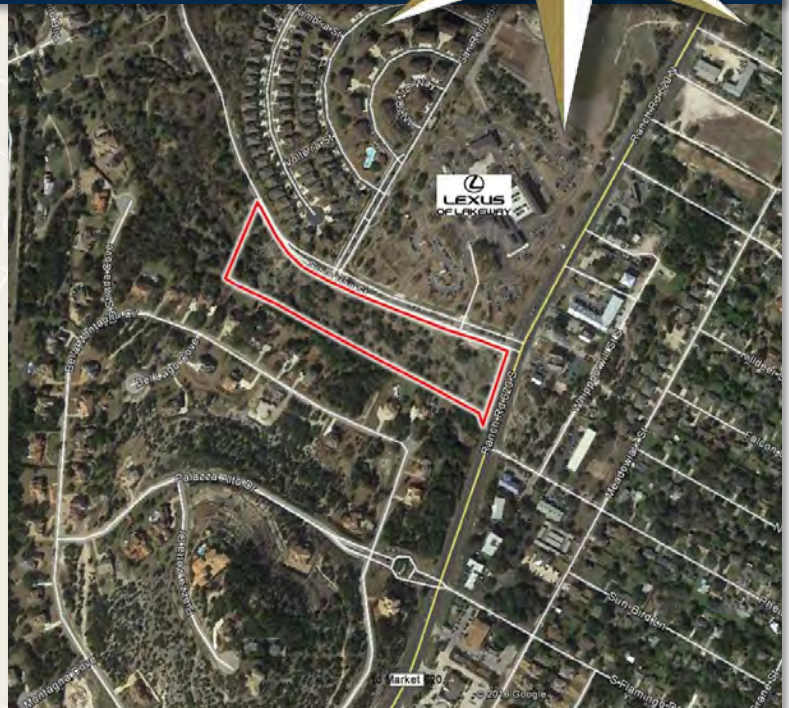
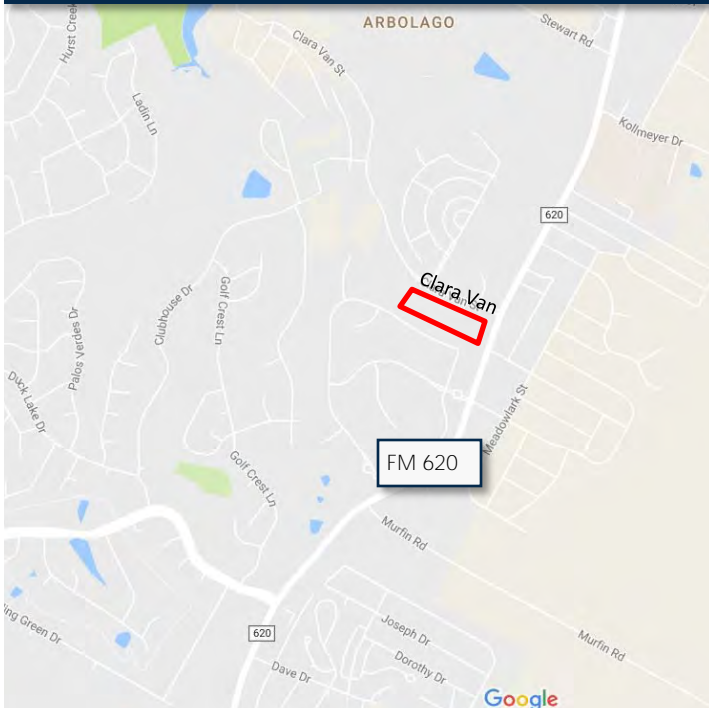


# COMMERCIAL DEVELOPMENT SITE FOR SALE 9.448+/- Acres SWC FM 620 & Clara Van Lakeway, TX



9.448+/- Acres of Lakeway land located at the SWC of RM 620 & Clara Van. Situated across the street from the new Lexus of Lakeway and in close proximity to major Lakeway developments and The Oaks Retail Center. This parcel is ideal for Retail, Office, or other commercial development.

