



THE OFFICES *at* SAWYER RANCH
OFFICE | MEDICAL





ABOUT THE OFFICES AT SAWYER RANCH



UNDER CONSTRUCTION

- ◆ Estimated completion Q1 2021

FOR SALE or LEASE

- ◆ 2,000 SF to 40,000 SF
- ◆ Class A office space

AVAILABLE RETAIL

- ◆ ±37,500 total SF
- ◆ Retail/restaurant
- ◆ Spaces from 1,200 SF



Sawyer Ranch Crossing is a 22-acre, mixed-use development offering visibility on Highway 290 in a high growth community east of Sawyer Ranch Road and next to Belterra Village in Dripping Springs, Texas.

The project will feature office, medical, and retail uses plus an activated common space.

Phase I of The Offices at Sawyer Ranch will offer approximately 40,000 square feet in two office buildings with scenic hill country views and highly visible signage opportunities along Highway 290.

Sawyer Ranch Crossing will include approximately 37,500 square feet of high quality retail and dining venues with outdoor options.





ABOUT THE TRADE AREA



Trade Area Population
46,000+

Median Home Price
\$390,000

Avg. Household Income
\$114,000

30 Active Neighborhoods
10,000 lots under development

12 Future Communities
4,000 lots planned

Projected Population Growth
36% in 5 years





SITE PLAN



Phase I – Office Buildings 1, 2
and Retail Buildings A, B

Phase II – Office Buildings 3, 4, 5

5.43 Acres For Sale
Retail / Restaurant



SAWYER RANCH CROSSING
RETAIL | OFFICE | MEDICAL
DRIPPING SPRINGS, TEXAS

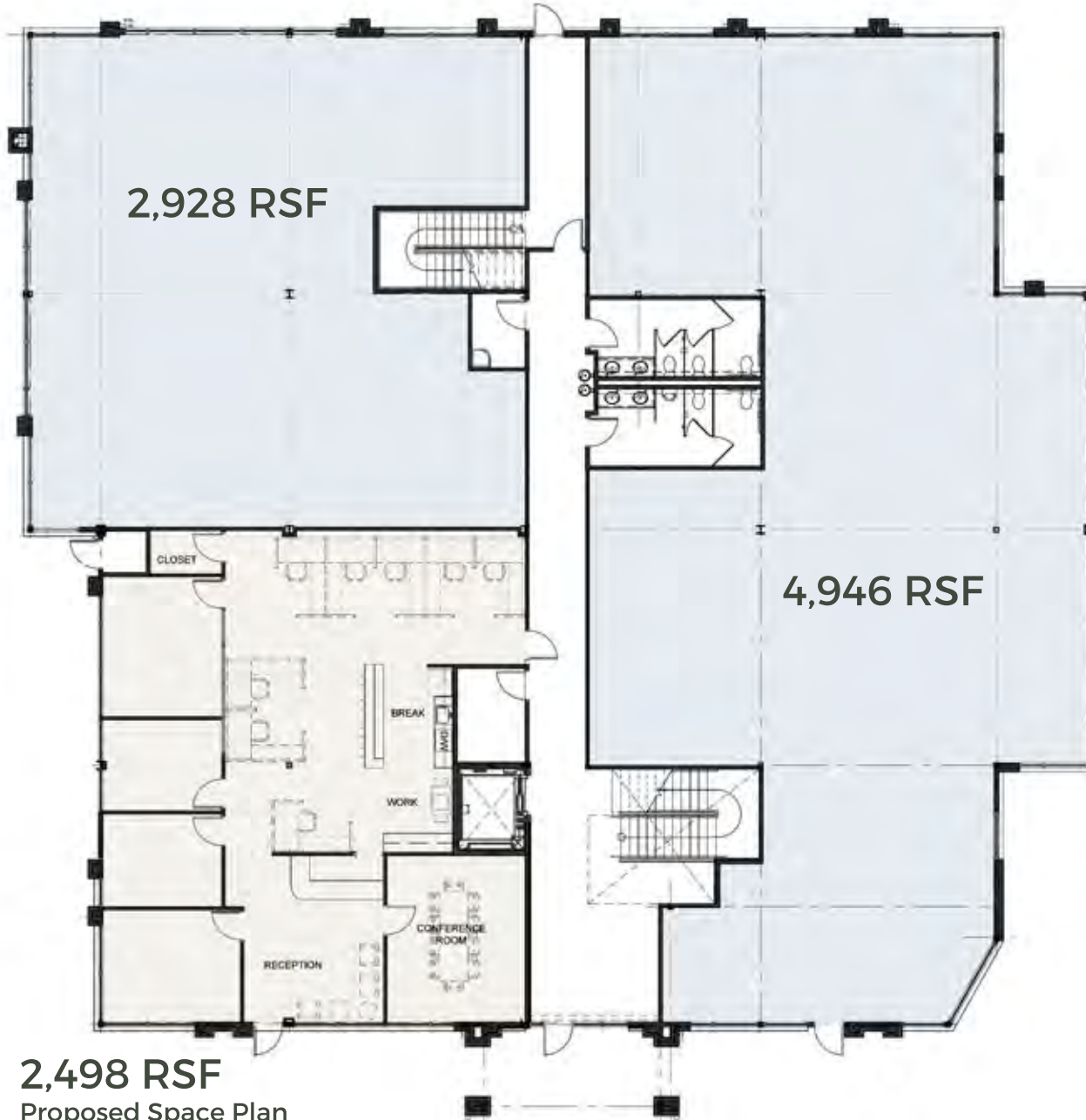
A new Class A Office Development adjacent to the 1,600-acre Belterra master-planned community and Belterra Village, a 200,000-square-foot retail center, Sawyer Ranch Crossing offers high visibility with over 1,000 feet of Highway 290 frontage and a dedicated turn lane.



