SPACE AVAILABLE

BELTERRA VILLAGE

BUILDING S

165 HARGRAVES DR, | BUILDING S | AUSTIN, TX, USA

This 2-story building in Belterra Village offers turnkey office space on the upper floor and 2nd generation medical/retail space on the ground level. Located at Highway 290 & Nutty Brown Road within Belterra's 93-acre mixed-use development. Belterra Village features over 310,000 square feet of retail, medical, senior housing, and hospitality space, creating a well-established commercial hub that serves the Southwest Austin market.





FORESITE®
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BELTERRA VILLAGE | BLDG S

AUSTIN, TEXAS

PROPERTY HIGHLIGHTS

1. **Medical-Ready Infrastructure**
Second generation medical build-out on ground floor and turnkey office space above minimize tenant improvement costs and accelerate occupancy.

2. **High-Income Demographics**
Access affluent market with $161,721 median household income and 58,000+ trade area population projected to grow 38% over five years.

3. **Established Retail Hub**
Located within 310,000+ square foot Belterra Village anchored by EVO Entertainment, Breed & Co., and 50+ operating tenants including medical providers.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	3,426	17,700	46,295
Household Income	$197,878	$213,897	$223,403
Total Households	1,373	6,230	15,838
Median Age	41.4	41.8	41.4

> Every tenant here is thriving off the well populated area. It's a slam dunk location in a supply constrained market.
>
> *T. Palori*



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PROPERTY SUMMARY

Year Built/Renovated	2019
Available SF:	9,822 SF
Building Size:	24,839 SF
Rental Rate:	Contact Broker
Zoning:	Dripping Springs-ETJ
Desired Uses:	Medical Office / Retail



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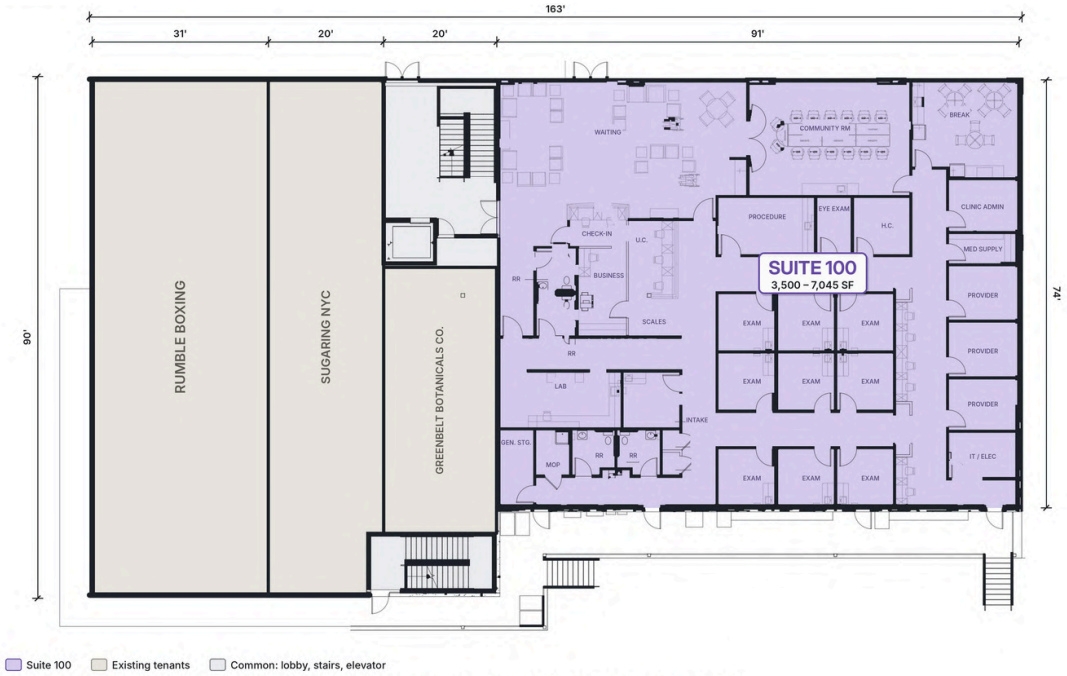
AUSTIN, TEXAS



BELTERRA VILLAGE | BLDG S

AUSTIN, TEXAS

1ST FLOOR



Estimated dimensions scaled from the Suite 100 CAD plan (doors ≈ 3'-0", exam rooms ≈ 10'-0") and cross-checked against published areas (Suite 210: 2,777 SF; Suite 100: up to 7,045 SF). Composite of the Suite 100 CAD plan, 1st-floor marketing plan, Suite 210 marketing plan and Suite 280 Exhibit D-1. For illustration only; not to scale. Verify all dimensions and areas.

