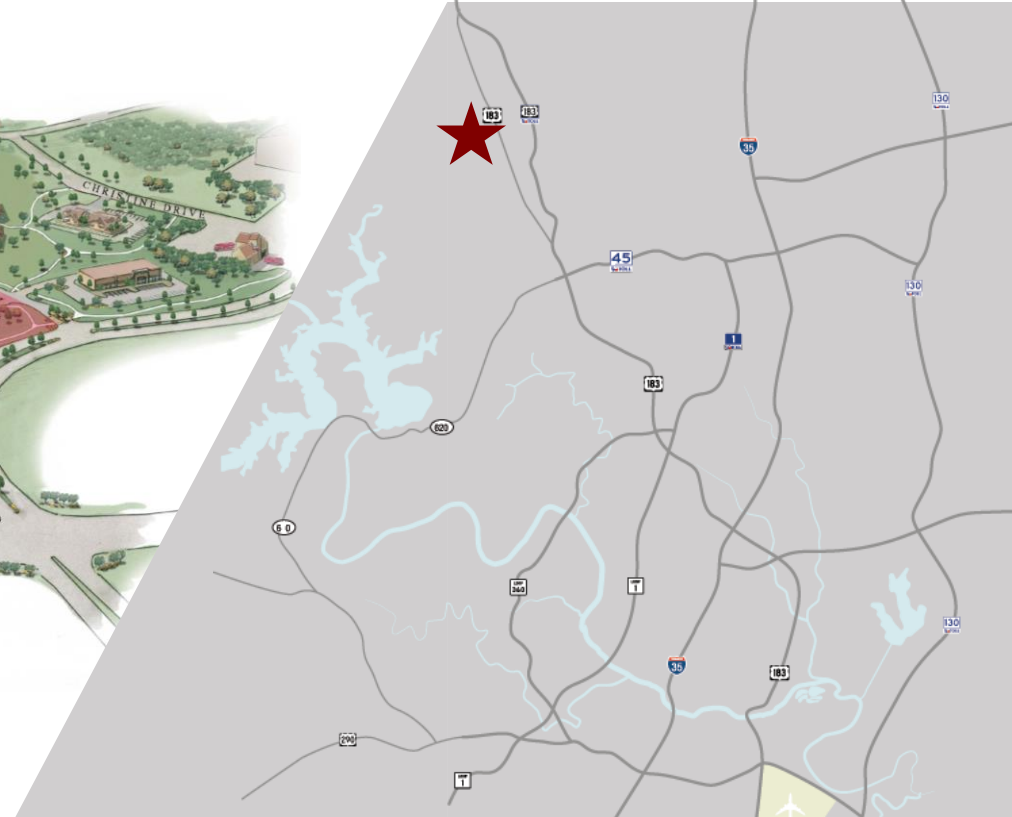


FOR SALE



## Two Commercial Development Sites Adjacent to New Randall's Shopping Center

### Property Overview

Cushman & Wakefield is pleased to present this unique opportunity to acquire one of two commercial development sites immediately adjacent to Crystal Falls Town Center. Located at the southwest corner of Lakeline Boulevard and Crystal Falls Parkway in Leander, approximately 2 ¾ miles west of 183A Toll Road, this shopping center will be anchored by Randall's and will encompass 93,642 square feet of retail and restaurant space.

### Area Information

- 22 miles northwest of Austin
- Population of over 38,000
- 4<sup>th</sup> fastest growing city in Texas
- \$90,000 average household income

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# Crystal Falls Town Center

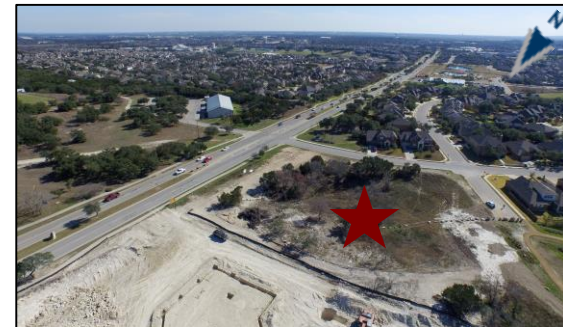
Lakeline Boulevard & Crystal Falls Parkway, Leander, Texas

## Ideal Site for Bank and/or Medical Office



## Property Features – 2.22 Acres

Sales Price	\$1,789,000
Zoning	LO-2-A
Utilities	Available to Site
Location	Northwest Corner of Lakeline Boulevard and Alamo Bound
WCAD Parcel ID	R517838
Impervious Cover	85%