**LOCATION:** SWC RM 620 & Clara Van. 15629 Clara Van, Lakeway, Tx 78734

**SIZE:** Approximately 9.448 Acres

**FRONTAGE ACCESS:** Approximately 380 feet on RM 620, Approximately 1,500 feet of Frontage on Clara Van Street.

**UTILITIES:** All Public Utilities are Available to the Site. Including: Water, Wastewater, Electric.

**ZONING:** C-1 Commercial

**TOPOGRAPHY:** The Site Slopes Down Gradually to the West.

**FLOOD HAZARD:** No Portion of the Property lies in the FEMA Floodplain.

**SCHOOL DISTRICT:** Lake Travis ISD

**JURISDICTION:** The City of Lakeway

**LEGAL DESCRIPTION:** ABS 2476 SUR 84 STEW-ART B.K. ABS 2576 SUR 21 ACR 9 4480

**PRICE:** Contact Agent

**COMMENTS:** Signalized Intersection. Topo & Tree Survey Completed and Available. Large Monument Sign and Lease Conveys.

For More Information:

Billy Ray Ward

512- 422-6189

bill@capellatx.com



**CAPELLA COMMERCIAL, LLC.**  
REAL ESTATE SERVICES

9.448+/- Acres  
Lakeway, Texas

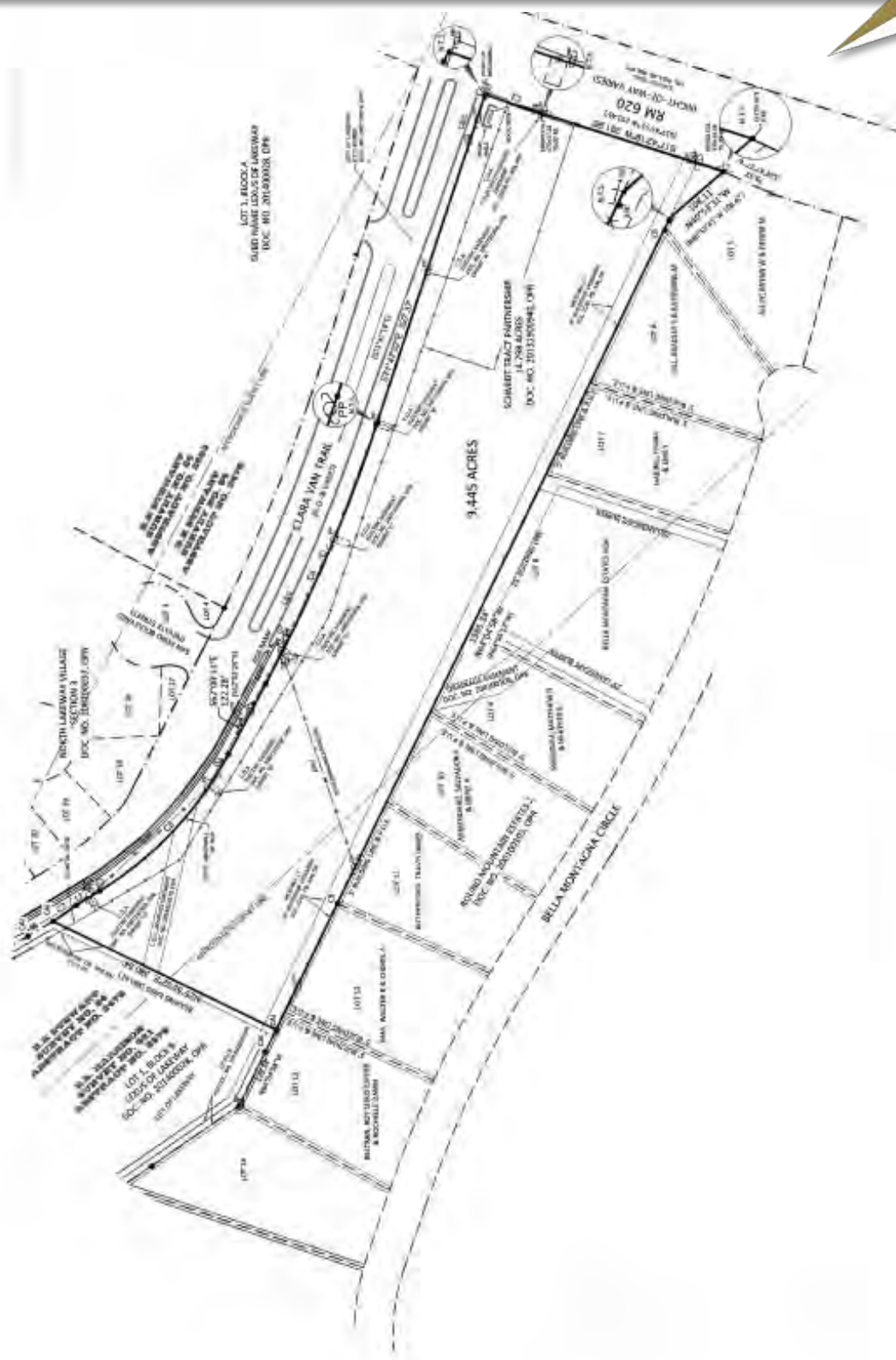


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# 9.448+/- Acres Lakeway, Texas



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**CAPELLA COMMERCIAL, LLC.**  
REAL ESTATE SERVICES

## North Lakeway Retail Center

	Length L.F.	Avg Height FT	SF	Each	Unit Price	Amount
<b>Water Quality Pond</b>						
Structural Walls	440	8	3,520		\$ 80	\$ 281,600
Splitter Box				1	20000	\$ 20,000
Sand Filtration				1	\$ 175,000	\$ 175,000
<b>Subtotal</b>						<b>\$ 476,600</b>
<b>Site Structural Walls</b>						
<i>Entertainment Lot</i>						
Back Wall	440	7	3,080		\$ 80	\$ 246,400
front wall	320	6	1,920		\$ 80	\$ 153,600
