

# SERENE HILLS DEVELOPMENT

Lakeway, Texas

Adjacent to Future



**PAD SITES AVAILABLE**

**MEDICAL / OFFICE / RETAIL AVAILABLE**



*For Brokerage & Leasing  
Information:*

Steve Durhman  
T: (512) 628-5351  
E: [steve@dbrealty.net](mailto:steve@dbrealty.net)

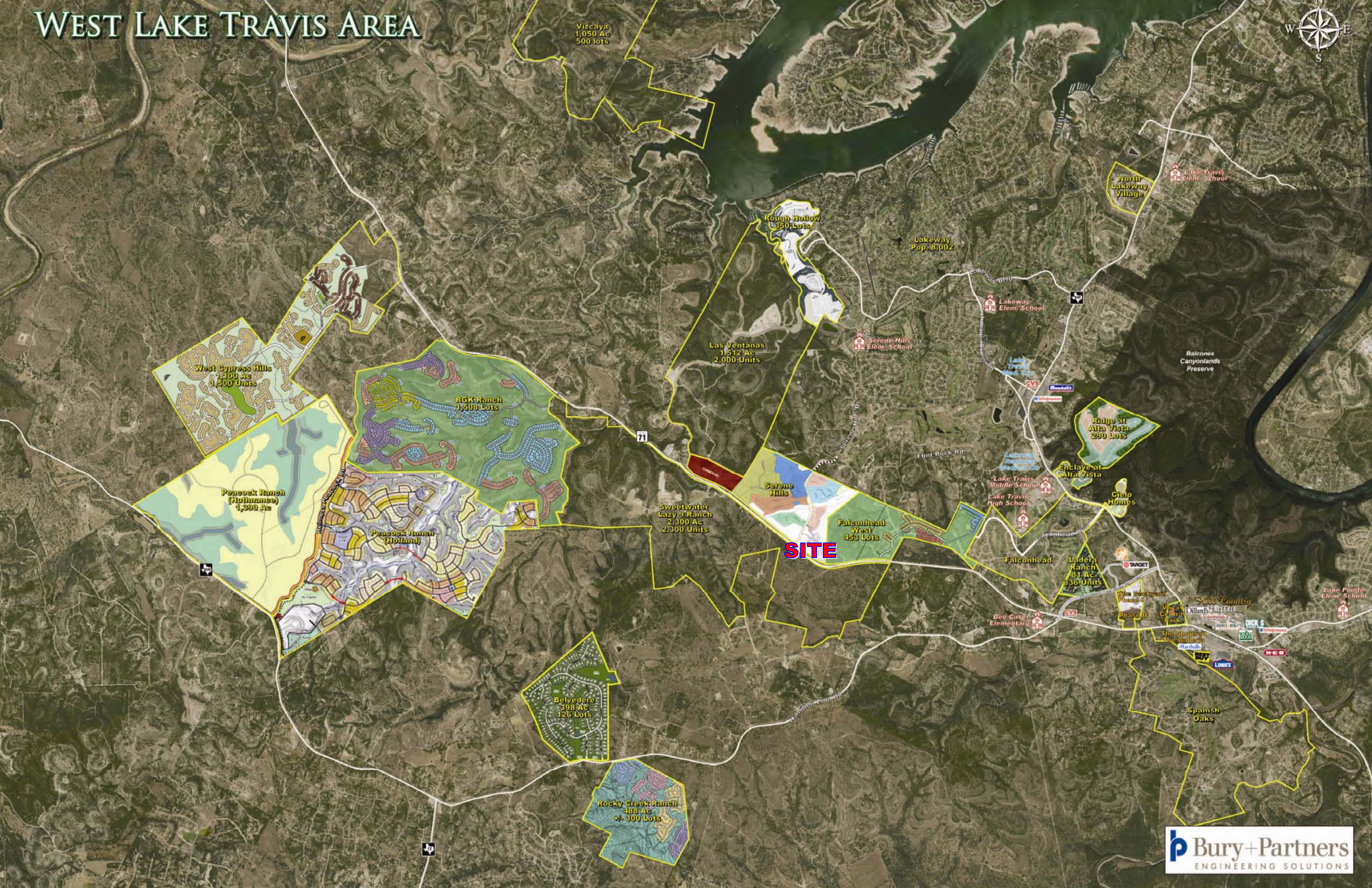
Justin Poses  
T: (512) 628-5358  
E: [justin@dbrealty.net](mailto:justin@dbrealty.net)



100 E. Anderson Lane  
Suite 200  
Austin, TX 78752  
(512) 833-6444



# WEST LAKE TRAVIS AREA





LAKE TRAVIS

# THE CITY OF LAKEWAY, TX

WORLD  
of  
TENNIS

SWIM  
CENTER

SERENE HILLS  
ELEMENTARY

THE HILLS  
of  
LAKEWAY G.C.

LAKEWAY  
ELEMENTARY  
SCHOOL

SERENE  
HILLS

FLINTROCK  
FALLS G.C.

LAKEWAY  
REGIONAL  
MEDICAL  
CENTER

LAKE TRAVIS  
MIDDLE &  
HIGH SCHOOLS

S. H. 71 WEST

BEE CAVE  
PARK

PROPOSED  
HEB GROCERY  
STORE

NITRO SWIM  
CENTER

FALCONHEAD  
G.C.

R. R. 620

R. R. 620

S. H. 71 WEST



SERENE HILLS





LAKE TRAVIS



SERENE HILLS DR.



