

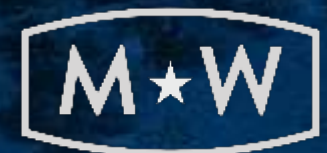
# THE STATION

— AT HEADWATERS —



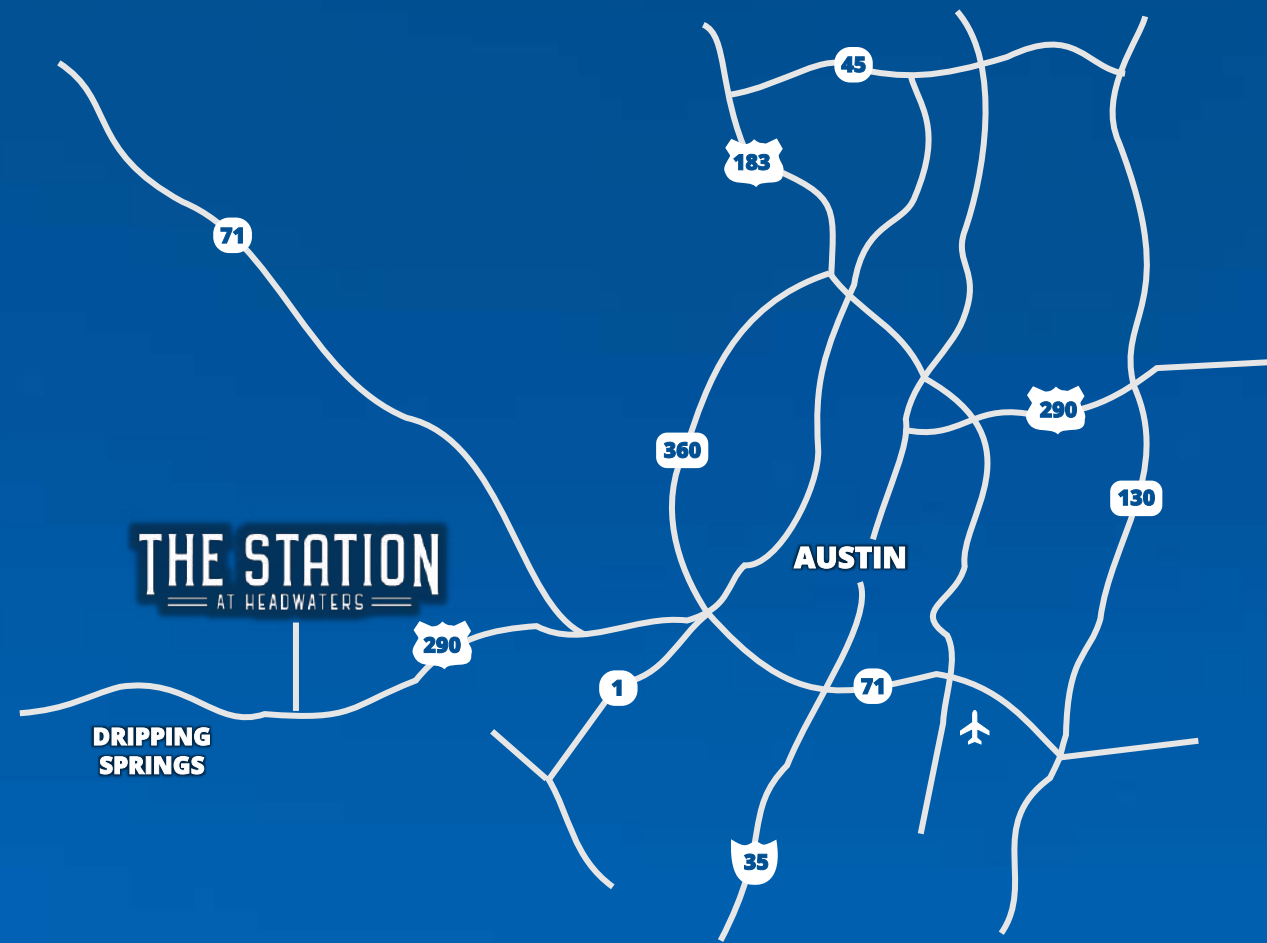
**NELSEN**  
PARTNERS  
ARCHITECTS & PLANNERS

dwg.



DRIPPING SPRINGS, TX





The Oryx Group is proud to introduce The Station at Headwaters, their newest phase of the 166-acre Headwaters mixed-use development anchoring the premier master-planned community in the Dripping Springs corridor.

