THE STATION

AT HEADWATERS

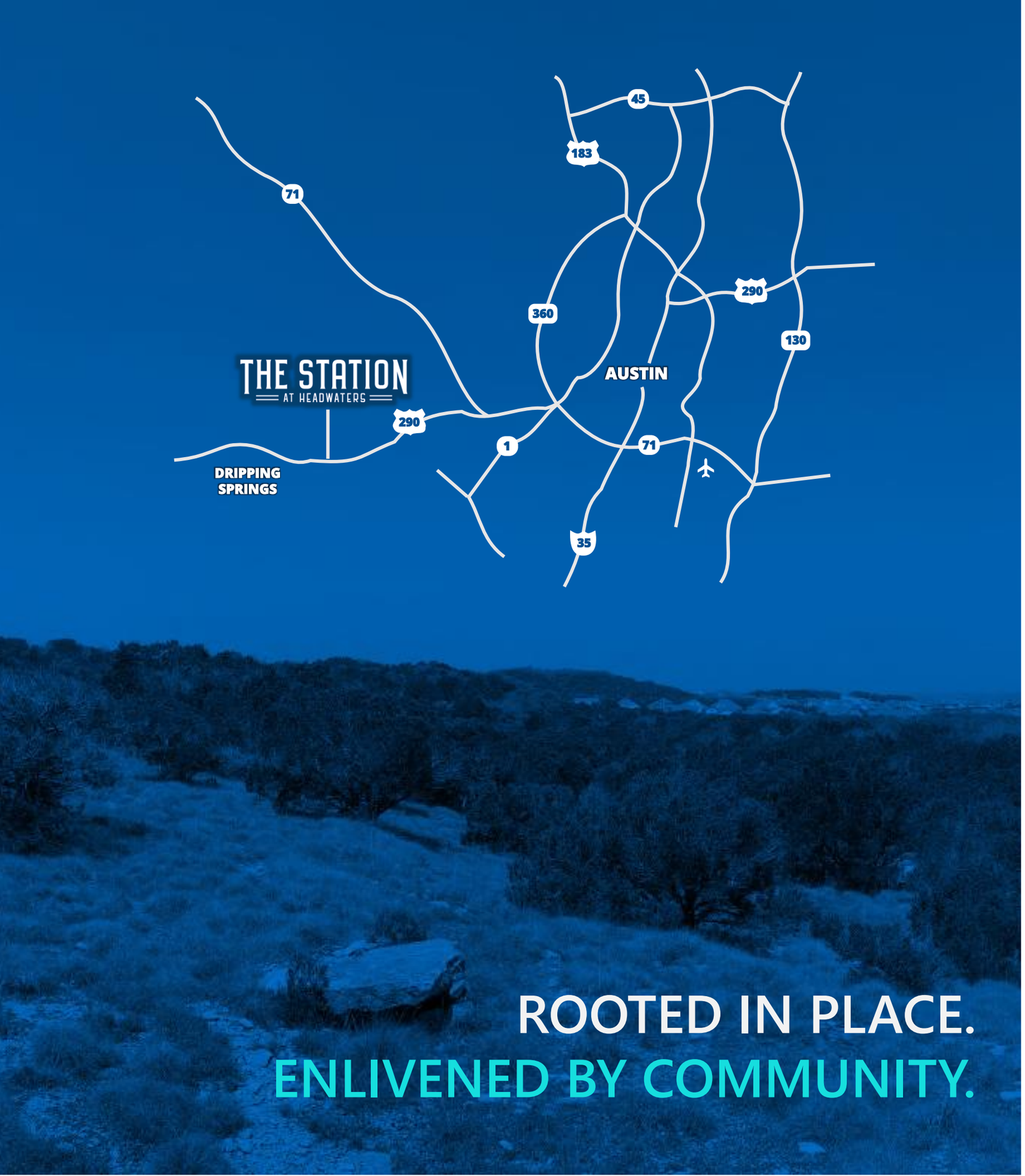
ORYX

NELSEN PARTNERS
ARCHITECTS & PLANNERS

dwg.

M★W

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.

