

SERENE HILLS DEVELOPMENT

Lakeway, Texas

Adjacent to Future



PAD SITES AVAILABLE

MEDICAL / OFFICE / RETAIL AVAILABLE



*For Brokerage & Leasing
Information:*

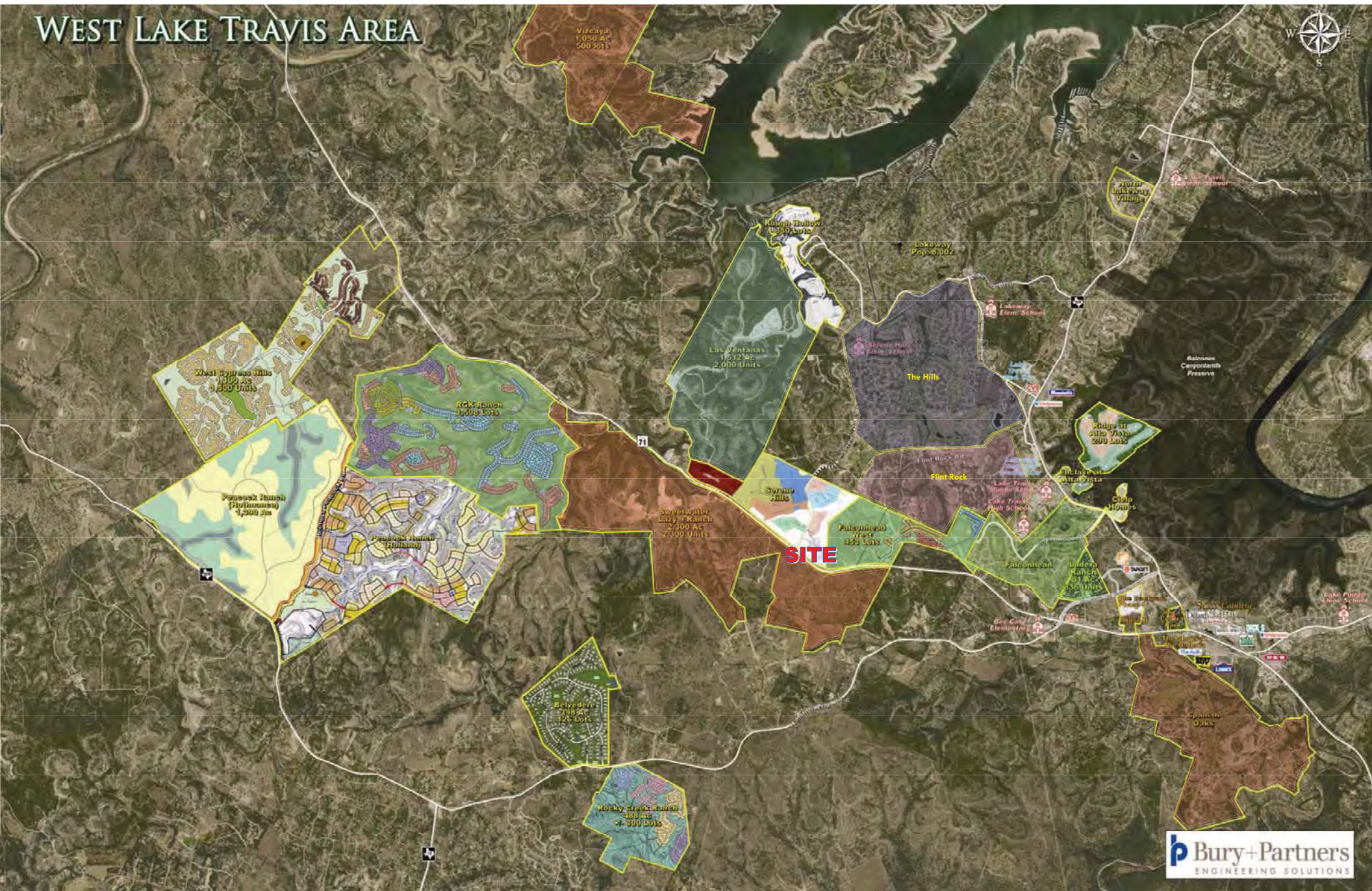
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Durhman & Bassett
REALTY GROUP, INC

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



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

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



SITE



847 UNIT
APARTMENT
DEVELOPMENT

COVERT
AUTOMOTIVE
GROUP





BEE CAVE

HILL COUNTRY
GALLERIA

BAYLOR SCOTT & WHITE
MEDICAL CENTER



71
TEXAS

LAKE TRAVIS ISD

SERENE HILLS DR.

71
TEXAS





BAYLOR SCOTT & WHITE
MEDICAL CENTER

71
TEXAS

LAKE TRAVIS ISD





SERENE HILLS DR.