# Crystal Falls Town Center

Lakeline Boulevard & Crystal Falls Parkway, Leander, Texas

## Property Highlights

Asking Price	\$1,789,000 (\$18.50/Sq Ft)
Property Size	2.22 Acres (96,703 Sq Ft)
Water & Wastewater	City of Leander
Electricity	Pedernales Electric Cooperative
Natural Gas	ATMOS Energy
Watershed	Bee Caves Hollow
Edwards Aquifer	Contributing Zone
Composite Zoning	LO-2-A: Professional/Medical Office
Access	Curb cut from Lakeline Boulevard
Frontage	±240' on Lakeline Boulevard
Storm Water	100% of property has ability to participate in regional water quality and detention facilities

## Leander Composite Zoning: LO-2-A

Zoning	Local Office	Allows for the development of small scale, limited impact office uses or similar uses which may be located adjacent to residential neighborhoods. Access should be provided by a collector or higher classification street. This component is intended to help provide for land use transitions from local or general commercial or from arterial streets to residential development.
Site Component	Type 2	Utilized with developments that want to maintain high site standards and do not have a need to utilize the outdoor site area for commercial activities, but may require drive through service lanes.
Architectural Component	Type A	Includes the highest architectural standards and a requirement for 85% masonry

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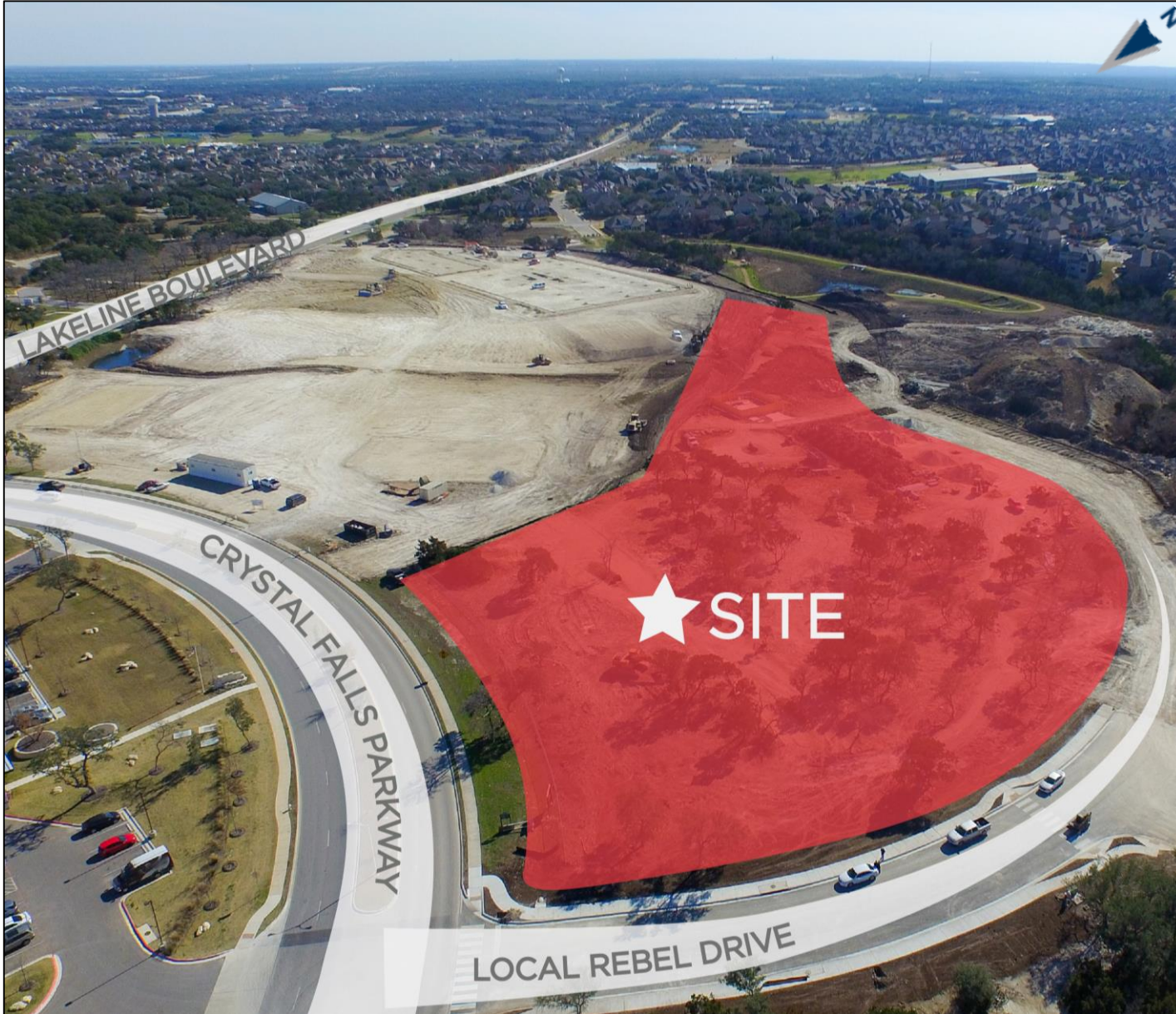
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# Crystal Falls Town Center