PROJECT SUMMARY

OVERVIEW
ABOUT HEADWATERS RESIDENTIAL
HEADWATERS ACCOLADES
CLOSING – VISION BOARD

THE STATION
AT HEADWATERS

KEY NUMBERS

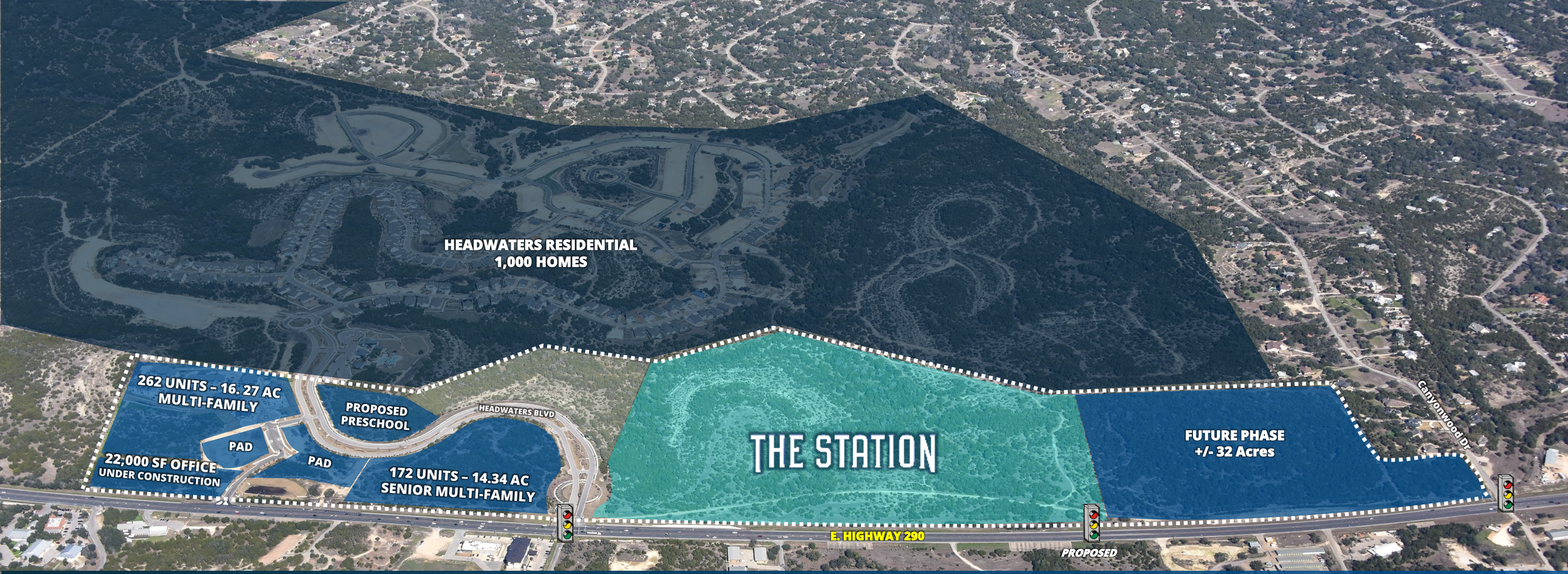
Retail	47,440 sf
Restaurant	51,560 sf
Commercial Mixed-Use	75,355 sf
Office	81,650 sf
Hotel	270 keys (inc. 24 Casitas)
Parking	1,556

PARK ENLARGEMENT

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

LEGEND
Retail
Restaurant
Commercial Mixed-Use
Hospitality
Office

THE STATION AT HEADWATERS | DRIPPING SPRINGS, TX



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

DRIPPING SPRINGS
THE STATION
AT HEADWATERS
TEXAS

ACTIVELY
PLANNING
& MARKETING

PHASE-III - FUTURE

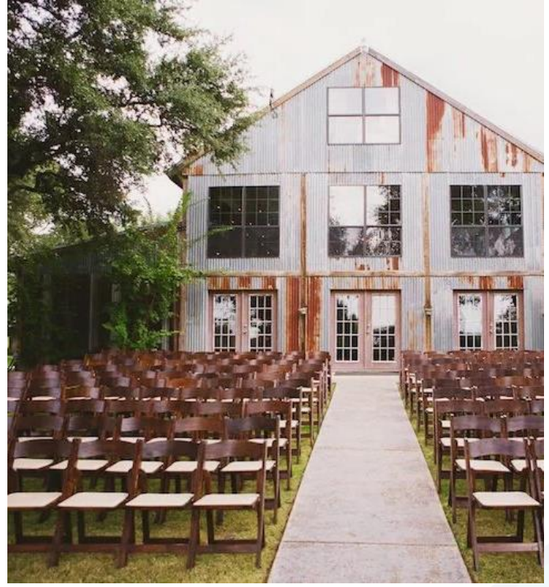
32 ACRES
LARGE SCALE OFFICE OR MEDICAL

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

- 1.2-MILES OF HWY 290 FRONTAGE
- FULLY ENTITLED
- WATER-WASTEWATER AVAILABLE THROUGH HEADWATERS M.U.D
- PEC ELECTRIC
- TEXAS GAS