Set on the prominent hilltop of a 90-acre parcel fronting Highway 290, The Station is designed to leverage the unique hill country site to deliver an authentic, connected and communal experience by integrating local Hill Country charm with streetscape urbanism to attract an inspired mix of retail, restaurant, entertainment, office and hospitality to serve this fast-growing region and complement the natural landscape.

ROOTED IN PLACE.  
ENLIVENED BY COMMUNITY.



# PROJECT SUMMARY

OVERVIEW

ABOUT HEADWATERS RESIDENTIAL

HEADWATERS ACCOLADES

CLOSING – VISION BOARD





KEY NUMBERS

Retail	47,440 sf
Restaurant	51,560 sf
Commercial Mixed-Use	75,355 sf
Office	81,650 sf
Hotel	270 keys (inc. 24 Casitas)
Parking	1,556

PARK  
ENLARGEMENT



- Oak Clusters
- Stage Pavilion
- Event Lawn
- Viewing Deck
- Shade Pavilion
- Enhanced Paving
- Retail Courtyard
- Water Tower Entry





## Future Development



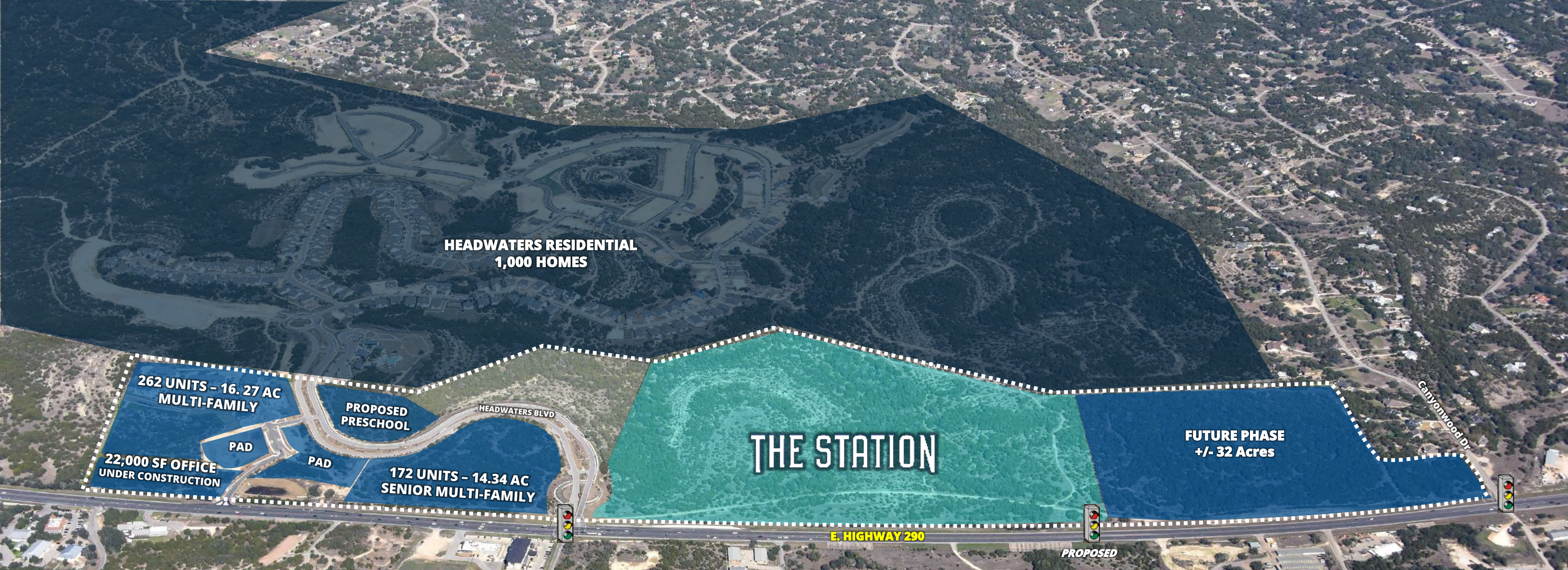
### LEGEND

- Retail
- Restaurant
- Commercial Mixed-Use
- Hospitality
- Office









## HEADWATERS COMMERCIAL – MASTER PLAN

### PHASE-I      MULTIFAMILY MIXED-USE

MULTIFAMILY –  
168 EXISTING UNITS + 96 UNDER CONSTRUCTION  
SENIOR INDEPENDENT LIVING –  
172 UNITS  
OFFICE –  
+/- 22,000 SF: Est. Delivery Q4'21  
PAD OPPORTUNITIES