<i>Hotel Lot</i>	190	6	1,140		\$ 80	\$ 91,200
<b>Subtotal</b>						<b>\$ 491,200</b>
<b>Wastewater Improvements</b>						
8" wastewater for Hotel & Rest.	800				\$ 55	\$ 44,000
Manholes				3	\$ 3,500	\$ 10,500
<b>Subtotal</b>						<b>\$ 54,500</b>
<b>Water Improvements</b>						
8" water	1,260				\$ 60	\$ 75,600
Fire Hydrant				6	\$ 4,500	\$ 27,000
<b>Subtotal</b>						<b>\$ 102,600</b>
<b>Storm Sewer Improvements</b>						
36"	360				\$ 110	\$ 39,600
48"	920				\$ 150	\$ 138,000
36" to Convey offsite	180				\$ 110	\$ 19,800
Headwall Treatment				1	\$ 12,000	\$ 12,000
Inlets/Manholes				8	\$ 3,500	\$ 28,000
<b>Subtotal</b>						<b>\$ 237,400</b>
This estimate excludes onsite utilities, curb and gutter, and pavement associated with each pad					<b>TOTAL</b>	<b>\$ 1,362,300</b>
					Contingency 20%	\$ 272,460.00
					<b>GRAND TOTAL</b>	<b>\$ 1,634,760</b>

In providing opinions of probable construction cost, it is understood that Cunningham|Allen, Inc. has no control over the cost or availability of labor, equipment or materials, or over market conditions or the Contractor's method of pricing, and that Cunningham|Allen, Inc. opinions of probable construction costs are made on the basis of Cunningham|Allen, Inc. professional judgment and experience. Cunningham|Allen, Inc. makes no warranty, express or implied, that the bids or the negotiated cost of the work will not vary from Cunningham|Allen, Inc. opinion of probable construction cost.

Unless otherwise stated, these costs do not include gas, telephone, cable, or fiber optic construction, nor permit or inspection fees.

