

HEADWATERS

RESIDENTIAL | 1,000 HOMES

168 UNITS
MULTI-FAMILY
9.63 AC
SOLD

96 UNITS
MULTI-FAMILY
6.64 AC
SOLD

+/- 22,000 SF
OFFICE - **SOLD**

PAD 1

PAD 2

PAD 3

DETENTION

172 UNITS
SENIOR MULTI-FAMILY
14.34 AC
SOLD

THE STATION AT
HEADWATERS
Mixed-Use Development

HEADWATERS BLVD

E. HIGHWAY 290

PAD SITES AVAILABLE

HEADWATERS COMMERCIAL PHASE-I

Located at the entry to the award winning 1,000 home Headwaters master planned community at HWY 290 and Headwaters Boulevard in Dripping Springs, TX.



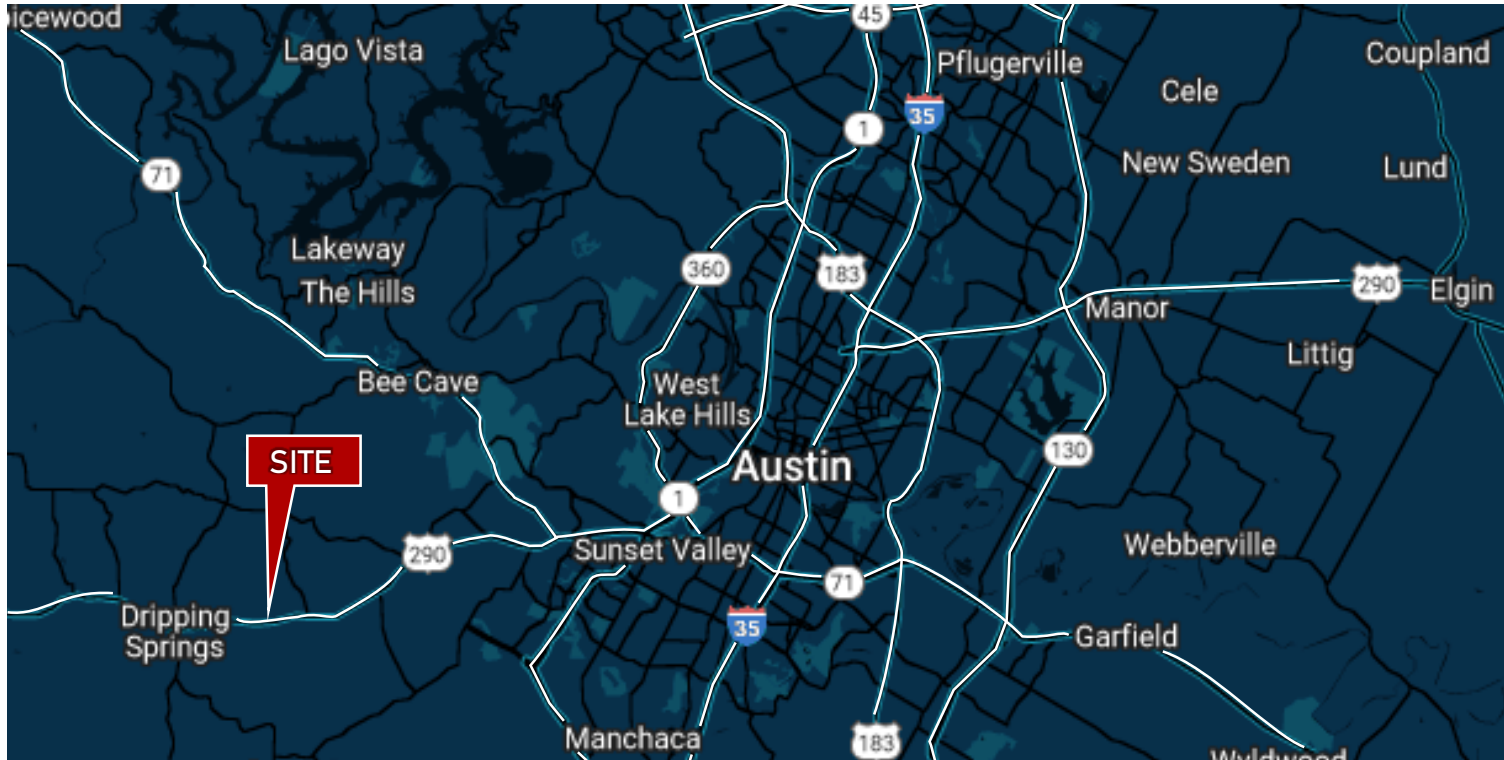
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FOR SALE OR BTS