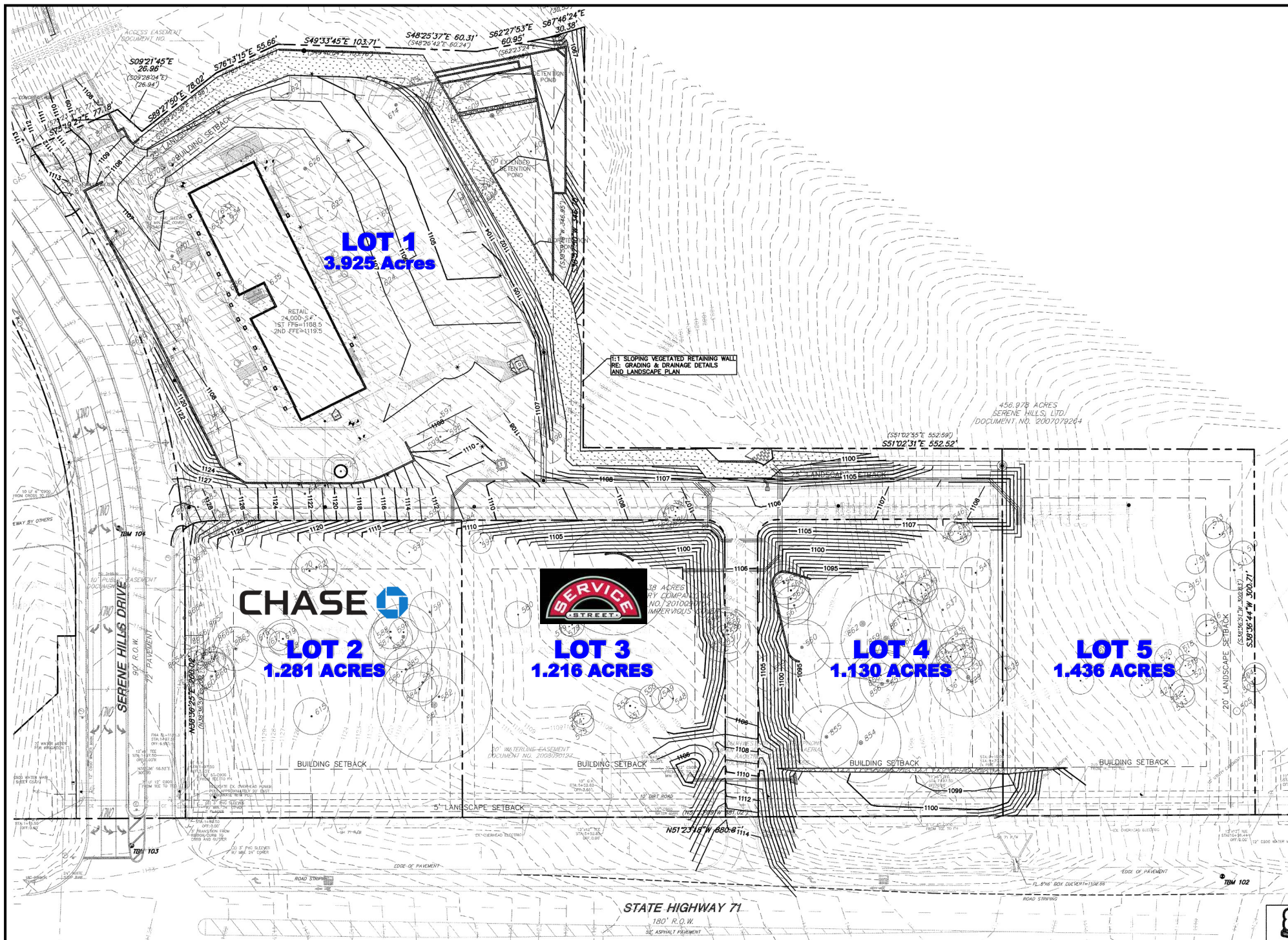
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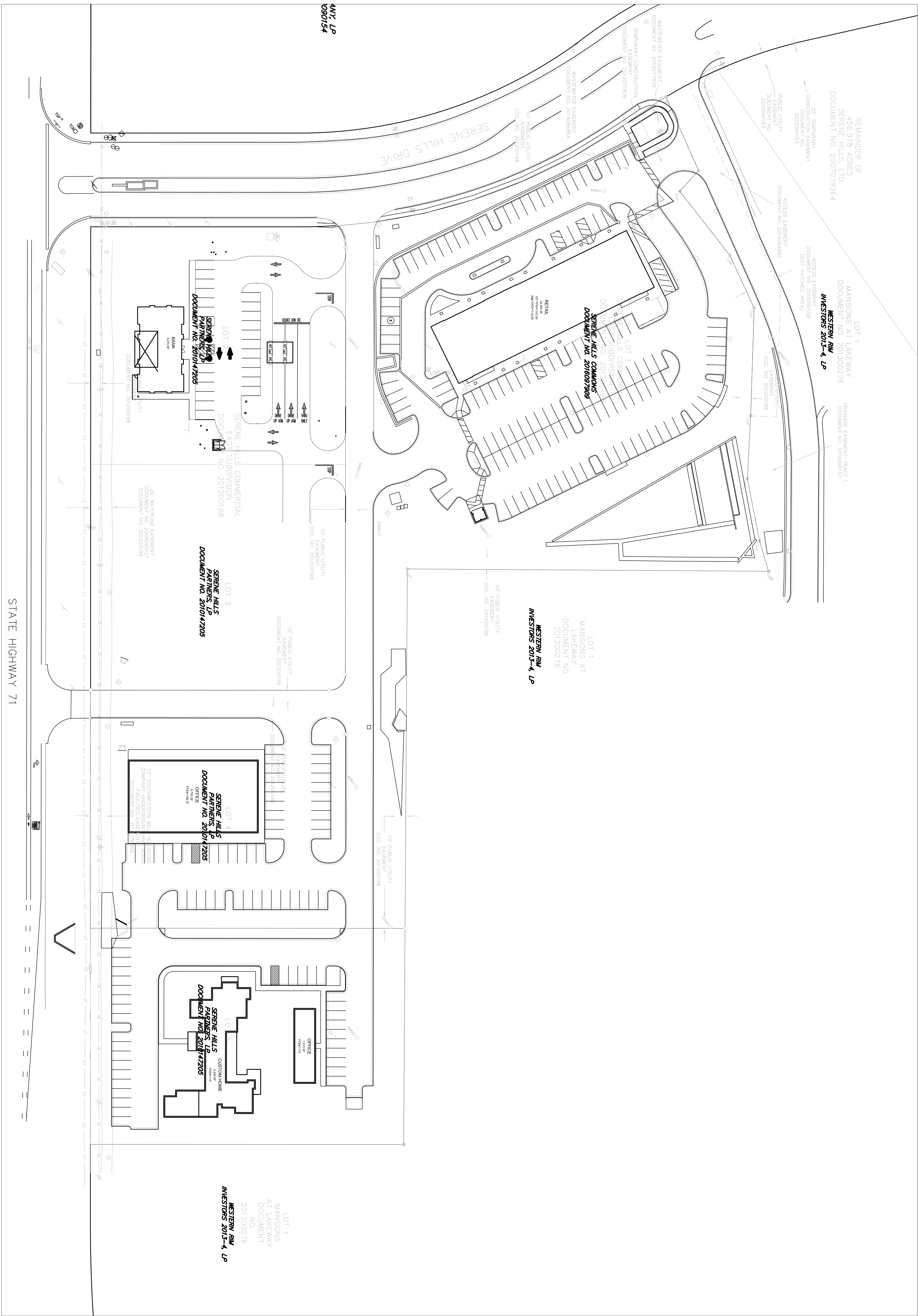
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TEXAS



