

# THE CROSSINGS AT LAKELINE

Sites  
For Sale

AUSTIN, TEXAS

Multifamily  
Office  
Retail



The Crossings at Lakeline represents an exceptional opportunity to acquire two sites adjacent to a Cap Metro Station in a 70 acre master planned mixed-use development in vibrant Northwest Austin. Outstanding new highway infrastructure, close to major retail centers, a regional mall, and commuter rail service combine to make The Crossings at Lakeline one of Northwest Austin's premier mixed-use developments.

## AVAILABLE SITES

**5.63 Acres**

**4.00 Acres**

Contact: Dick Obenhaus  
First Austin Properties  
1004 Mopac Circle, Ste. 200  
Austin, Texas 78746  
Office: 512-306-8305  
Mobile: 512-423-1911

# THE CROSSINGS AT LAKELINE



## Resources:

- 6.84 acre Amenity Area
- 2+ acre Lake
- Crushed Granite Trails surrounding Lake
- Pedestrian Trails connecting to Metro Rail Station
- Recent Extensions of Lakeline Mall Blvd., Lyndhurst Drive and Lakeline Blvd

## Entitlements:

- Zoning—Planned Unit Development (PUD)
- Approved Uses – Commercial, Office, Multifamily, Residential, Mixed-use
- Impervious coverage – Up to 75%
- Regional Water Quality Pond - No onsite detention or filtration required
- Exempt from current Heritage Tree Ordinance. Qualifies under 1996 Tree Ordinance
- No Parkland dedication fees

## Utilities:

- Water and Wastewater provided by City of Austin
- 16" Water Line and 12" Wastewater line in Lyndhurst
- 24" Water line in Lakeline Boulevard
- 6" Gas Line in Lake Creek Parkway – Texas Gas

## Misc:

- Round Rock School District

The information contained herein has been obtained from sources believed reliable. The Listing Broker makes no guaranties or warranties as to the accuracy thereof. The presentation of the property is submitted subject to the possibility of errors, omissions, change of price, prior sale, or withdrawal without notice. Information is for guidance only and does not constitute all or any part of a contract.