CONTACT FOR MORE INFORMATION



PROPERTY INFORMATION

PAD READY SITES

- Water & wastewater provided by headwaters MUD, stubbed to the site
- Street parking built & in place
- Commercial zoning through PDD-#6
- Regional detention in place – pad #1 & #2

PLEASE CONTACT FOR ENHANCED IMPERVIOUS COVER & SET BACK ALLOWANCES

AVAILABLE

PAD #1: 0.937 AC - \$750,000

PAD #2: 0.726 AC - \$650,000

PAD #3: 2.211 AC - \$1,500,000

UNDER CONSTRUCTION

168 UNITS – MULTI FAMILY PHASE I - CURRENTLY IN LEASE-UP

SOLD:

172 UNITS – SENIOR MULTI-FAMILY

96 UNITS – MULTI FAMILY PHASE II

22,000 +/- SF – OFFICE

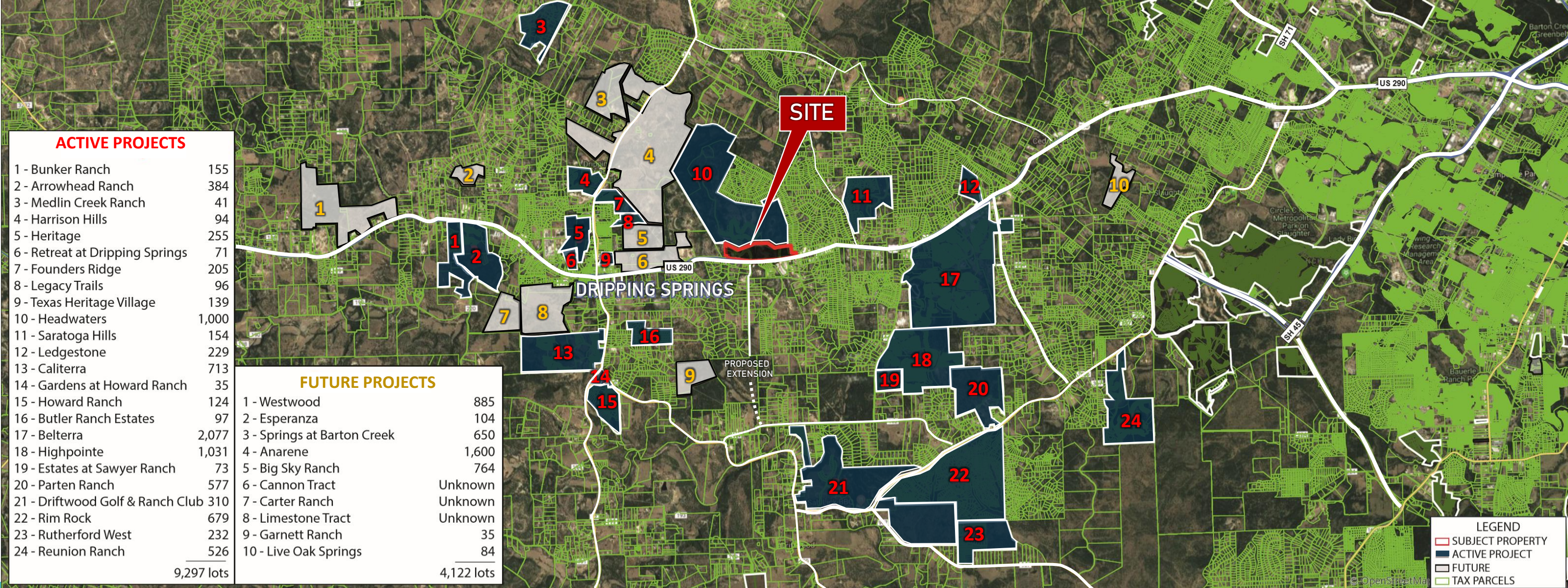
CONSTRUCTION STARTING:

FALL 2019

SPRING 2020

SPRING 2020



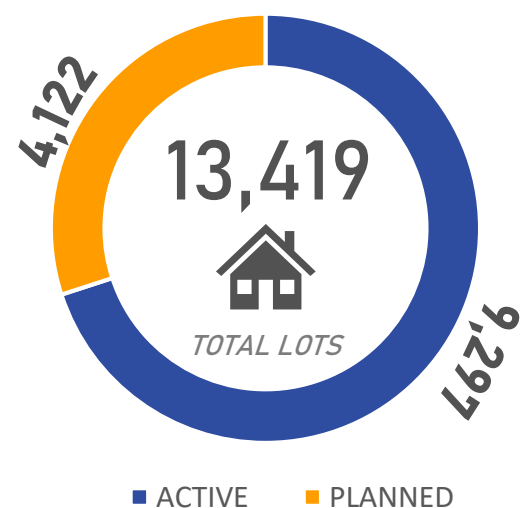



RESIDENTIAL & SUBPARCEL AERIAL

GROWING REGION WITH LIMITED DEVELOPABLE LAND ALONG HWY 290

- ANCHORING ONE OF THE REGIONS LARGEST AND MOST PREMIER MASTER PLANNED COMMUNITIES IN DRIPPING SPRINGS
- EXISTING CURB CUT ON HWY 290 & ACCESSIBLE FROM LIGHTED INTERSECTION AT HEADWATERS BLVD & HWY 290
- STRONG VISIBILITY

RESIDENTIAL GROWTH



× 2.7  = 36,231

AVERAGE HOUSEHOLD SIZE

ESTIMATED POPULATION INCREASE UPON COMPLETION

* The information contained herein was obtained from sources believed reliable; however, Oryx Group makes no guarantee, warranties or representations as to the completeness or accuracy thereof

HEADWATERS COMMERCIAL MASTER PLAN



PHASE-I MULTIFAMILY MIXED-USE

MULTIFAMILY –
168 EXISTING UNITS + 96 PLANNED UNITS
SENIOR INDEPENDENT LIVING –
172 UNITS
OFFICE –
+/- 22,000 SF
PAD OPPORTUNITIES

PHASE-II ACTIVELY PLANNING & MARKETING

150,000 SF COMMERCIAL
50,000 SF OFFICE
(2) HOTELS
OUTDOOR GREEN SPACE



PHASE-III

32 ACRES
LARGE SCALE OFFICE OR MEDICAL

* The commercial uses, acreage, gross leasable area and conceptual land plan for the undevelopable Headwaters commercial tract is subject to change