OWNED  
PROPERTY

**SITE**







**THE MANSIONS LAKEWAY  
APARTMENT HOMES  
350 UNITS  
BUILT 2016**

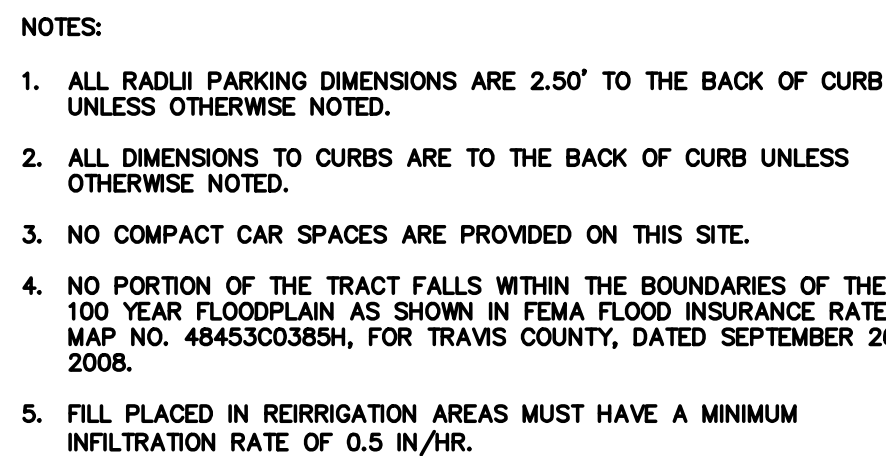
BUILDING AND SITE  
WORK COMPLETE

**SERENE HILLS DR.**

**H-E-B**  
OWNED  
PROPERTY

**71**  
TEXAS





THIS DOCUMENT IS  
RELEASED FOR THE  
PURPOSE OF INTERIM  
REVIEW UNDER THE  
AUTHORITY OF  
TRAVIS FLAKE #109871  
ON THE DATE SHOWN  
ON THE DATE STAMP. IT IS  
NOT TO BE USED FOR  
CONSTRUCTION, BIDDING  
OR PERMIT PURPOSES.

