

- HWY 290 fronting retail
- Two curb cuts for the site on HWY 290
- Adjacent to Belterra (+/- 2,000 lots) and fronting the Sawyer Ranch Crossing office park
- Delivery in Q1 2024

Available for Lease

- Multi-tenant: 1,500 - 6,278 SF
- Office: 12,600 SF

Rates

- Please call for pricing

Demographics (2022)



Population Estimate

1 mi	3 mi	5 mi
4,694	17,223	33,325



Number of Households

1 mi	3 mi	5 mi
1,576	5,992	11,809



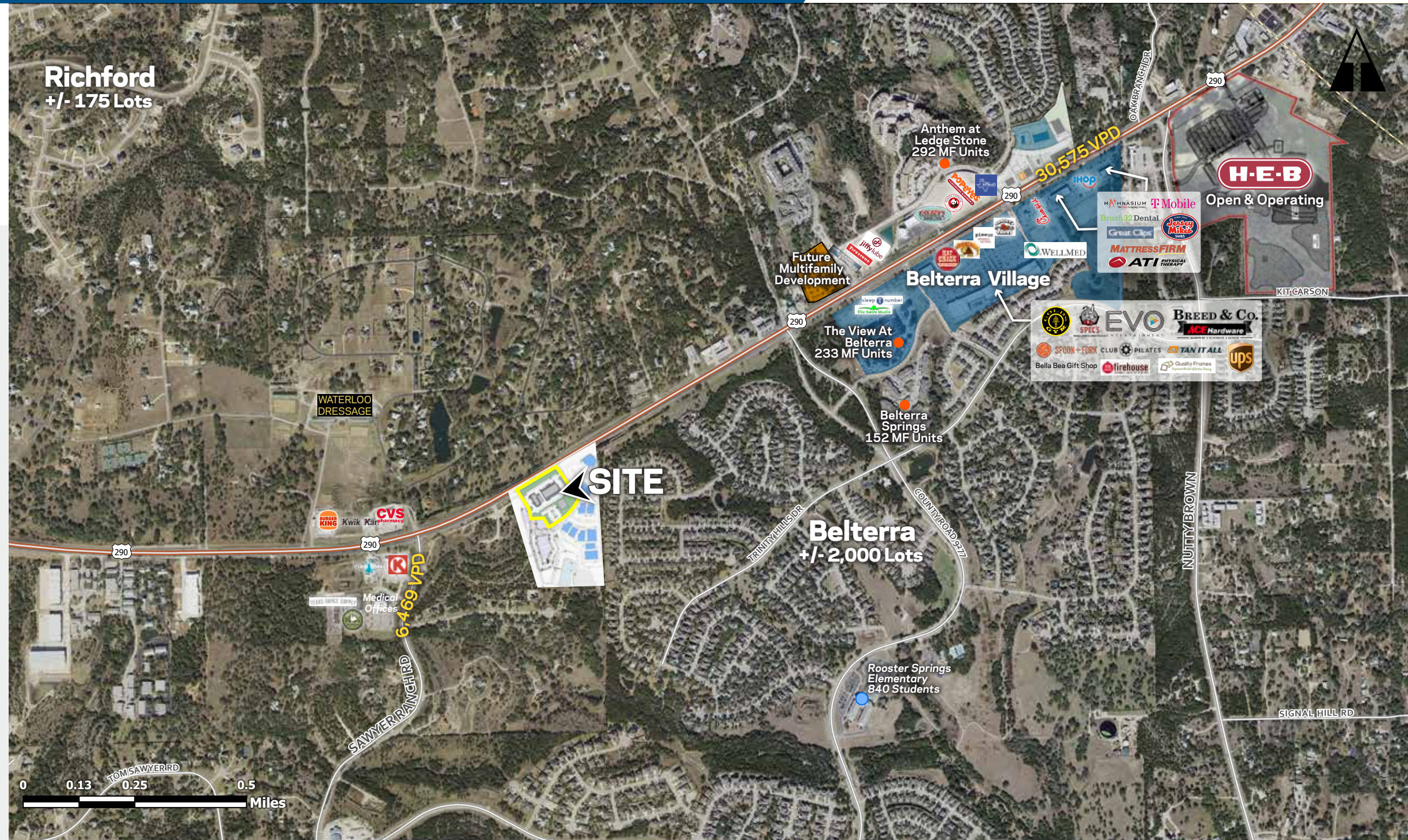
Median Household Inc.