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

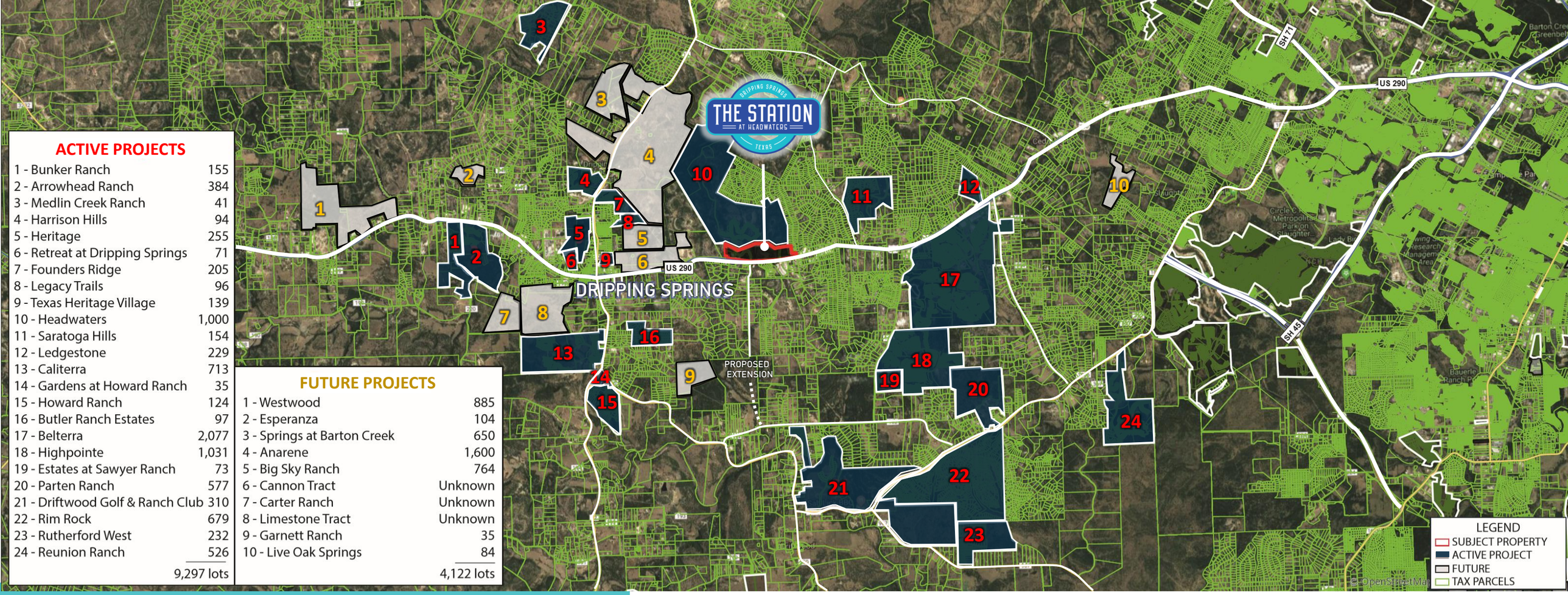
OUTDOOR ATTRACTIONS

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.