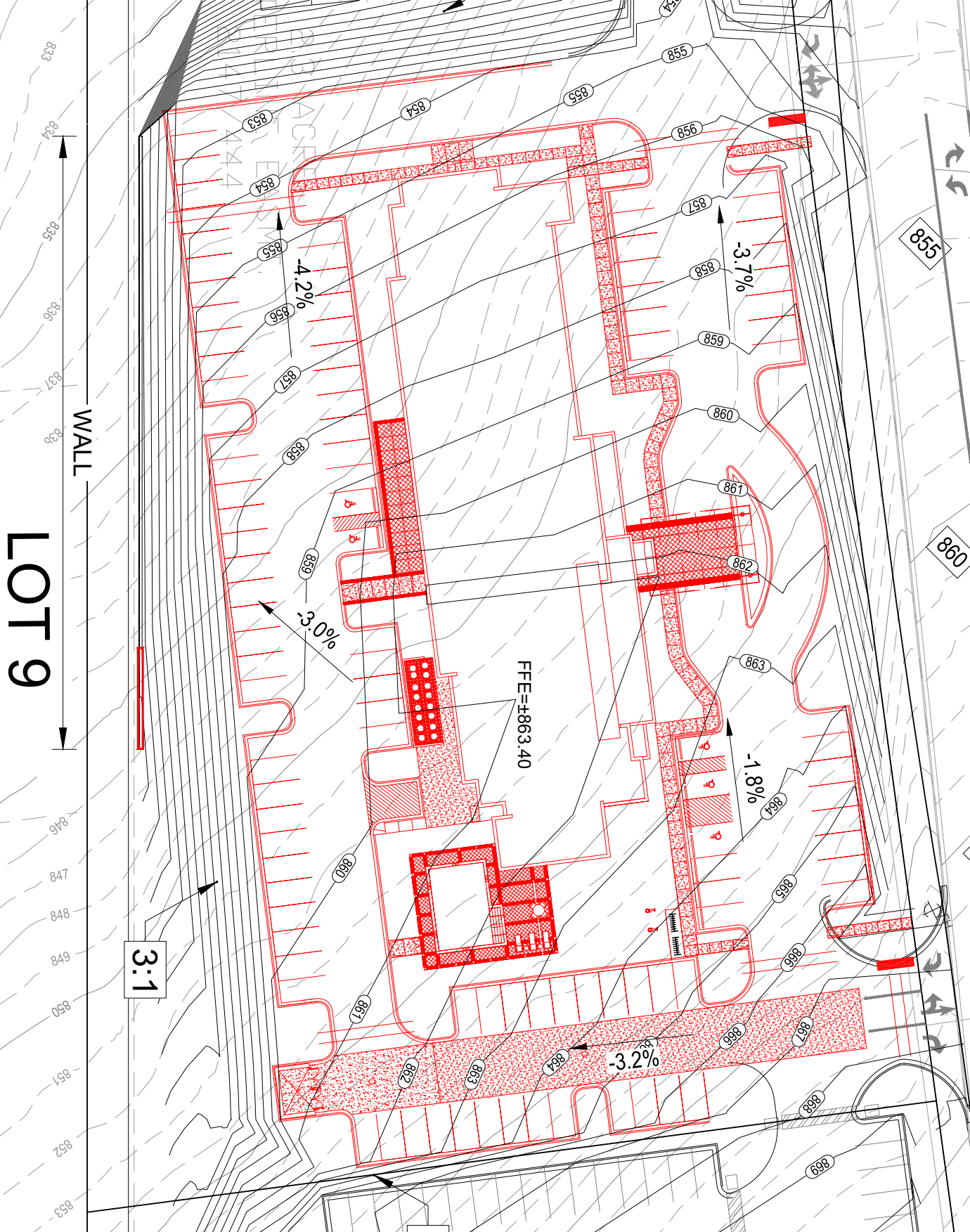
Water LUE cost \$ 6,700.00  
Wastewater LUE cost \$ 7,300.00  
Impact Fee/Transfer Fee = \$100.00 for the first LUE + \$10.00 per LUE thereafter

