



**THE OFFICES *at* SAWYER RANCH**  
**OFFICE | MEDICAL**





# ABOUT THE OFFICES AT SAWYER RANCH



## BUILDING INFORMATION

- ◆ Bldg. 2: SOLD
- ◆ Bldg. 3: 6,300 GSF
- ◆ Bldg. 4: SOLD
- ◆ Bldg. 5: 6,083 GSF Under Contract
- ◆ Bldg. 6: Unit 102 - 2,869 RSF
- ◆ Bldg. 7: Unit 102 - 1,389 RSF
- ◆ Bldg. 7: Unit 104 - 2,493 RSF
- ◆ Bldg. 8: LEASED
- ◆ Bldg. 9: 5,546 GSF Under Construction
- ◆ Bldg. 10: 10,321 GSF Under Construction



Sawyer Ranch Crossing is a 22-acre, mixed-use development offering visibility on Highway 290 in a high growth community east of Sawyer Ranch Road and next to Belterra Village in Dripping Springs, Texas. The project features office, medical, and retail uses, high visibility from Highway 290 and walkability to retail and dining venues.

The Offices at Sawyer Ranch offers approximately 100,000 square feet in 10 buildings strategically designed to offer each building scenic hill country views and highly visible signage opportunities along Highway 290. Parking ratio is four per 1,000 SF.

Sawyer Ranch Crossing will include approximately 37,500 square feet of high quality retail and dining venues with outdoor options.





# ABOUT THE TRADE AREA



Trade Area Population  
52,000+

Median Home Price  
\$625,000

Avg. Household Income  
\$117,500

30 Active Neighborhoods  
10,000 lots under development

12 Future Communities  
5,000 lots planned

Projected Population Growth  
36% in 5 years





# SITE PLAN



- The Offices at Sawyer Ranch
- Sawyer Ranch Crossing Retail Center
- Future Office/Medical on 5.43 Acres