Durham & Bassett
REAL ESTATE





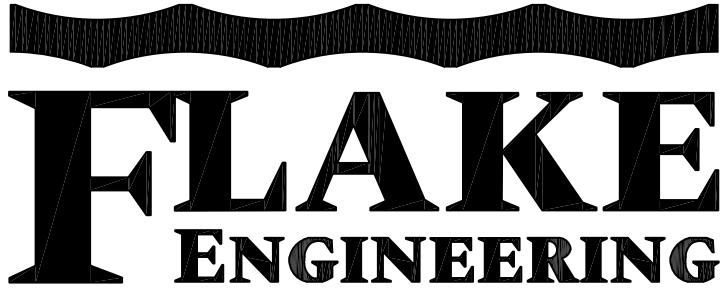


STATE HIGHWAY 71

SERENE HILLS COMMERCIAL EAST

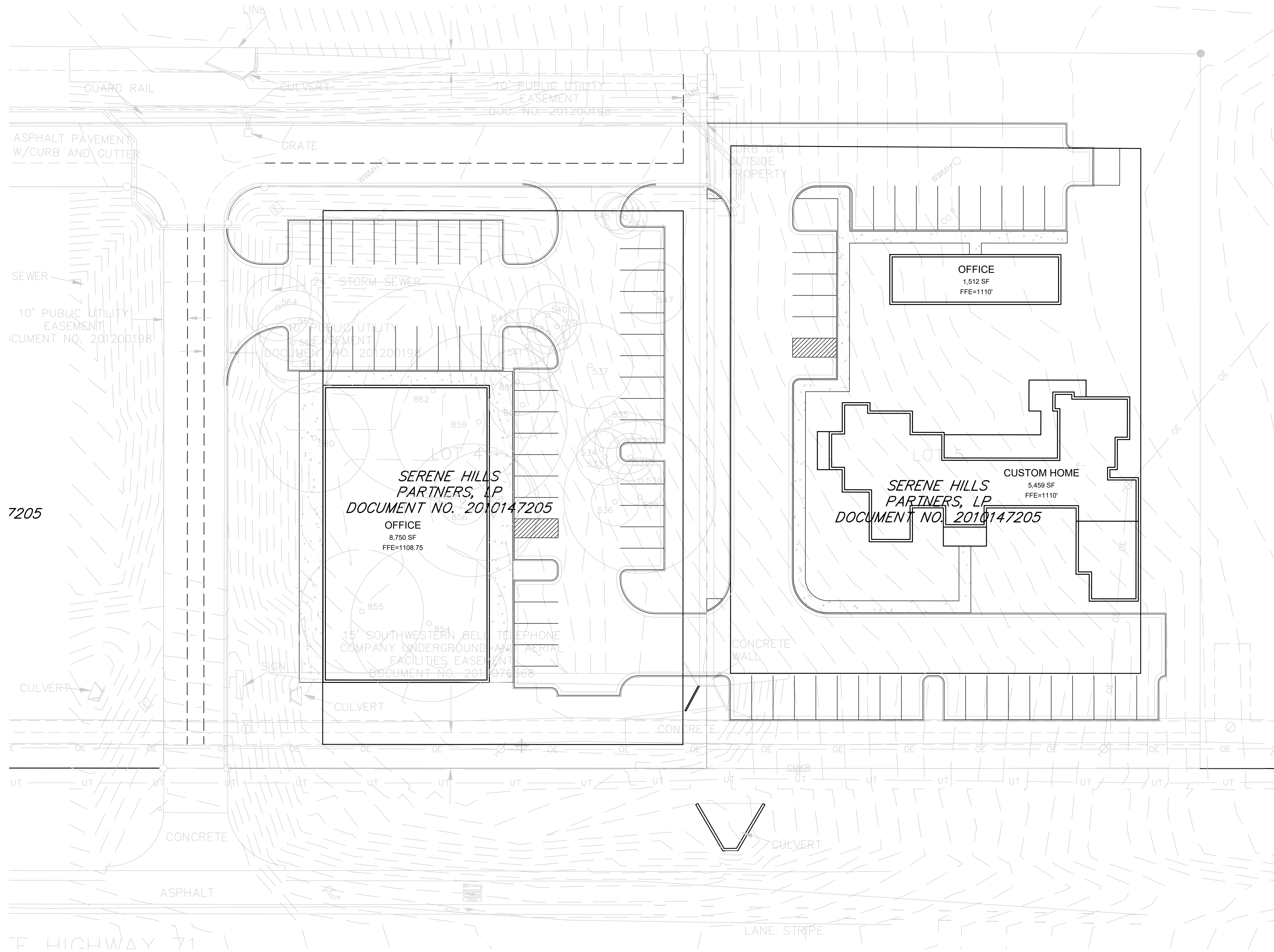
SERENE HILLS PARTNERS, LP

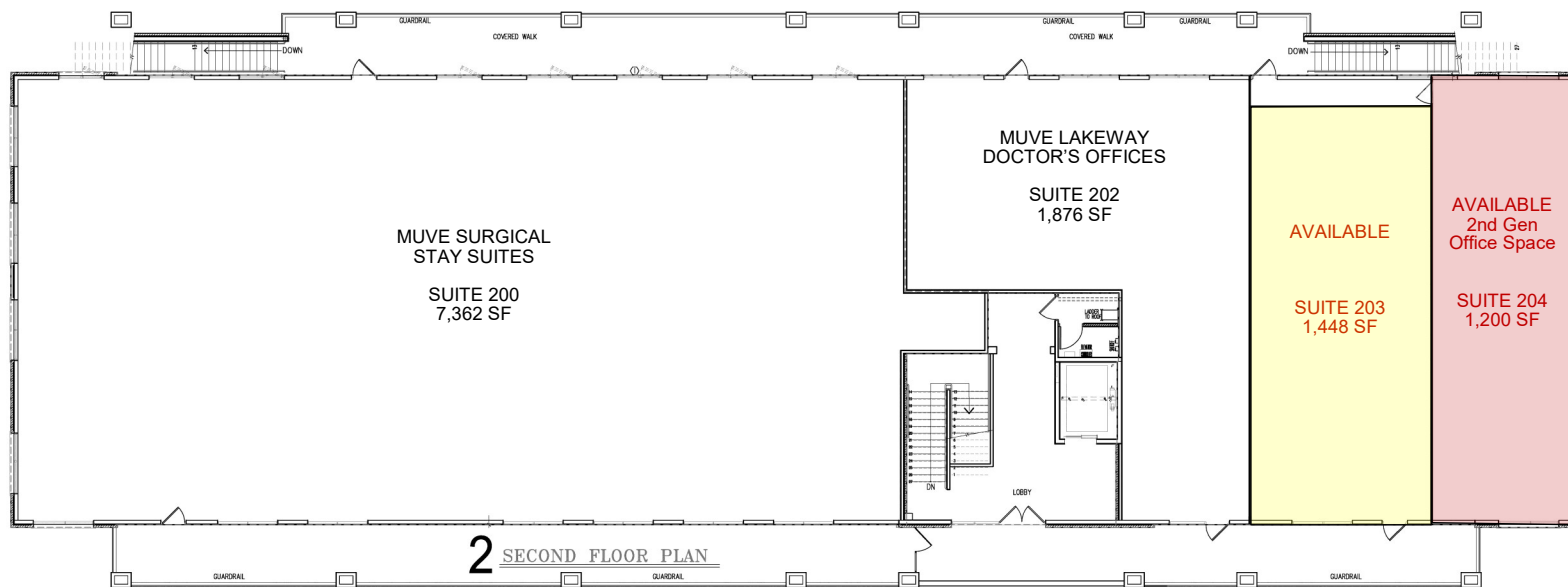
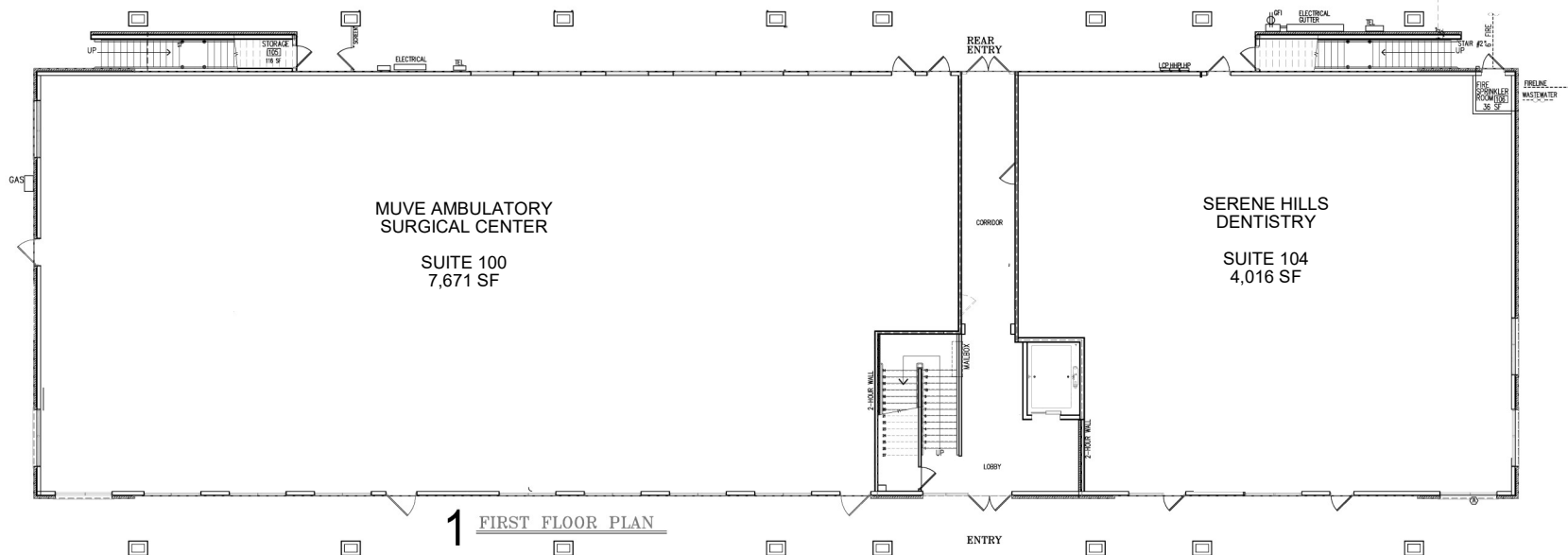
5329 SERENE HILLS DRIVE, LAKEWAY, TEXAS