# SITE PLAN

**SERENE HILLS COMMERCIAL EAST  
5329 SERENE HILLS DRIVE**

---

**SERENE HILLS PARTNERS,  
LP**

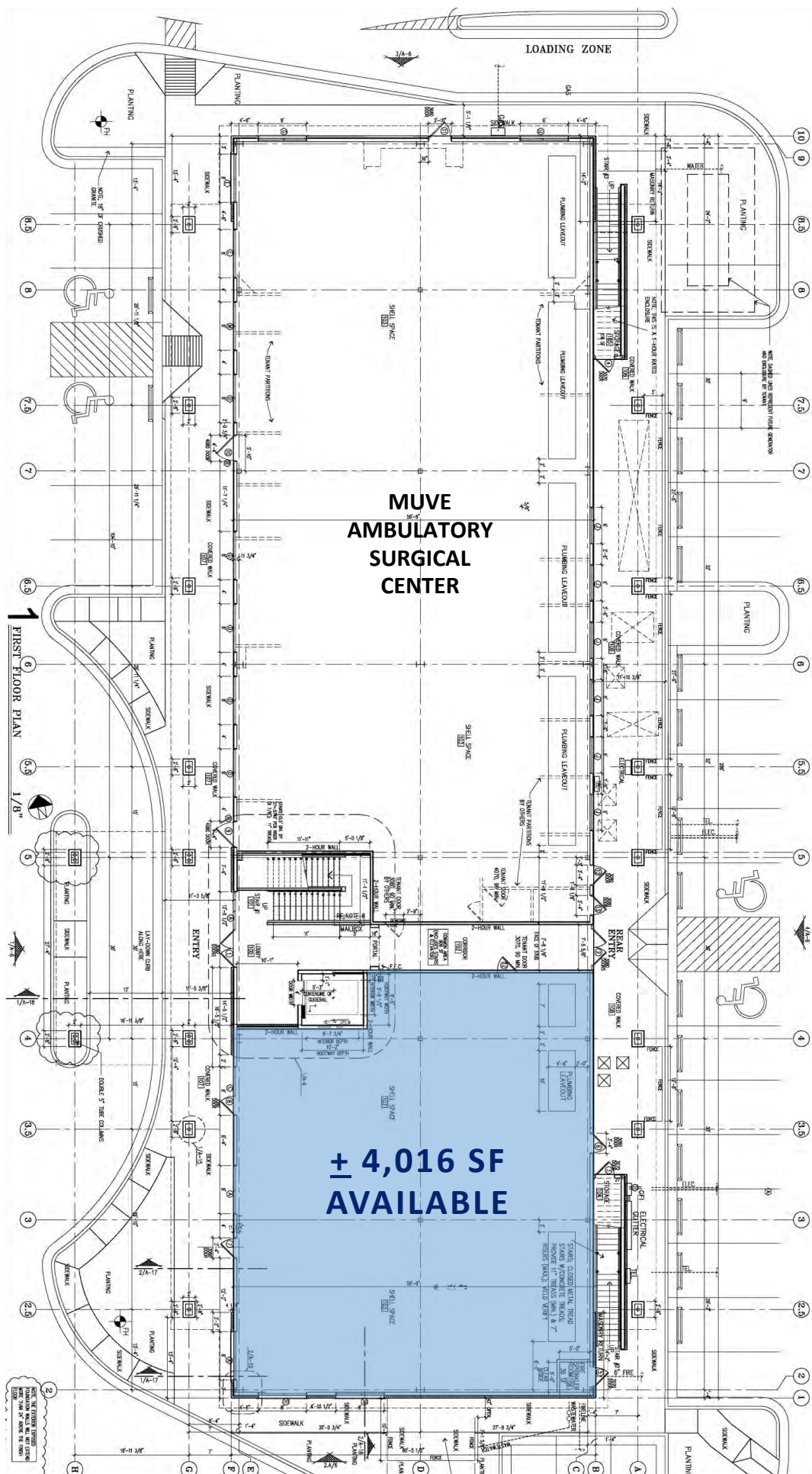
DRAWN BY: PSD
DESIGNED BY: PSD
REVIEWED BY: TPF
PROJECT NO: 101165-10002

SHEET  
9  
OF 38



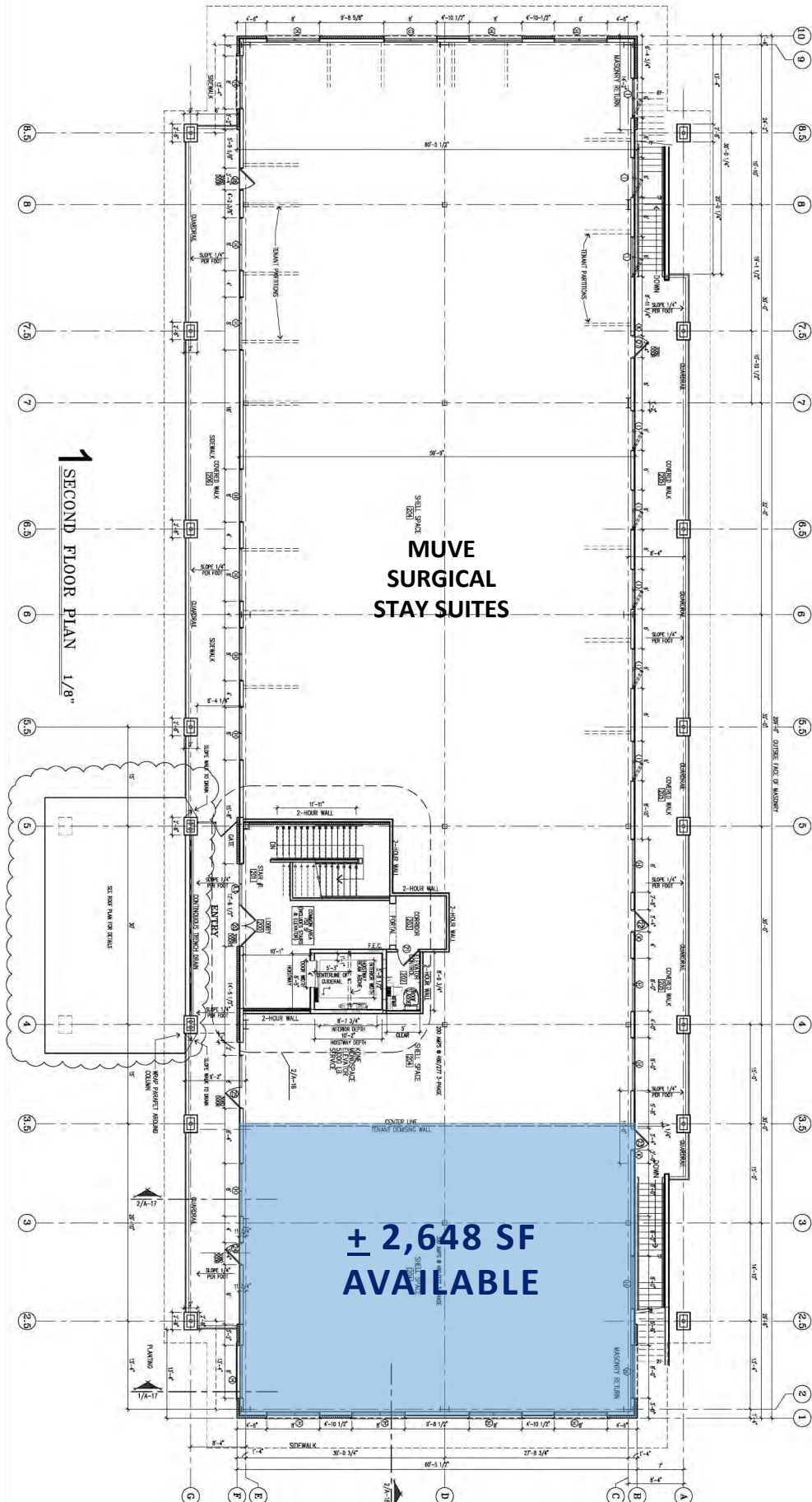






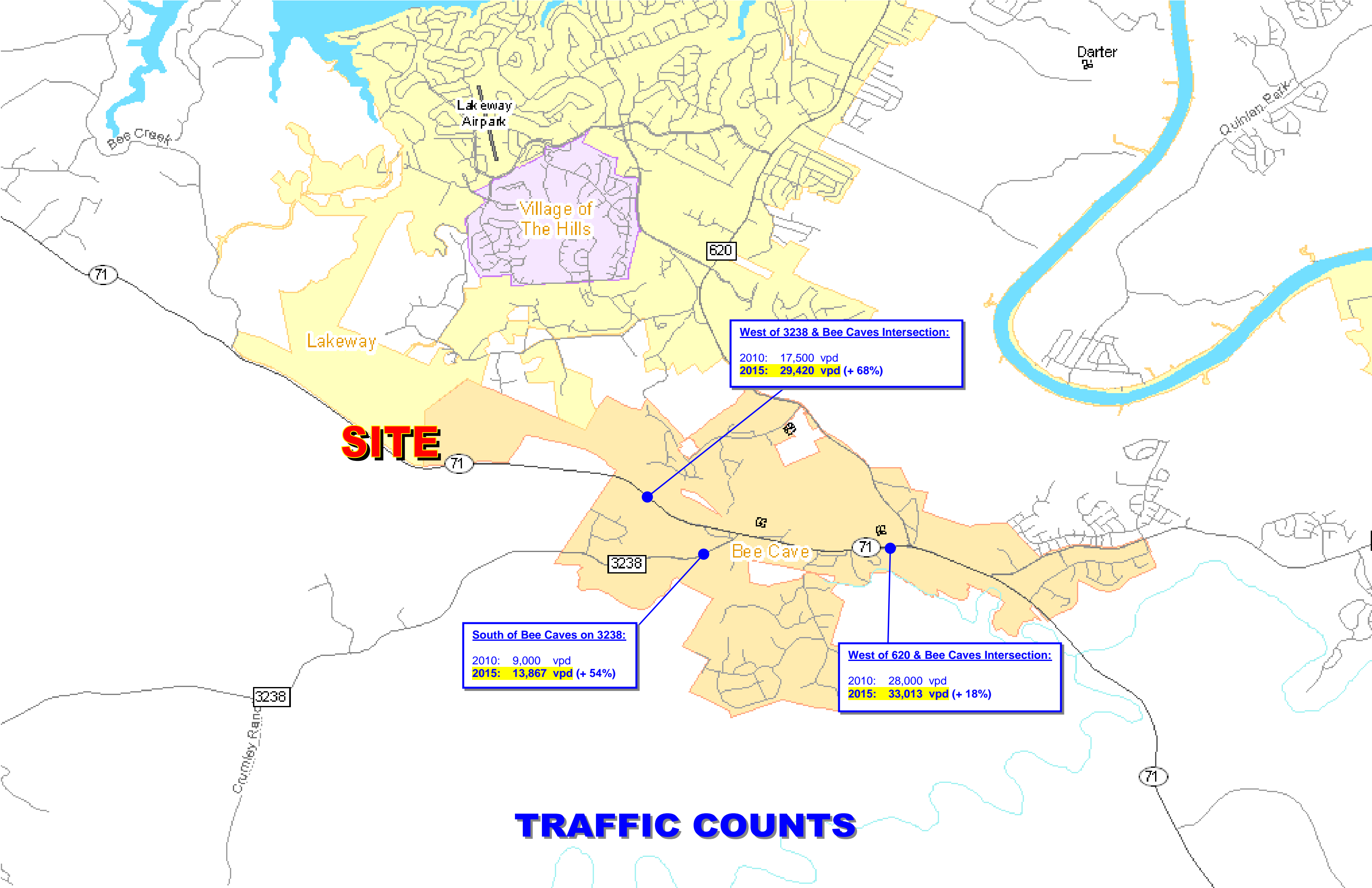
## FIRST FLOOR





**SECOND FLOOR**





**SITE**

**TRAFFIC COUNTS**



# SERENE HILLS AREA

## Subdivision Activity And Profile Summary

### 2nd Quarter - 2014

Map No.	Subdivision Name	Price Range (\$1,000s)	Occupied	Total Inventory	Vacant Developed Lots	Future Lots	Total Lots
1	Barton Creek Lakeside	\$400-\$2,500	200	0	7	0	207
2	West Cypress Hills	\$227-\$350	245	30	387	818	1,480
3	Montebella (DR Horton)	\$230-\$270	107	5	15	0	127
4	Rocky Creek Ranch (Drees / Highland)	\$330-\$482	152	20	227	0	399
5	Rough Hollow/Lakeway	\$286-\$385	45	15	78	23	161
6	Rough Hollow/Lakeway	\$362-\$480	40	5	19	0	64
7	Rough Hollow/Enclave	\$500-\$1,000	22	1	58	0	81
8	Rough Hollow/Bluffs	\$680-\$930	10	1	42	0	53
9	Rough Hollow/East Rim	\$354-\$515	37	7	15	0	59
10	Rough Hollow/Waters Edge	\$950-\$3,500	24	3	12	0	39
11	Rough Hollow/Overlook	\$260-\$360	10	2	43	0	55
12	Sweetwater Ranch (Weekly / Drees Ryland)	\$350-\$450	104	22	311	1,863	2,300
13	Reserve at Lake Travis	\$400-\$4,000	26	7	103	0	136
14	Rivercliff	\$500-\$1,500	7	0	33	0	40
15	Paleface Homesteads	\$250-\$400	23	0	1	0	24
16	Coves at Lake Travis	\$600-\$1,300	23	0	3	0	26
17	Lakewood Estates	\$500-\$1,200	30	0	2	0	32
18	Cypress Creek Ranch	\$400-\$550	3	0	15	0	18
19	Flintrock Falls-Creekside	\$1,500-\$2,500	1	0	24	0	25
20	Flintrock Falls/Vistas (aka Hurst)	\$359-\$459	74	5	0	0	79
