

# Sawyer Ranch Office

Austin, TX 78737



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## THE PROJECT

- 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 Fall 2024

## SPACE AVAILABLE

- Office: 12,600 SF
- Multi-tenant: 2,258 SF

## RATES

- Please reach out for pricing

## NEARBY RETAILERS



## DEMOGRAPHICS (2023)



### POPULATION

1 mi	3 mi	5 mi
5,577	21,025	39,736



### NUMBER OF HOUSEHOLDS

1 mi	3 mi	5 mi
1,823	7,116	13,316



### MED. HOUSEHOLD INCOME

1 mi	3 mi	5 mi
\$143,297	\$137,361	\$141,762



### TRAFFIC COUNTS

- 35,416 VPD (HWY 290)
- 9,415 VPD (Sawyer Ranch, S of HWY 290)





Active/Future SF Subdivision  
**Total: 5,786 Lots**



Springs at Barton Creek  
**650 Lots**

Double L Ranch  
**1,579 Lots**

Dripping Springs Elementary  
**897 Students**

Blackstone Vineyard  
**162 Lots**

Orcard Ranch  
**65 Lots**

Flintrock  
**9 Lots**

Headwaters  
**400 Lots**

Wild Ridge  
**960 Lots**

Big Sky Ranch  
**286 Lots**

The Ridge at Headwaters  
**168 MF Units**

Cannon Tract  
**750 Lots**

The View at Belterra  
**233 MF Units**

**SITE**

Belterra Springs  
**152 MF Units**

**Belterra Village**

Rooster Springs Elementary  
**840 Students**

Sycamore Springs Elementary  
**934 Students**

Sycamore Springs Middle School  
**788 Students**

Baldwin Elementary School  
**767 Students**

Garnett Ranch  
**35 Lots**

Parten Ranch  
**353 Lots**

Skyridge  
**107 Lots**

Driftwood Vineyard  
**100 Lots**

Driftwood Creek  
**232 Lots**

Liberty Ranch  
**105 Lots**

**3mi Radius**

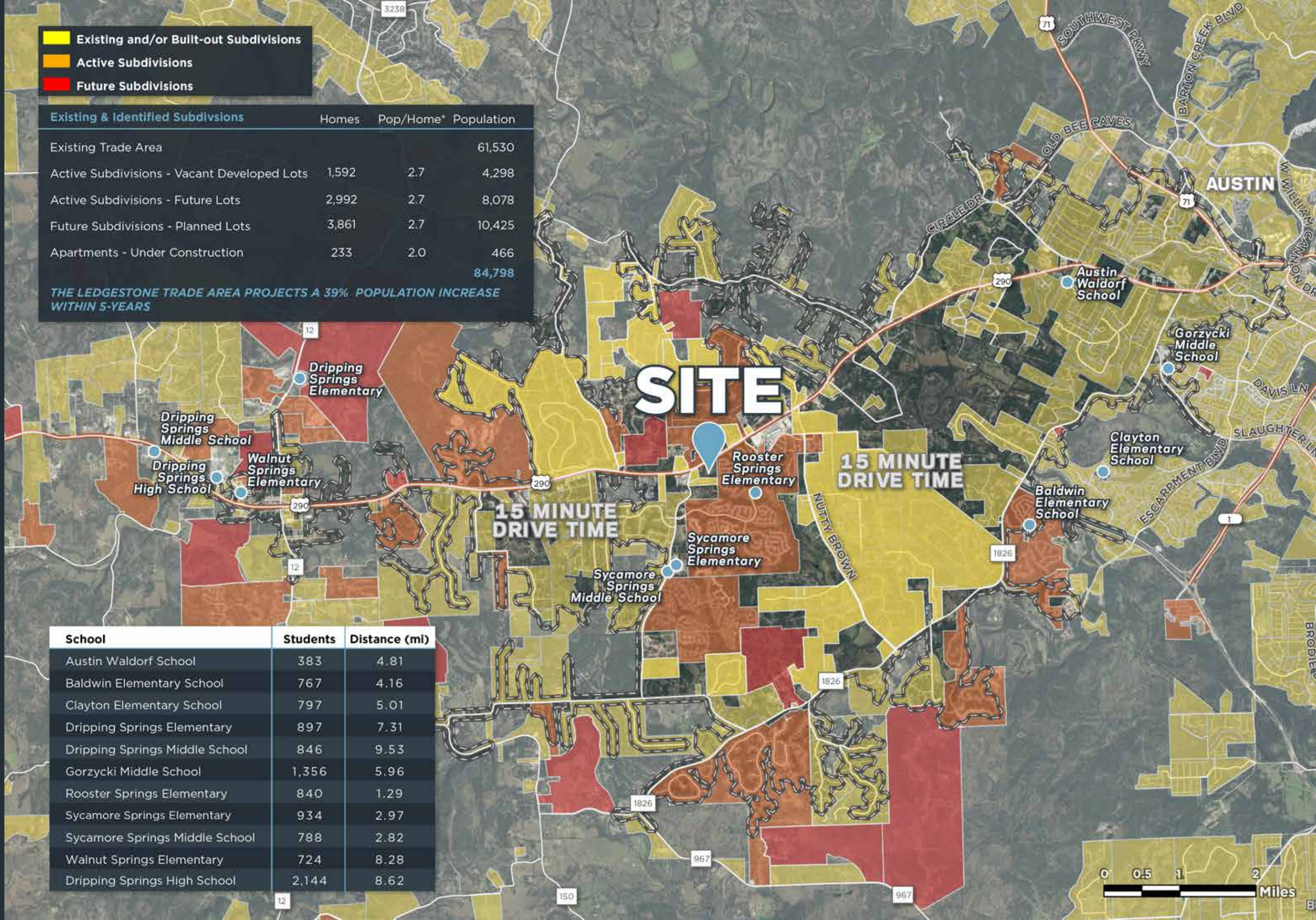




- Existing and/or Built-out Subdivisions
- Active Subdivisions
- Future Subdivisions