### PHASE-II      -      90 ACRES OF MIXED-USE COMMERCIAL

175,000 SF COMMERCIAL  
80,000 SF OFFICE  
(2) HOTELS  
24 CASITAS  
OUTDOOR GREEN SPACE



ACTIVELY  
PLANNING  
& MARKETING

### PHASE-III - FUTURE

32 ACRES  
LARGE SCALE OFFICE OR MEDICAL

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



# THE TRADE AREA

ABOUT DRIPPING SPRINGS  
RESIDENTIAL GROWTH  
REGIONAL TRANSPORTATION PLAN  
COMMERCIAL AERIAL  
RETAIL TRADE AREA – CELLULAR STUDY  
DRIVETIME AERIAL





## SIPPING IN DRIPPING

Over 33 wineries, taprooms & distilleries to visit, boasting significant weekend trade

## OFFICIAL WEDDING CAPITAL OF TEXAS

35+ wedding venues tying the knot on over 3,500 weddings per year

## THE FASTEST GROWING COUNTY IN TEXAS & #3 IN USA FROM 2010-2020

Hays County – U.S. Census Bureau

## 5-STAR SCHOOL DISTRICT

DSISD Ranked #3 in Central Texas & #17 in state rankings '2018

## OUTDOOR ATTRACTIONS

Hamilton pool – Pedernales State Park

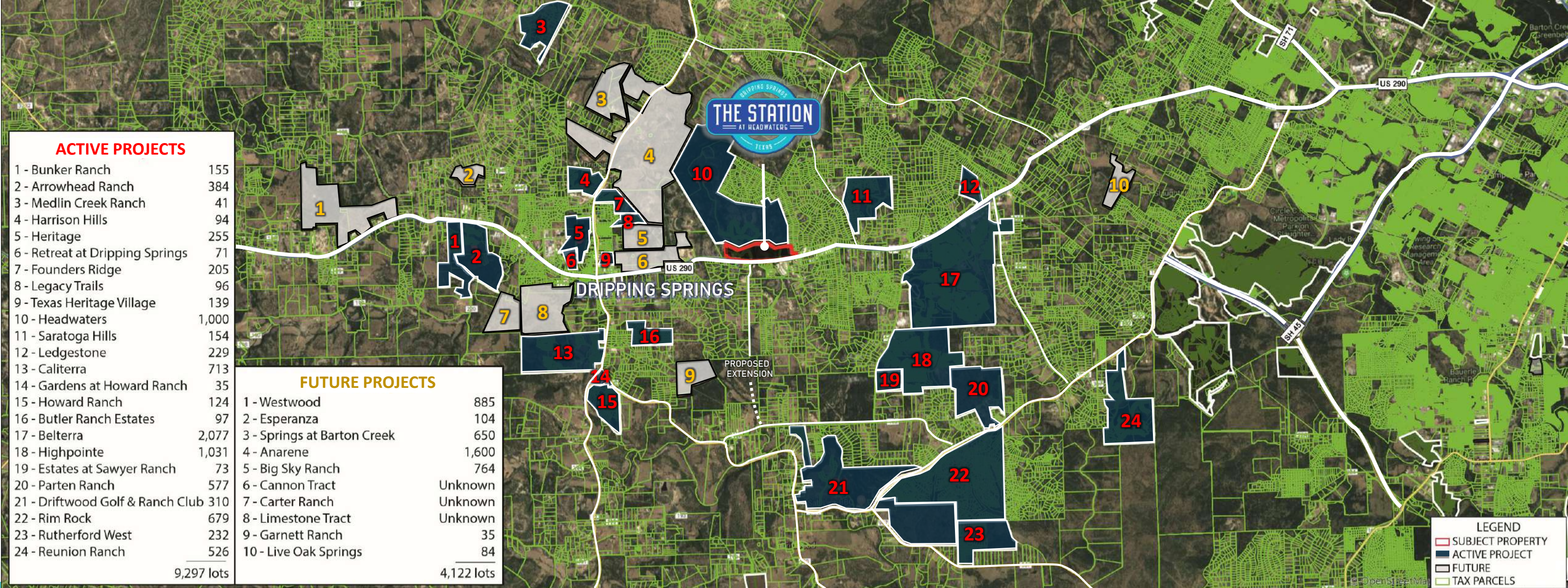


## GATEWAY TO THE HILL COUNTRY

# DRIPPING SPRINGS, TX

The Station is conveniently located along the Highway-290 corridor, just east of downtown Dripping Springs and 25 minutes southwest of Austin, giving the growing community and businesses in Dripping Springs access to a region that continues to experience unprecedented growth.





