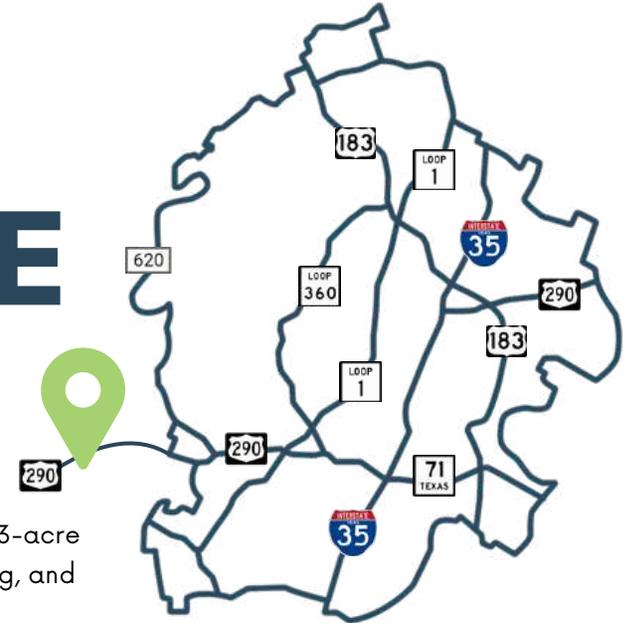


SPACE AVAILABLE

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.



Accio Data

AVAILABLE
SUITE 240
2,777 SF

AVAILABLE
SUITE 100
3,500 -7,045 SF



TRISTEN PALORI
SENIOR ASSOCIATE
(512) 856-4861
TPALORI@FORESITECRE.COM

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

”



BELTERRA VILLAGE | BLDG S

AUSTIN, TEXAS



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



BELTERRA VILLAGE | BLDG S

AUSTIN, TEXAS

THE PALISADES AT BELTERRA



BELTERRA VILLAGE SHOPPING CENTER

BELTERRA VILLAGE | BLDG S

AUSTIN, TEXAS



HARGRAVES DR



HARGRAVES DR



BELTERRA EYECARE

US 290 (32,979 AADT)



BELTERRA VILLAGE | BLDG S

AUSTIN, TEXAS

US 290 (32,979 AADT)



BELTERRA VILLAGE | BLDG S

AUSTIN, TEXAS

1ST FLOOR



2ND FLOOR



AVAILABLE SPACE

Suite Number	SF	Condition
100	3,500 -7,045	2nd Gen Retail
240 - 2 nd Floor	2,777	Office Suite



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.

<u>Foresite Real Estate, Inc.</u>	<u>9003568</u>	<u></u>	<u>(210) 816-2734</u>
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	Licensed No.	E-Mail	Phone
<u>Bethany Babcock</u>	<u>598255</u>	<u>bbabcock@foresitecre.com</u>	<u>(210) 816-2734</u>
Designated Broker of Firm		E-Mail	Phone
<u>Chad Knibbe</u>	<u>497303</u>	<u>cknibbe@foresitecre.com</u>	<u>(210) 816-2734</u>
Licensed Supervisor of Sales Agents/ Associate		E-Mail	Phone
<u>Tristen Palori</u>	<u>717593</u>	<u>tpalori@foresitecre.com</u>	<u>(512) 856-4861</u>
Sales Agent/ Associate's Name		E-Mail	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

