

Sawyer Ranch Pad Site

Austin, TX 78737

290
35,416 VPD

thrivent

FUSE
WORKSPACE

SAWYER RANCH RETAIL
Completed & Fully Leased
TLSx PACIFIC
BETTY LASH DENTAL SERVICES
GLO30
YOUR PERFECT FACIAL. EVERY 30 DAYS.

Gatlin Creek
DENTISTRY

CUNNINGHAM ORTHODONTICS, P.C.

Frost

Available Pad Site
12,600 SF | 0.78 ac.

JUMPSEAT
RESEARCH

ACTION
BEHAVIOR
CENTERS
ABA THERAPY FOR AUTISM

FUTURE PHASE

Sawyer Ranch Austin, TX 78737

For Sale

THE PROJECT

- Sawyer Ranch Pad Site
- Two curb cuts for the site on HWY 290
- Adjacent to Belterra (+/- 2,000 lots) and fronting the Sawyer Ranch Crossing office park
- Pad site delivered

SPACE AVAILABLE

- Up to 12,600 SF
- 0.78 ac. pad site

RATES

- For sale or built to suit
- 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)

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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

Cannon Tract
750 Lots

The Ridge at Headwaters
168 MF Units

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

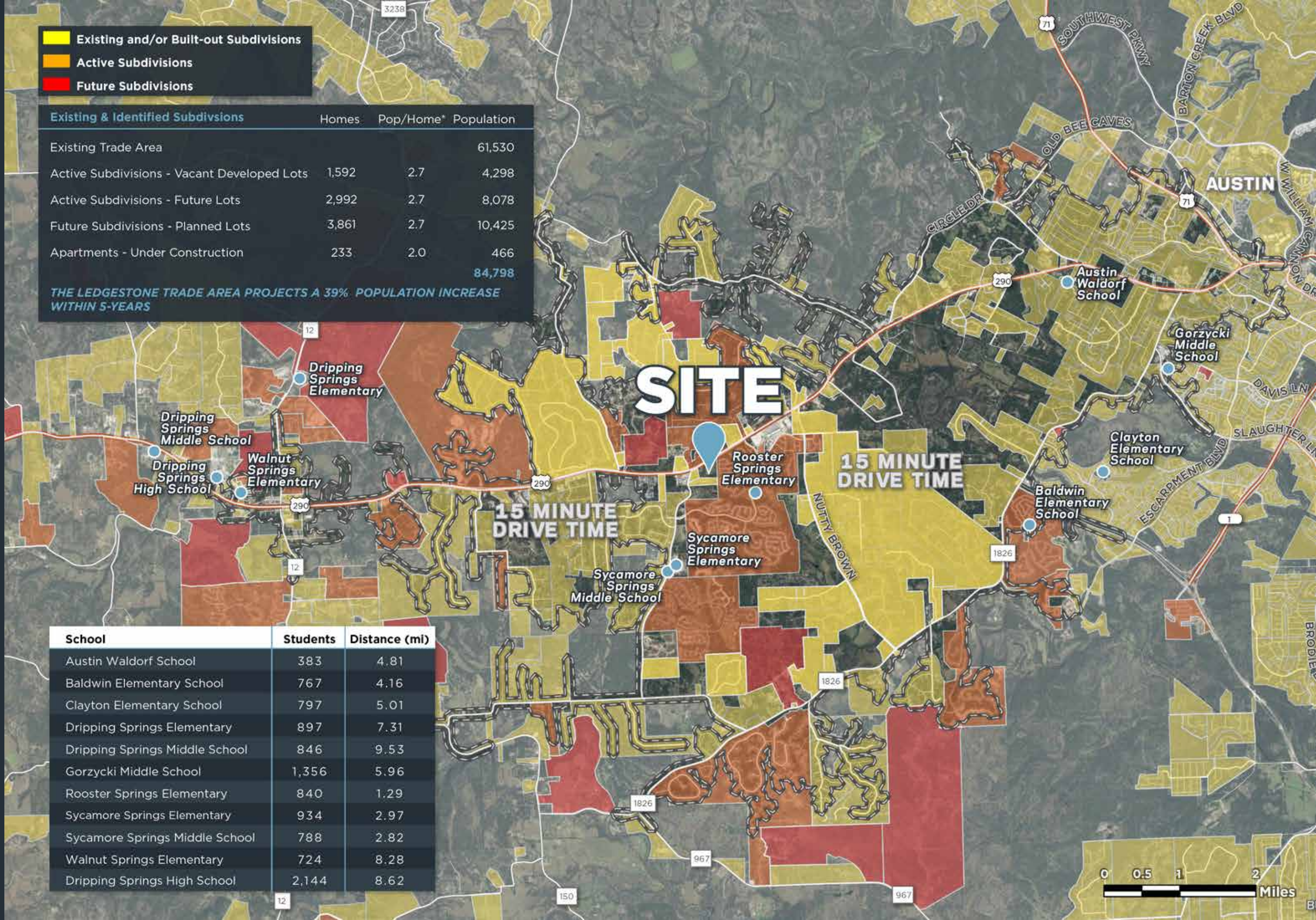




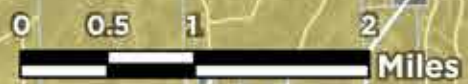
- Existing and/or Built-out Subdivisions
- Active Subdivisions
- Future Subdivisions