## RESIDENTIAL & SUBPARCEL AERIAL

GROWING REGION WITH LIMITED DEVELOPABLE LAND ALONG HWY 290

### THE STATION IS THE LAST COMMERCIAL SITE WITH

- OVER 1-MILE OF HWY 290 FRONTAGE
- ANCHORING ONE OF THE REGIONS LARGEST NEIGHBORHOODS
- ACCESSED BY TWO, EXISTING, HWY 290 LIGHTED INTERSECTIONS. A 3<sup>rd</sup> LIGHTED INTERSECTION IS PROPOSED.
- WATER & WASTEWATER CAPACITY FOR A LARGE-SCALE PROJECT

### RESIDENTIAL GROWTH

13,419  
TOTAL LOTS

ACTIVE PLANNED

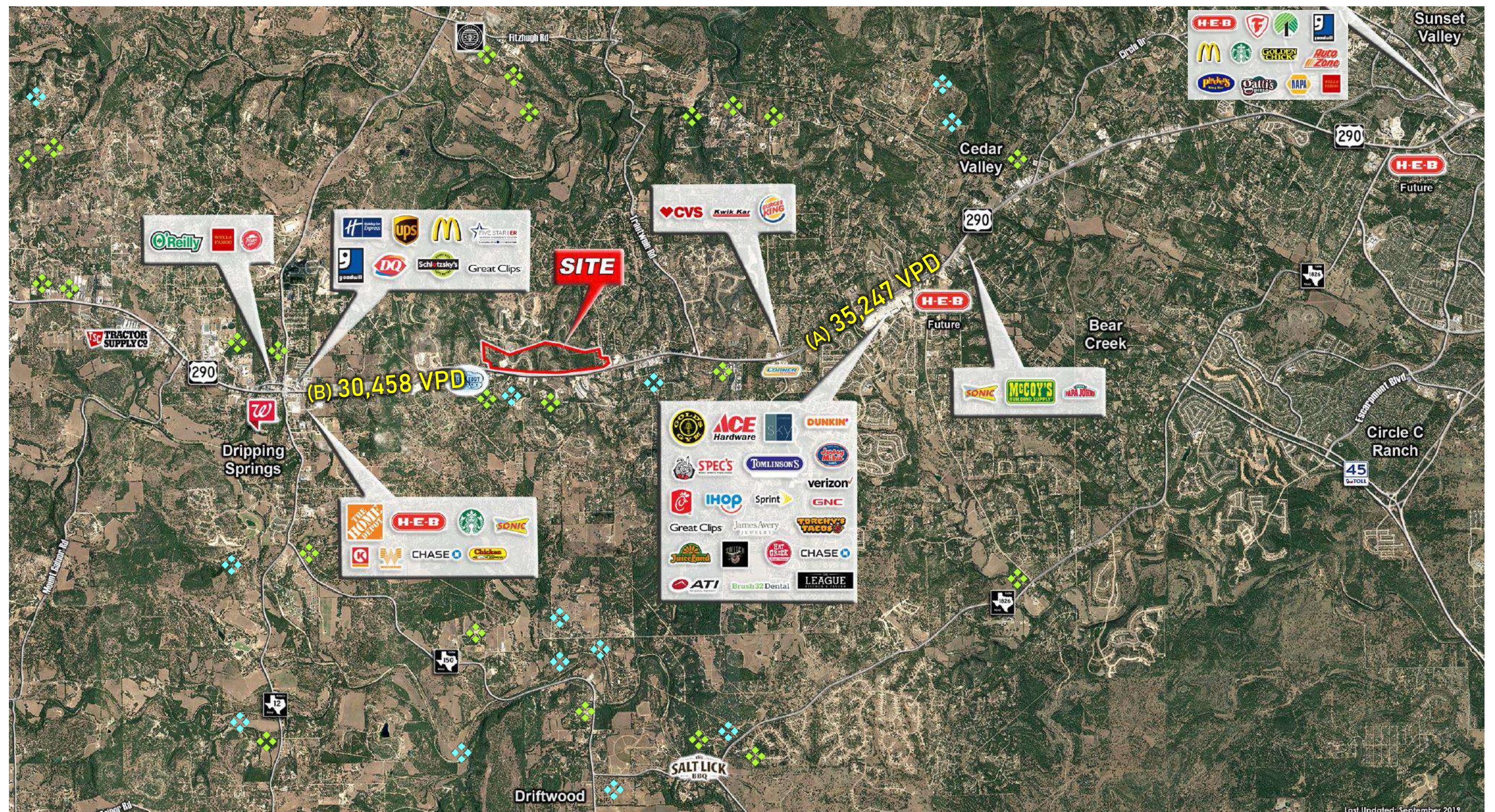
× 2.7  = 36,231

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





### DISTANCE

HWY 12 & 290 Intersection  
 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

### TRADE AREA ATTRACTIONS

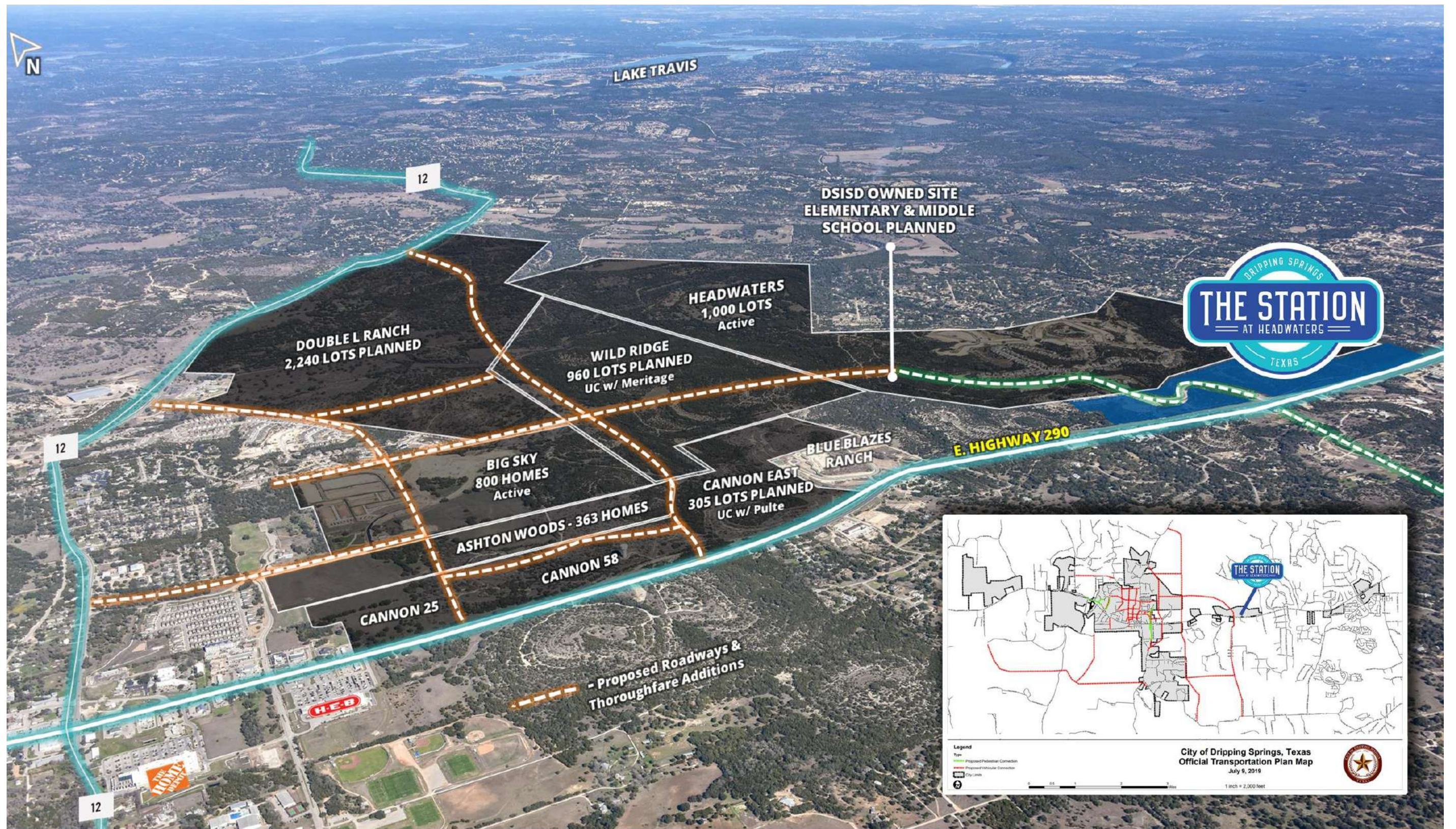
- WINERY, BREWERY, DISTILLERY
- WEDDING VENUE