1 mi	3 mi	5 mi
\$158,574	\$146,448	\$143,042



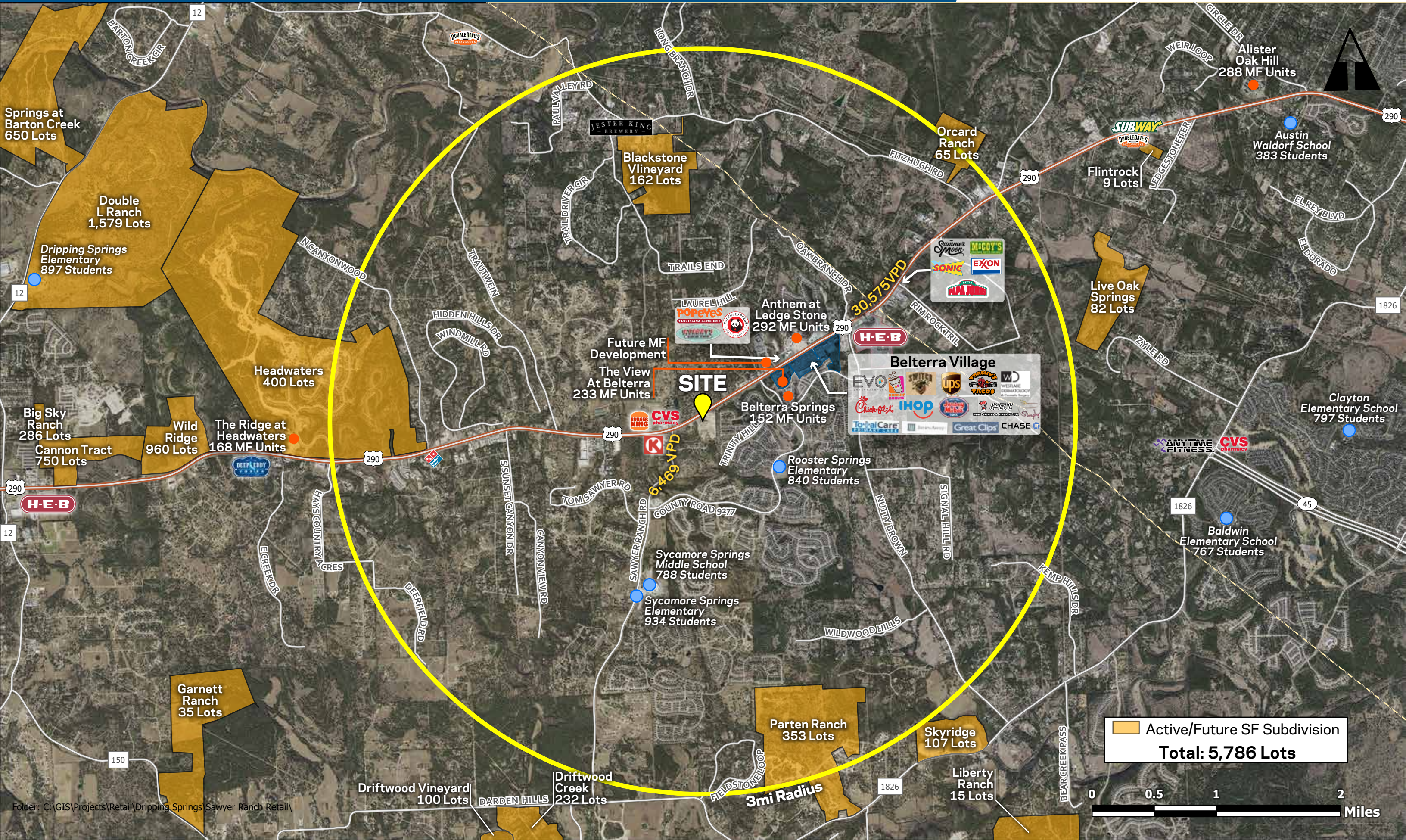
Traffic Counts (2022 Projection)