Lakeline Boulevard & Crystal Falls Parkway, Leander, Texas

## Ideal Site for Mixed Use Development



## Property Features – 3.877 Acres

Sales Price	\$3,124,300
Zoning	GC-3-A
Utilities	Available to Site
Location	Southeast corner of Crystal Falls Parkway and Local Rebel Street
WCAD Parcel ID	R539131
Impervious Cover	85%



# Crystal Falls Town Center

Lakeline Boulevard & Crystal Falls Parkway, Leander, Texas

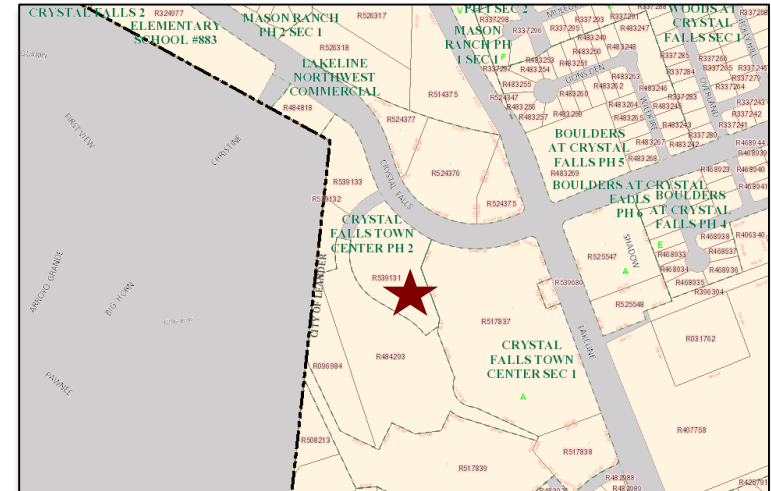
## Property Highlights

Asking Price	\$3,124,300 (\$18.50/Sq Ft)
Property Size	3.877 Acres (168,882 Sq Ft)
Water & Wastewater	City of Leander
Electricity	Pedernales Electric Cooperative
Natural Gas	ATMOS Energy
Watershed	Bee Caves Hollow
Edwards Aquifer	Contributing Zone
Composite Zoning	GC-3-A: General Commerical
Access	Curb cut from Crystal Falls Parkway and Local Rebel Street
Frontage	±275' on Crystal Falls Parkway
Storm Water	Portion of property has ability to participate in regional water quality and detention.



## Leander Composite Zoning: GC-3-A

Zoning	General Commercial	Allows for the development of small to large scale commercial, retail and commercial service uses located in high traffic areas. Access to this component should be provided by an arterial street. The heaviest concentration of this component should be located at intersections of arterial streets.
Site Component	Type 3	Utilized with single family developments that have accessory dwellings on non-residential developments that have a need to utilize the outdoor site area for commercial activities such as outdoor fuel sales and/or limited outdoor display, storage and accessory buildings.
Architectural Component	Type A	Includes the highest architectural standards and a requirement for 85% masonry



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

## Zoning Map



### SINGLE-FAMILY RESIDENTIAL

-  SFR - Single-Family Rural
-  SFE - Single-Family Estate
-  SFS - Single-Family Suburban
-  SFU - Single-Family Urban
-  SFC - Single-Family Compact
-  SFL - Single-Family Limited
-  SFT - Single-Family Townhouse
-  SFU/MH - Single-Family Urban/Manufactured Home

### MULTI-FAMILY RESIDENTIAL

-  TF - Two Family
-  MF - Multi-Family

### RETAIL / COMMERCIAL

-  LO - Local Office
-  LC - Local Commercial
-  GC - General Commercial
-  HC - Heavy Commercial

### INDUSTRIAL

-  HI - Heavy Industrial

### PUD LAND USE

-  PUD - General Commercial
-  PUD - Mixed Use
-  PUD - Multi-Family
-  PUD - Townhomes
-  PUD - Single-Family




### SECTORS

-  OS - Open Space
-  CD - Conventional Sector
-  S1 - General Sector
-  S2 - Station Sector

### TRANSECTS

-  Civic Building
-  T4 - Genral Urban
-  T5 - Urban Center
-  T6 - Urban Core
-  SD - Special District

### ANNEXATION

-  Future Annexation Per DA
-  Involuntary Annexation In Process
-  Voluntary Annexation In Process

**Crystal Falls Town Center**

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## Information About Brokerage Services

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

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date