# LOT 9

WALL

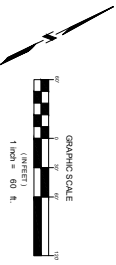
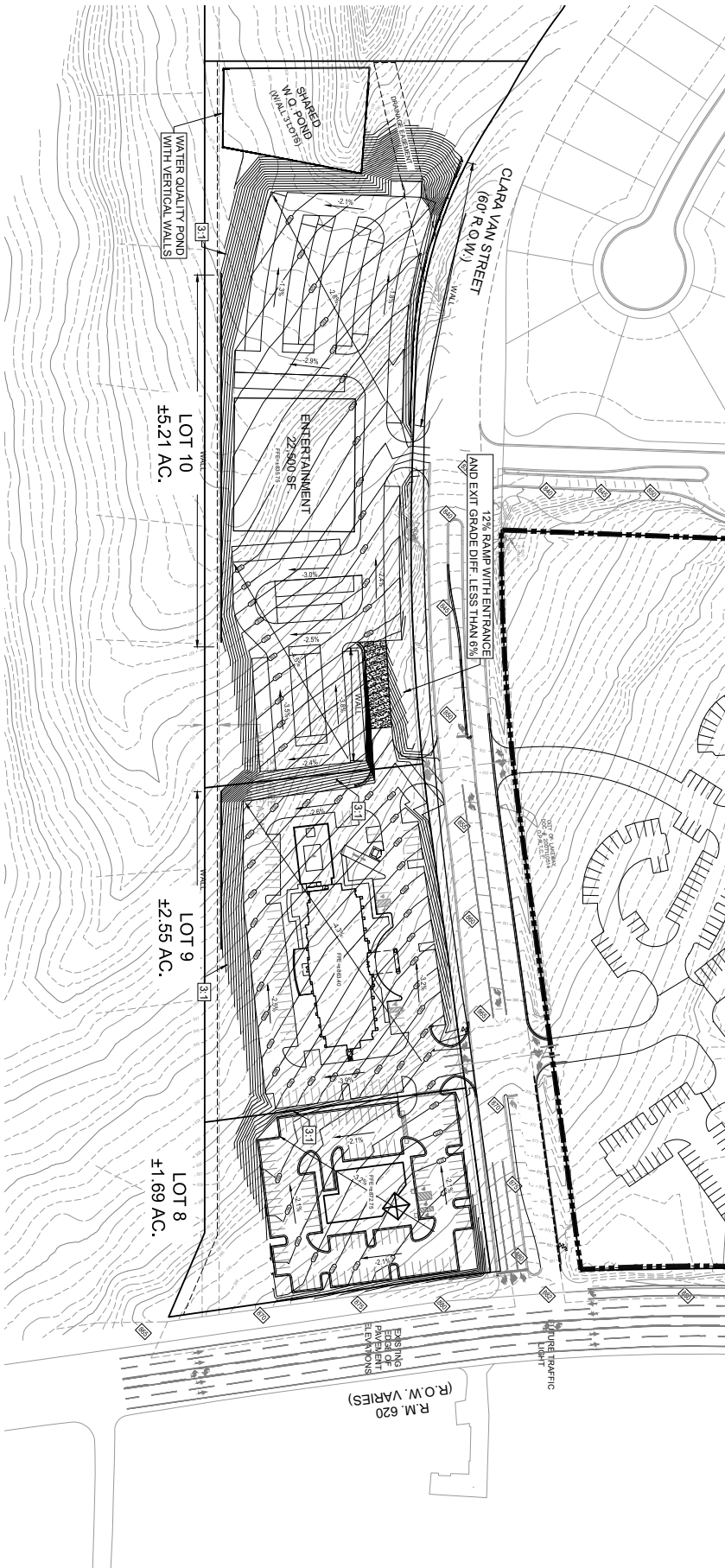
3:1

FFE=±863.40



**City of Lakeway Code and Ordinances:**  
 1. Sec. 28.09.005 Non-Residential and Multifamily Drive aisle grades, shall not exceed fifteen (15) percent inside of property line.

- Note:**
- 3:1 side slopes are dependant on a Geotechnical Report. City of Lakeway typical side slopes are 4:1.
  - 12% grade on ramp between Hotel Site and Entertainment Site dependant of Fire Marshal approval.
  - Grading is preliminary and subject to change.
  - Preliminary site layout is dependant on the city's previously approval and acceptance of Sec. 28.10.005 Buffer zones. Option 2 delineation which was delineated with the Lexus 5.3 ac. lot. Therefore, no buffer zone or setbacks are shown on the remaining ±10 ac. lots.