- 30,575 VPD (HWY 290)
- 6,469 VPD (Sawyer Ranch, south of HWY 290)



Area Retailers & Amenities





Sawyer Ranch - Schools & Subdivision Activity within 15 Min Drive

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

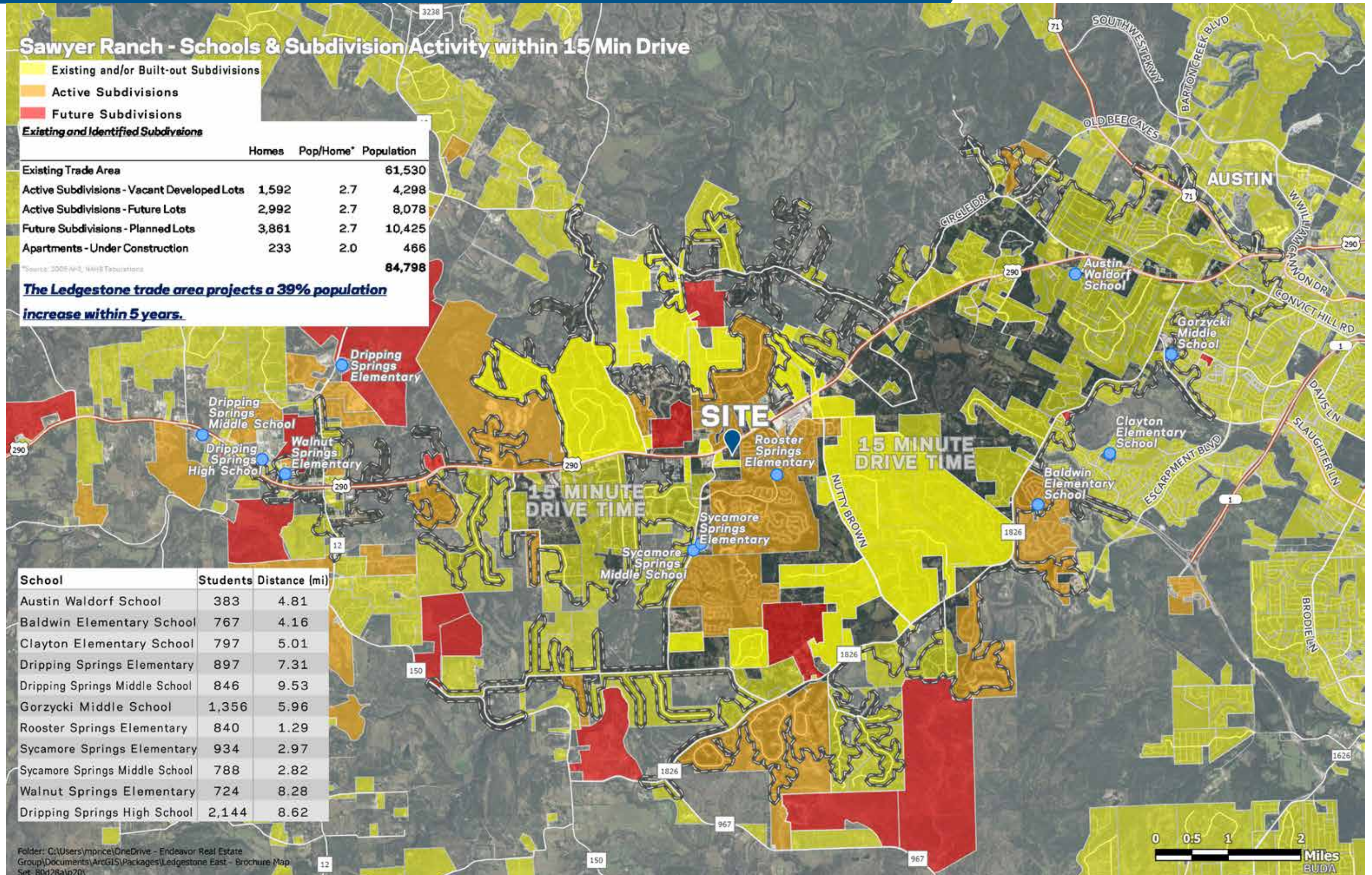
Existing and Identified Subdivisions

	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: 2005 ACS, NAHB Tabulations

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



Richford
+/- 175 Lots

WATERLOO DRESSAGE