TRAVIS@FLAKEENGINEERING.COM
(512) 468-6248

NO.	REVISION	DATE





**GARY SHAW
ARCHITECTS**

design
+
planning

530 san michelle lane
georgetown, tx. 78628
off: (512)416-8471

SERENE HILLS COMMONS

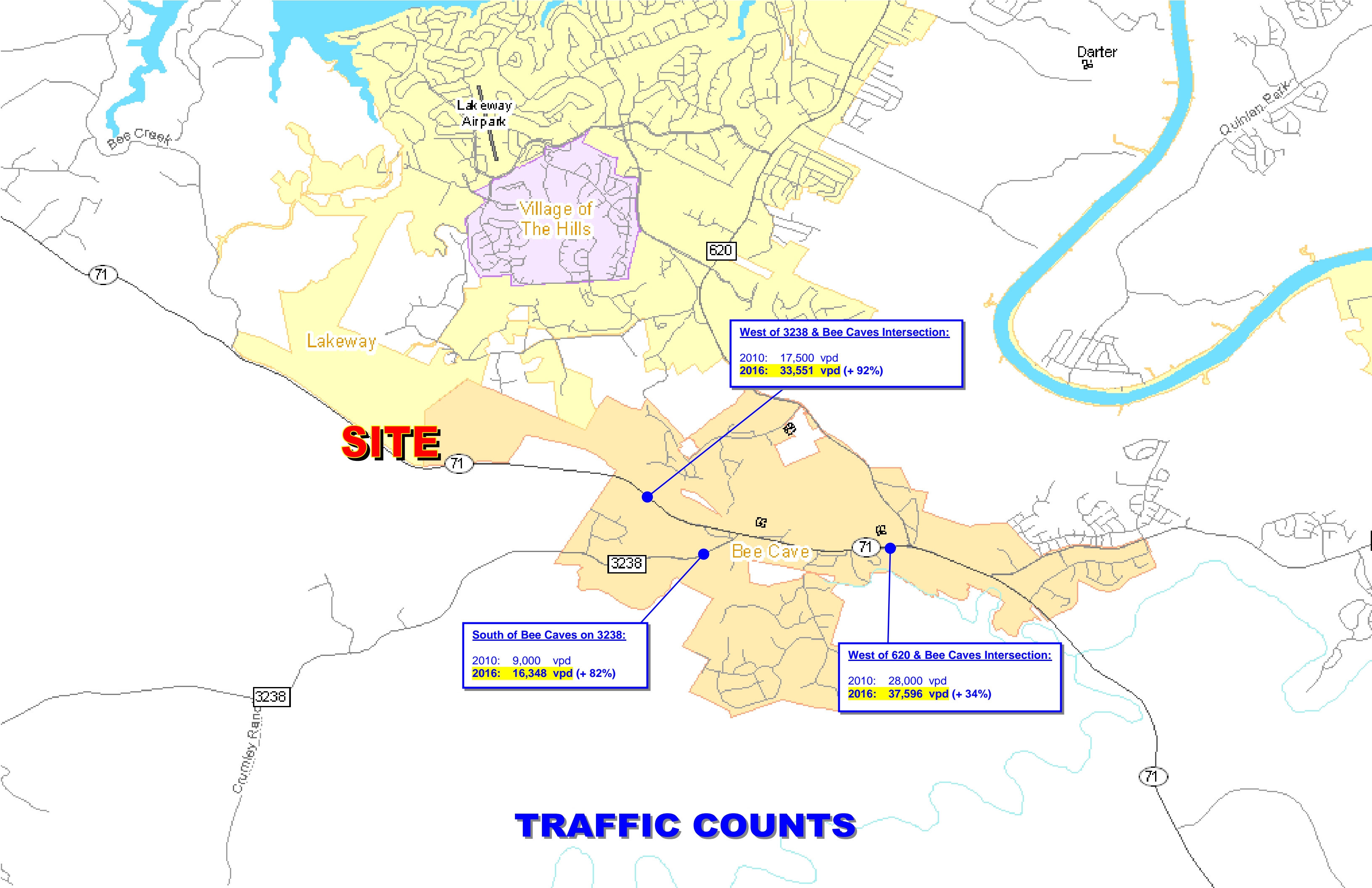
5329 Serene Hills Dr.
Lakeway, TX 78738

LEASING:



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REALTY GROUP, INC.

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Austin, TX 78752
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SITE

TRAFFIC COUNTS

SERENE HILLS AREA

Subdivision Activity And Profile Summary

1st Quarter - 2020

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	1,050	30	400	0	1,480
3	Montebella (DR Horton)	\$230-\$270	220	2	5	0	227
4	Rocky Creek Ranch (Drees / Highland)	\$330-\$482	327	20	52	0	399
5	Rough Hollow / Lakeway	\$286-\$385	122	10	29	0	161
6	Rough Hollow / Lakeway	\$362-\$480	64	0	0	0	64
7	Rough Hollow / Enclave	\$500-\$1,000	62	3	16	0	81
8	Rough Hollow / Bluffs	\$680-\$930	41	1	11	0	53
9	Rough Hollow / East Rim	\$354-\$515	59	0	0	0	59
10	Rough Hollow / Waters Edge	\$950-\$3,500	34	3	2	0	39
11	Rough Hollow / Overlook	\$260-\$360	32	2	21	0	55
12	Sweetwater Ranch (Weekly / Drees Ryland)	\$350-\$450	1,520	35	745	0	2,300
13	Reserve at Lake Travis	\$400-\$4,000	45	7	84	0	136
14	Rivercliff	\$500-\$1,500	25	2	13	0	40
15	Paleface Homesteads	\$250-\$400	24	0	0	0	24
16	Coves at Lake Travis	\$600-\$1,300	26	0	0	0	26
17	Lakewood Estates	\$500-\$1,200	32	0	0	0	32
18	Cypress Creek Ranch	\$400-\$550	18	0	0	0	18
19	Flintrock Falls-Creelside	\$1,500-\$2,500	18	1	6	0	25
20	Flintrock Falls / Vistas (aka Hurst)	\$359-\$459	79	0	0	0	79
21	Falconhead / West-Copper	\$441-\$554	138	0	0	0	138
22	Falconhead / West-Lantern	\$335-\$450	213	0	0	0	213
23	Falconhead / West-Crystal	\$288-\$365	90	0	0	0	90
24	Palomba Court at Flintrock	\$500-\$700	14	0	0	0	14
25	Lakeway / Boulevard	\$369-\$477	33	1	2	0	36
26	Lakeway / Lake Chandon	\$390-\$484	23	0	0	0	23
27	Hidden Hills	\$350-\$500	35	0	0	0	35
28	Serene Hills	\$350-\$650	350	20	196	0	566
29	Pedemales Canyon Ranch	\$400-\$800	85	7	29	0	121
30	Village at Briarcliff	\$250-\$900	929	5	445	0	1,379
31	Stagecoach Ranch	\$400-\$650	71	2	17	0	90
32	Ranches at Hamilton Pool	\$400-\$1,500	30	0	5	0	35
33	Peacock Ranch	\$400-1,200	0	0	0	1,390	1,390
34	Deer Creek Ranch	\$200-\$300	132	4	10	0	146
35	Belvedere	\$700-\$1,500	305	5	100	0	410
36	Lakeway / Cedar Glen	\$400-\$465	19	0	0	0	19
37	Falconhead / Heights	\$659-\$900	56	0	0	0	56
38	Preserve at Lakeway	\$290-\$700	242	12	33	0	287
39	Falconhead / Cottages at	\$230-\$284	48	2	2	0	52
40	Alta Vista / Ridge	\$356-\$672	289	0	0	0	289
41	San Casciano @ North Lakeway	\$494-\$534	17	0	0	0	17
42	North Lakeway Village	\$271-\$396	106	5	10	0	121
43	Bella Ventana	\$400-\$783	94	2	5	0	101
44	Canyon at Cardiant Hills	\$350-\$400	18	0	0	0	18
45	Cardinal Hills	\$219-\$417	67	0	9	0	76
46	Old Ferry	\$300-\$500	32	0	0	0	32
47	Paleface Pedemales	\$300-\$500	17	0	0	0	17
48	Colonia Serendipity	\$500-\$600	11	0	3	0	14
49	Spanish Oaks @ Bee Cave	\$750-\$4,000	312	9	82	0	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	60	0	0	0	60
53	Saddletree Ranch	\$300-\$600	220	0	328	0	548
54	Pedemales Canyon Ranch	\$350-1,000	11	0	0	0	11
55	Bell Springs Road	\$200-\$400	35	0	30	0	65
56	Walking W Ranch	\$200-\$400	45	2	20	0	67