21	Falconhead/West-Copper	\$441-\$554	134	4	0	0	138
22	Falconhead/West-Lantern	\$335-\$450	200	8	5	0	213
23	Falconhead/West-Crystal	\$288-\$365	89	0	1	0	90
24	Palomba Court at Flintrock	\$500-\$700	0	0	14	0	14
25	Lakeway/Boulevard	\$369-\$477	7	1	28	0	36
26	Lakeway/Lake Chandon	\$390-\$484	14	1	8	0	23
27	Hidden Hills	\$350-\$500	33	0	2	0	35
28	Serene Hills	\$350-\$650	22	10	311	223	566
29	Pedernales Canyon Ranch	\$400-\$800	60	7	54	0	121
30	Village at Briarcliff	\$250-\$900	729	0	650	0	1,379
31	Stagecoach Ranch	\$400-\$650	22	2	66	0	90
32	Ranches at Hamilton Pool	\$400-\$1,500	17	0	18	0	35
33	Peacock Ranch	\$400-\$1,200	0	0	0	1,390	1,390
34	Deer Creek Ranch	\$200-\$300	90	6	50	0	146
35	Belvedere	\$700-\$1,500	155	5	250	0	410
36	Lakeway/Cedar Glen	\$400-\$465	10	1	8	0	19
37	Falconhead/Heights	\$659-\$900	45	2	9	0	56
38	Preserve at Lakeway	\$290-\$700	198	3	81	5	287
39	Falconhead/Cottages at	\$230-\$284	32	5	15	0	52
40	Alta Vista/Ridge	\$356-\$672	285	3	1	0	289
41	San Casciano @ North Lakeway	\$494-\$534	4	1	12	0	17
42	North Lakeway Village	\$271-\$396	70	5	46	0	121
43	Bella Ventana	\$400-\$783	60	8	33	0	101
44	Canyon at Cardianl Hills	\$350-\$400	12	3	3	0	18
45	Cardinal Hills	\$219-\$417	57	0	19	0	76
46	Old Ferry	\$300-\$500	32	0	0	0	32
47	Paleface Pedernales	\$300-\$500	17	0	0	0	17
48	Colonia Serendipity	\$500-\$600	2	0	14	0	16
49	Spanish Oaks @ Bee Cave	\$750-\$4,000	130	9	153	111	403
50	Valley Lake Hills	\$400-\$600	40	0	0	0	40
51	Lucky Lake Ranch	\$400-\$550	50	0	1	0	51
52	Madrone Ranch	\$400-\$1,500	50	0	10	0	60
53	Saddletree Ranch	\$300-\$600	220	0	328	0	548
54	Pedernales Canyon Ranch	\$350-\$1,000	11	0	0	0	11
55	Bell Springs Road	\$200-\$400	35	0	30	0	65