### TRAFFIC COUNTS – HWY 290

(A) - 35,247 VPD  
 (B) - 30,458 VPD

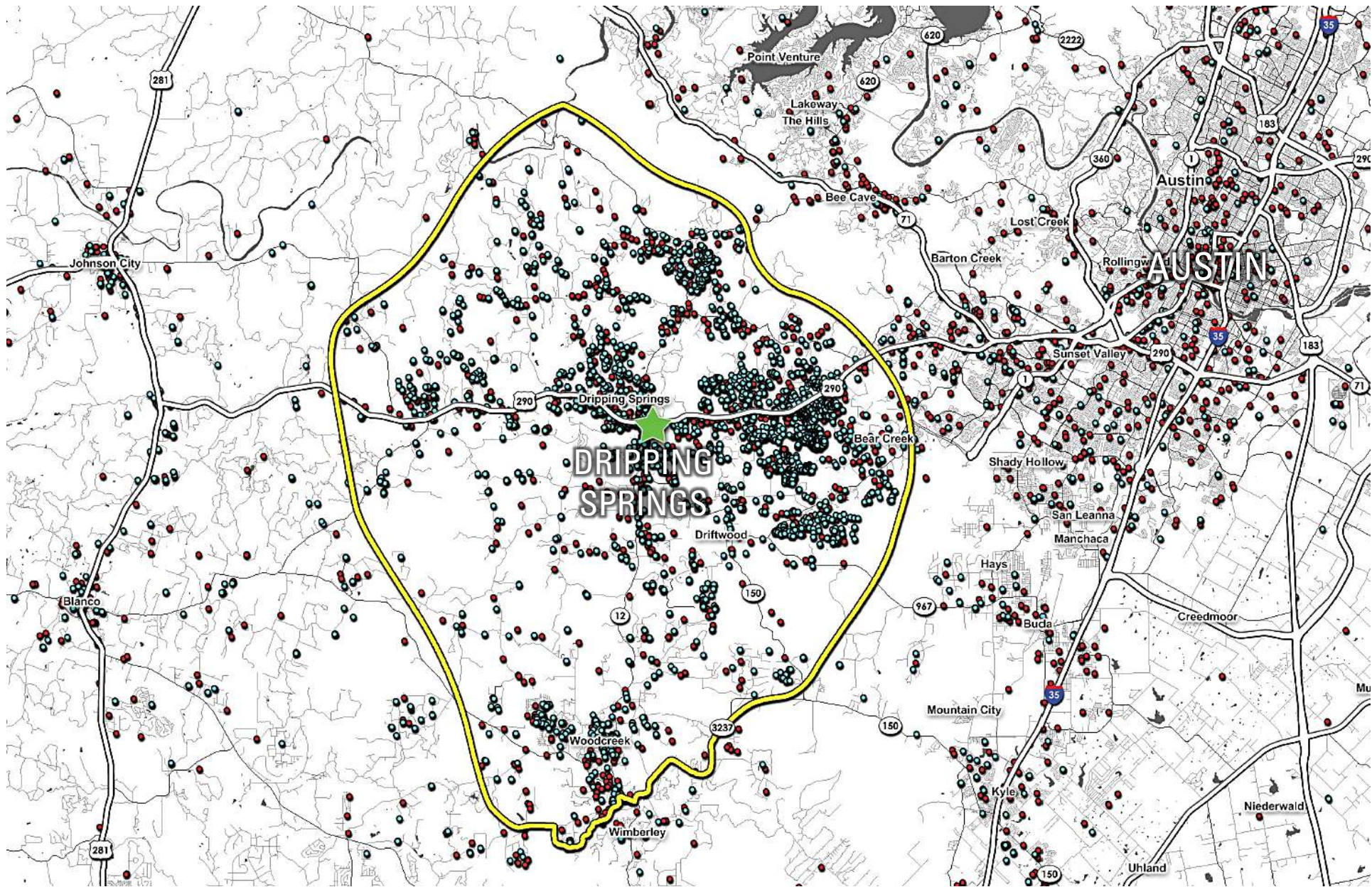
Source: TXDOT'2018





## DRIPPING SPRINGS – Transportation Plan 2019





Trade Area Delineation:  Weekday Daytime: (red) Evening & Weekend: (blue)

