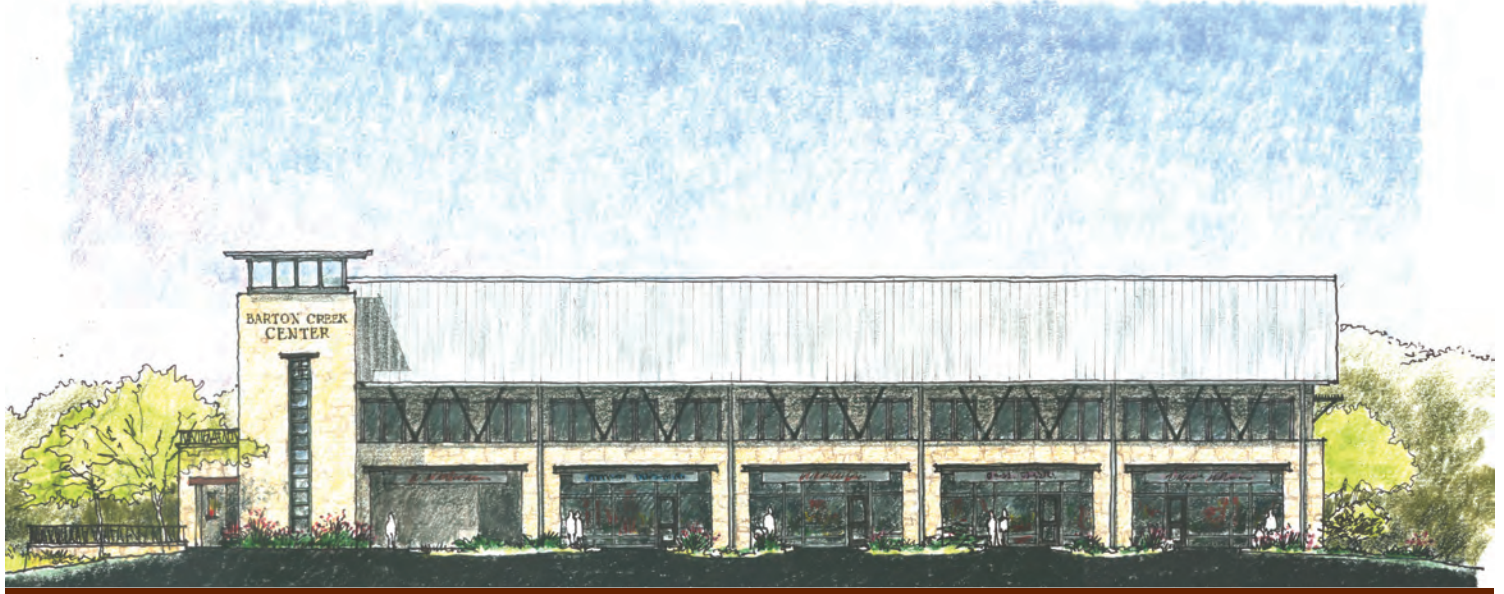


Barton Creek Village

Austin, Texas



For more information please contact:

Matt Green
Peter Gardere
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512.478.5788
or toll free at
800.690.0315

Barton Creek's Premier Commercial Address

Stratus Properties is pleased to introduce Barton Creek Village, the premier commercial space in one of Austin's most desirable luxury resort & golf communities. Centrally located at Barton Creek Boulevard & Wimberly Lane, Barton Creek Village features all the amenities expected of commercial development with a distinguished address including covered parking, an elegantly landscaped site, and traditional Hill Country exteriors designed with contemporary flair using native materials.