# SERENE HILLS AREA

## Subdivision Activity And Profile Summary

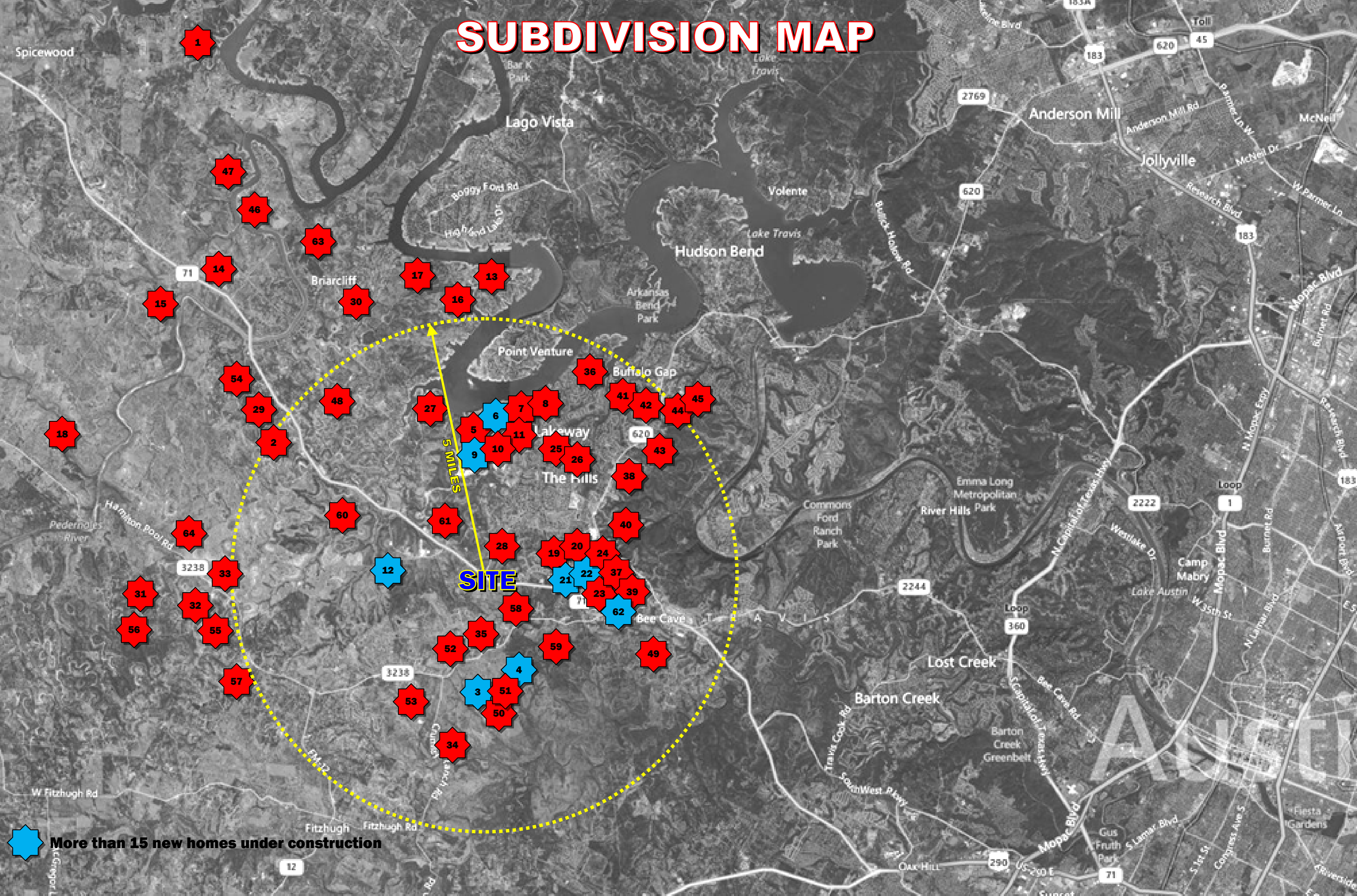
*2nd Quarter - 2014*

Map No.	Subdivision Name	Price Range (\$1,000s)	Occupied	Total Inventory	Vacant Developed Lots	Future Lots	Total Lots
56	Walking W Ranch	\$200-\$400	32	0	35	0	67
57	Vista Ridge	\$250-\$400	82	2	49	0	133
58	Resting Hills	\$250-\$450	30	1	17	0	48
59	Estate Homes	\$750-\$1,000	12	2	21	0	35
60	RGK Ranch	\$250-\$1,000	0	0	0	1,508	1,508
61	Las Ventanas		0	0	0	2,000	2,000
62	Ladera		75	25	236	0	336
63	Vizcaya		0	0	0	500	500
64	Peacock Ranch (Holland)		0	0	0	1,500	1,500
<b>Totals Q3 - 2012</b>			<b>4,346</b>	<b>237</b>	<b>3,973</b>	<b>9,941</b>	<b>18,497</b>