ABOUT HEADWATERS



1,000 HOMES



3RD LARGEST
SUBDIVISION IN DRIPPING SPRINGS



8+ MILES
OF FUTURE HIKE & BIKE TRAILS



1,000+ ACRES
OF NATURAL GREEN SPACE & PARKS



AWARD-WINNING AMENITIES

MODERN AMENITIES INCLUDING AN UPSCALE POOL, OPEN-AIR PAVILION,
STATE-OF-THE-ART FITNESS FACILITY AND MORE

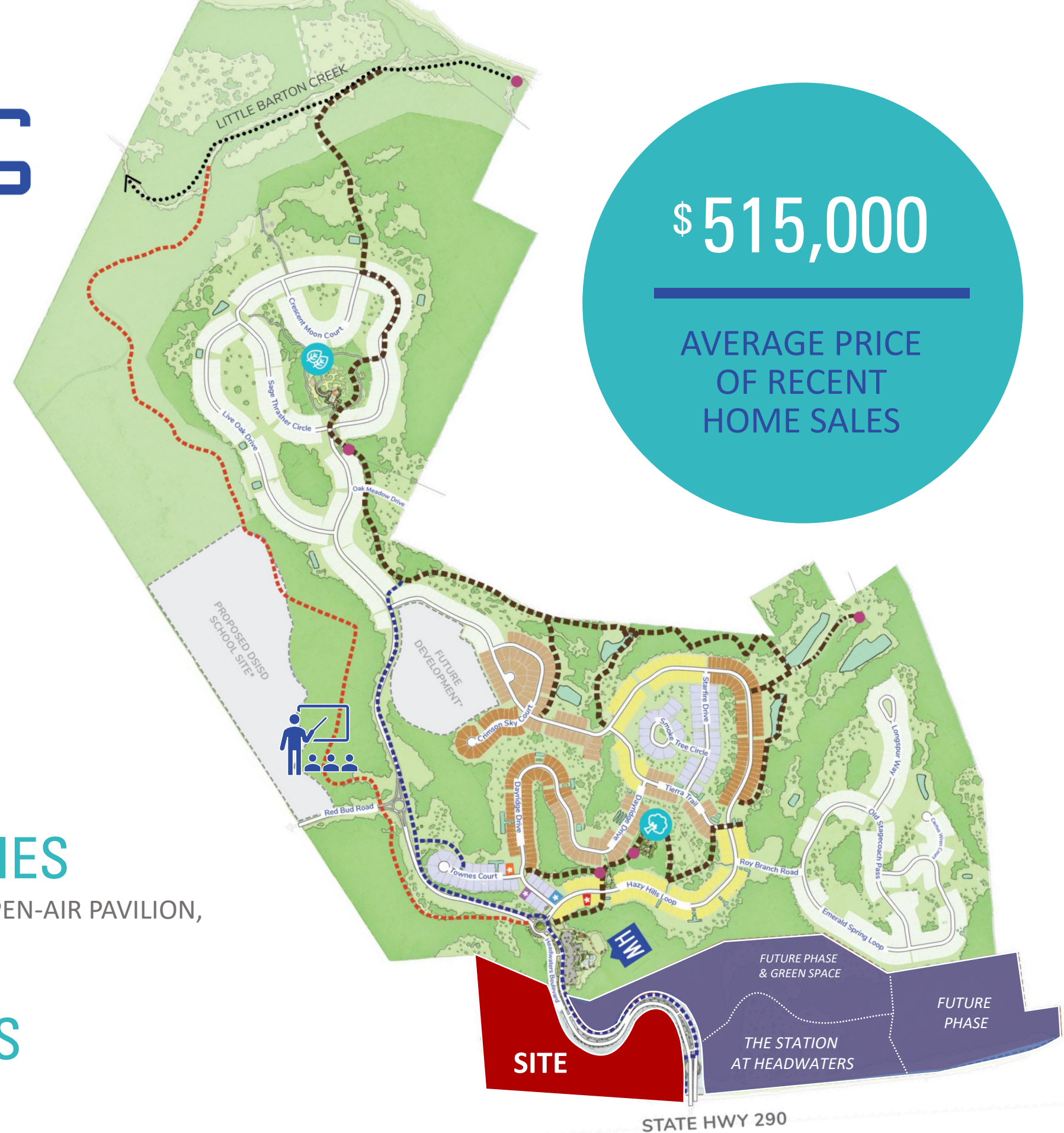


DSISD TOP-RATED SCHOOLS

PROPOSED DRIPPING SPRINGS ISD SCHOOL SITE

\$515,000

AVERAGE PRICE
OF RECENT
HOME SALES



HEADWATERS

AWARD-WINNING RESIDENTIAL MASTER PLAN



PACIFIC COAST BUILDERS CONFERENCE (PCBC)

Award of Merit: Best Community Land Plan

Award of Merit: Masterplan Community of the Year

Gold Nugget Winner: Best Indoor/Outdoor Lifestyle for a Community

Gold Nugget Winner: Best Community Land Plan



AUSTIN HOME BUILDERS ASSOCIATION MAX AWARDS (HBA)

Winner: Best Design for a Community

Winner: Best Unique Feature for a Community

Winner: Best Clubhouse for a Community

Finalist: Best new Community for a Developer

Finalist: Best Poolscape for a Community



SOUTHEAST BUILDING CONFERENCE AURORA AWARDS (SBC)

Grand Aurora Award: Best Community Site Plan

Silver Aurora Award: Best Recreational Facility

Silver Aurora Award: Best Interior Merchandising of a Community Amenity or Clubhouse



NATIONAL ASSOCIATION OF HOME BUILDERS NATIONALS (NAHB)

