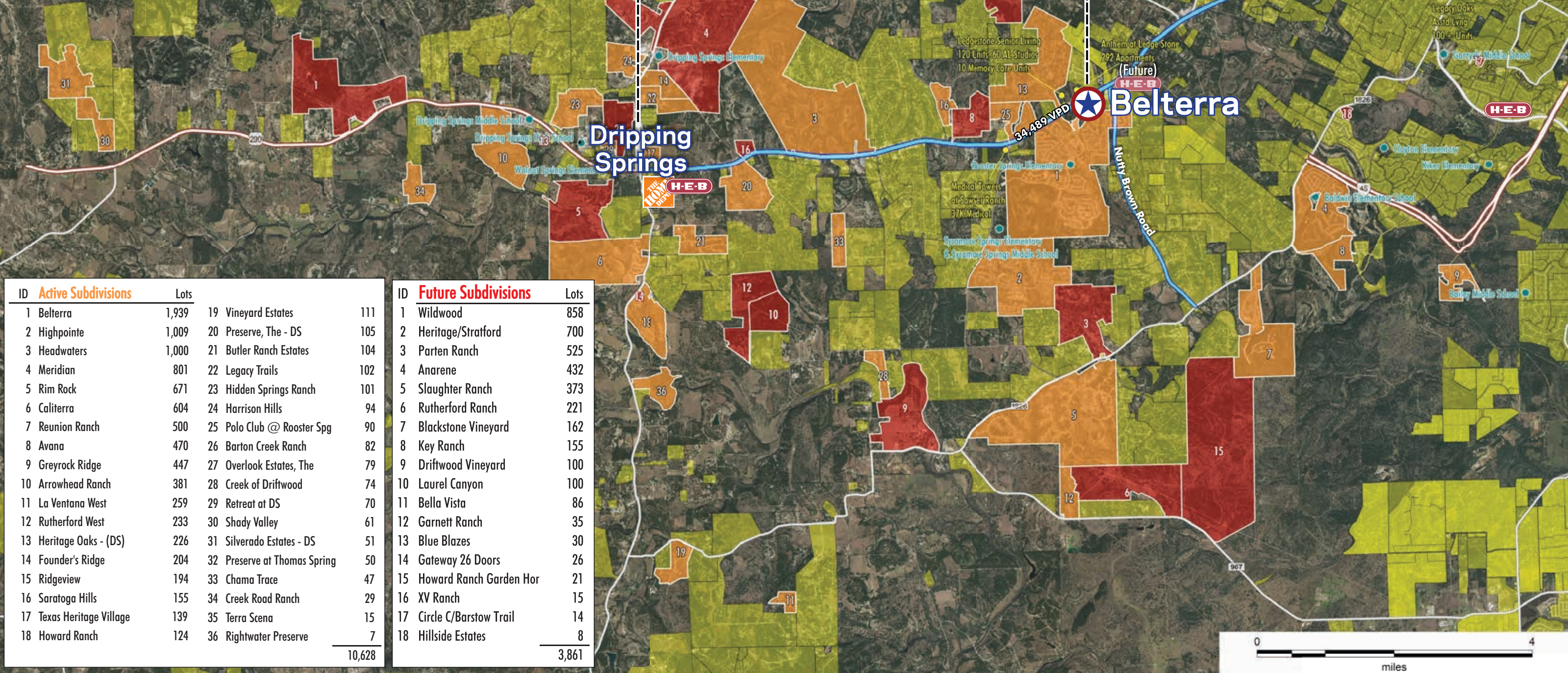
- Future Subdivisions
- Active Subdivisions
- Existing and/or Built-out Subdivisions

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

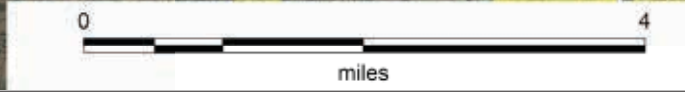
\*Source: 2009 AHS, NAHB Tabulations

**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
		<b>10,628</b>

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
		<b>3,861</b>



# BELTERRA VILLAGE

1 Mile Radius



6.8 Mi to the "Y" at Oak Hill



Cedar Valley Village Retail  
JACK & BROWN



TXDOT



Private Pre-School

Heritage Oaks

Bush Ranch

Ledgestone

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

Anthem at Ledgestone  
270 apartments

Belterra Springs Apts  
150 Units

Belterra

Belterra

Belterra Community Rec Center

Rooster Springs Elementary

Belterra Community/Seneca Trails Section  
New Construction

Belterra

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



6.75 Mi to Dripping Springs

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

SAWYER RANCH RD

US HIGHWAY 290 (34,489 vpd)

