

- NEC of HWY 290 & Ledgestone Dr.
- Located along HWY 290
- Traffic light at intersection
- 20,965 daytime population within 3 miles (2020)

[CLICK HERE FOR PROJECT VIDEO](#)

For Lease
Retail MT Buildings

- 1,200 - 1,942 SF Available

Rates

- Please call for pricing

Demographics (2021)

| Population Estimate | | | | |
|-----------------------|---|-----------|-----------|--|
| | 1 mi | 3 mi | 5 mi | |
| | 3,985 | 14,909 | 38,426 | |
| Number of Households | | | | |
| | 1 mi | 3 mi | 5 mi | |
| | 1,388 | 5,268 | 13,788 | |
| Median Household Inc. | | | | |
| | 1 mi | 3 mi | 5 mi | |
| | \$148,669 | \$143,512 | \$143,119 | |
| Traffic Counts | | | | |
| | • 37,215 VPD (HWY 290, northeast of Nutty Brown Rd) | | | |
| | • 5,080 VPD (Nutty Brown, south of HWY 290) | | | |



Area Retailers & Amenities



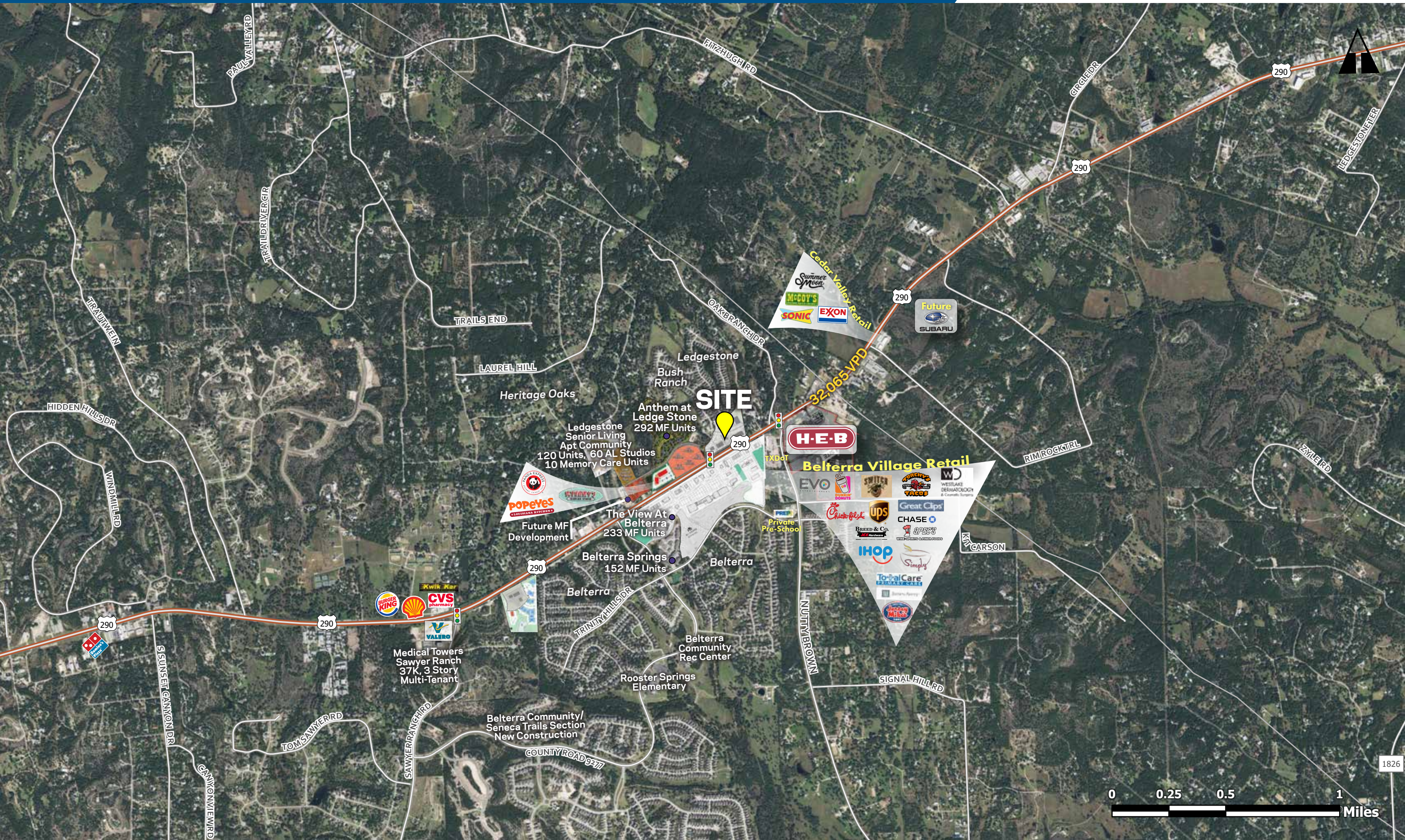
Endeavor Real Estate Group
500 W 5th Street, Ste 700 | Austin, TX 78701
p. 512 682-5500 | f. 512 682-5505

