

# BELTERRA VILLAGE

*HWY 290W & Nutty Brown Rd*

**Delivered:**

*Building S (Retail/Office Building)*

**Coming Soon:**

*Building X (Hwy 290 Outparcel)*



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*EVO Entertainment*



*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

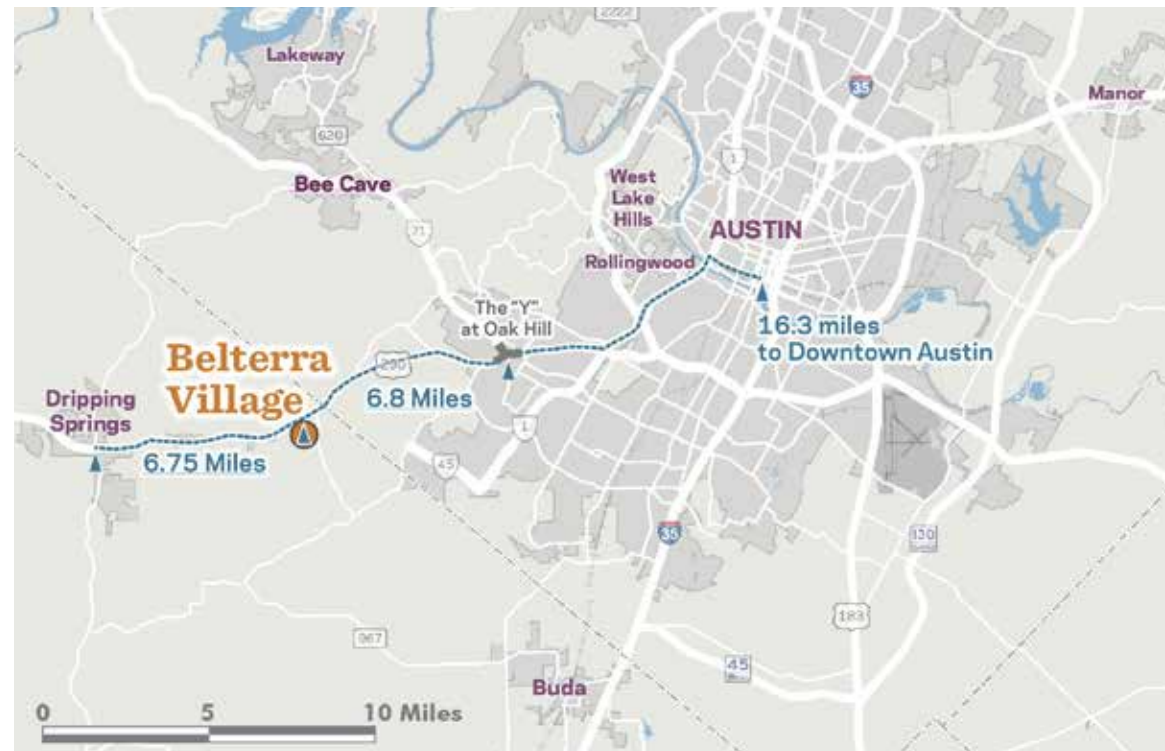


Median HH Income  
\$161,721



Traffic Counts  
34,489 VPD  
(Hwy 290)

