



AVAILABLE: 2,910 SF
2nd Gen Restaurant w/Patio



Shops at Ledge Stone

Dripping Springs, Texas



- 2,910 SF 2nd gen end-cap at grade level to Hwy 290 – Contact broker for timing
- Exceptional visibility to all directions of traffic - Easy ingress/egress to the property
- Belterra Village across the road averages over 200,000 visitors per month
- HEB nearby is the only HEB for over 5 miles in any direction
- Very affluent demographics in the Trade area with rapid home growth


Population

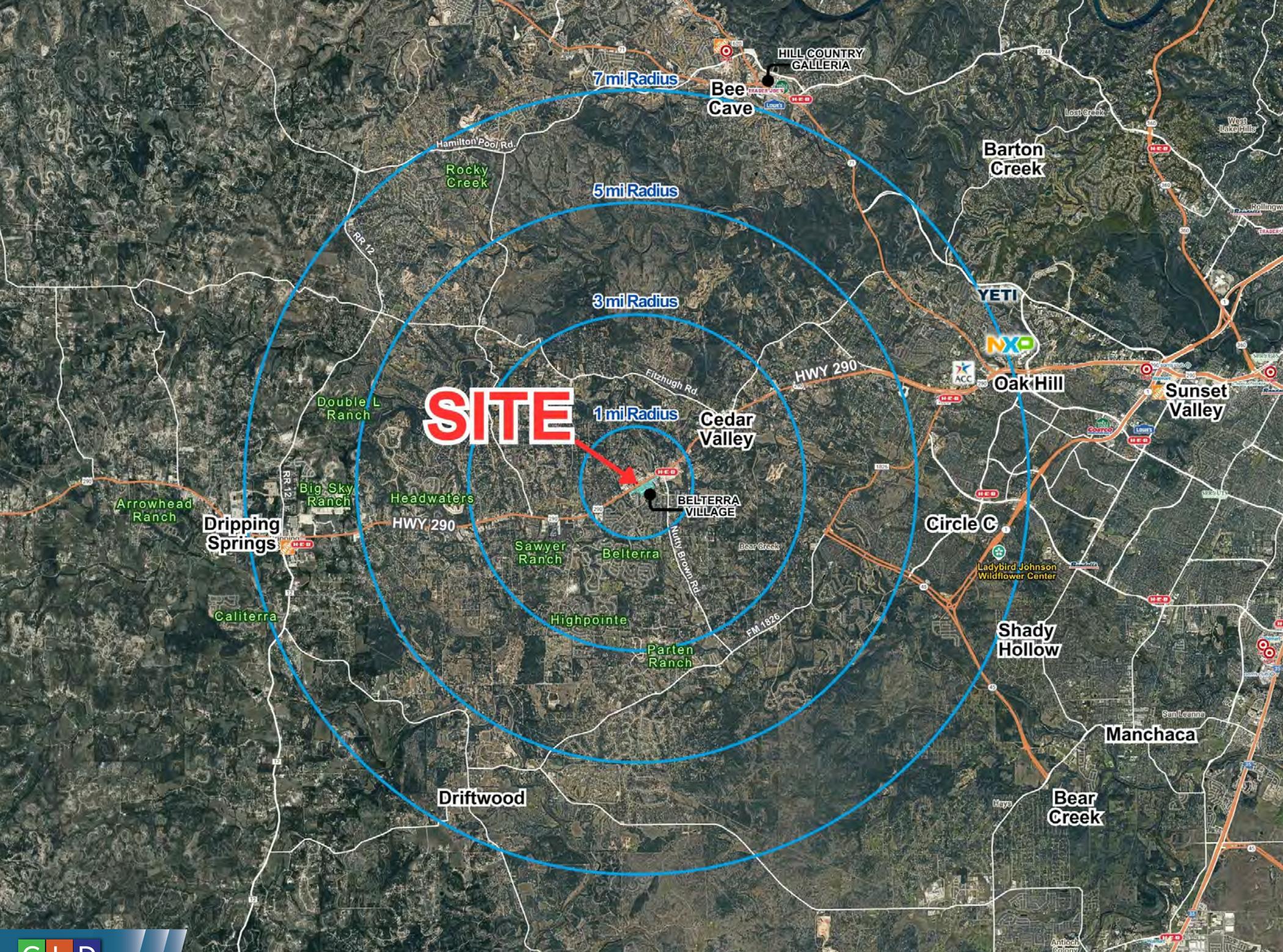
1 mile	3 mile	5 mile
6,261	18,776	43,547