Existing & 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
			<b>84,798</b>

*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

Anthem at  
Ledge Stone  
292 MF Units

290

**H-E-B**

Open & Operating

Future  
Multifamily  
Development

BELTERRA  
VILLAGE

MATHNASIUM  
Brush32 Dental  
Great Clips  
MATTRESSFIRM  
ATI PHYSICAL THERAPY

The View At Belterra  
233 MF Units

EVO  
BREED & Co.  
ACE Hardware  
SPOON + FORK CLUB PILATES TAN IT ALL  
ups

Beltterra Springs  
152 MF Units

**SITE**

Beltterra  
+/- 2,000 Lots

Rooster Springs  
Elementary  
840 Students

WATERLOO  
DRESSAGE

BURGER KING  
CVS

Pure Wash  
Kwik Fill

TEXAS DANCE SUPPLY  
Medical Offices

35,416 VPD

9,415 VPD

SAWYER RANCH RD

TRINITY HILLS DR

COUNTY ROAD 9271

NUTTY BROWN

SIGNAL HILL

WYER RD





WATERLOO DRESSAGE

COUNTY ROAD 991

LAKESIDE

35,416 VPD

290

SITE

DORSET LN

Belterra  
+/- 2,000 Lots

CANTERBURY DR

MANCHESTER LN

KINGSTON WAY

Kwik-Kar

CVS

BURGER KING

290

9,415 VPD

SAWMERRANCH RD

Pure Wash

K

TEXAS DANCE SUPPLY

Medical Offices

RUGGED EARTH DR

TORRINGTON DR

GHANCERY CT

TRINITY

0 125 250 500 Feet



**H-E-B**

Austin CBD  
(30 min drive time)

**BELTERRA VILLAGE**

Belterra  
2,000 Homes

BROWN INSURANCE GROUP  
**thrivent**

**FUSE**  
WORKSPACE

Gatlin Creek  
DENTISTRY

CUNNINGHAM ORTHODONTICS, P.C.

**SHIPLEY DO-NUTS**

Office  
12,600 SF

**PACIFIC**  
DENTAL SERVICES

**Frost**

**ACTION**  
BEHAVIOR  
CENTERS  
AAA THERAPY FOR AUTISM

**JUMPSEAT**  
RESEARCH

FUTURE PHASE

FUTURE PHASE

FUTURE PHASE

N





DETENTION POND

FUTURE PHASE

FUTURE PHASE



JUMPSEAT RESEARCH

8 OFFICE

Office 12,600 SF

CUNNINGHAM ORTHODONTICS, P.C.