Evan Deitch
512-682-5544
edeitch@endeavor-re.com

Alexa O'Mary
512-682-5501
aomary@endeavor-re.com

Pierce Jones
512-682-5582
pjones@endeavor-re.com

Connor Lammert
512-532-2181
clammert@endeavor-re.com



Ledgestone East - Schools & Subdivision Activity within 15 Min Drive

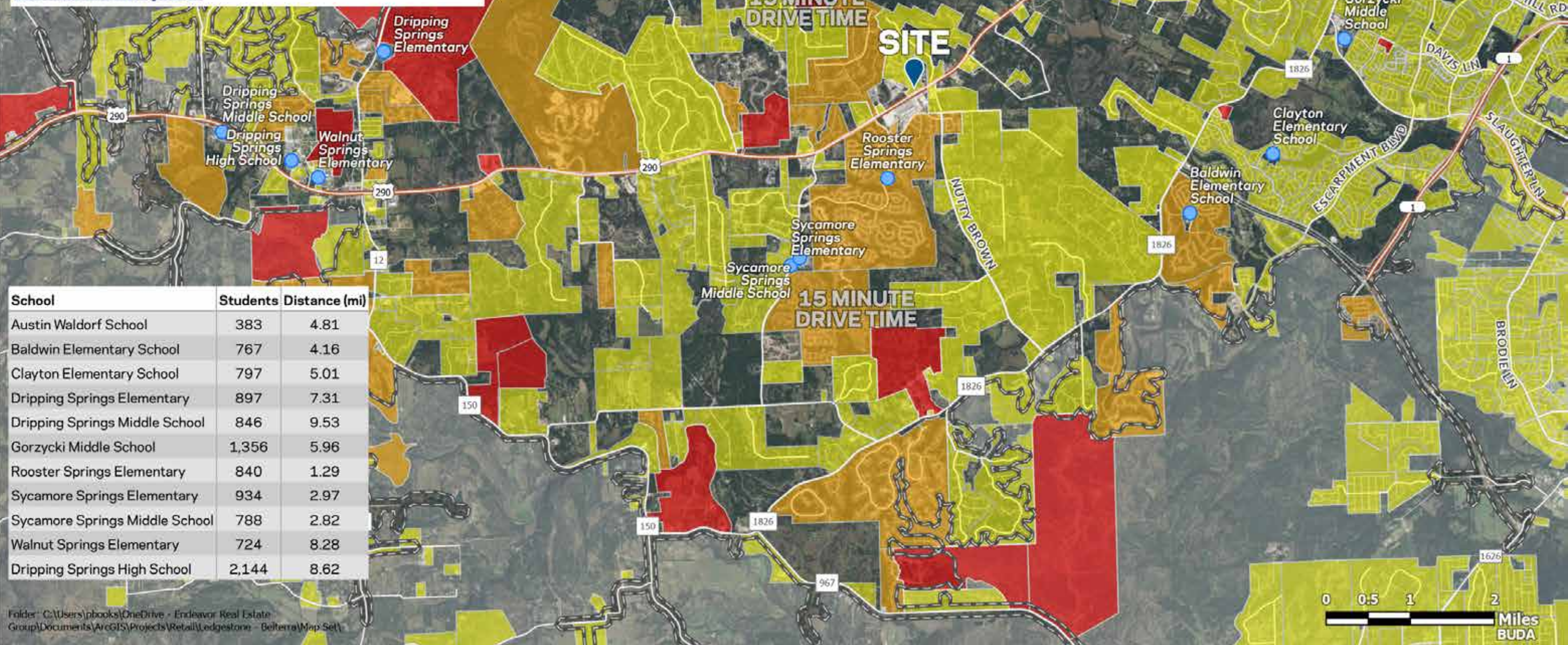
- Existing and/or Built-out Subdivisions
- Active Subdivisions
- Future Subdivisions