**SAWYER RANCH CROSSING**  
RETAIL | OFFICE | MEDICAL  
DRIPPING SPRINGS, TEXAS

# » BUILDINGS 3 & 4 «



PHOTOGRAPH(S) USED UNDER LICENSE FROM COSTAR



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# » BUILDINGS 3 & 4 «

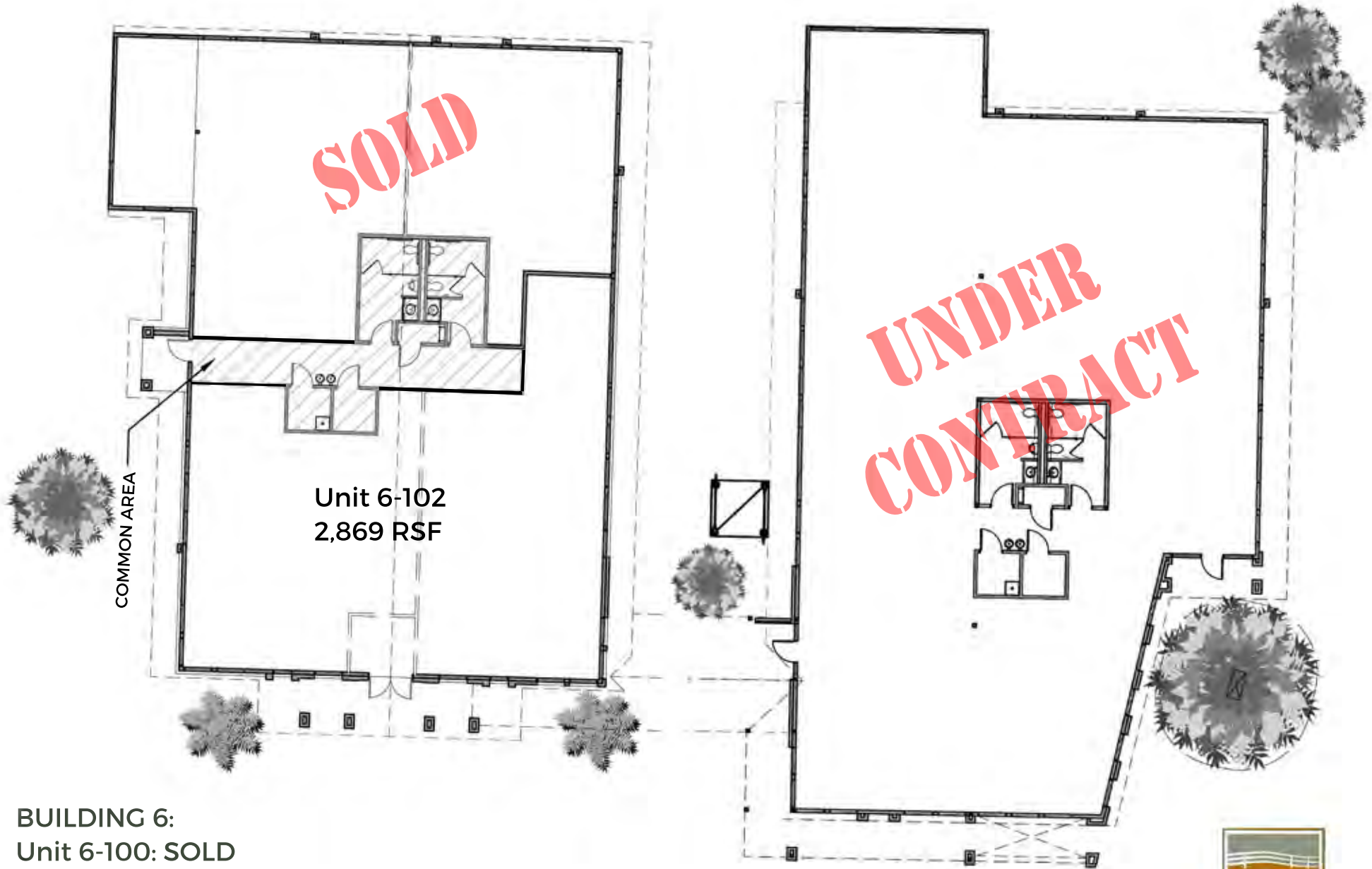


**BUILDING 3:**  
Suite 130 - 3,395 GSF  
Suite 120 - 2,905 GSF  
Total Building - 6,300 GSF



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# » BUILDINGS 5 & 6 «



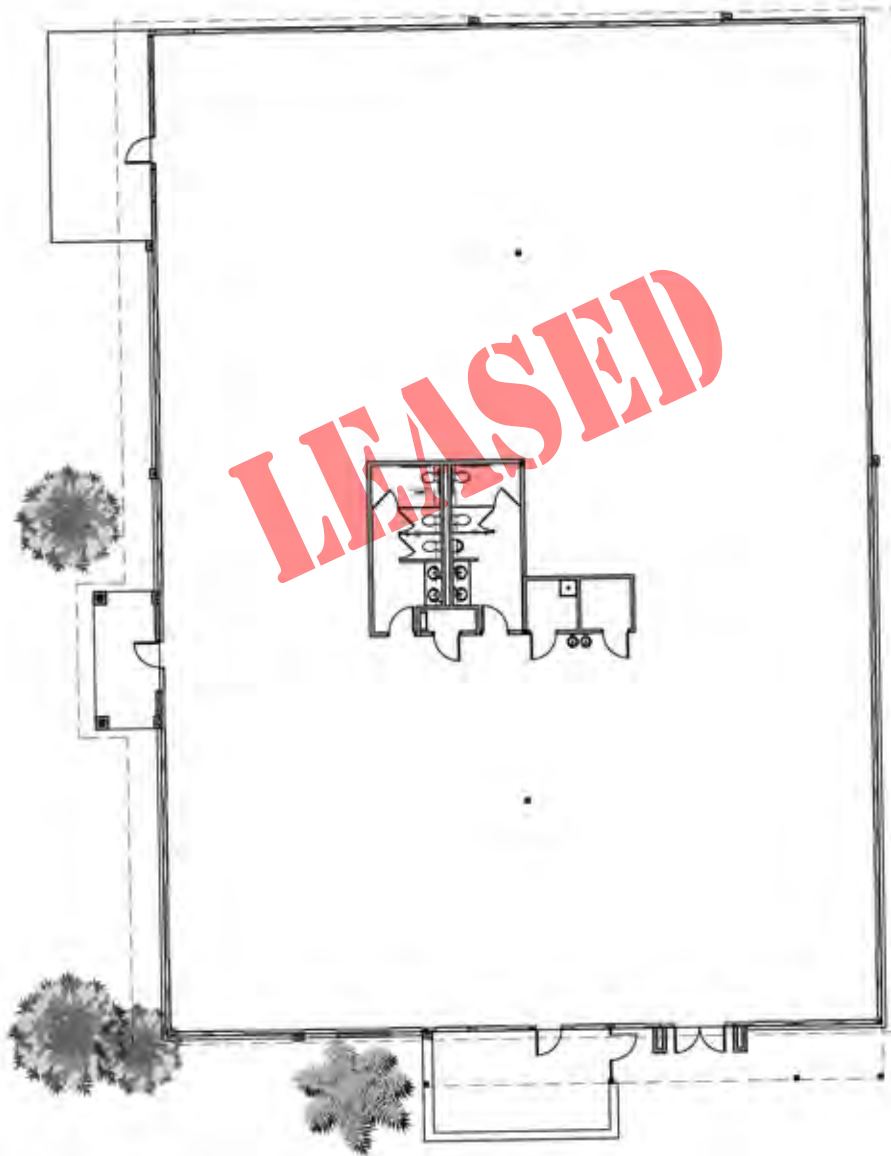
BUILDING 6:  
Unit 6-100: SOLD  
Unit 6-102: 2,869 RSF  
Total Building - 5,592 GSF