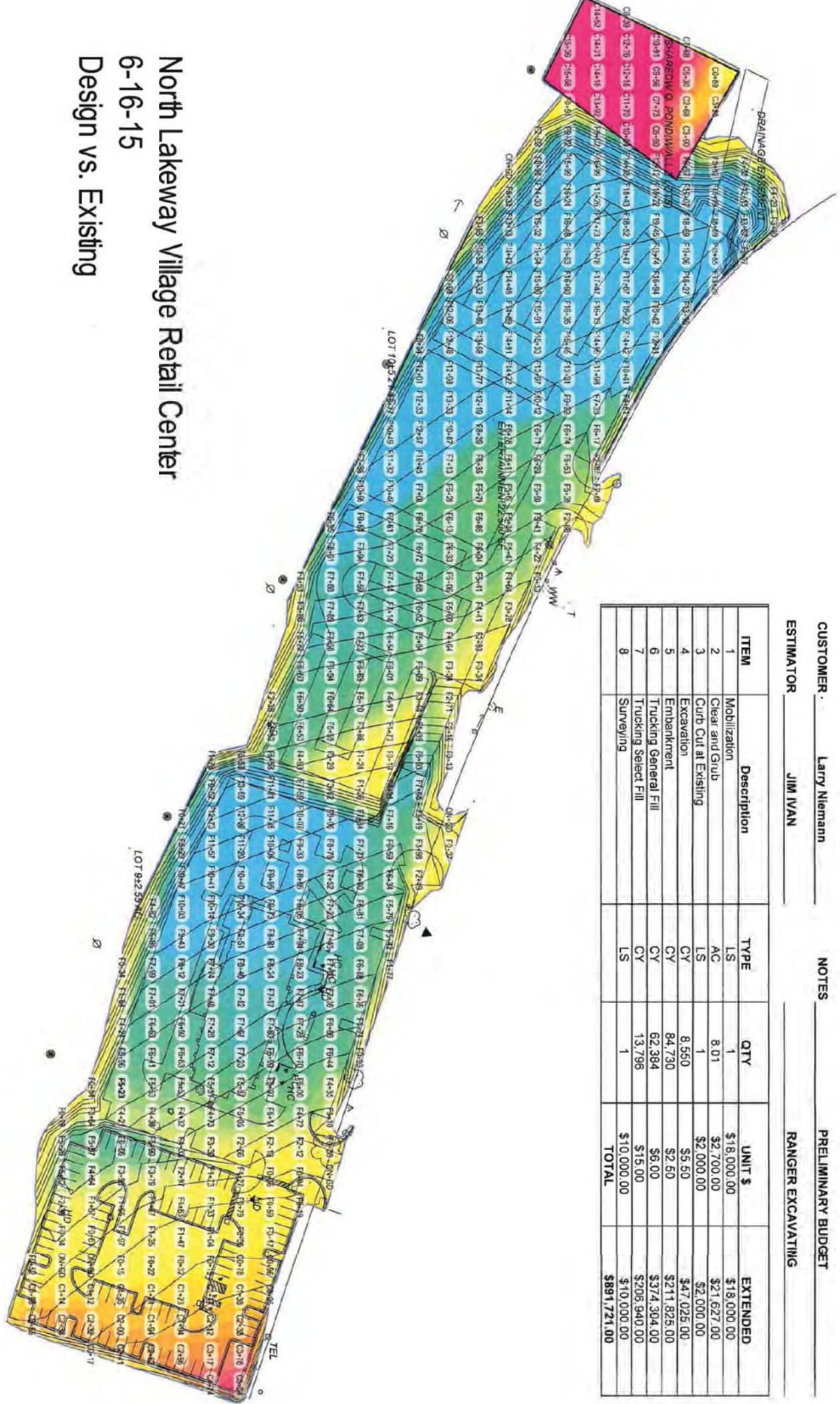
# NORTH LAKEWAY RETAIL CENTER

CONCEPTUAL MASS GRADING EXHIBIT #16

# North Lakeway Village Retail Center

## 6-16-15

### Design vs. Existing



ITEM	Description	TYPE	QTY	UNIT \$	EXTENDED
1	Mobilization	LS	1	\$18,000.00	\$18,000.00
2	Clear and Grub	AC	8.01	\$2,700.00	\$21,627.00
3	Curb Cut at Existing	LS	1	\$2,000.00	\$2,000.00
4	Excavation	CY	8,560	\$5.50	\$47,025.00
5	Embankment	CY	84,730	\$2.50	\$211,825.00
6	Trucking General Fill	CY	62,384	\$6.00	\$374,304.00
7	Trucking Select Fill	CY	13,796	\$15.00	\$206,940.00
8	Surveying	LS	1	\$10,000.00	\$10,000.00
				<b>TOTAL</b>	<b>\$891,721.00</b>

DATE 6/16/2015 PLANS Conceptual Grading Exhibit #16 dated 5-15-15

CUSTOMER Larry Niemann PRELIMINARY BUDGET

ESTIMATOR JIM IVAN NOTES RANGER EXCAVATING

NORTH LAKEWAY RETAIL CENTER



## 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ 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