Subdivisions with more than 15 new homes under construction



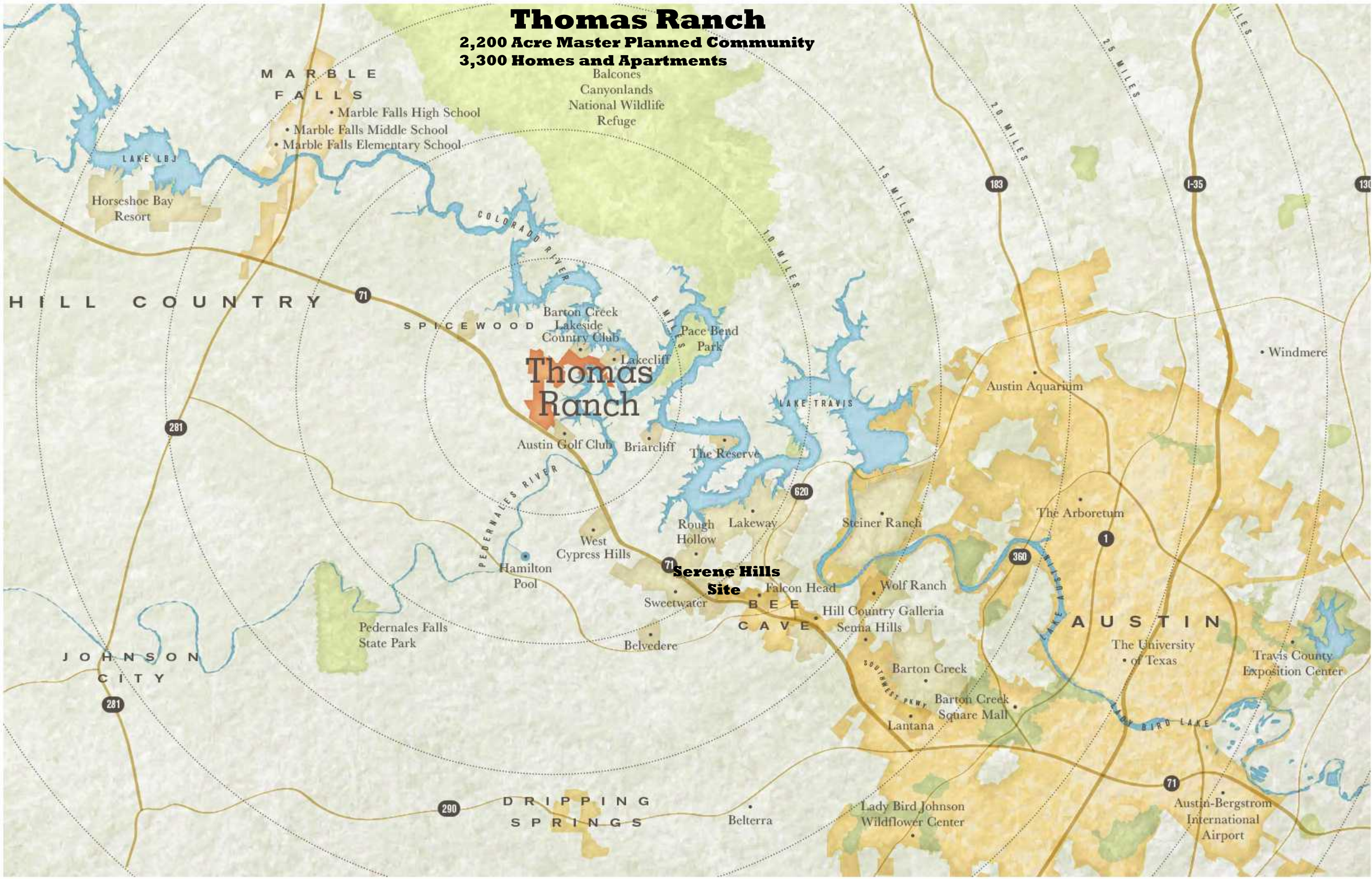
# SUBDIVISION MAP





# Thomas Ranch

**2,200 Acre Master Planned Community**  
**3,300 Homes and Apartments**



MARBLE FALLS

- Marble Falls High School
- Marble Falls Middle School
- Marble Falls Elementary School