Barton Creek Village Quick Facts

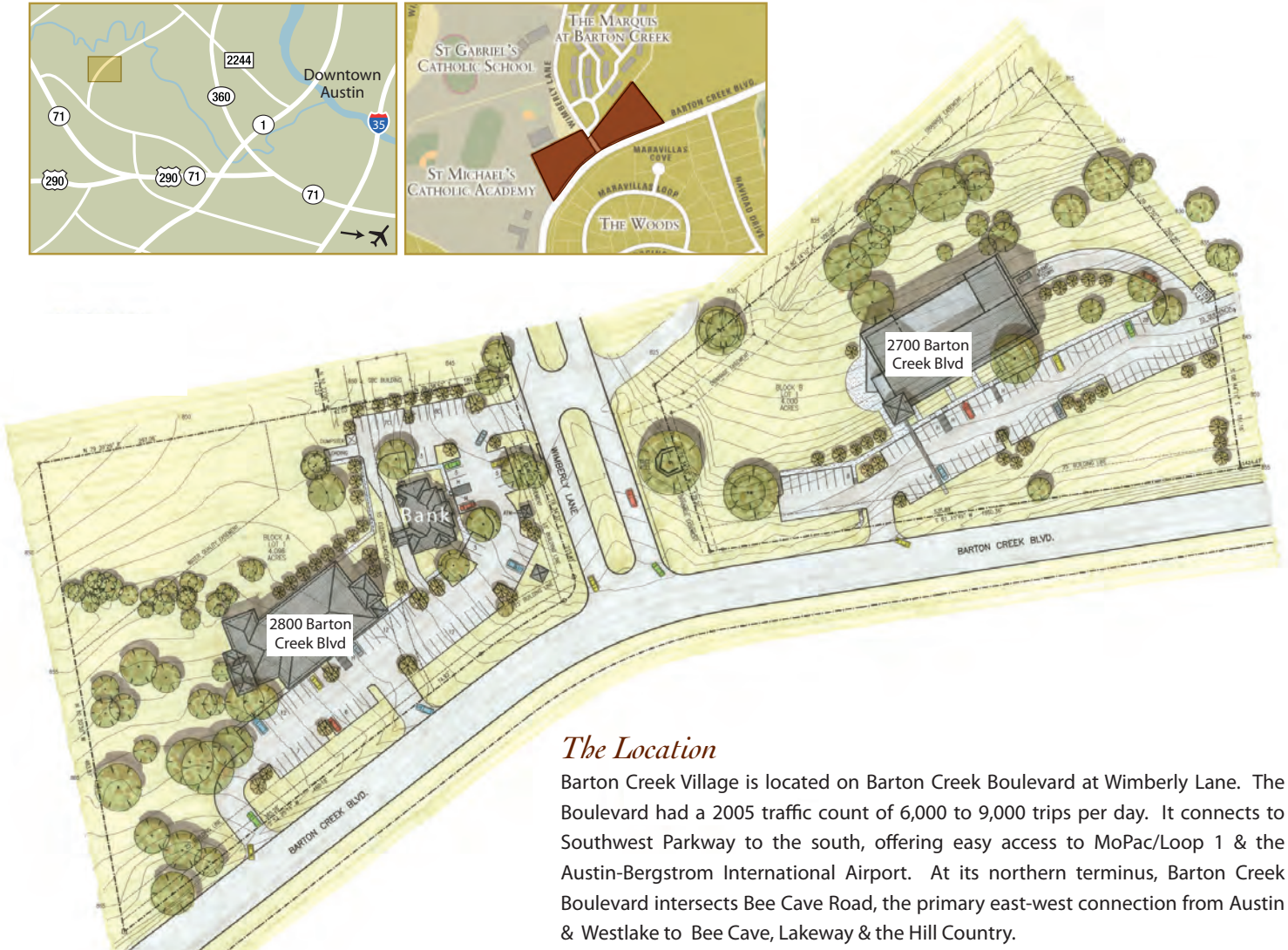
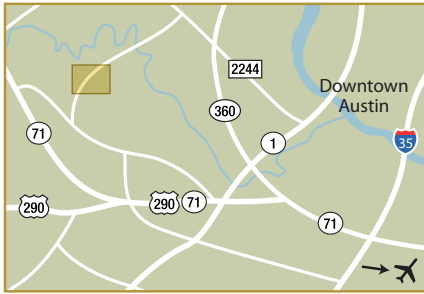
2700 Barton Creek Blvd (Phase 1)		Demographics (Population, Avg HH Income)	
Square Footage	23,500 +/- sf	1 Mile Radius	1,949
Completion	Complete		\$174,219
		3 Mile Radius	14,074
			\$173,121
2800 Barton Creek Blvd (Phase 2)		5 Mile Radius	64,678
Square Footage	16,000 +/- sf		\$124,229
Completion	March 2008		
Rates & Availability		Traffic Count (2005 TxDOT)	
		6,000 - 9,000 Trips/Day	
Retail		Jurisdiction Travis County/Austin ETJ	
Availability	1,000-8,000 sf	Master Plan Use Commercial	
Rate	\$24-\$28 NNN	Water & Sewer Travis Co. MUD 3	
Office		Gas Texas Gas	
Availability	1,000-8,000 sf	Electric City of Austin	
Rate	\$15-\$18 NNN	Telephone AT&T	
Parking		Cable TV Time Warner	
Covered	29 spaces	Emergency Services Oak Hill	
Uncovered	58 spaces		



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Barton Creek Village

Austin, Texas



The Location

Barton Creek Village is located on Barton Creek Boulevard at Wimberly Lane. The Boulevard had a 2005 traffic count of 6,000 to 9,000 trips per day. It connects to Southwest Parkway to the south, offering easy access to MoPac/Loop 1 & the Austin-Bergstrom International Airport. At its northern terminus, Barton Creek Boulevard intersects Bee Cave Road, the primary east-west connection from Austin & Westlake to Bee Cave, Lakeway & the Hill Country.

The Site

The project is bounded on the east by Querencia, a luxury life-care retirement community with 250 private condominiums for active senior adults. To the west and north lie St. Michael's and St. Gabriel's Catholic Schools, offering a combined pre-K through 12th grade enrollment of more than 800 students (with plans to expand to nearly 1,200 students by 2012.)

Site Access

The Barton Creek community includes approximately 750 homes from the \$600's to \$3 million (and higher), plus 250 apartment homes. The combined 2006 population of approximately 2,500 residents contributes only a portion of the nearly 2,100 members of the Barton Creek Country Club. In addition, the 300-room Barton Creek Resort & Spa brings Texans and other year-round guests from all over the world to enjoy fine Hill Country golf, dining and recreation.

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