Gold Award: Best Landscape Design



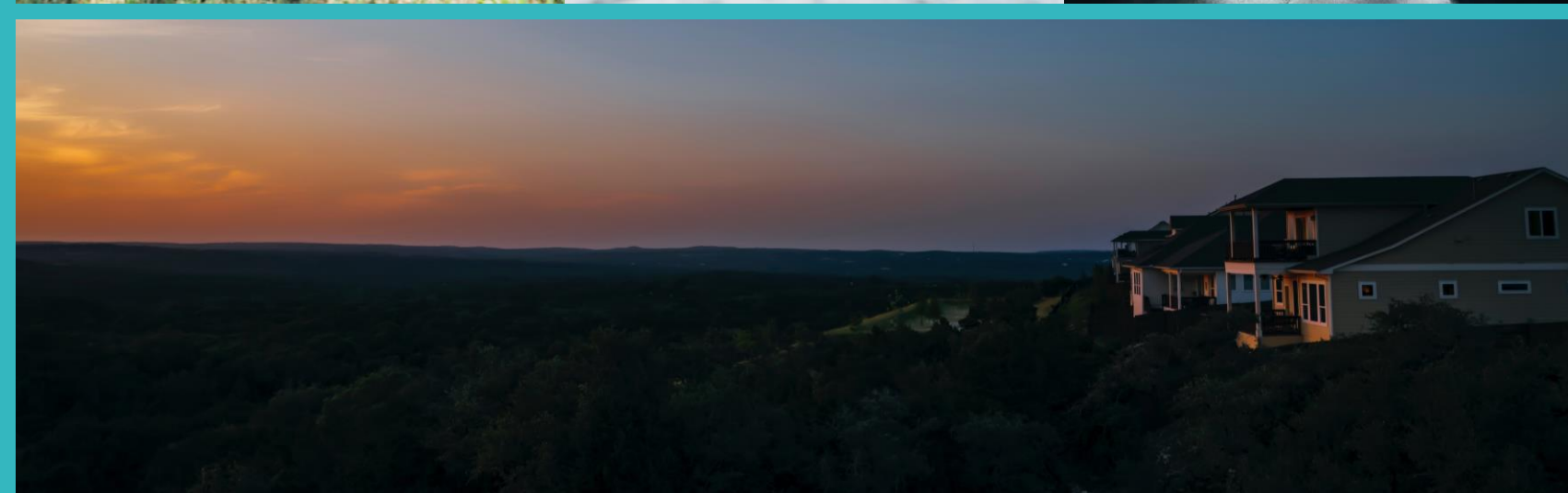
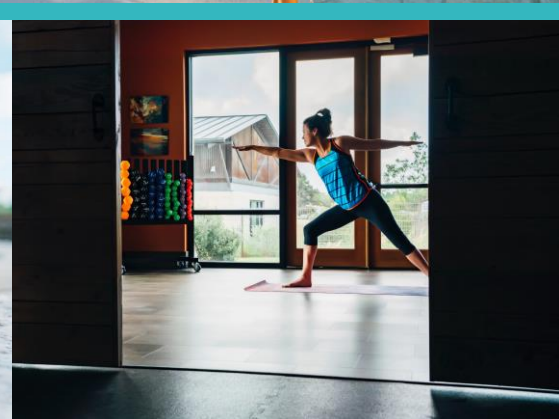
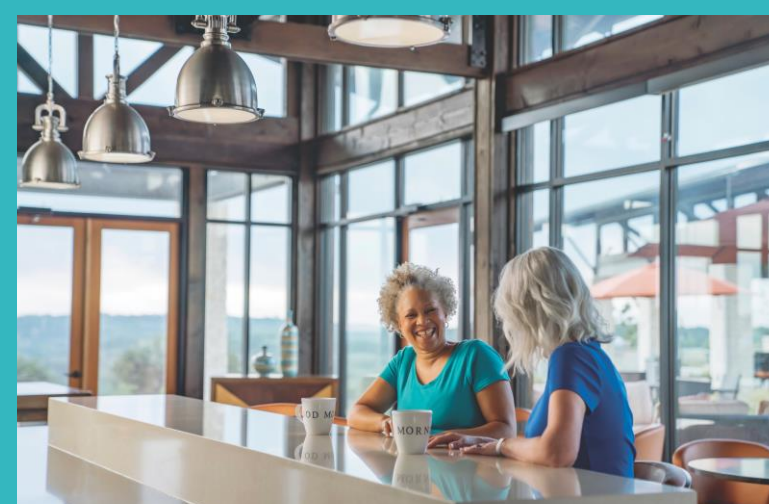
TEXAS AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS (ASLA)