ACTIVE PROJECTS

1 - Bunker Ranch	155
2 - Arrowhead Ranch	384
3 - Medlin Creek Ranch	41
4 - Harrison Hills	94
5 - Heritage	255
6 - Retreat at Dripping Springs	71
7 - Founders Ridge	205
8 - Legacy Trails	96
9 - Texas Heritage Village	139
10 - Headwaters	1,000
11 - Saratoga Hills	154
12 - Ledgestone	229
13 - Caliterra	713
14 - Gardens at Howard Ranch	35
15 - Howard Ranch	124
16 - Butler Ranch Estates	97
17 - Belterra	2,077
18 - Highpointe	1,031
19 - Estates at Sawyer Ranch	73
20 - Parten Ranch	577
21 - Driftwood Golf & Ranch Club	310
22 - Rim Rock	679
23 - Rutherford West	232
24 - Reunion Ranch	526
	9,297 lots

FUTURE PROJECTS

1 - Westwood	885
2 - Esperanza	104
3 - Springs at Barton Creek	650
4 - Anarene	1,600
5 - Big Sky Ranch	764
6 - Cannon Tract	Unknown
7 - Carter Ranch	Unknown
8 - Limestone Tract	Unknown
9 - Garnett Ranch	35
10 - Live Oak Springs	84
	4,122 lots

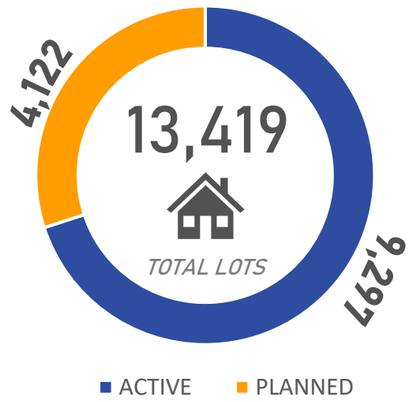
RESIDENTIAL & SUBPARCEL AERIAL

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 3rd LIGHTED INTERSECTION IS PROPOSED.
- WATER & WASTEWATER CAPACITY FOR A LARGE-SCALE PROJECT

RESIDENTIAL GROWTH



× 2.7 *AVERAGE HOUSEHOLD SIZE* = 36,231 *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

	MILES	DRIVE TIME
HWY 12 & 290 Intersection	2.5	3-MIN
BELTERRA	3.5	4-MIN
'Y' HWY 290 & 71	11	15-MIN
HILL COUNTRY GALLERIA	15	23-MIN
SUNSET VALLEY	14	20-MIN
DOWNTOWN AUSTIN	20	25-MIN

TRADE AREA ATTRACTIONS

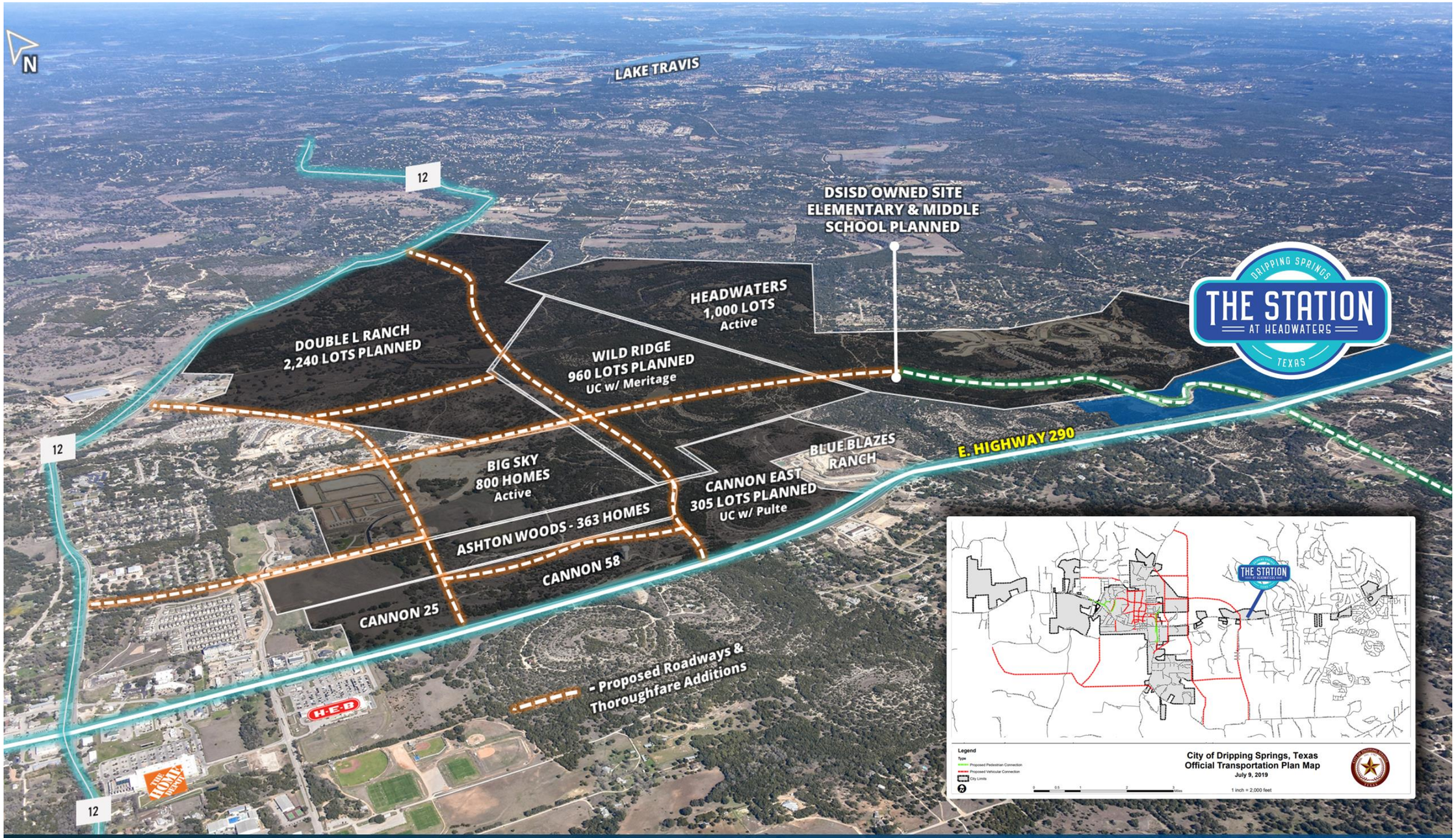
- WINERY, BREWERY, DISTILLERY
- WEDDING VENUE