Balcones  
Canyonlands  
National Wildlife  
Refuge

Horseshoe Bay  
Resort

HILL COUNTRY

71

SPICEWOOD

Barton Creek  
Lakeside  
Country Club

Thomas  
Ranch

Lakecliff

Pace Bend  
Park

Austin Golf Club

Briarcliff

The Reserve

LAKE TRAVIS

Austin Aquarium

• Windmere

281

PEDERNALES RIVER

West  
Cypress Hills

Hamilton  
Pool

71

Serene Hills  
Site

Rough  
Hollow

Lakeway

Steiner Ranch

The Arboretum

1

JOHNSON  
CITY

281

Pedernales Falls  
State Park

Belvedere

Sweetwater

BEE  
CAVE

Hill Country Galleria  
Senna Hills

Wolf Ranch

Falcon Head

AUSTIN

The University  
• of Texas

Travis County  
Exposition Center

Barton Creek

Barton Creek  
Square Mall

Lantana

Lady Bird Johnson  
Wildflower Center

290

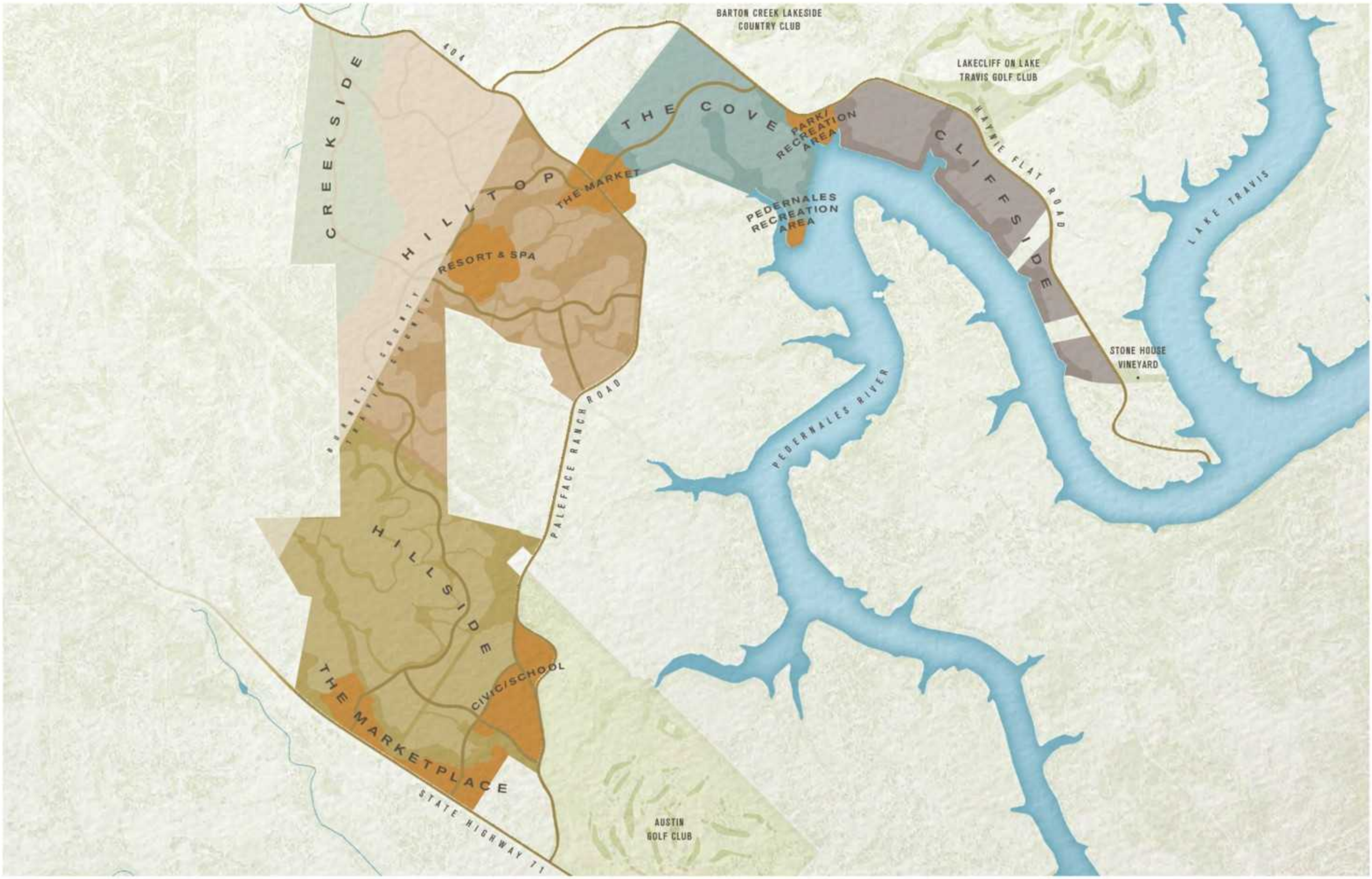
DRIPPING  
SPRINGS

Belterra

71

Austin-Bergstrom  
International  
Airport









## Site Details Map

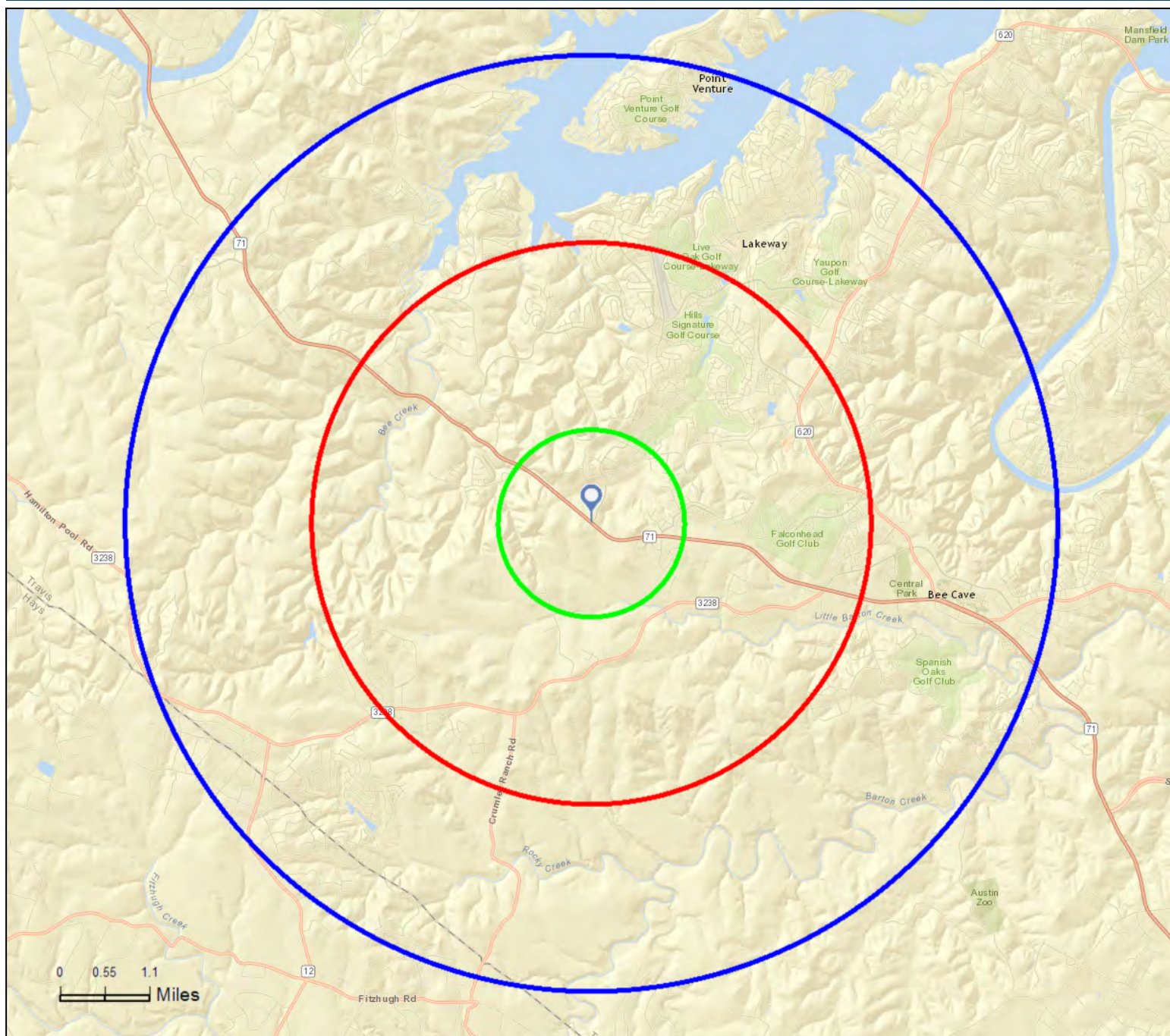
16741 W Highway 71, Austin, Texas, 78738