BURGER KING Kwik Kar CVS

6-469 VPD

Medical Offices

SAWYER RANCH RD

SITE

Anthem at Ledge Stone
292 MF Units

Future Multifamily Development

The View At Belterra
233 MF Units

Belterra Springs
152 MF Units

Belterra
+/- 2,000 Lots

Rooster Springs Elementary
840 Students

Belterra Village

30,575 VPD

290

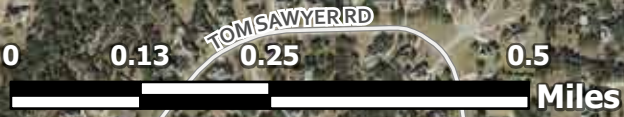
H-E-B
Open & Operating

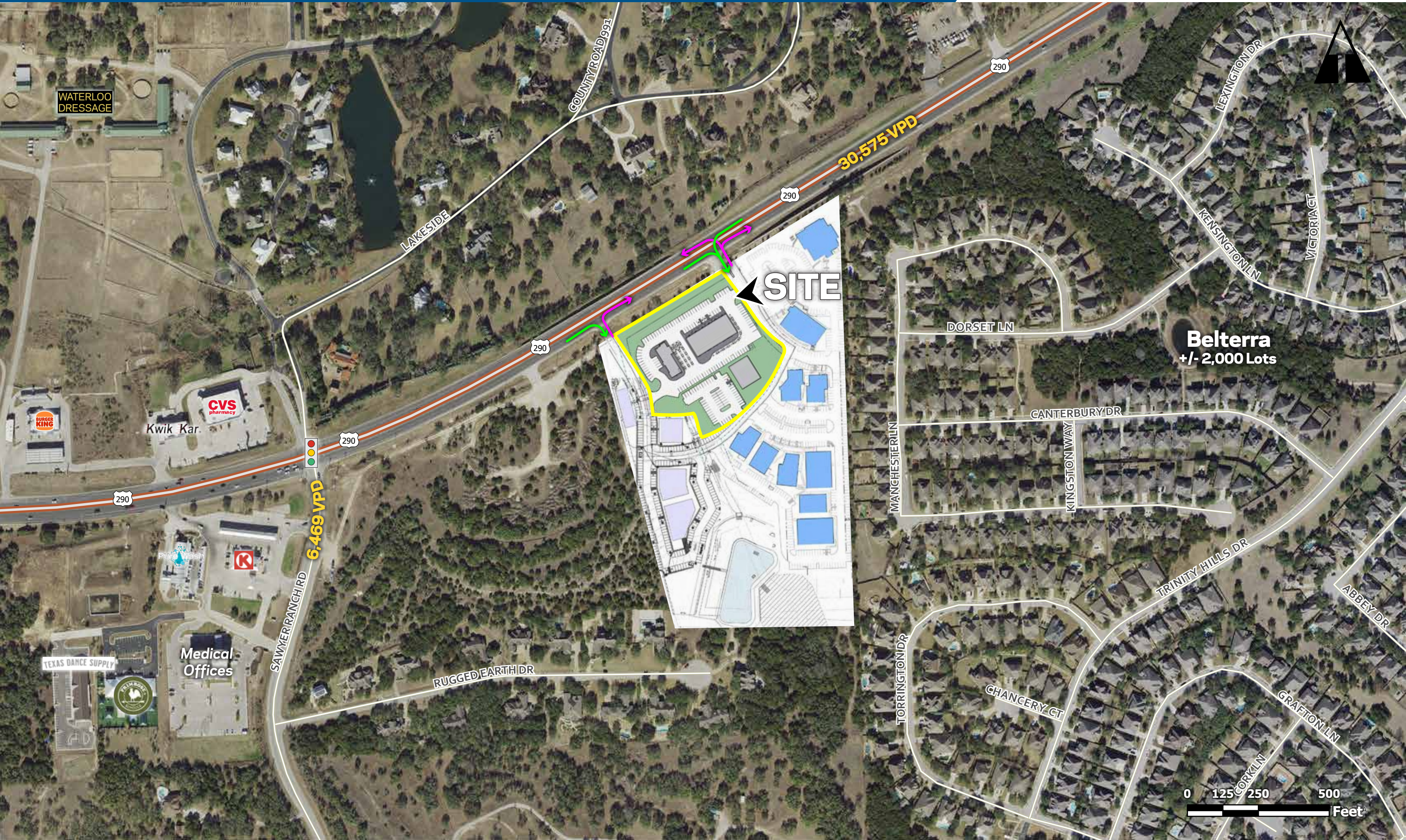
MATHNASIUM T Mobile
Brush32 Dental
Great Clips
MATTRESS FIRM
ATI PHYSICAL THERAPY