ANCHORED BY



Retail Space & Pads Along Hwy 290



Best performing ISD in the state of Texas

# Belterra - Vicinity Subdivision Activity



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

**Existing and Identified Subdivisions**

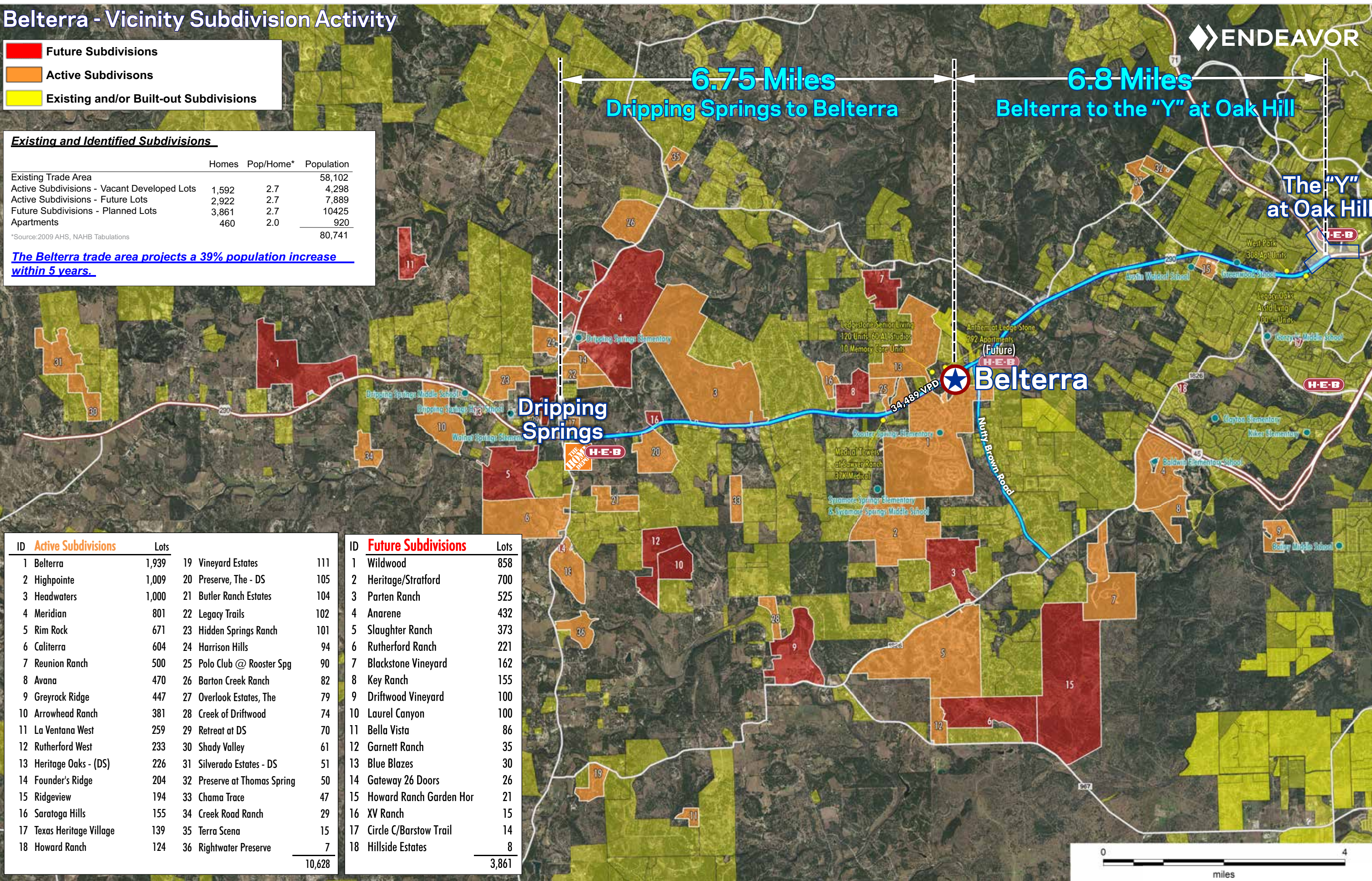
	Homes	Pop/Home*	Population
Existing Trade Area			58,102
Active Subdivisions - Vacant Developed Lots	1,592	2.7	4,298
Active Subdivisions - Future Lots	2,922	2.7	7,889
Future Subdivisions - Planned Lots	3,861	2.7	10,425
Apartments	460	2.0	920
			80,741

\*Source: 2009 AHS, NAHB Tabulations

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

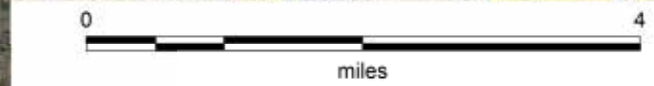
**6.75 Miles**  
Dripping Springs to Belterra