(i) Please contact for more information on cellular study methodology. Provided by Earthvision & Esri Demographics  
(ii) 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

## RETAIL TRADE AREA - CELL STUDY

Study Period: Jan'18 – Feb'19  
Location of Cellular Analysis: HEB & Home Depot

49,994  
POPULATION

\$148,865  
AVERAGE  
HOUSEHOLD INCOME

18,674  
HOUSEHOLDS

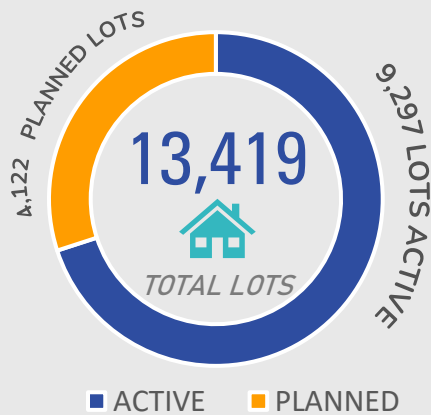
2.7  
AVERAGE  
HOUSEHOLD SIZE

44  
MEDIAN AGE


\$427,843  
MEDIAN NET WORTH

\$104,999  
MEDIAN HOUSEHOLD  
INCOME

## FUTURE OUTLOOK



### RESIDENTIAL GROWTH

× 2.7  =  
AVERAGE  
HOUSEHOLD  
SIZE

36,231  
POPULATION INCREASE  
Estimated Upon Completion

### CELL STUDY

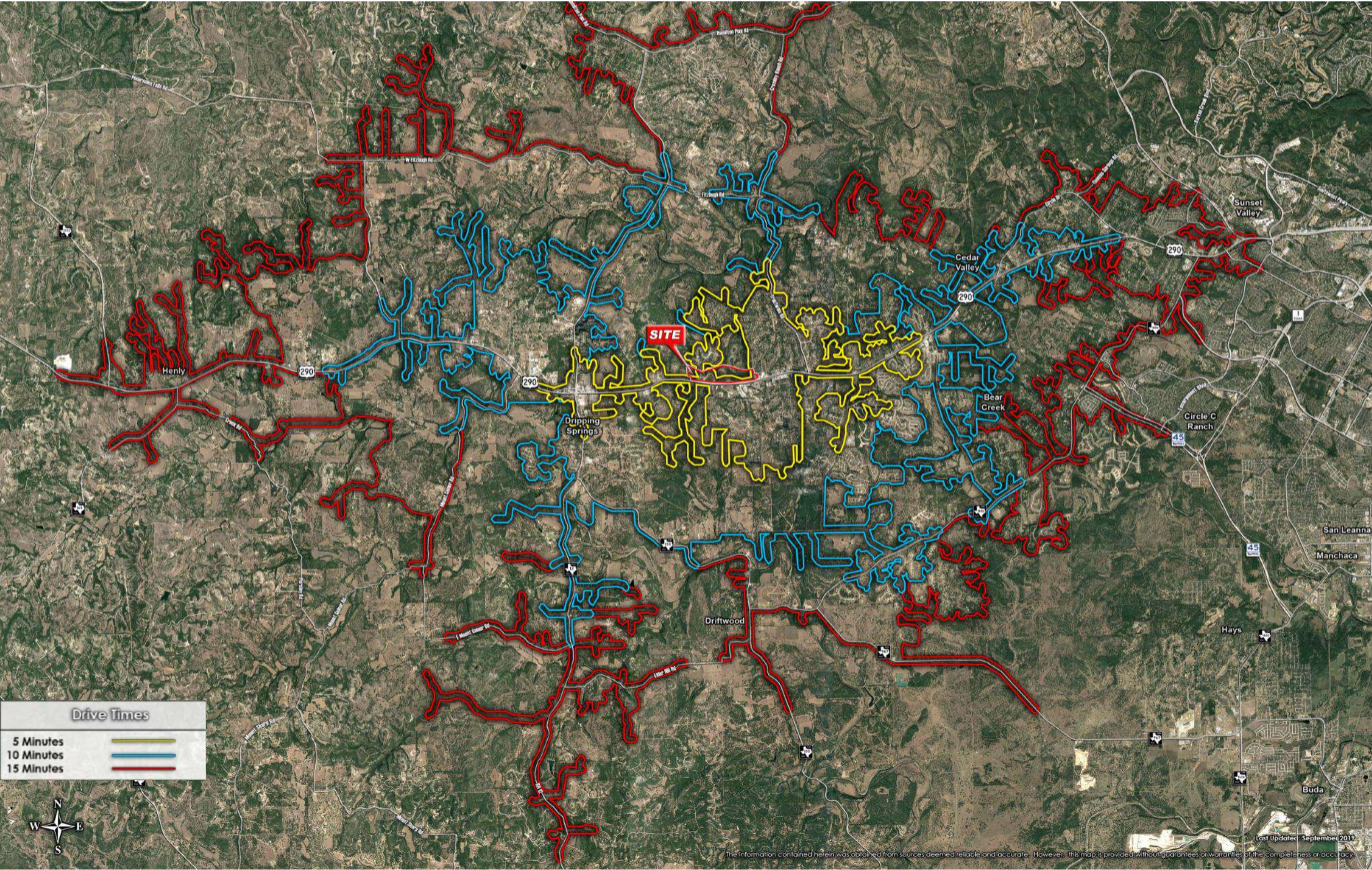
49,994

