



SAWYER RANCH CROSSING

Building 1, Unit 1-105A 13341 Highway 290, Dripping Springs, TX 78737

INVESTMENT OPPORTUNITY FOR SALE Building 1, Unit 1-105A

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.

- 3,173 SF Office Condo
- Occupied Third Summit Group, Inc. who have a franchise with Ellie Mental Health on a 10 year lease.
- Initial Annual Base Rent is \$95,190.
- Scenic hill country views and highly visible signage opportunities along Highway 290.
- Sawyer Ranch Crossing includes 37,500 SF of high quality retail and dining venues with outdoor options.
- Price: \$1,500,000 6.5% cap rate



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GOLD EAGLE INVESTMENTS
COMMERCIAL REAL ESTATE SPECIALISTS



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Trade Area Population
46,000+



Median Home Price
\$390,000



Avg. Household Income
\$114,000



30 Active Neighborhoods
10,000 lots under development



12 Future Communities
4,000 lots planned



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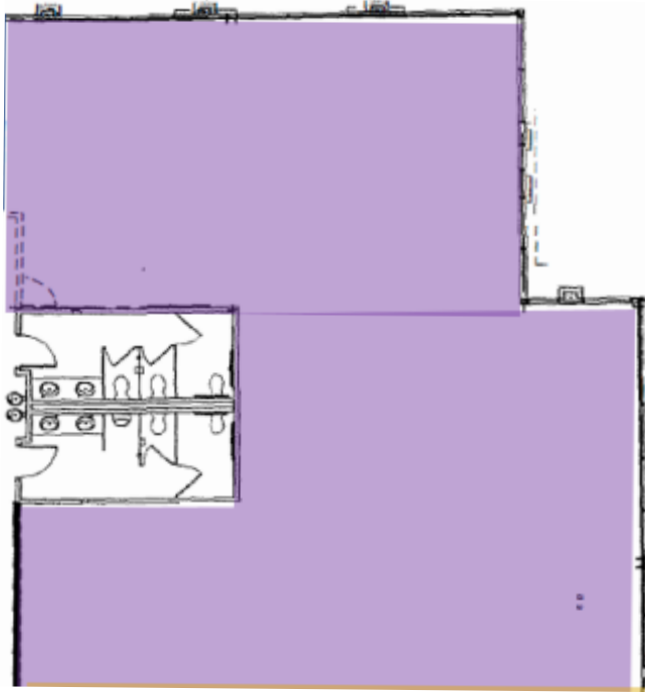


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SECOND FLOOR:

3,173 GSF located on the second floor of Building 1 of the attractive Sawyer Ranch Crossing.



Unit 1-105A 3,173 GSF



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SOLD:
Unit 1-103
COMPSYCHIATRIC
HOLDINGS
2,928 GSF

SOLD:
Unit 1-102
TEXSTAR
CHIROPRACTIC
2,498 GSF



FIRST FLOOR:

Total Floor Size:	10,372 GSF
Sold/Leased/LOI:	5,426 GSF
Available:	4,946 GSF
% Sold/Leased/LOI:	52%
% Available:	48%