Existing and Identified Subdivisions

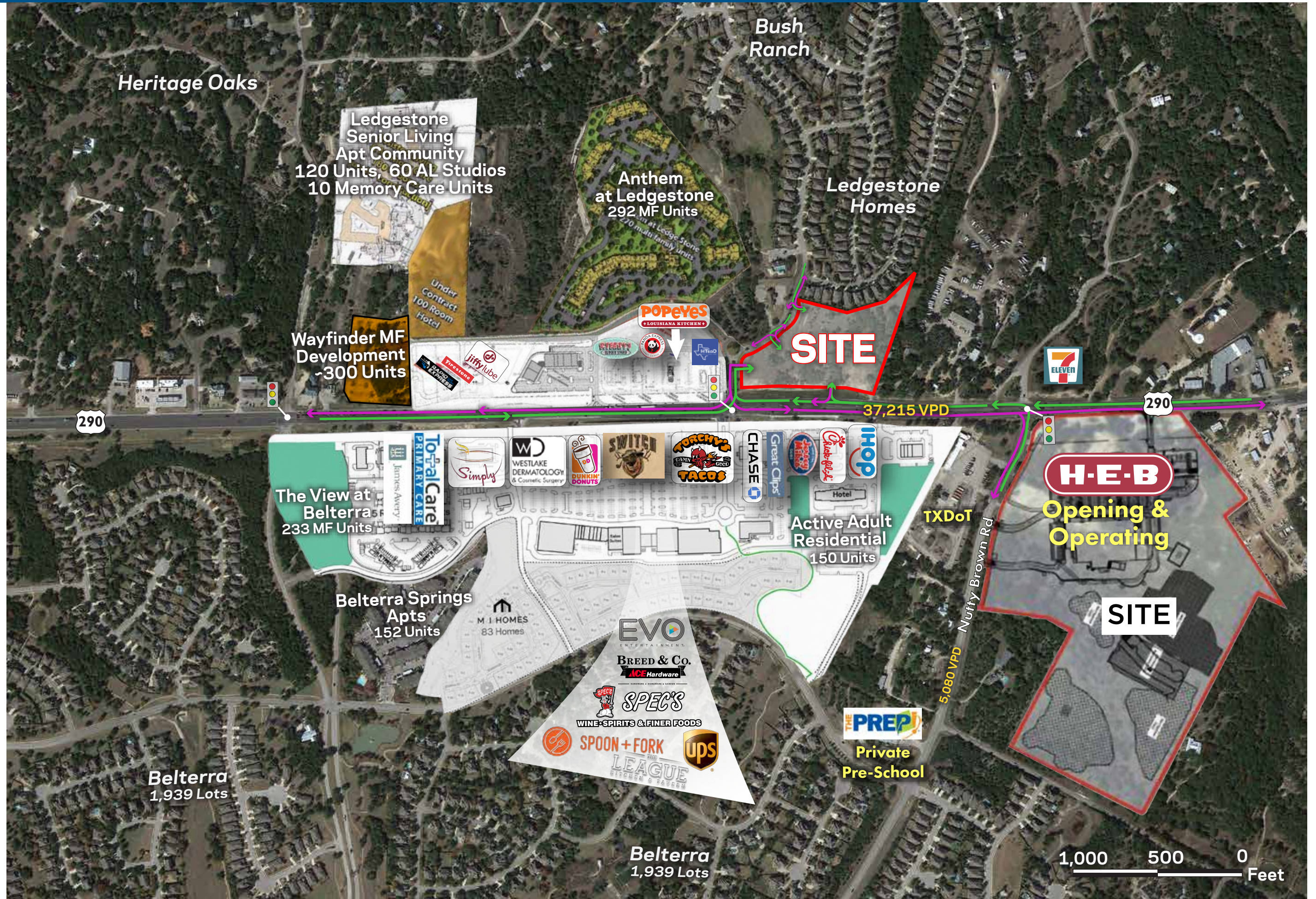
| | Homes | Pop/Home* Population |
|---|-------|----------------------|
| Existing Trade Area | | 61,530 |
| Active Subdivisions - Vacant Developed Lots | 1,592 | 2.7 4,298 |
| Active Subdivisions - Future Lots | 2,992 | 2.7 8,078 |
| Future Subdivisions - Planned Lots | 3,861 | 2.7 10,425 |
| Apartments - Under Construction | 233 | 2.0 466 |
| Total | | 84,798 |