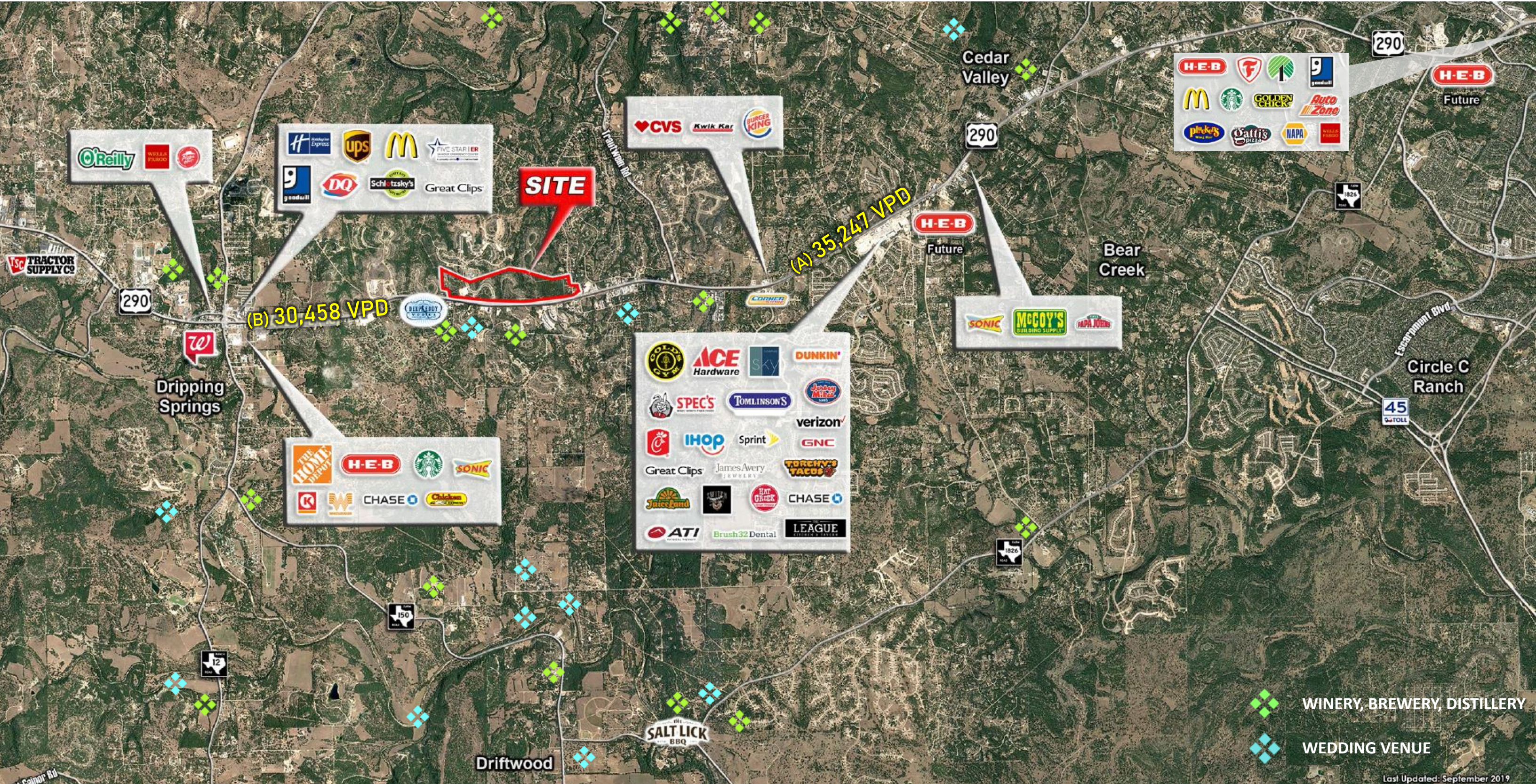
Honor Award: Homestead Park at Headwaters



AUSTIN BUSINESS JOURNAL RESIDENTIAL REAL ESTATE AWARDS

Nominee: Master Planned Community of the Year





AERIAL

DISTANCE

DIPPING SPRINGS
BELTERRA
'Y' HWY 290 & 71
HILL COUNTRY GALLERIA
SUNSET VALLEY
DOWNTOWN AUSTIN

MILES

2.5
3.5
11
15
14
20

DRIVE TIME

3-MIN
4-MIN
15-MIN
23-MIN
20-MIN
25-MIN

DRIVE TIME DEMOGRAPHICS

2019

POPULATION
HOUSEHOLDS
AVERAGE HH INCOME

10 MIN

17,176
5,749
\$152,699

15 MIN

52,246
18,904
\$148,865

TRAFFIC COUNTS – HWY 290



(A) - 35,247 VPD

(B) - 30,458 VPD

Source: TXDOT 2018



CONTACT INFORMATION

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