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 30.32011

Longitude: -98.00684



### This site is located in:

**City:** ---

**County:** Travis County

**State:** Texas

**ZIP Code:** 78669

**Census Tract:** 48453001768

**Census Block Group:** 484530017682

**CBSA:** Austin-Round Rock, TX Metropolitan Statistical Area

May 16, 2017





## Executive Summary

16741 W Highway 71, Austin, Texas, 78738  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 30.32011  
Longitude: -98.00684

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	19	3,740	15,570
2010 Population	239	8,013	25,478
2016 Population	607	12,678	36,376
2021 Population	770	15,383	43,362
2000-2010 Annual Rate	28.81%	7.92%	5.05%
2010-2016 Annual Rate	16.08%	7.62%	5.86%
2016-2021 Annual Rate	4.87%	3.94%	3.58%
2016 Male Population	49.6%	49.5%	49.5%
2016 Female Population	50.4%	50.5%	50.5%
2016 Median Age	34.9	44.8	44.4

In the identified area, the current year population is 36,376. In 2010, the Census count in the area was 25,478. The rate of change since 2010 was 5.86% annually. The five-year projection for the population in the area is 43,362 representing a change of 3.58% annually from 2016 to 2021. Currently, the population is 49.5% male and 50.5% female.

### Median Age

The median age in this area is 34.9, compared to U.S. median age of 38.0.

### Race and Ethnicity

2016 White Alone	83.0%	89.2%	89.7%
2016 Black Alone	1.2%	1.0%	1.0%
2016 American Indian/Alaska Native Alone	0.3%	0.5%	0.4%
2016 Asian Alone	8.8%	4.6%	4.1%
2016 Pacific Islander Alone	0.0%	0.0%	0.0%
2016 Other Race	3.1%	2.3%	2.3%
2016 Two or More Races	3.6%	2.4%	2.4%
2016 Hispanic Origin (Any Race)	11.5%	9.8%	10.2%

Persons of Hispanic origin represent 10.2% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 34.1 in the identified area, compared to 63.5 for the U.S. as a whole.

### Households

2000 Households	6	1,464	5,898
2010 Households	78	3,150	10,080
2016 Total Households	208	4,909	14,108
2021 Total Households	264	5,932	16,758
2000-2010 Annual Rate	29.24%	7.96%	5.51%
2010-2016 Annual Rate	16.99%	7.36%	5.53%
2016-2021 Annual Rate	4.88%	3.86%	3.50%
2016 Average Household Size	2.92	2.58	2.57

The household count in this area has changed from 10,080 in 2010 to 14,108 in the current year, a change of 5.53% annually. The five-year projection of households is 16,758, a change of 3.50% annually from the current year total. Average household size is currently 2.57, compared to 2.52 in the year 2010. The number of families in the current year is 10,497 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

May 16, 2017





## Executive Summary

16741 W Highway 71, Austin, Texas, 78738  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 30.32011  
Longitude: -98.00684

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2016 Median Household Income	\$120,861	\$115,131	\$105,985
2021 Median Household Income	\$141,475	\$124,937	\$114,470
2016-2021 Annual Rate	3.20%	1.65%	1.55%
<b>Average Household Income</b>			
2016 Average Household Income	\$156,523	\$161,870	\$147,785
2021 Average Household Income	\$169,838	\$174,399	\$159,307
2016-2021 Annual Rate	1.65%	1.50%	1.51%
<b>Per Capita Income</b>			
2016 Per Capita Income	\$55,975	\$62,921	\$57,474
2021 Per Capita Income	\$60,761	\$67,530	\$61,721
2016-2021 Annual Rate	1.65%	1.42%	1.44%

### Households by Income

Current median household income is \$105,985 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$114,470 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$147,785 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$159,307 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$57,474 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$61,721 in five years, compared to \$32,025 for all U.S. households

<b>Housing</b>			
2000 Total Housing Units	7	1,640	6,631
2000 Owner Occupied Housing Units	5	1,282	5,091
2000 Renter Occupied Housing Units	1	182	807
2000 Vacant Housing Units	1	176	733
2010 Total Housing Units	90	3,485	11,447
2010 Owner Occupied Housing Units	49	2,564	8,050
2010 Renter Occupied Housing Units	29	586	2,030
2010 Vacant Housing Units	12	335	1,367
2016 Total Housing Units	223	5,427	15,666
2016 Owner Occupied Housing Units	122	3,734	10,725
2016 Renter Occupied Housing Units	86	1,175	3,383
2016 Vacant Housing Units	15	518	1,558
2021 Total Housing Units	282	6,517	18,491
2021 Owner Occupied Housing Units	153	4,467	12,665
2021 Renter Occupied Housing Units	110	1,464	4,093
2021 Vacant Housing Units	18	585	1,733

Currently, 68.5% of the 15,666 housing units in the area are owner occupied; 21.6%, renter occupied; and 9.9% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 11,447 housing units in the area - 70.3% owner occupied, 17.7% renter occupied, and 11.9% vacant. The annual rate of change in housing units since 2010 is 14.96%. Median home value in the area is \$439,086, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 0.08% annually to \$440,763.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

May 16, 2017



## AGENCY DISCLOSURE RULES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you fairly.

**IF THE BROKER REPRESENTS THE OWNER:** The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:** The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because the buyer's agent must disclose any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:** A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction: (1) shall treat all parties honestly; (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding. Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

**BUYER, SELLER, LANDLORD OR TENANT:** Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or telephone (512) 465-3960.

*I acknowledge receipt of this information:*

Date: \_\_\_\_\_