SERENE HILLS AREA

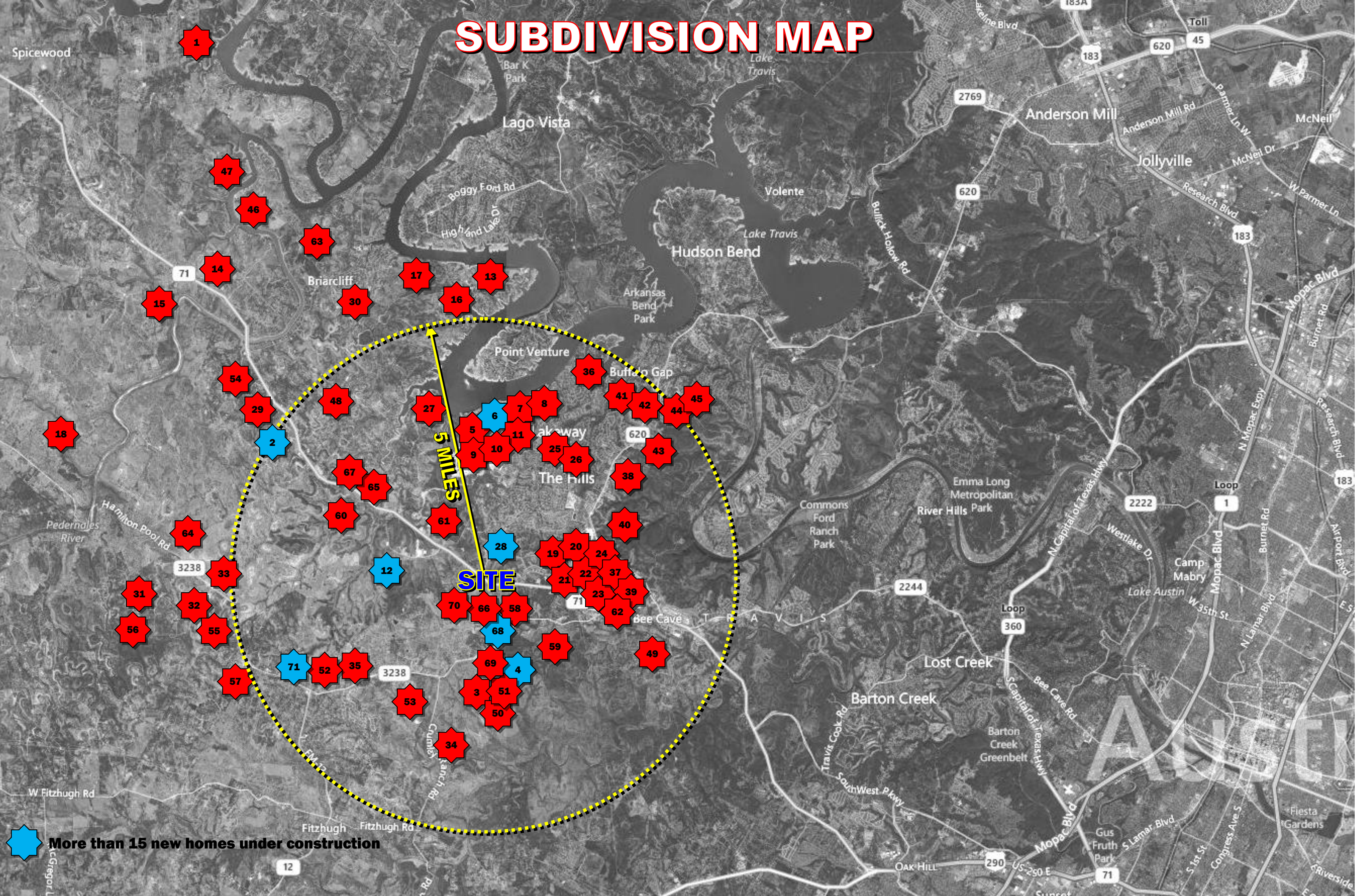
Subdivision Activity And Profile Summary

1st Quarter - 2020

Map No.	Subdivision Name	Price Range (\$1,000s)	Occupied	Total Inventory	Vacant Developed Lots	Future Lots	Total Lots
57	Vista Ridge	\$250-\$400	88	2	43	0	133
58	Resting Hills	\$250-\$450	35	1	12	0	48
59	Estate Homes	\$750-\$1,000	22	2	11	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		314	2	20	0	336
63	Vizcaya		0	0	0	500	500
64	Peacock Ranch (Holland)		0	0	0	1,500	1,500
65	Travis Settlement		110	0	15	0	125
66	Bella Colonies		202	8	14	0	224
67	Verde Vista Estates		25	7	80	0	112
68	Signal Hills	\$1,500	20	20	21	0	61
69	Vistana		68	5	15	0	88
70	Terra Colonies		152	1	1	0	154
71	Provence at Immortelle Blvd.		20	25	150	150	345
Totals Q3 - 2012			9,291	265	3,100	7,048	19,704