TRAFFIC COUNTS – HWY 290

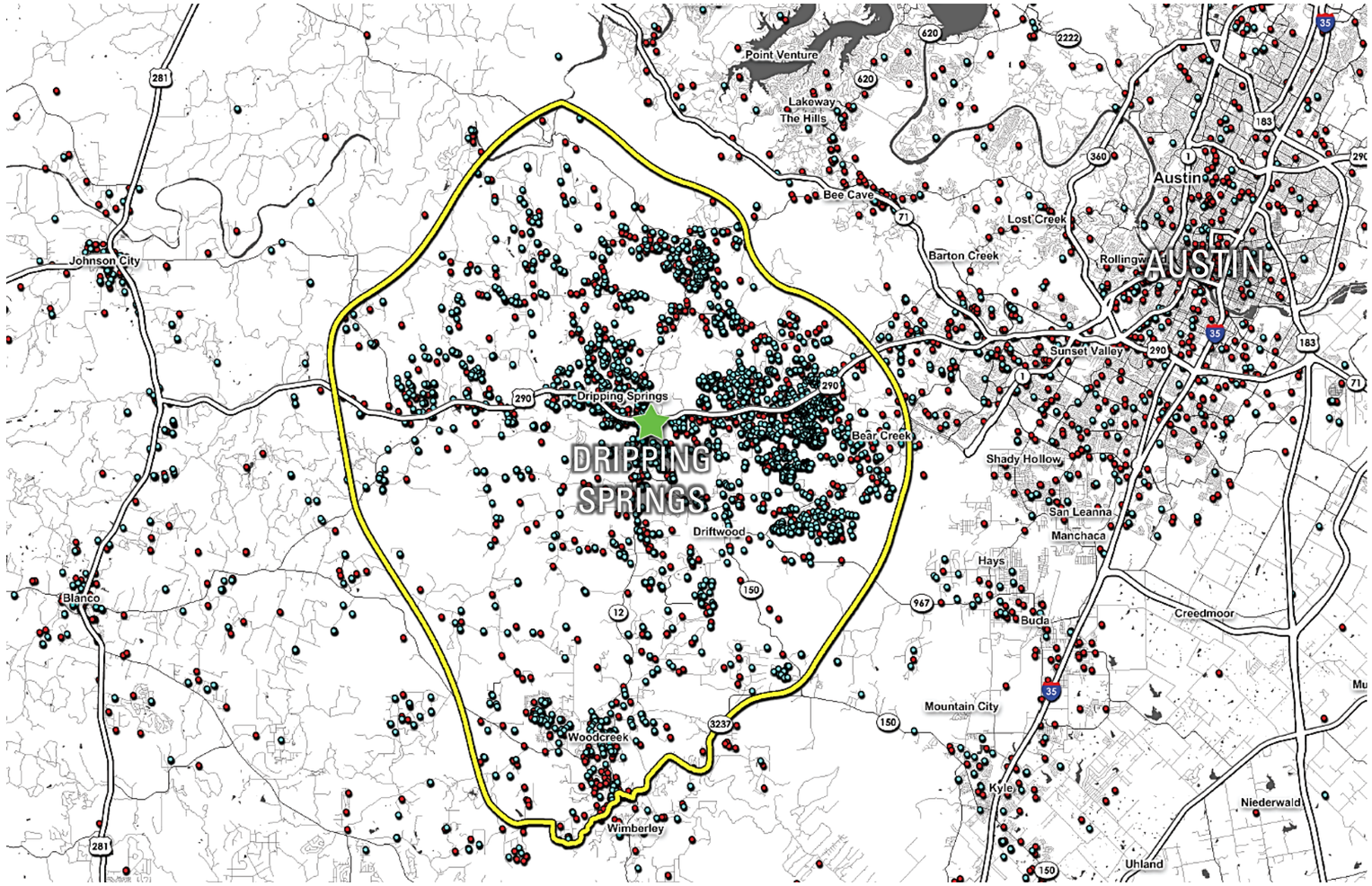
(A) - 35,247 VPD

(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

18,674
HOUSEHOLDS

44
MEDIAN AGE

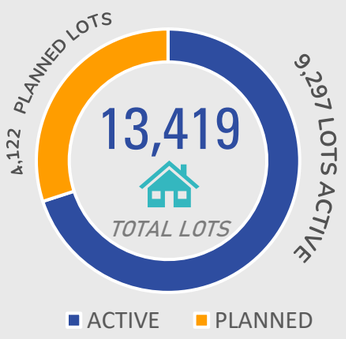
$427,843
MEDIAN NET WORTH

$148,865
AVERAGE HOUSEHOLD INCOME

2.7
AVERAGE HOUSEHOLD SIZE

$104,999
MEDIAN HOUSEHOLD INCOME

FUTURE OUTLOOK



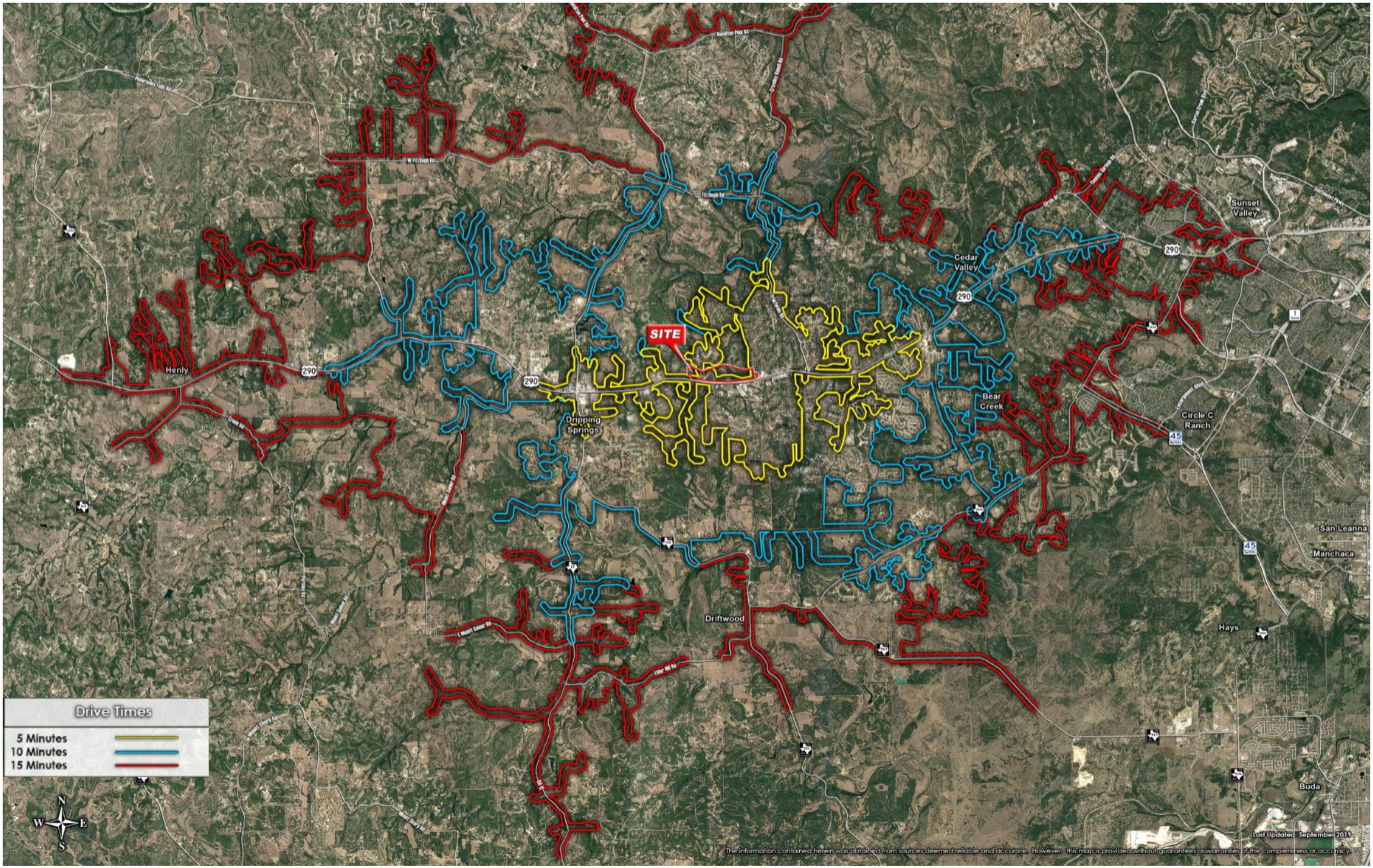
RESIDENTIAL GROWTH

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


SITE
Henly
Dripping Springs
Cedar Valley
Bear Creek