2ND FLOOR



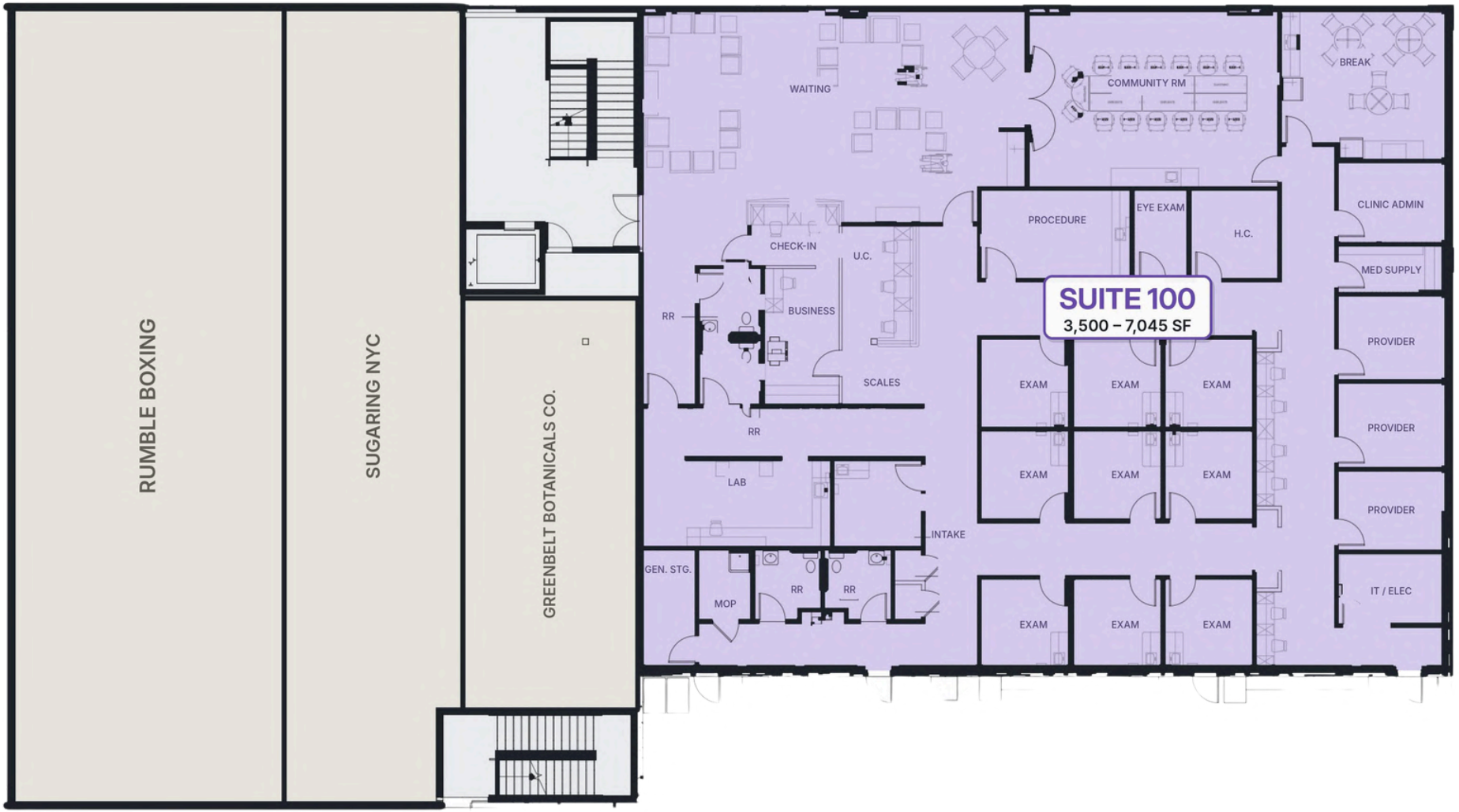
AVAILABLE SPACE

Suite Number	SF	Condition
100 - 1st Floor	3,500 - 7,045	2nd Gen Retail
210 - 2nd Floor	2,777	Office Suite
200 - 2nd Floor	4,900	Office Suite - *Coming Soon*

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COMMERCIAL REAL ESTATE

BELTERRA VILLAGE | BLDG S | FIRST FLOOR

AUSTIN, TEXAS



AVAILABLE SPACE - FIRST FLOOR

Suite Number	SF	Condition
100	3,500 - 7,045	2nd Gen Retail

FORESITE
COMMERCIAL REAL ESTATE

BELTERRA VILLAGE | BLDG S | SECOND FLOOR

AUSTIN, TEXAS



AVAILABLE SPACE - SECOND FLOOR

Suite Number	SF	Condition
210 - 2nd Floor	2,777	Office Suite
200 - 2nd Floor	4,900	Office Suite - *Coming Soon*

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COMMERCIAL REAL ESTATE

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally;
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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