FUSE WORKSPACE



2,258 SF

GLO30

BETTY LASH

PACIFIC DENTAL SERVICES

Starkey

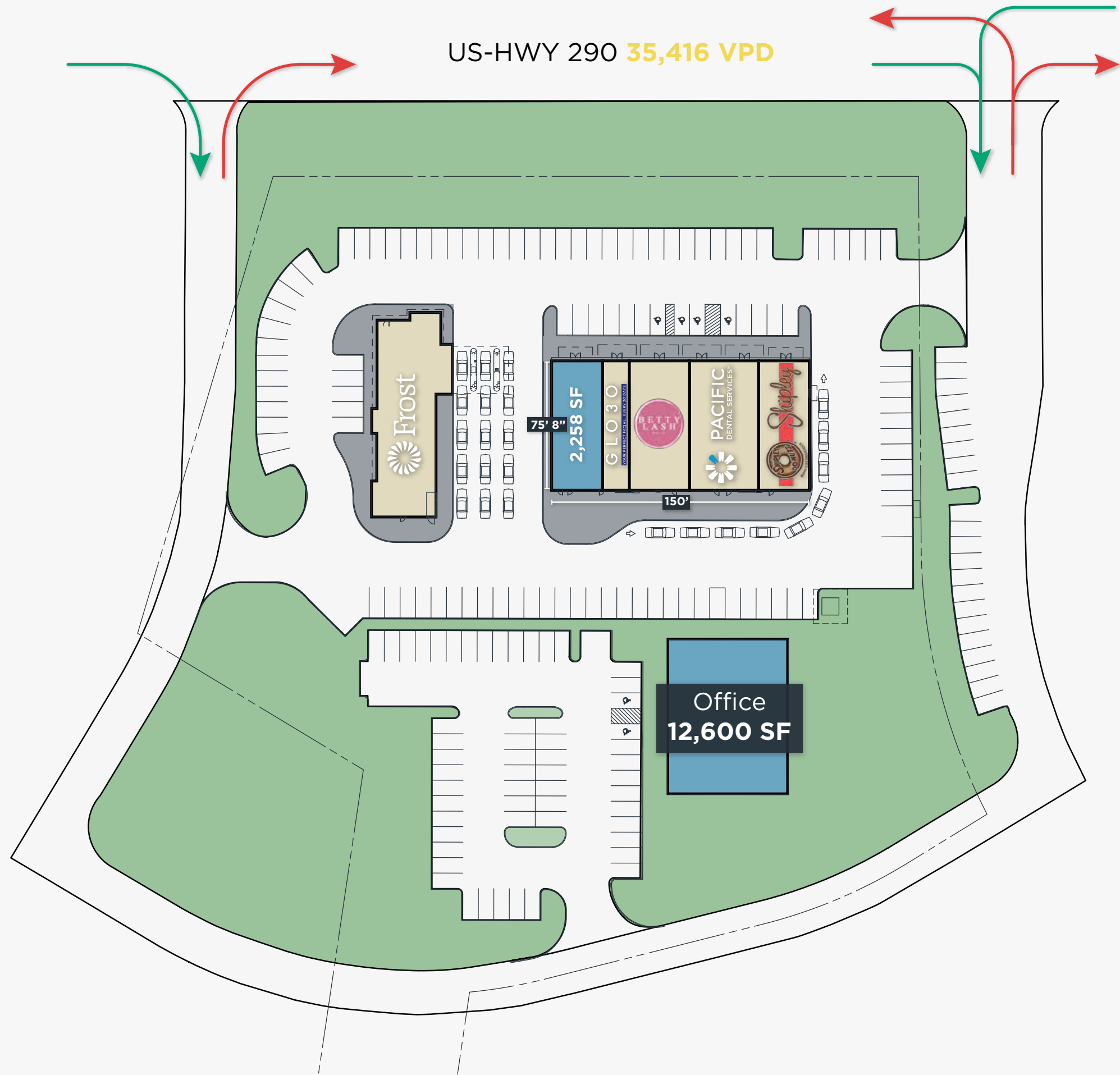
US-HWY 290 35,416 VPD







Available
LOI Working
Negotiating Lease
Lease Executed











## 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 counteroffer 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:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - 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.

**Endeavor 2015 Management LLC**

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Buyer/Tenant/Seller/Landlord Initials

Date

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