BUILDING 5:  
Total Building - 6,083 GSF

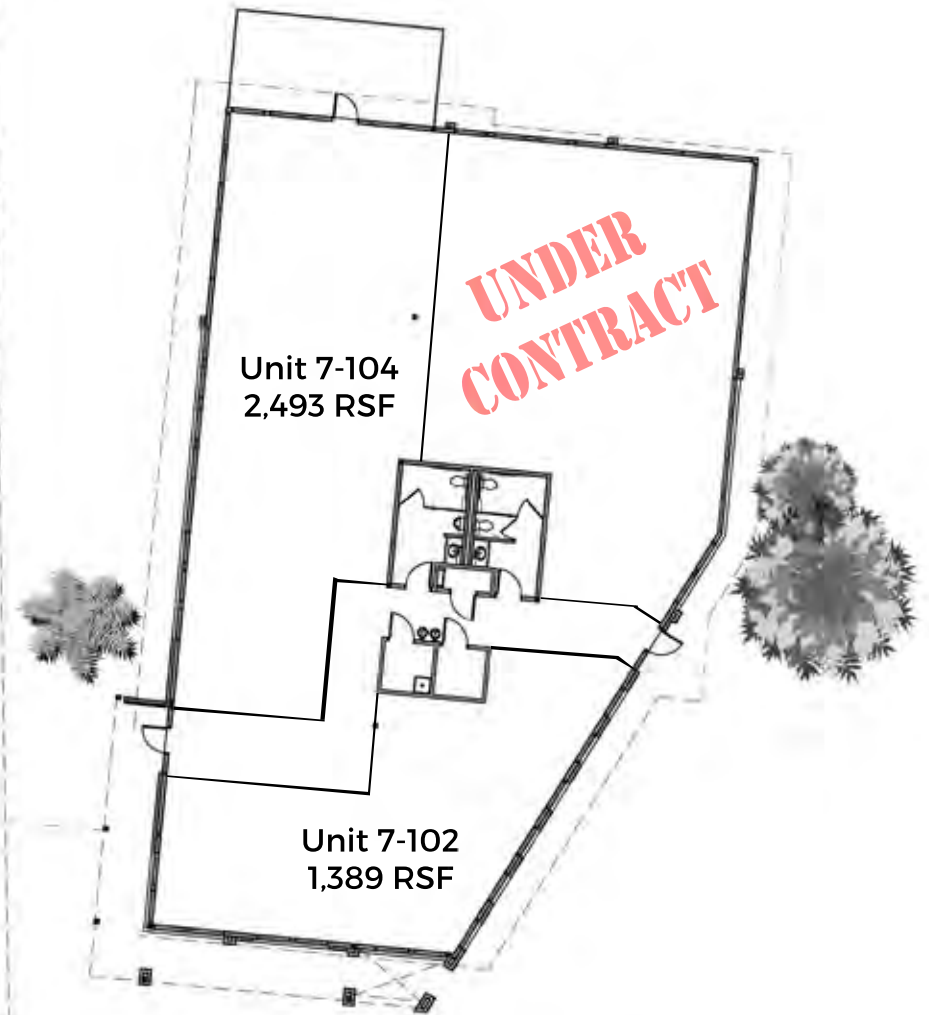


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# » BUILDINGS 7 & 8 «



**BUILDING 8:**  
Total Building - 10,580 GSF

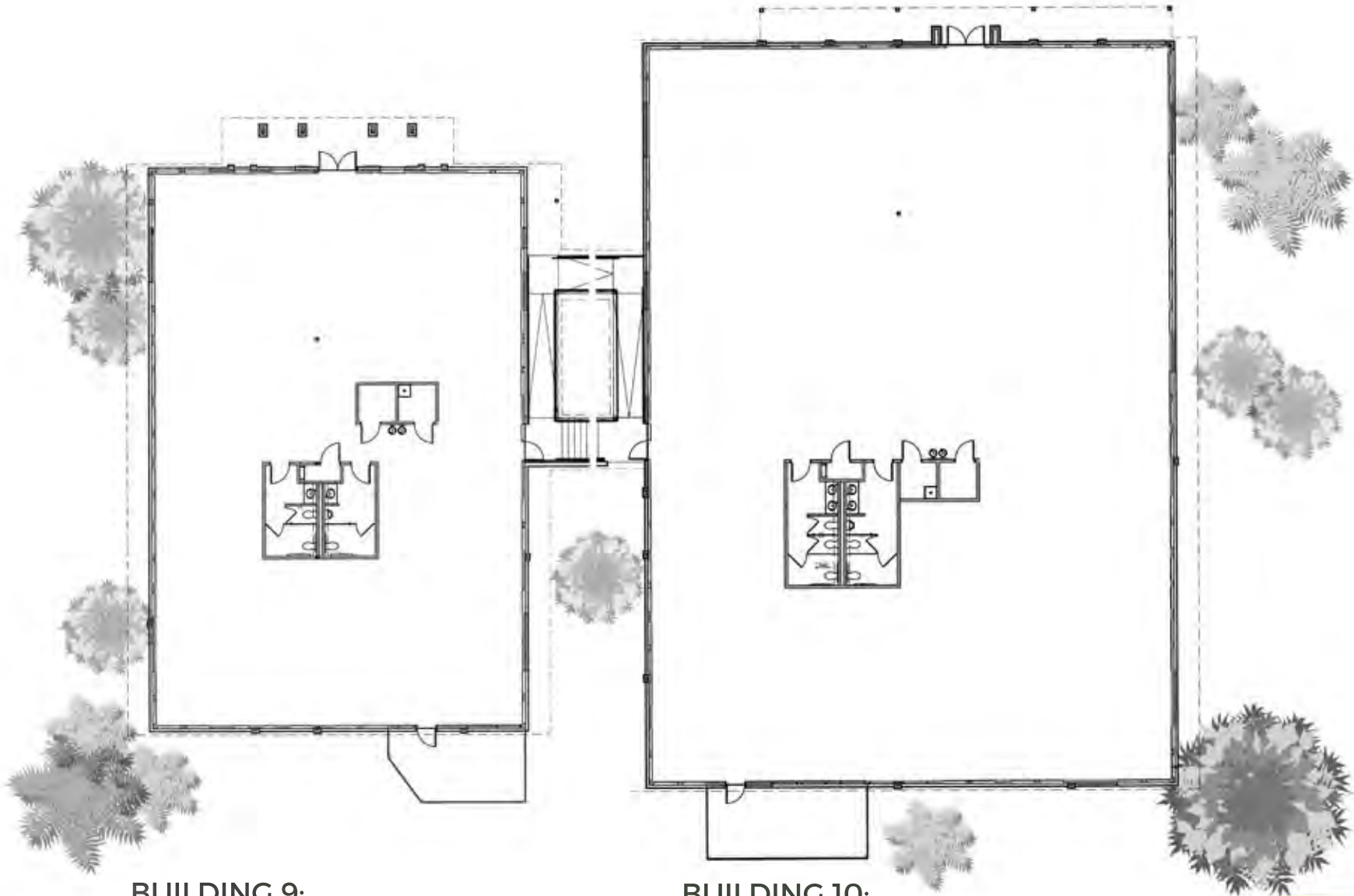


**BUILDING 7:**  
Unit 7-100: Under contract  
Unit 7-102: 1,289 RSF Available  
Unit 7-104: 2,493 RSF Available  
Total Building - 5,992 GSF



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# » BUILDINGS 9 & 10 «



**BUILDING 9:**  
Total Building - 5,546 GSF  
Under construction  
October, 2023 delivery

**BUILDING 10:**  
Total Building - 10,321 GSF  
Under construction  
October, 2023 delivery



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13341 West U.S. 290  
Dripping Springs, Texas 78737

Dan Lewis  
Vice President  
(512) 279.6404  
dlewis@tigusa.com

David Alsmeyer  
Principal  
(512) 901.0181  
dalsmeyer@tigusa.com

TIG Real Estate Services  
901 S. MoPac Expressway, Suite IV-285  
Austin, Texas 78746  
www.tigusa.com  
(512) 732-0400





## 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date