

BELTERRA VILLAGE

HWY 290W & Nutty Brown Rd

Belterra Building S – Speculative Suite



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Amenities



14

Restaurants



BELTERRA VILLAGE

1 Mile Radius

6.8 Mi to the "Y" at Oak Hill



Heritage Oaks

Bush Ranch

Ledgestone

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

Anthem at Ledgestone
270 apartments

Future Multifamily Development

H-E-B (Open & Operating)

TXDoT

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

PREP Private Pre-School

Belterra Springs Apts
150 Units

Belterra

6.75 Mi to Dripping Springs

US HIGHWAY 290 (34,489 vpd)

Belterra

BELTERRA DR

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

Belterra Community Rec Center

Rooster Springs Elementary

Belterra Community/Seneca Trails Section
New Construction

Belterra

Future SUBARU

Cedar Valley Village Retail JACK & BROWN CLEANERS

SONIC MCCOY'S

Reid's Cleaners & Laundry EXXON

RIMROCK TRAIL

NUTTY BROWN ROAD

SAWYER RANCH RD

**BELTERRA
VILLAGE**

Building S
Accio Data 

Ledgestone East


Opening & Operating

BELTERRA VILLAGE

Building S
Accio Data WELLMED

Available Spec Suite

EVO
ENTERTAINMENT

BREED & CO.
ACE Hardware

SPECS
WHEELS SPORTS FINE FOODS

Bella Bea Gift Shop Karate
CLUB PILATES
Quality Frames
ups
firehouse Nail Salon

GOLD'S GYM

To-So-Merits James Avery TUMILMOBS
Sally Beauty beautyproot
WALGREENS

DUNKIN' donuts charles SCHWAB
verizon verasauna

HAT CREEK
Sweet Cream

pieous

KORCHY'S
TACOS

MIGHTY FINE
BURGERS FRIES SHAKES
"THEY'RE GOOD AND THEY'RE MIGHTY FINE"

CHASE

Chick-fil-A

US HWY-290 (34,489 VPD)

Building S

Accio Data  WELLMED

Available Spec Suite


EVO
ENTERTAINMENT



James Avery
 TotalMen's
 PRIMARY CARE
1,200 SF
 TOMLINSON'S
 Simply
 Westlake
 DERMATOLOGY
 & Cosmetic Surgery

DUNKIN'
 Baskin
 Robbins
 serasana
 charles SCHWAB
 verizon

DOG BREW
 pieous
 TACO

Belterra
 KIDS TEETH
 Brush32 Dental
 Great Clips
 ATI
 BELTERRA
 EYECARE
 MATTRESSFIRM

MATHNASIUM
 EcoClean
 T-Mobile
 BELTERRA
 EYECARE

US Highway 290 - 37,215 VPD

sleep number
 The Swim Studio

227 Residential Units
 StDavid's
 HEALTHCARE

Belterra
 Townhomes
 7 Units

Outdoor Patio
 SPOON + FORK
 MYSTIQUE
 SPECS
 EVO
 ENTERTAINMENT
 BREED & CO.
 ACE Hardware

Active Adult Residential
 150 Units
 WELLMED

Tx Dot
 Facility

H-E-B
 Open & Operating

150 Residential
 Units

M.I. HOMES
 83 Homes

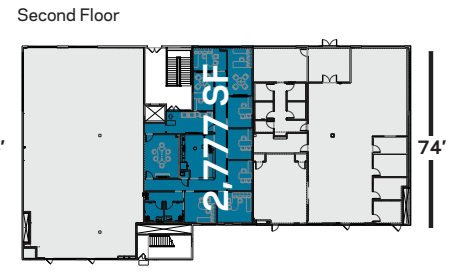
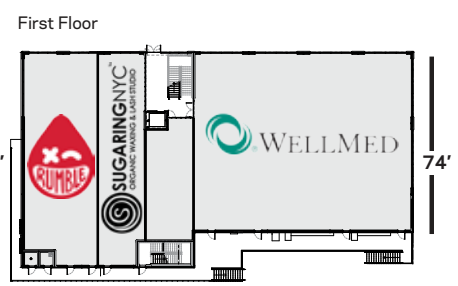
TAN IT ALL
 Bella Bea Gift Shop
 Belterra Taekwondo
 CLUB PILATES
 UPS
 TRIMWORKS
 Dr. Belterra NAILS SPA
 firehouse