COLETT'S SPECS EVO BREED & Co. ACE Hardware
SPOON + FORK CLUB PILATES TAN IT ALL UPS
Bella Bea Gift Shop firehouse Quality Frames

NUTTY BROWN

SIGNAL HILL RD





WATERLOO DRESSAGE

COUNTY ROAD 991

LAKESIDE

30,575 VPD

290

SITE

Belterra
+/- 2,000 Lots

DORSET LN

CANTERBURY DR

MANCHESTER LN

KINGSTON WAY

TRINITY HILLS DR

ABBAY DR

BURGER KING
Kwik Kar
CVS pharmacy

6,469 VPD

290

SAWYER RANCH RD

RUGGED EARTH DR

TORRINGTON DR

CHANCERY CT

GRAFTON LN

TEXAS DANCE SUPPLY

Medical Offices

0 125 250 500 Feet



DETENTION POND

BUILDING 11

BUILDING 12

BUILDING 15

BUILDING 14

10 OFFICE

9 OFFICE

8 OFFICE

7 OFFICE

6 OFFICE

5 OFFICE

3 OFFICE

4 OFFICE

2 OFFICE

1 OFFICE

Office 12,600 SF

1,678 SF

2,200 SF

2,400 SF

PACIFIC DENTAL SERVICES

Shelley

US-HWY 290 (30,575 VPD)



Austin CBD
(30 min drive time)

H-E-B

Panda Express
Teriyaki Grill
Amy's
Popeyes
Dutch Bros
at&t

BELTERRA VILLAGE
EVO
Hat Creek
Quality Lane
Chick-fil-A
Coffee Bean & Sweet Butter
Dunkin' Donuts