Located in a fast-growing community off of Highway 290 towards Dripping Springs, Texas



BUILDING 1



2,498 RSF
Proposed Space Plan

10,372 RSF
FIRST FLOOR

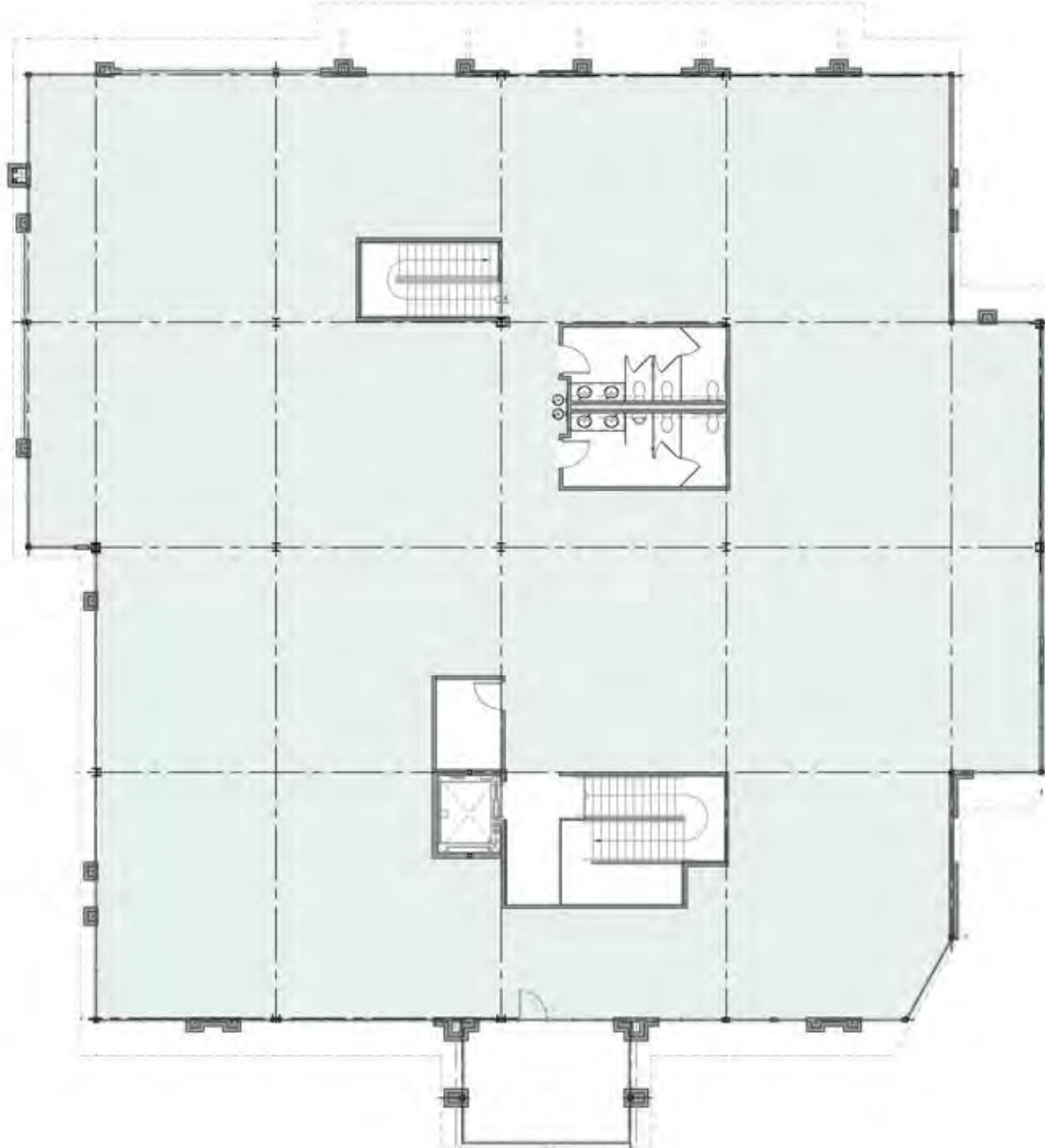
21,478 RSF
TOTAL BUILDING



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BUILDING 1



11,106 RSF
SECOND FLOOR

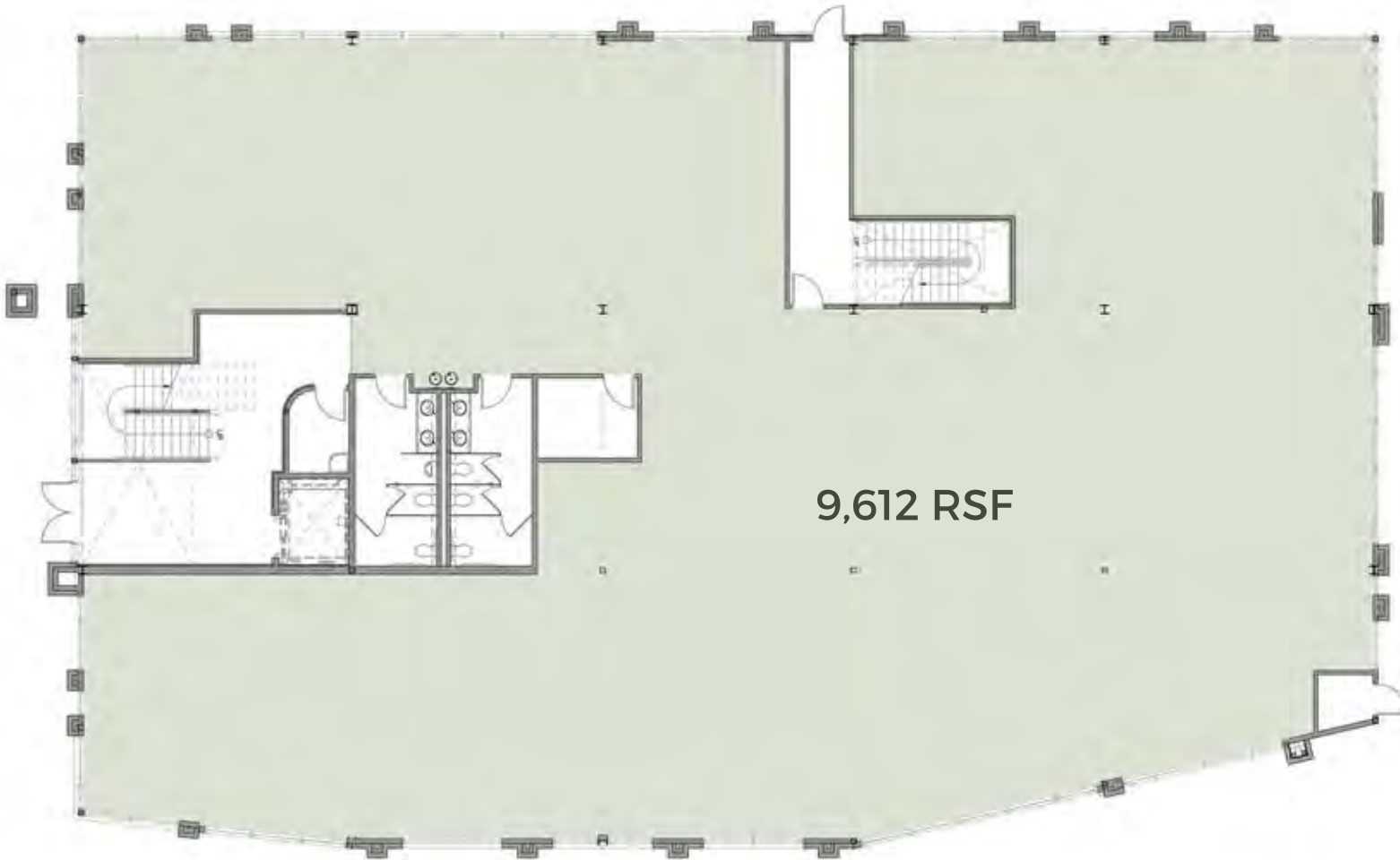
21,478 RSF
TOTAL BUILDING