Sunset Valley
Circle C Ranch
Driftwood
Hays
San Leanna
Manchaca
Buda
290
45
Drive Times
5 Minutes
10 Minutes
15 Minutes
N
W
E
S
Last Updated: September 2019
The information contained herein was obtained from sources deemed reliable and accurate. However, this map is provided without guarantees or warranties of the completeness or accuracy.

THE NEIGHBORHOOD

ABOUT HEADWATERS RESIDENTIAL
AWARDS & ACCOLADES

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

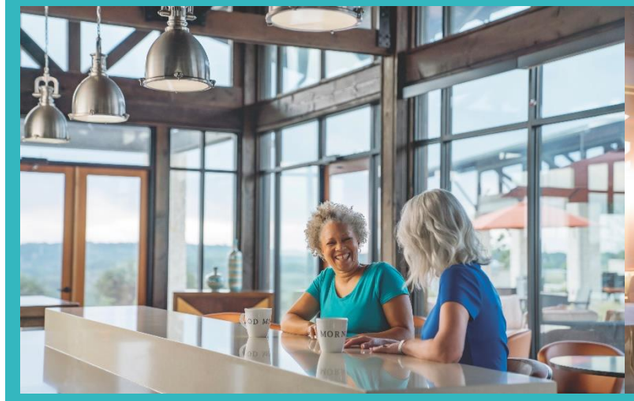
AUSTIN HOME BUILDERS ASSOCIATION MAX AWARDS (HBA)
Winner: Best Design for a Community
Winner: Best Unique Feature for a Community
Winner: Best Clubhouse for a Community
Finalist: Best new Community for a Developer
Finalist: Best Poolscape for a Community

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

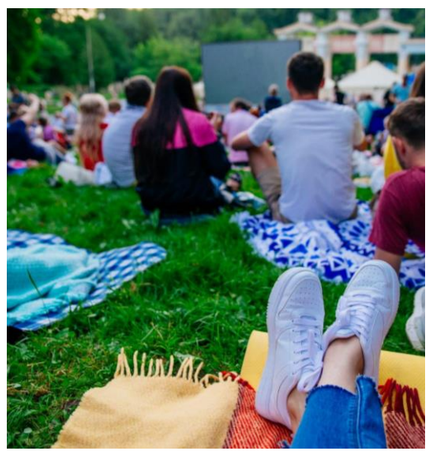


Vibrant

THE STATION
AT HEADWATERS

Inviting

Authentic



Hill County Charm meets Modern Main Street

PRECEDENT IMAGERY

ORYX

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