BELTERRA DR

NUTTY BROWN ROAD

RIMROCK TRAIL



## Belterra Information

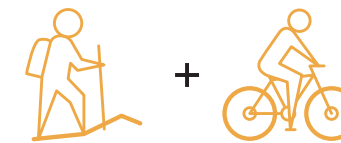
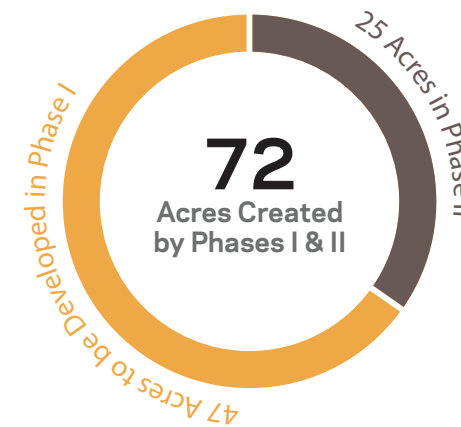
Belterra is a 1,600 acre master planned community (MPC) located at Hwy 290 & Nutty Brown Road. It is the largest MPC serving the area and was named the 2015 Master Planned Community of the year.

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



**10 Acres of Hike & Bike Trails**





James Avery  
FINLEY'S BARBERSHOP  
TOMLINSON'S  
Simply  
Ginger Sushi  
Coming Soon

DUNKIN' DONUTS  
Baskin-Robbins  
serasana  
charles SCHWAB  
verizon

BEER  
pieous  
TACO

Pediatric Dentist  
Brush 32 Dental  
Great Clips  
ATI  
BELTERRA EYE CARE  
MATTRESS FIRM

GNC  
Sprint  
SPIN

215 Residential Units  
St David's HEALTHCARE  
4,000 SF  
Outdoor Patio  
LEAGUE  
WELL MED  
Hampton Inn  
1-2.5 acres for sale/bts  
1-2.5 acres for sale/bts

150 Residential Units  
M I HOMES  
83 Homes  
Trinity Hills Drive

Now Open  
Salon Suites  
Now Open  
Now Open  
Now Open  
Breed & Co.  
ACE Hardware  
1,500 to 13,570 SF (Delivery Q2 2019)

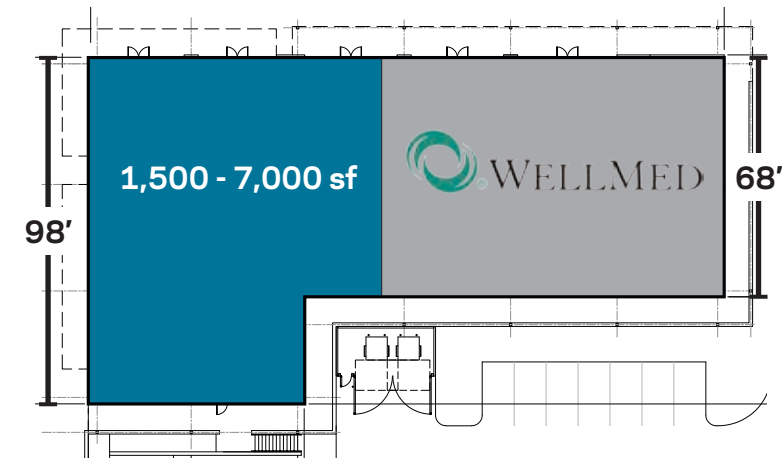
TAN IT ALL  
Builds Eye Gift Shop  
1,562 SF  
CLUB PILATES  
ups  
Nail Salon  
firehouse

**KEY**

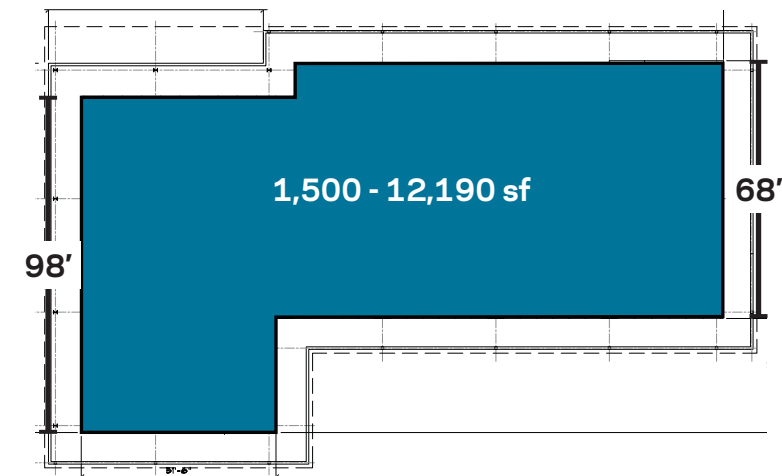
- Available
- Lease Executed
- Signed LOI/Negotiating Lease
- LOI Working
- Pedestrian Trail (8 miles)



First Floor



Second Floor



**KEY**

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





*In-line Adjacent - Pet Supplies Plus*



*In-line adjacent - Breed & Co*



*Building E*

**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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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date