Daytime

1 mile	3 mile	5 mile
2,809	6,744	14,769


Avg. HH Income

1 mile	3 mile	5 mile
\$205,034	\$220,918	\$213,628



SITE

7 mi Radius

5 mi Radius

3 mi Radius

1 mi Radius

HILL COUNTRY GALLERIA
Bee Cave

Barton Creek

YETI

NXP

Oak Hill

Sunset Valley

Cedar Valley

BELTERRA VILLAGE

Circle C

Shady Hollow

Manchaca

Bear Creek

Hamilton Pool Rd

Rocky Creek

Double L Ranch

Arrowhead Ranch

Big Sky Ranch

Headwaters

Dripping Springs

Caliterra

HWY 290

Sawyer Ranch

Belterra

Highpointe

Parten Ranch

Driftwood



SITE

Headwaters
1,000+ Homes

Sunset Canyon
700 Homes

PROPOSED
HEADWATERS RETAIL

HWY 290

2 mi Radius

1 mi Radius

SAWYER RANCH
RETAIL



BELTERRA VILLAGE

1 mi Radius

Ledge Stone
270 Homes

LEDGESTONE
EAST



2 mi Radius

CEDAR VALLEY
VILLAGE

3 mi Radius

HWY 290

3 mi Radius

Highpoint
1,000 Homes

Belterra
2,000+ Homes

Parten Ranch
525 Homes



Shops at Ledge Stone, Dripping Springs TX

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1 mi Radius

CEDAR VALLEY VILLAGE



Ledge Stone
270 Homes

SHOPS AT LEDGESTONE SITE



LEDGESTONE EAST

TX DOT Facility



BELTERRAVILLAGE



Belterra
2,000+ Homes

SAWYER RANCH RETAIL



1 mi Radius



Shops at Ledge Stone, Dripping Springs TX

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SITE



Anthem at Ledge Stone
292 MF units

CHIPOTLE
F5 TRAINING
FIREHOUSE SUBS
AT&T
Chuy's TEX-MEX
WELLS FARGO
DUTCH BROS

FUTURE
14,760 SF Medical Office

AVAILABLE: 2,910 SF
2nd Gen Restaurant w/Patio

FUTURE HOTEL SITE

Rocky Ridge Trl
monument sign

Patio Area
monument sign

32,979 VPD
(2024 TxDot)

SITE

INGRESS
EGRESS

Firestone

Rapids EXPRESS CAR WASH

Lookout
241 MF units

HWY 290

StDavid's HEALTHCARE

Belterra Village way

pieous

Cousin Louie's ITALIAN

EVO

DUNKIN' verizon
serasana baskin-robbins
charles SCHWAB Petals & Cakes

Mystique SALON

BREED & Co. ACE Hardware

The Swim Studio
sleep + number

TOMLINSON'S James Avery JEWELRY
WESTLAKE DERMATOLOGY SMOOTHIE KING
PHO HOUSE Texas Children's Beaumont Pediatrics

serasana baskin-robbins
charles SCHWAB Petals & Cakes

SPEC'S

THE LEAGUE KITCHEN & TAVERN

The UPS Store BELTERRA NAIL SPA CLUB PILATES
firehouse TAN IT ALL

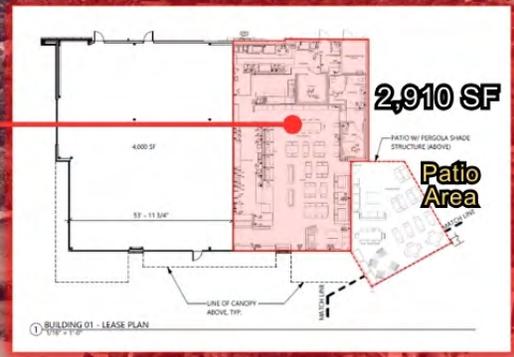


Shops at Ledge Stone, Dripping Springs TX

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Ledgestone Senior Living Community
180 units

Lookout
241 MF units



AVAILABLE
2,910 SF
2nd Generation
Restaurant
w/Patio

Four Star Blvd
Rapid Express
CAR WASH

Firestone

jiffylube

Nail Spa

SportClips
HAIRCUTS

MASSAGE HEIGHTS

Orangetheory

Freebirds
WORLD BURRITO

monument sign

TERRY'S
BURGER STAND

RAPID EXPRESS
CAR WASH

charles
SCHWAB

Verizon

HAT
CREEK
Burgers & Brewery

STILES SWITCH
BREW

pieous

32,979 VPD
(2024 TxDot)

AUSTIN
REGIONAL
CLINIC

Rocky Ridge Trail

HTeaO

Ledge Stone Drive

WELLS
FARGO

WORTH'S
TACOS

CHASE

CLD
REALTY

Shops at Ledge Stone, Dripping Springs TX

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Information About Brokerage Services



Texas law requires all real estate licensees 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 on 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:
 - 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.

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Buyer/Tenant/Seller/Landlord Initials

Phone