Subdivisions with more than 15 new homes under construction

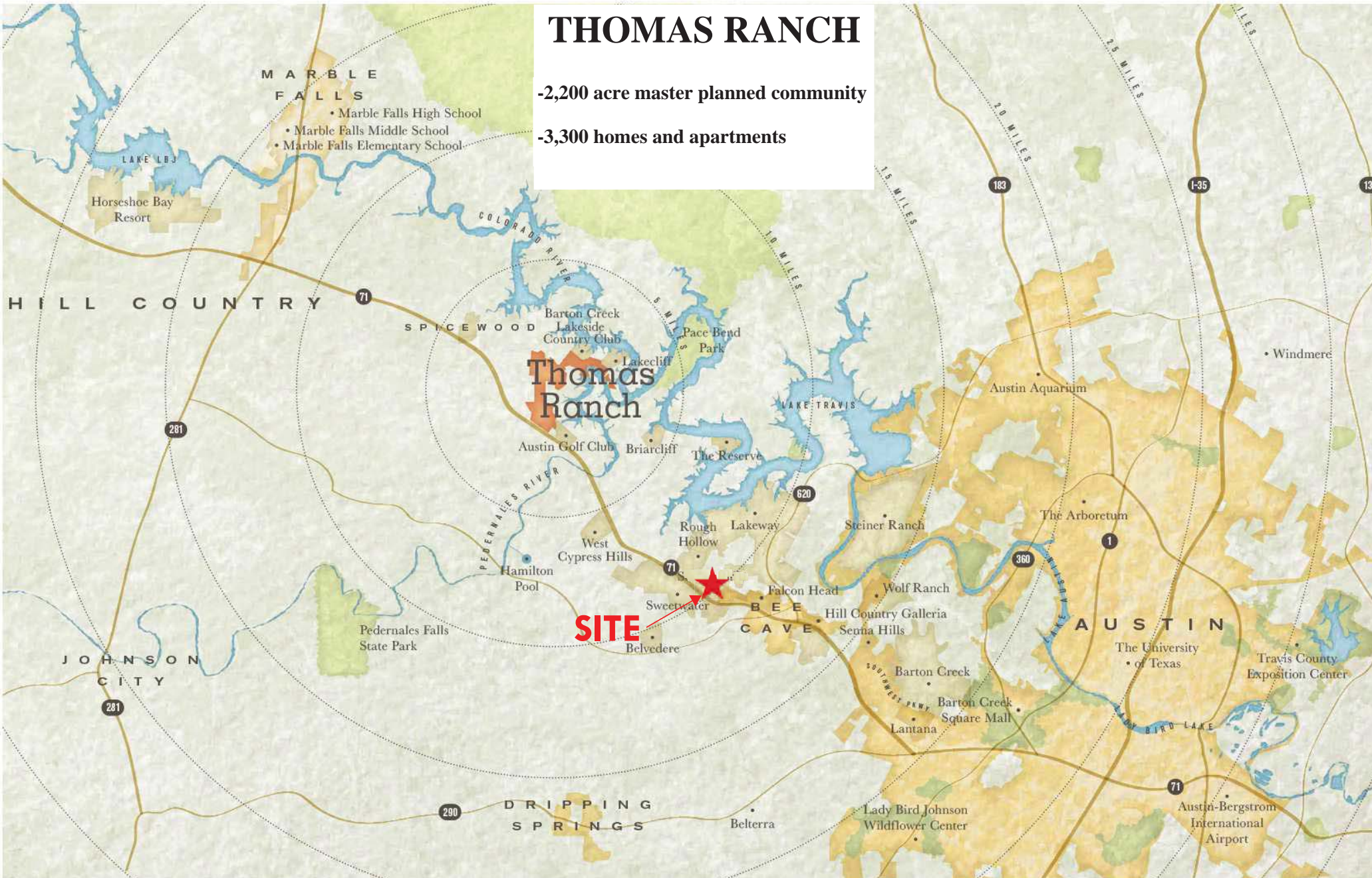
SUBDIVISION MAP



THOMAS RANCH

-2,200 acre master planned community

-3,300 homes and apartments



Executive Summary

Serene Hills Commons
 Serene Hills Dr, Austin, Texas, 78738
 Ring bands: 0-5, 5-10, 10-15 mile radii

Prepared by Esri
 Latitude: 30.32031
 Longitude: -98.00693

	0 - 5 mile	5 - 10 mile	10 - 15 mile
Population			
2010 Population	25,236	78,005	244,461
2020 Population	47,363	105,252	279,535
2024 Population	52,595	111,957	281,445
2029 Population	57,100	115,810	277,148
2010-2020 Annual Rate	6.50%	3.04%	1.35%
2020-2024 Annual Rate	2.50%	1.46%	0.16%
2024-2029 Annual Rate	1.66%	0.68%	-0.31%
2020 Male Population	48.9%	49.7%	49.5%
2020 Female Population	51.1%	50.3%	50.5%
2020 Median Age	43.4	41.6	38.6
2024 Male Population	49.7%	50.5%	50.4%
2024 Female Population	50.3%	49.5%	49.6%
2024 Median Age	43.7	42.4	39.3

In the identified area, the current year population is 281,445. In 2020, the Census count in the area was 279,535. The rate of change since 2020 was 0.16% annually. The five-year projection for the population in the area is 277,148 representing a change of -0.31% annually from 2024 to 2029. Currently, the population is 50.4% male and 49.6% female.

Median Age

The median age in this area is 39.3, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	75.2%	73.1%	70.0%
2024 Black Alone	1.7%	1.5%	2.5%
2024 American Indian/Alaska Native Alone	0.4%	0.5%	0.4%
2024 Asian Alone	9.3%	7.5%	9.1%
2024 Pacific Islander Alone	0.1%	0.1%	0.1%
2024 Other Race	2.2%	4.6%	4.0%
2024 Two or More Races	11.1%	12.8%	13.9%
2024 Hispanic Origin (Any Race)	11.2%	16.2%	17.6%

Persons of Hispanic origin represent 17.6% of the population in the identified area compared to 19.6% 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 63.1 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	241	203	179
2010 Households	9,990	28,858	100,975
2020 Households	18,012	39,059	113,304
2024 Households	20,006	42,349	115,783
2029 Households	22,086	44,989	117,262
2010-2020 Annual Rate	6.07%	3.07%	1.16%
2020-2024 Annual Rate	2.50%	1.92%	0.51%
2024-2029 Annual Rate	2.00%	1.22%	0.25%
2024 Average Household Size	2.61	2.62	2.40

The household count in this area has changed from 113,304 in 2020 to 115,783 in the current year, a change of 0.51% annually. The five-year projection of households is 117,262, a change of 0.25% annually from the current year total. Average household size is currently 2.40, compared to 2.43 in the year 2020. The number of families in the current year is 70,244 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

March 26, 2025

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Mortgage Income			
2024 Percent of Income for Mortgage	27.1%	29.9%	31.2%
Median Household Income			
2024 Median Household Income	\$184,489	\$156,763	\$140,783
2029 Median Household Income	\$200,001	\$176,272	\$159,433
2024-2029 Annual Rate	1.63%	2.37%	2.52%
Average Household Income			
2024 Average Household Income	\$234,033	\$204,073	\$194,766
2029 Average Household Income	\$262,805	\$229,787	\$217,160
2024-2029 Annual Rate	2.35%	2.40%	2.20%
Per Capita Income			
2024 Per Capita Income	\$88,860	\$76,958	\$80,481
2029 Per Capita Income	\$101,389	\$89,152	\$92,233
2024-2029 Annual Rate	2.67%	2.99%	2.76%
GINI Index			
2024 Gini Index	26.3	29.9	31.3
Households by Income			

Current median household income is \$140,783 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$159,433 in five years, compared to \$91,442 all U.S. households.

Current average household income is \$194,766 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$217,160 in five years, compared to \$130,581 for all U.S. households.

Current per capita income is \$80,481 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$92,233 in five years, compared to \$51,203 for all U.S. households.

Housing			
2024 Housing Affordability Index	84	76	73
2010 Total Housing Units	11,333	32,226	107,701
2010 Owner Occupied Housing Units	7,943	23,266	65,098
2010 Renter Occupied Housing Units	2,047	5,592	35,877
2010 Vacant Housing Units	1,343	3,368	6,726
2020 Total Housing Units	19,703	42,780	120,962
2020 Owner Occupied Housing Units	14,060	29,453	71,212
2020 Renter Occupied Housing Units	3,952	9,606	42,092
2020 Vacant Housing Units	1,776	3,670	7,589
2024 Total Housing Units	22,062	46,348	123,356
2024 Owner Occupied Housing Units	16,083	32,091	74,733
2024 Renter Occupied Housing Units	3,923	10,258	41,050
2024 Vacant Housing Units	2,056	3,999	7,573
2029 Total Housing Units	24,379	49,409	127,179
2029 Owner Occupied Housing Units	17,394	34,236	76,498
2029 Renter Occupied Housing Units	4,692	10,752	40,765
2029 Vacant Housing Units	2,293	4,420	9,917
Socioeconomic Status Index			
2024 Socioeconomic Status Index	67.9	61.8	63.7

Currently, 60.6% of the 123,356 housing units in the area are owner occupied; 33.3%, renter occupied; and 6.1% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.1% are renter occupied; and 10.0% are vacant. In 2020, there were 120,962 housing units in the area and 6.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.46%. Median home value in the area is \$701,422, compared to a median home value of \$355,577 for the U.S. In five years, median value is projected to change by 0.96% annually to \$735,592.