Source: 2008 AIA, NARA Topography

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



| School | Students | Distance (mi) |
|--------------------------------|----------|---------------|
| Austin Waldorf School | 383 | 4.81 |
| Baldwin Elementary School | 767 | 4.16 |
| Clayton Elementary School | 797 | 5.01 |
| Dripping Springs Elementary | 897 | 7.31 |
| Dripping Springs Middle School | 846 | 9.53 |
| Gorzycki Middle School | 1,356 | 5.96 |
| Rooster Springs Elementary | 840 | 1.29 |
| Sycamore Springs Elementary | 934 | 2.97 |
| Sycamore Springs Middle School | 788 | 2.82 |
| Walnut Springs Elementary | 724 | 8.28 |
| Dripping Springs High School | 2,144 | 8.62 |





Wayfinder MF Development
+/- 300 Units

POPEYES
 + LOUISIANA KITCHEN +
 PANDA EXPRESS
 TERRY'S BURGER STAND
 HTEAO
 firestone
 jiffylube

MATHNASIUM
 The Math Learning Center
 EcoClean
 T-Mobile
 CROWN SPIN

290

290

37,215 VPD

290

Belterra Drive

sleep number
 The Swim Studio

James Avery
 Total Men's GROOMING SALON
 TOMLINSON'S
 Simply
 beautyboutique
 WESTLAKE DERMATOLOGY & Cosmetic Surgery

StDavid's HEALTHCARE
 Dunkin' DONUTS
 sera sana
 CHARLES SCHWAB
 verizon
 pieous
 FOREVER TACOS
 Chick-fil-A
 IHOP
 227 Residential Units
 Outdoor Patio
 Spoon + Fork
 BREED & Co.
 ACE Hardware
 WellMed
 EVO ENTERTAINMENT

Tx Dot Facility

H-E-B
 Open & Operating

227 Residential Units

Pediatric Dentist
 Brush32 Dental
 Great Clips
 Jersey Mike's
 BELTERRA EYE CARE
 MATTRESS FIRM