AVAILABLE:
Unit 1-101
(can be demised)
4,946 GSF

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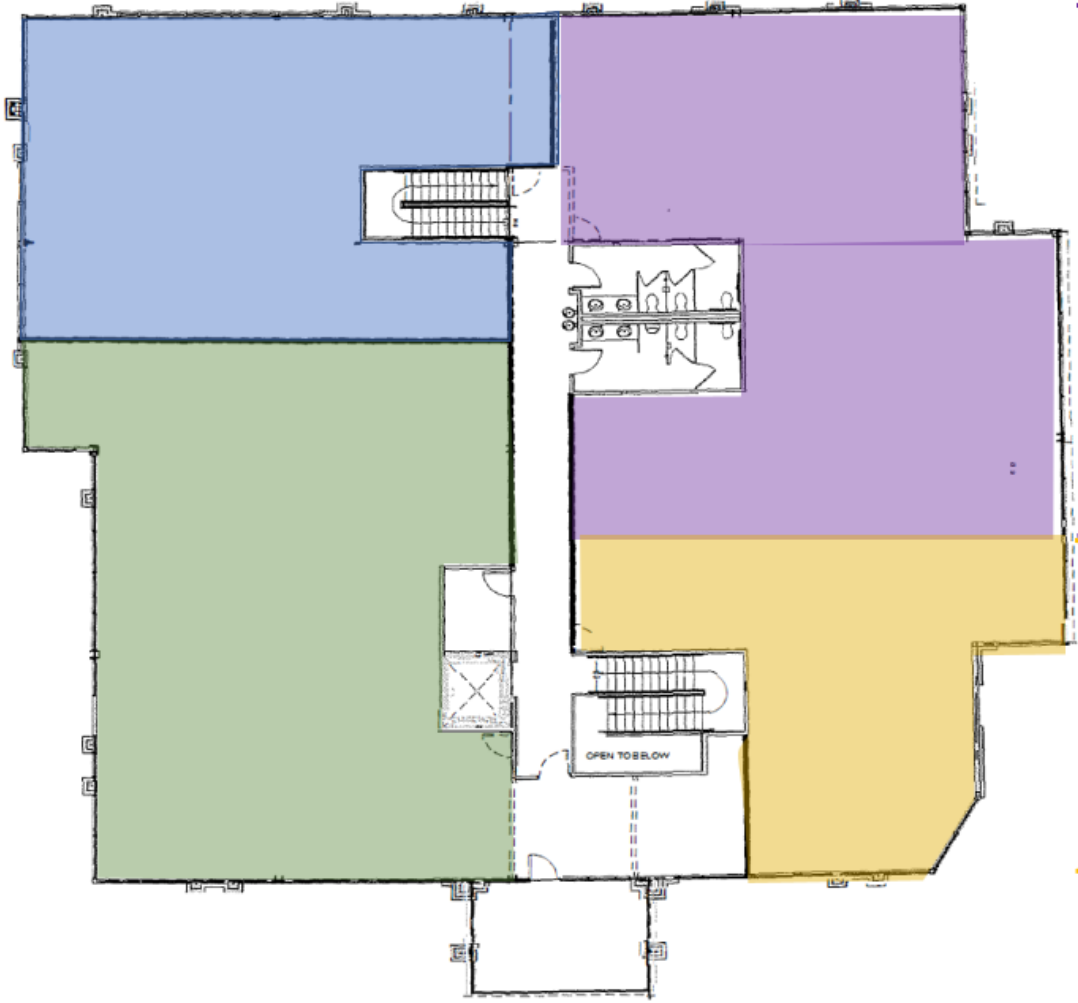


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SOLD:
Unit 1-1037
MADELEINE
CHUNG, DDS
2,206 GSF

SOLD:
Unit 1-106
DANIEL
JOHNSON, DDS
4,100 GSF



SECOND FLOOR:

Total Floor Size:	11,106 GSF
Sold/Leased/LOI:	9,479 GSF
Available:	1,627 GSF
% Sold/Leased/LOI:	57%
% Available:	43%

SUBJECT FOR SALE:
Unit 1-105A
THIRD SUMMIT GROUP
DBA ELLIE MENTAL
HEALTH
3,173 GSF

AVAILABLE:
Unit 1-105B
1,627 GSF

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Leased Period	Monthly Base Rent
Months 1-18*	\$7,932.50*
Months 19-30	\$8,170.48
Months 32-42	\$8,415.59
Months 43-54	\$8,668.06
Months 55-66	\$8,928.10
Months 67-78	\$9,195.94
Months 79-90	\$9,471.82
Months 91-102	\$9,755.97
Months 103-114	\$10,048.65
Months 115-126	\$10,350.11

***Free Base Rent Period:** Tenant shall be entitled to free base rent period for that period comprising of the first one hundred eighty (180) days of the Lease Term (but in no event extending beyond December 31, 2023)

Initial Operating Expenses: For calendar year 2023: estimated to be \$10.22 per square foot of Net Rentable Area, which includes the cost of electricity (\$2,702.34 per month)

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Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

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 subagent represents the owner in a cooperation with the listing broker. 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 honestly.

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 interest 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 a buyer's agent must disclose to the buyer 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; and

(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 the 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