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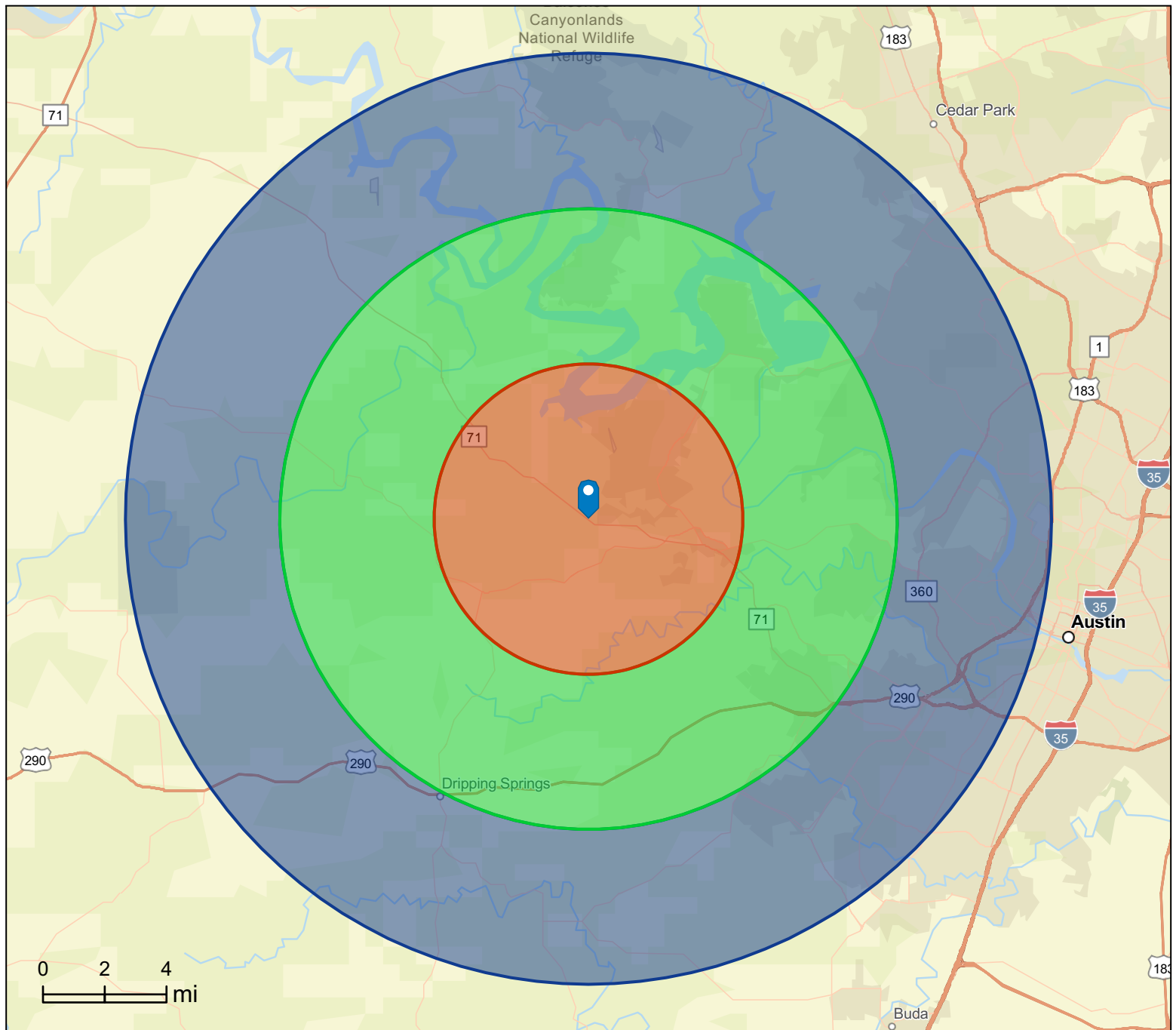
Source: U.S. Census Bureau. Esri forecasts for 2024 and 2029. Esri converted Census 2010 into 2020 geography and Census 2020 data.

March 26, 2025

Site Details Map

Serene Hills Commons
Serene Hills Dr, Austin, Texas, 78738
Ring bands: 0-5, 5-10, 10-15 mile radii

Prepared by Esri
Latitude: 30.32031
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This site is located in:

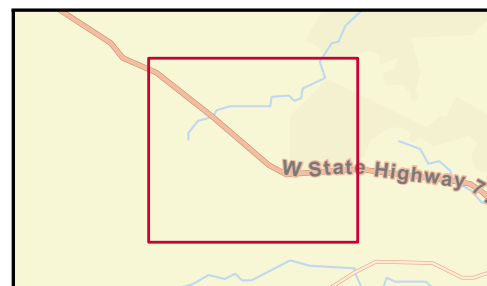
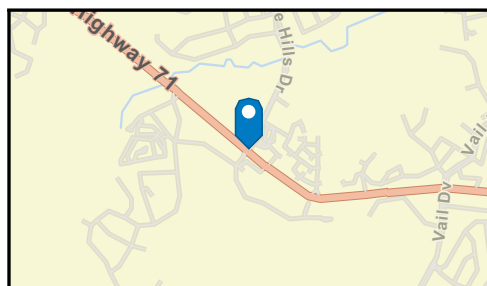
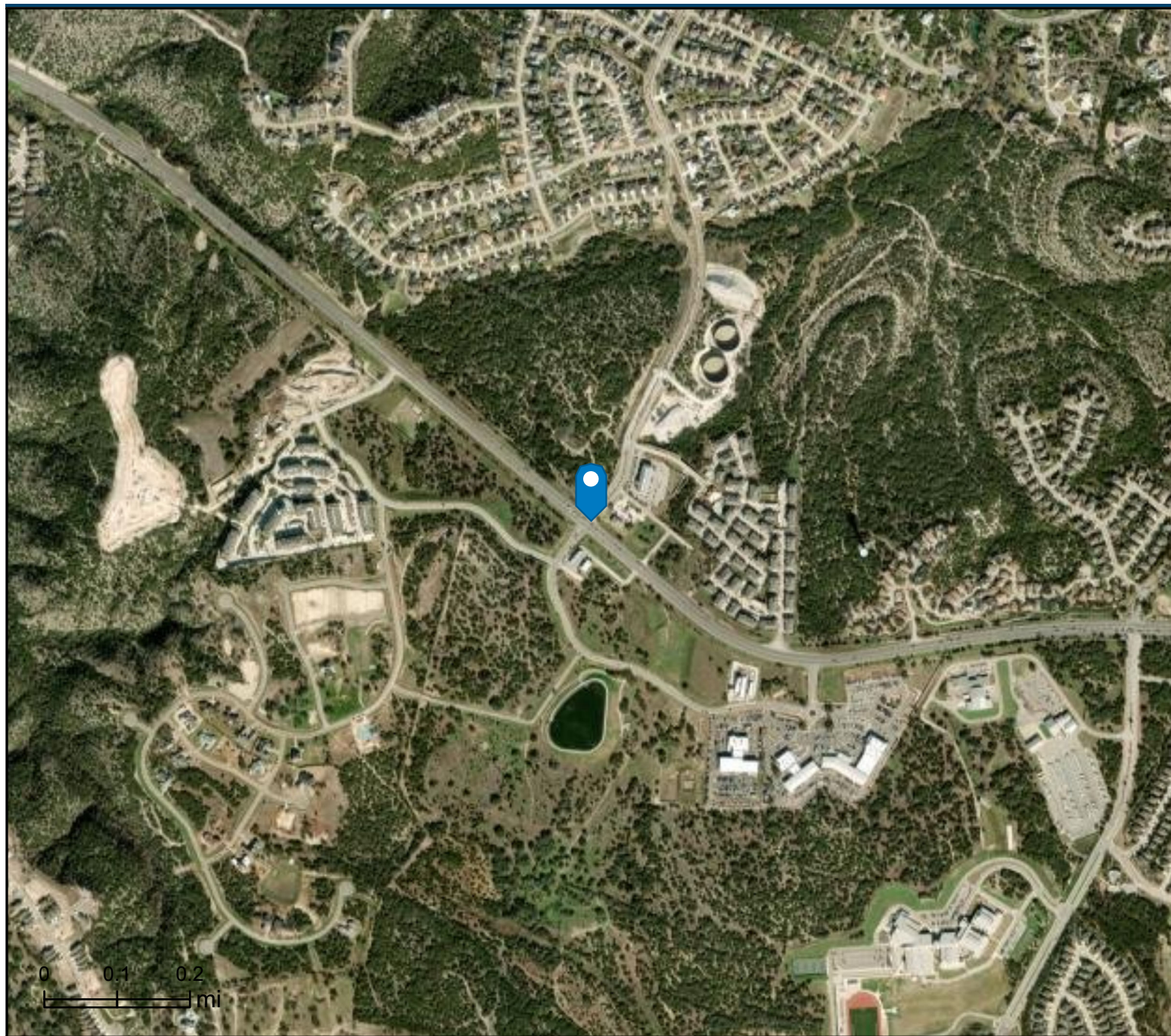
City: ---
County: Travis County
State: Texas
ZIP Code: 78738
Census Tract: 48453037000
Census Block Group: 484530370001
CBSA: Austin-Round Rock-San Marcos, TX Metropolitan Statistical Area