Active Adult Residential
150 Units

150 Residential Units

M.I. HOMES
83 Homes

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

Detention Pond

Trinity Hills Drive

5,080 VPD

Nutty Brown Rd

Day Care

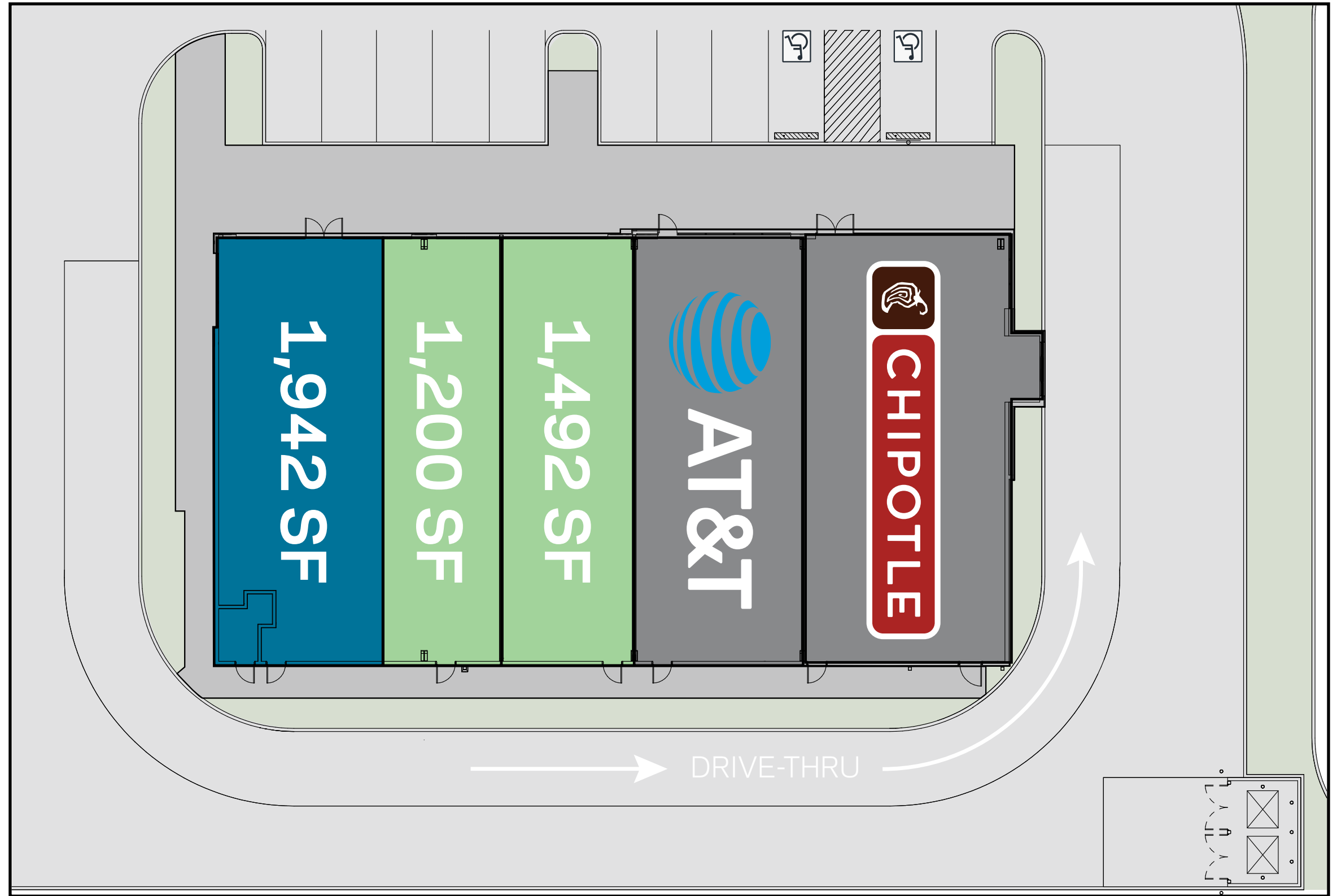
- Available
- Lease Executed
- Signed LOI/Negotiating Lease
- LOI Working

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

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Austin American-Statesman



By Lori Hawkins
April 6th, 2022, 02:18 pm CDT

H-E-B building store on former site of Nutty Brown Amphitheatre in Southwest Austin

H-E-B has begun construction on a new 103,000-square-foot store at the former site of the Nutty Brown Amphitheatre in Southwest Austin

The San Antonio-based grocery chain purchased the property at Country Road 163 and Highway 290 in 2005. It says it expects to open the new store in spring 2023.