Belterra
2,000 Homes

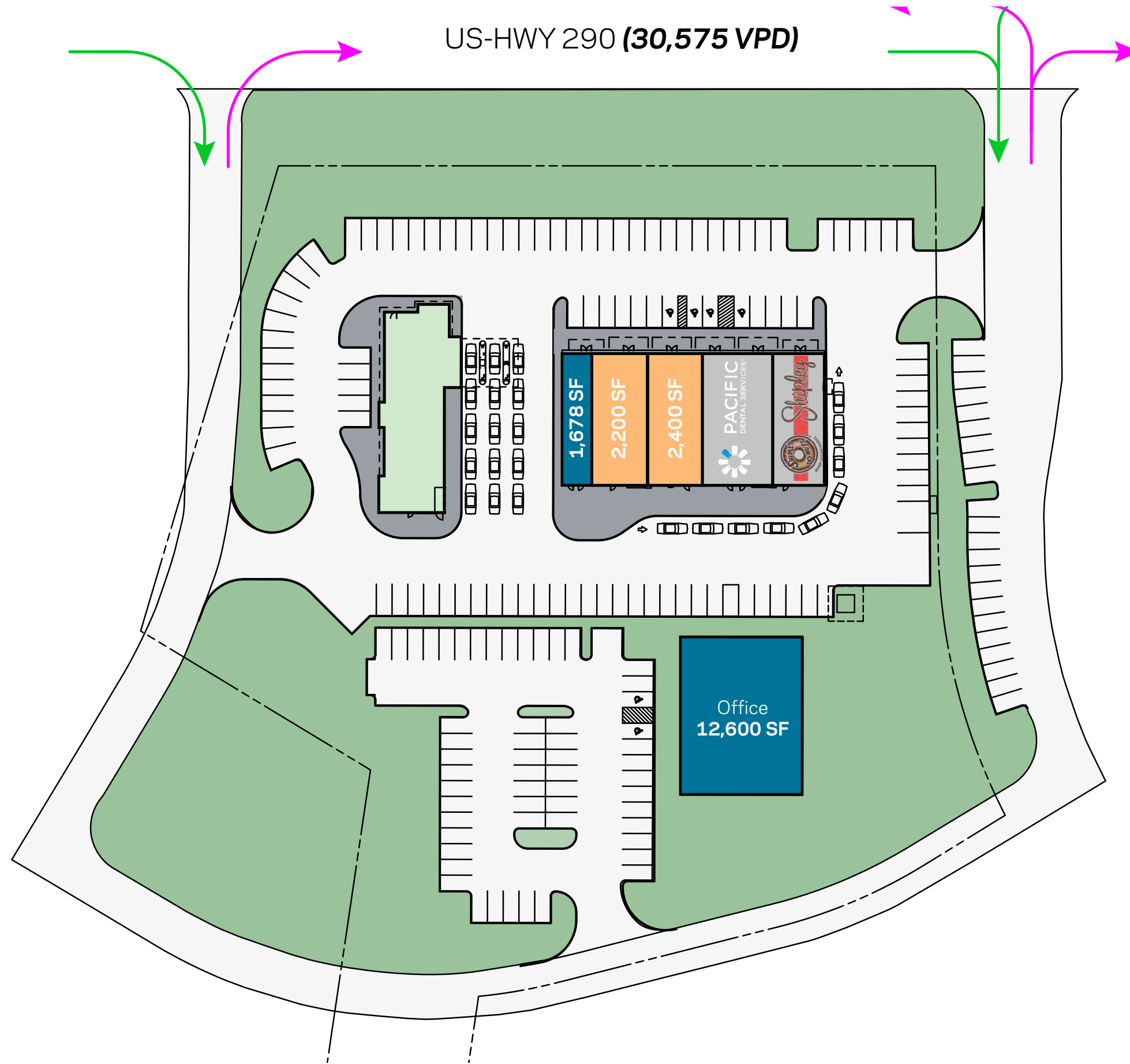
SHIPLEY
DO-NUTS

Office
12,600 SF

PACIFIC
DENTAL SERVICES

SITE









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>)