TRADE AREA POPULATION  
Current

=

86,225  
PROJECTED  
TRADE AREA POPULATION







# THE NEIGHBORHOOD

ABOUT HEADWATERS RESIDENTIAL  
AWARDS & ACCOLADES





# ABOUT HEADWATERS



1,000 HOMES



3<sup>RD</sup> 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



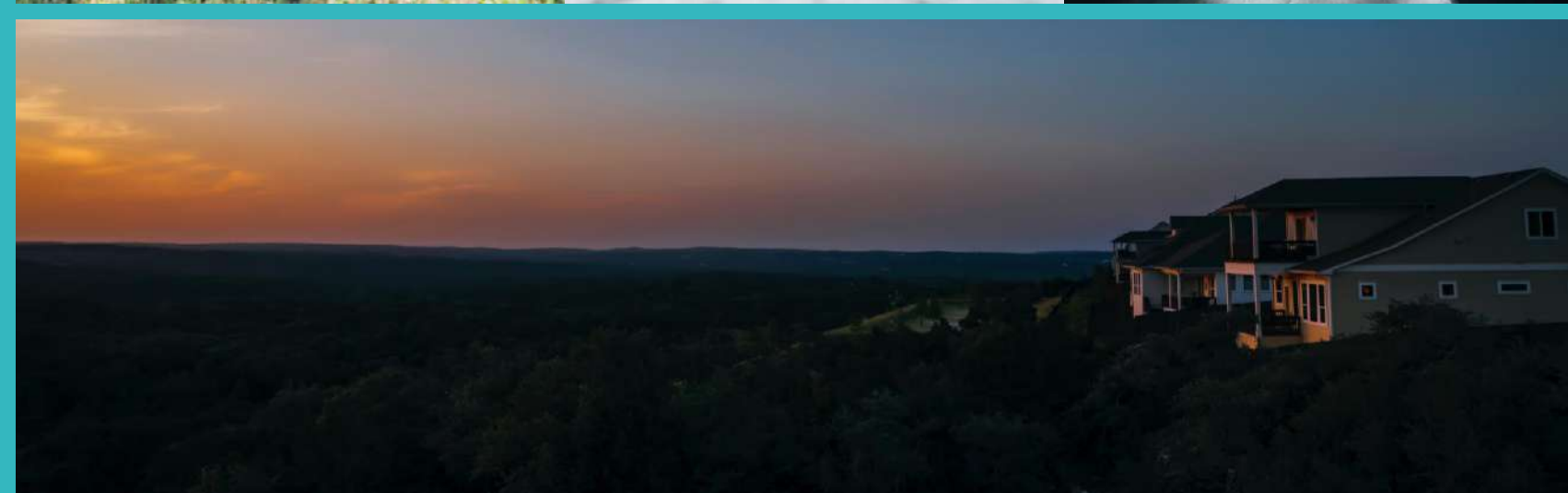
### TEXAS AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS (ASLA)

Honor Award: Homestead Park at Headwaters



### AUSTIN BUSINESS JOURNAL RESIDENTIAL REAL ESTATE AWARDS

Nominee: Master Planned Community of the Year







Vibrant



Inviting



# THE STATION AT HEADWATERS



Authentic



Hill County Charm meets  
Modern Main Street



## PRECEDENT IMAGERY



### CONTACT INFORMATION

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