**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
		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
		3,861



# BELTERRA VILLAGE

1 Mile Radius



6.8 Mi to the "Y" at Oak Hill



Cedar Valley Village Retail  
JACK & BROWN



RIMROCK TRAIL

Bush Ranch  
Ledgestone

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

Anthem at Ledgestone  
270 apartments

(Planned Light)

Future  
TXDOT

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



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  
To-ralMen's  
TOMLINSON'S  
Simply  
WESTLAKE  
DERMATOLOGY  
& Cosmetic Surgery

DUNKIN'  
Donuts  
serasana  
charles SCHWAB  
verizon

pieous  
WORTH'S  
TACOS

Pediatric Dentist  
Brush32 Dental  
Great Clips  
ATI  
BELTERRA  
EYECARE  
MATTRESSFIRM

GNC  
1,200 SF  
2nd Generation  
Sprint  
CROWN

US Highway 290 - 34,489 VPD

sleep number  
The Swim Studio

227 Residential Units

StDavid's  
HEALTHCARE  
Belterra  
Townhomes  
7 Units

Outdoor Patio  
SPOON + FORK  
EVO  
ENTERTAINMENT  
Breed & Co.  
ACE Hardware

Active Adult Residential  
150 Units

H-E-B  
Coming  
Soon

Tx Dot  
Facility

NuttyBrown Rd

### Building X1

±6,300 SF | ±0.75 ac | 22 spaces

6,300 SF

M.I. HOMES  
83 Homes

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

### Building S

2,000 to 4,577 SF

First Floor

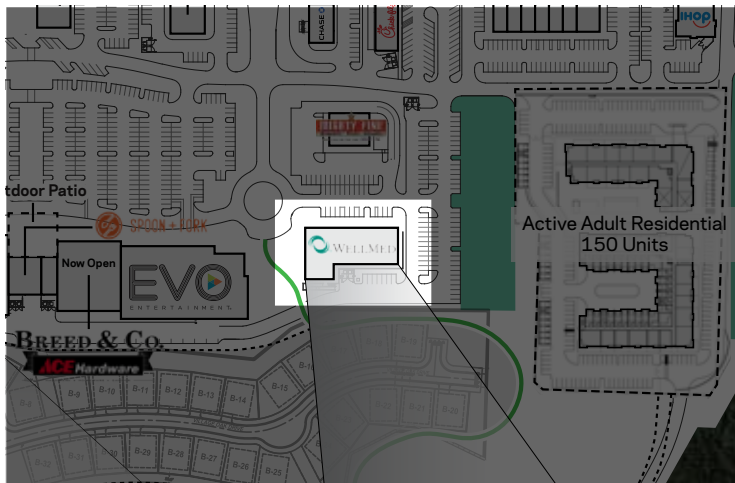
2,000 - 4,577 SF  
WELLMED  
Tenant

Second Floor

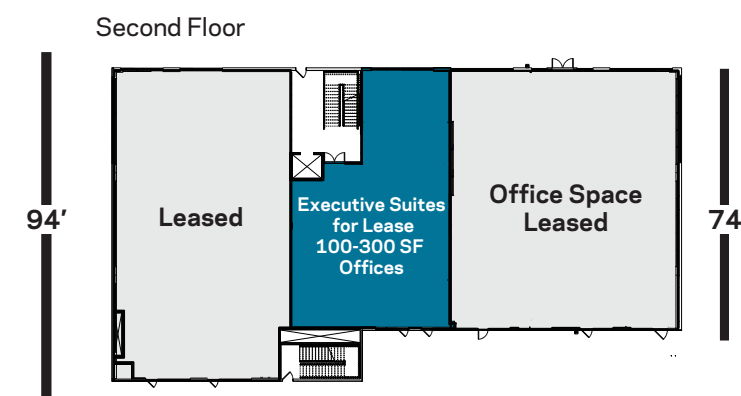
Leased  
Executive Suites  
for Lease  
100-300 SF  
Offices  
Office Space  
Leased

#### KEY

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



[Click to view Virtual Tour of Lobby](#)



[Click to view Virtual Tour of Second Floor](#)

**KEY**

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



*Building X1 & X2*

**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