The Nutty Brown Amphitheatre, which operated as a music venue for more than two decades, closed in November. Owner Mike Farr moved the music venue to a site in Round Rock under the name Round Rock Amp.

The new H-E-B will incorporate Nutty Brown memorabilia throughout the store, including red brick from the original brick oven used at Nutty Brown Foods, which was a flour mill and candy store.

It will also include signed guitars from Texas musicians who once graced the venue's stage. A wall near the store's entrance will feature a mural with vintage photography and pay tribute to Nutty Brown's original signage such as its blue "Welcome" awning and neon cowboy sign.

The store is designed to fit into the fabric of the surrounding communities of Bear Creek, Cedar Valley and Dripping Springs, with an exterior that will reflect the Hill Country aesthetic, said Cathy Harm, H-E-B group vice president for Central Texas.

Two entry towers and a large section of windows above the check-out area will provide natural light, and native trees will be added to the landscape.

"At H-E-B, we work hard to tailor our stores to create an experience that's unique for our neighbors and customers," Harm said. "We are proud to be a part of this community, and it's important to us that we do our part to preserve and showcase the heritage and history of such an iconic landmark."

The new store, which will have about 300 employees, will include curbside and home delivery, a pharmacy with drive-thru, a bakery and tortilleria, a wine and beer department with sampling



(Image Provided by Austin American Statesmen and H-E-B)

stations and a gas station and car wash.

San Antonio-based H-E-B has operated in Austin for more than 80 years and has long been the region's dominant grocer. Industry analysts estimate the company controls about 60% of the grocery market in Austin, a rarity in U.S. cities, where Walmart usually dominates sales.

The company has stood up to the challenge of national chains and e-commerce giant Amazon through competitive pricing and by staying connected to customers in a manner that goes far beyond most retailers, industry analysts say.

"Part of their advantage is being so Texas-identified in a way that customers really relate to," Jon Springer, executive editor of industry trade publication Winsight Grocery Business, previously told the Statesman. "It's one thing to be a local guy. But with H-E-B, it's not just a slogan, it's really the way they do business. For shoppers, that matters and that very much sets them apart." Expanding in Austin market

H-E-B has is in the process of expanding its operations in the

Austin market. This year, the company began the demolition and rebuilding of the H-E-B store at South Congress Avenue and Oltorf Street. The store at 2400 S. Congress Ave. opened in 1957 at 25,000 square feet.

H-E-B has opened a temporary store at the adjacent Twin Oaks shopping center during construction. The grocer has estimated that the new three-level, 145,000-square-foot store still take two years to complete.

Meanwhile, H-E-B has a store under construction on Lake Austin that is replacing a former Randalls location. The Lake Austin H-E-B will include a coffee shop, a pharmacy and a True Texas BBQ.

The grocer in 2020 opened a store at Slaughter Lane and South Congress Avenue, and it also has opened stores in the Oak Hill neighborhood and in Leander.

H-E-B's Central Texas growth comes as Kroger Co., which doesn't have any stores in Austin, announced it will break into the local market with a new e-commerce delivery service.

Kroger, which is the country's largest grocery retailer, said it will build a 70,000-square-foot facility in Northeast Austin that will start operations this year. The site is expected to employ about 160 people, Kroger said.

H-E-B has invested heavily in the grocery delivery space after buying Austin-based delivery service Favor in 2018. Today, Favor has a network of tens of thousands of runners delivering restaurant meals, groceries and other purchases around the clock.

Austin-based Whole Foods Market also offers delivery services through its parent company Amazon.

[Read the full article here](#)

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know, because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

ACKNOWLEDGMENT: Please acknowledge your receipt of this information, for Broker's records

OWNER (LANDLORD) OR BUYER (TENANT) OR AUTHORIZED REPRESENTATIVE

Date: _____

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)