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
			84,798

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

The View At Belterra
233 MF Units

Belterra Springs
152 MF Units

SITE

WATERLOO
DRESSAGE

Medical
Offices

Belterra
+/- 2,000 Lots

Rooster Springs
Elementary
840 Students

SAWYER RANCH RD 9,415 VPD

35,416 VPD

WYER RD





WATERLOO DRESSAGE

COUNTY ROAD 991

LAKESIDE

35,416 VPD

290

290

290

SITE

DORSET LN

Belterra
+/- 2,000 Lots

CANTERBURY DR

BURGER KING

Pet Paradise

Kwik-Kar

CVS

290

9,415 VPD

290

SAWMYRANCH RD

Pure Wash

K

TEXAS DANCE SUPPLY

Medical Offices

RUGGED EARTH DR

MANCHESTER LN

KINGSTON WAY

TRINITY

TORRINGTON DR

GHANCERY CT

0 125 250 500 Feet










H-E-B

Austin CBD
(30 min drive time)








BROWN INSURANCE
thrivent

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WORKSPACE

Gatlin Creek
DENTISTRY

CUNNINGHAM ORTHODONTICS, P.C.

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FUTURE PHASE

Dripping Springs ISD

FUTURE PHASE



DETENTION POND

FUTURE PHASE

DRIPPING SPRINGS ISD

ACTION BEHAVIOR CENTERS
ABA THERAPY FOR AUTISM

JUMPSEAT RESEARCH

8 OFFICE

CUNNINGHAM ORTHODONTICS, P.C.

Gatlin Creek DENTISTRY

FUSE WORKSPACE

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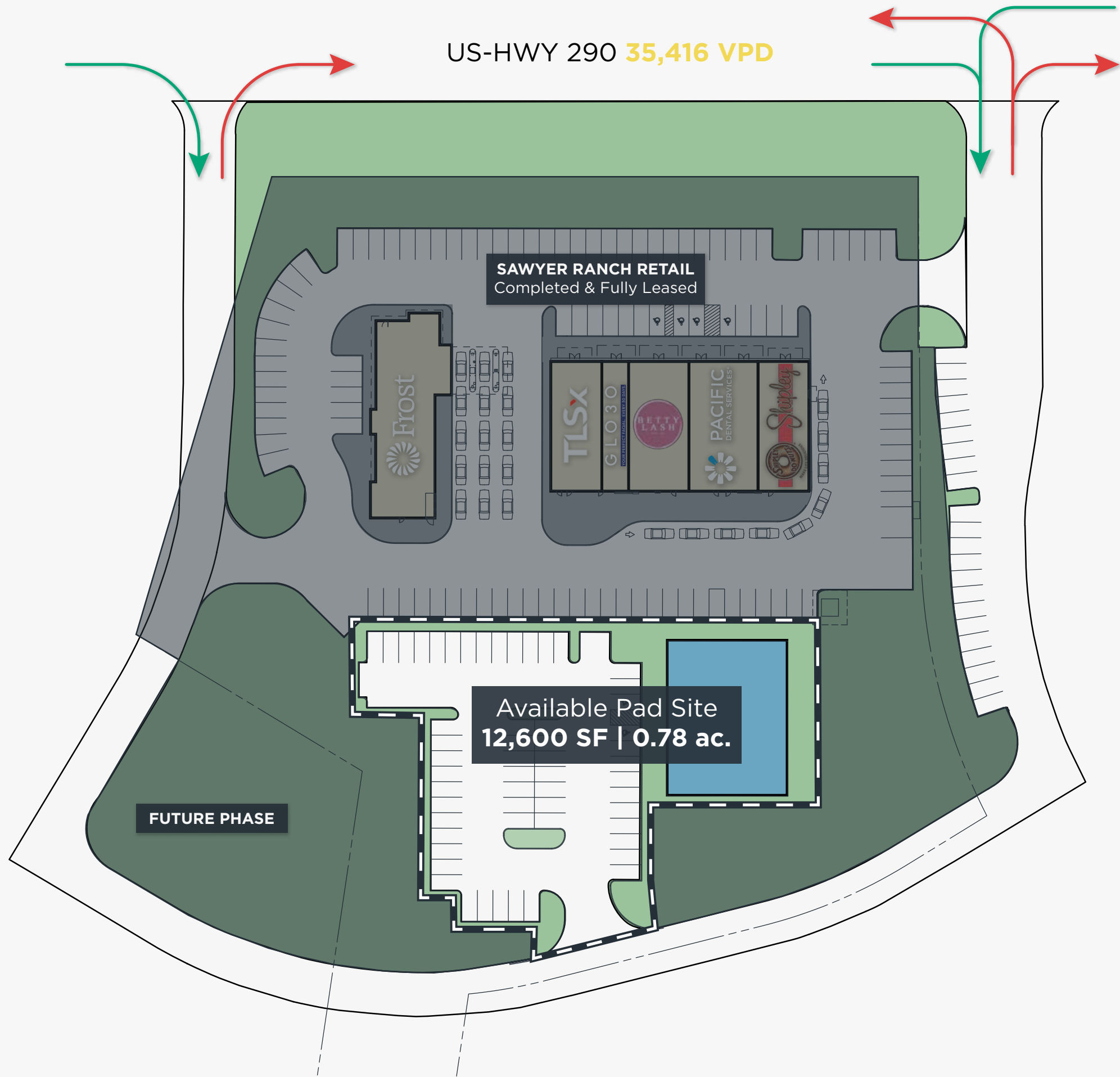
Staples

SAWYER RANCH RETAIL
Completed & Fully Leased

US-HWY 290 35,416 VPD



Available
LOI Working
Negotiating Lease
Lease Executed





DELIVERY CONDITION

- Regional pond in place
- Regional septic system in place
- Rough graded
- Utilities to the site
- Retaining wall in place
- Ring road existing today



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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

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov