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BUILDING 2



9,612 RSF
FIRST FLOOR

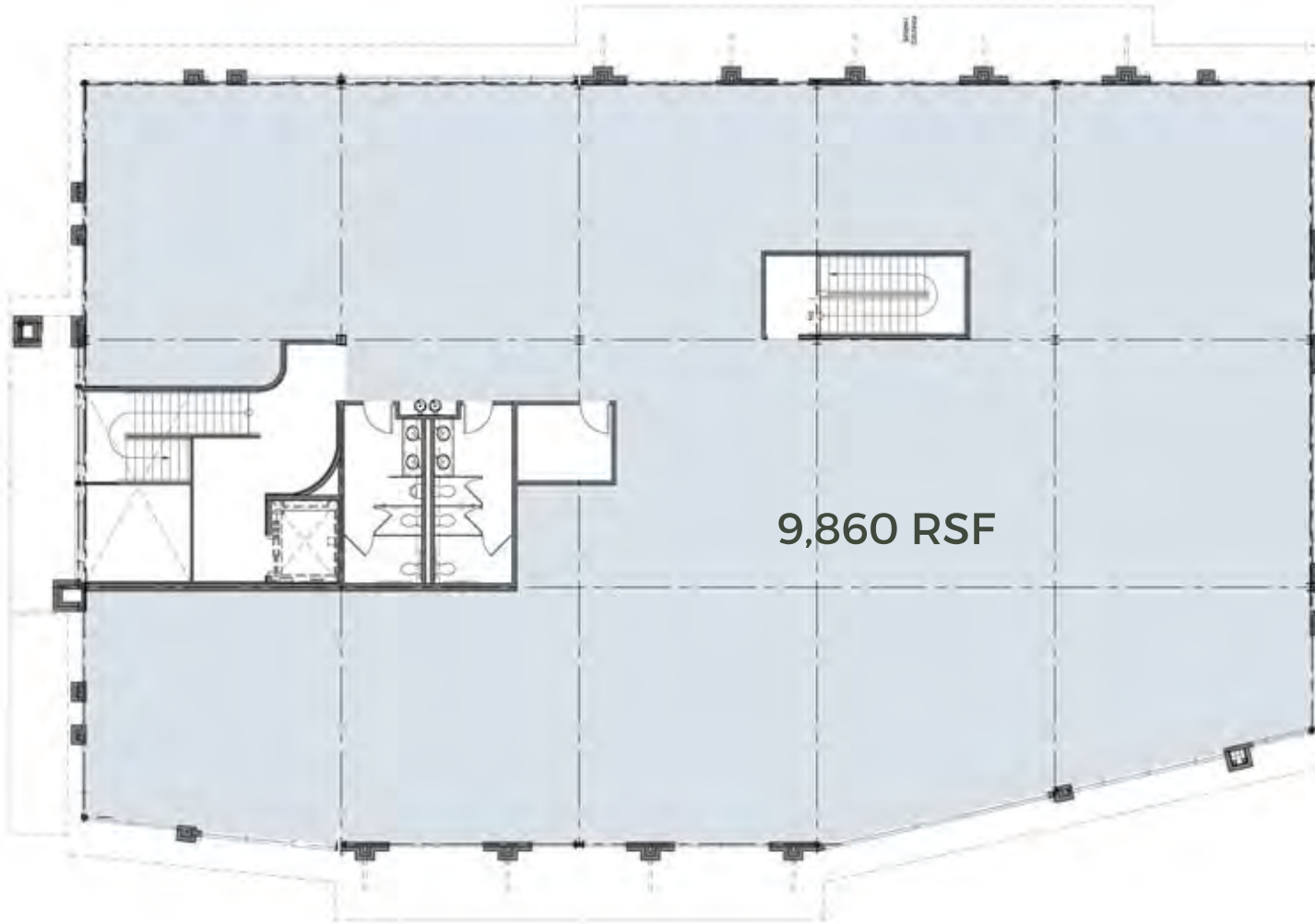
19,472 RSF
TOTAL BUILDING



THE OFFICES *at* SAWYER RANCH
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BUILDING 2



9,860 RSF
SECOND FLOOR

19,472 RSF
TOTAL BUILDING



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LOBBY ELEMENTS





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Dan Lewis
Vice President
(512) 279.6404
dlewis@tigusa.com

David Alsmeyer
Principal
(512) 901.0181
dalsmeyer@tigusa.com

TIG Real Estate Services
901 S. MoPac Expressway, Suite IV-285
Austin, Texas 78746
www.tigusa.com
(512) 732-0400





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 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date