March 26, 2025

Site Map on Satellite Imagery - 1.6 Miles Wide

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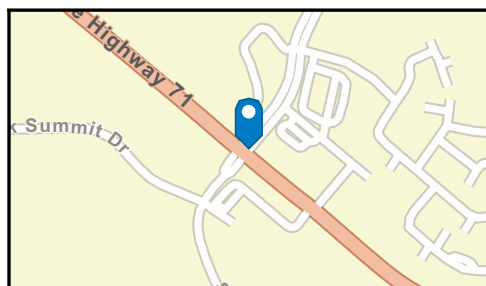
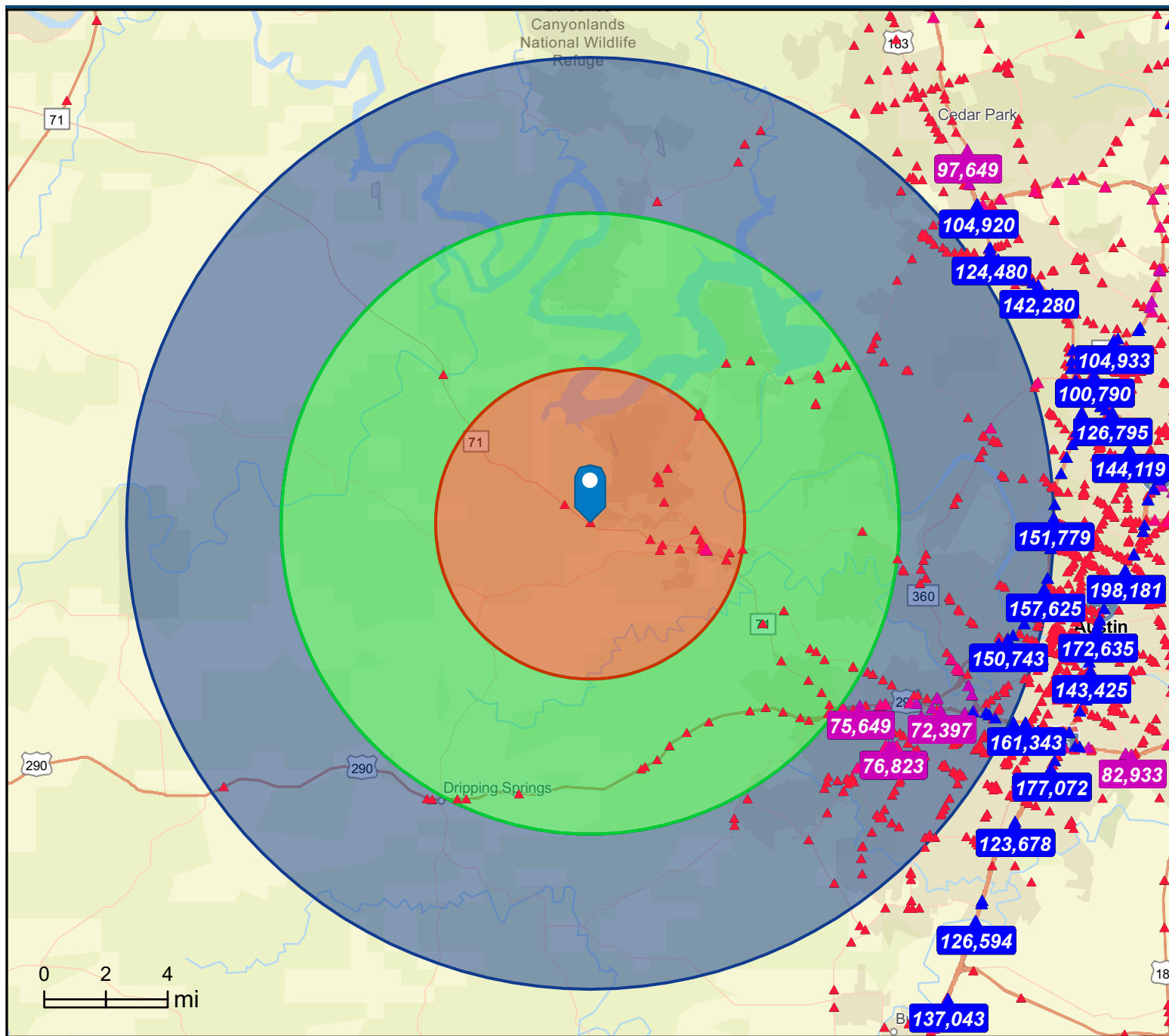
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Traffic Count Map

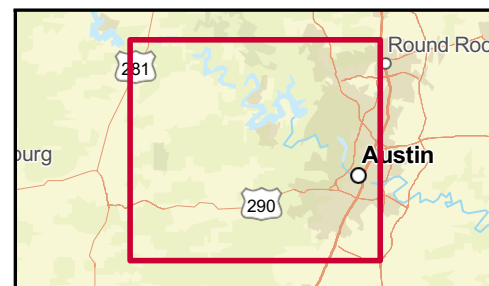
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Average Daily Traffic Volume

- ▲ Up to 6,000 vehicles per day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q4 2024).

March 26, 2025

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: _____