Trinity Hills Drive

NuttyBrown Rd - 5,080 VPD

Building S

2,777 SF Available



KEY

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

James Avery
 TotalMen's
 PRIMARY CARE
1,200 SF
 TOMLINSON'S
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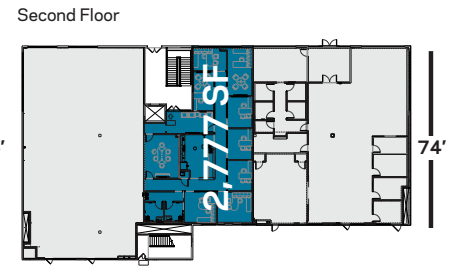
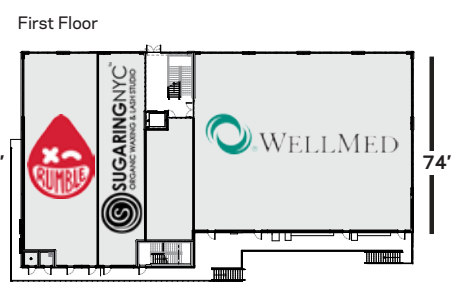
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First Floor & Lobby



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

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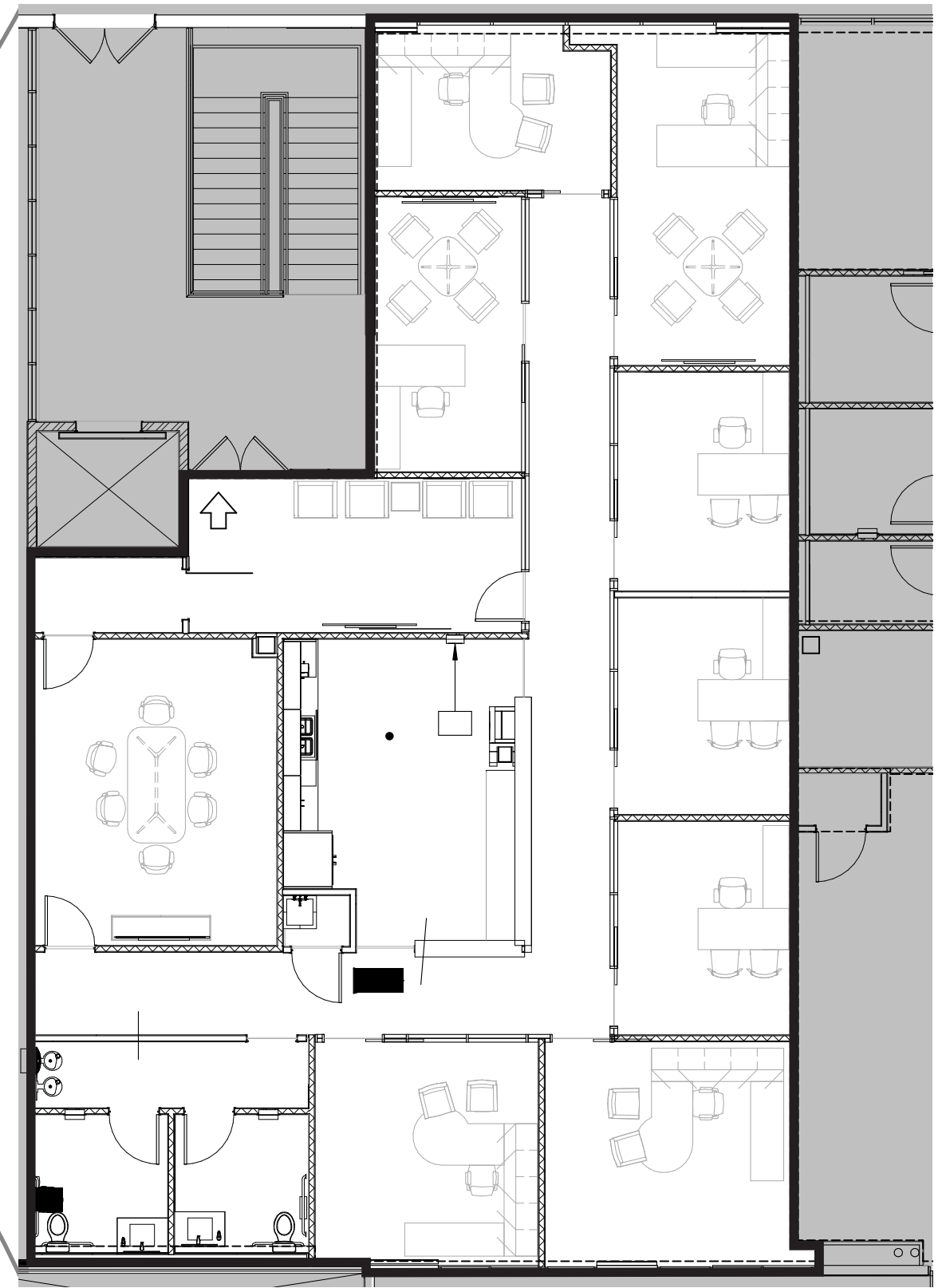
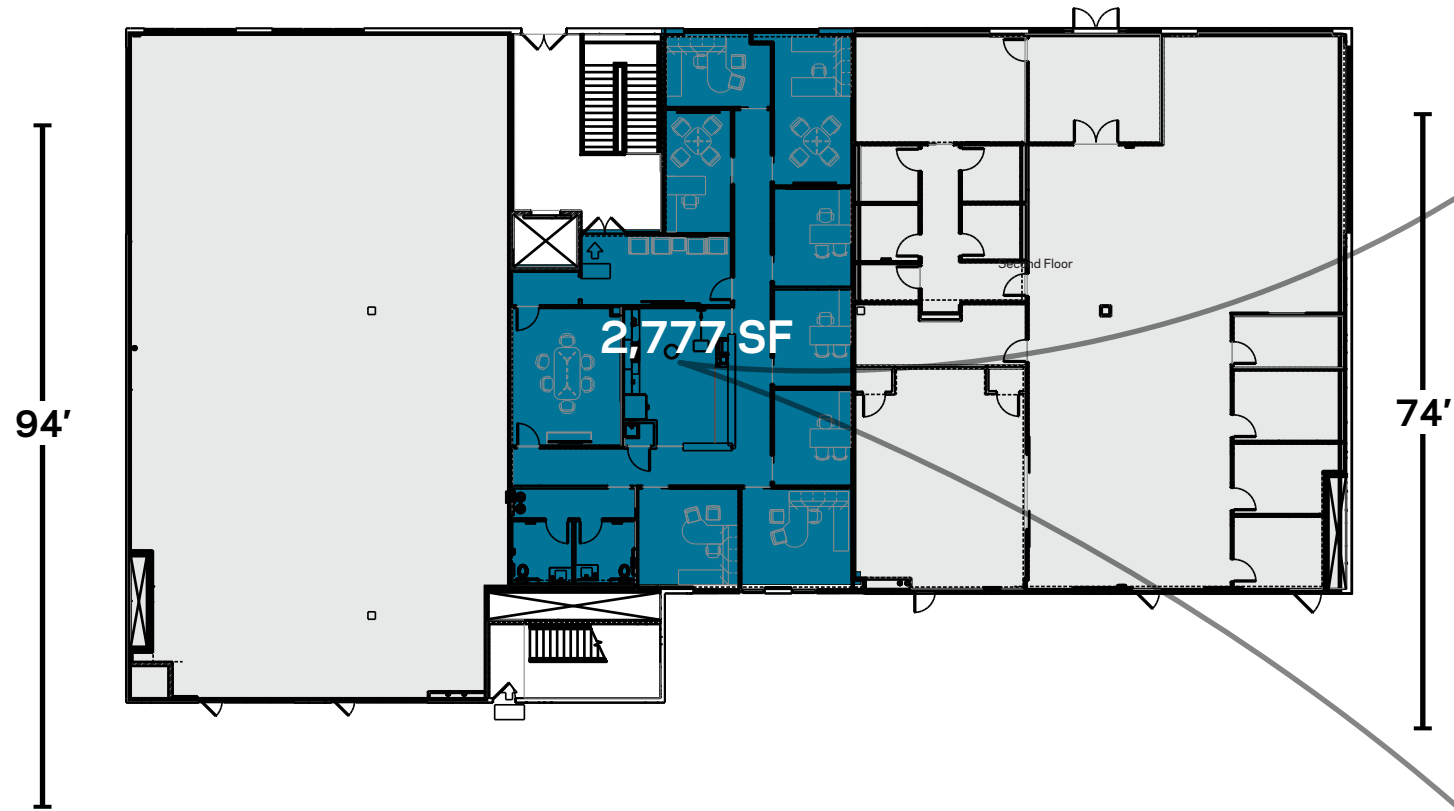
Second Floor



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



Second Floor



The Spec Suite includes:

- Wi-Fi
- Conference Rooms
- Break Room
- Common Areas
- 8 Enclosed Offices

 [Click to view Virtual Tour of the Spec Suite](#)





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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name License No. Email Phone

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Evan Gray Deitch 662260 EDeitch@Endeavor-Re.com 512-682-5544

Licensed Supervisor of Sales Agent/ Associate License No. Email Phone

Connor Austin Lammert 730868 CLammert@Endeavor-Re.com 512-532-2181

Sales Agent/Associate's Name License No. Email Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date