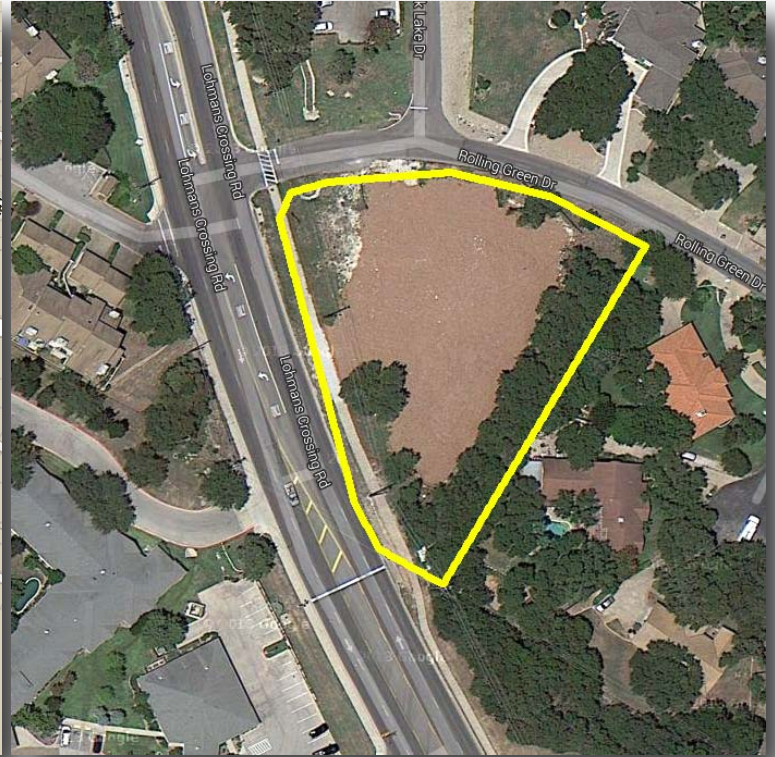
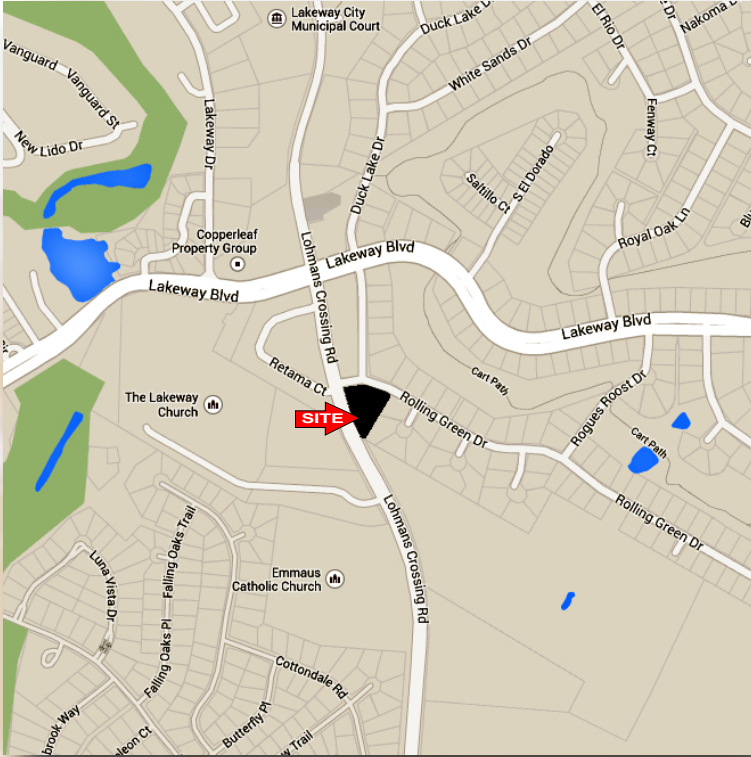


FOR SALE - OFFICE PAD SITE

1501 Lohmans Crossing, Lakeway, TX 78734



LOCATION: Office pad site is partially developed and ready for construction. It will accommodate approximately 11,000 to 12,000 sq ft and has a parking variance from The City of Lakeway of one parking space per 250 sq ft. It's located less than 1 mile from Lakeway Regional Medical Center.

ZONING: General Office

SCHOOL DISTRICT: Lake Travis ISD

SIZE: Approximately 1.264 acres

JURISDICTION: Travis County

FRONTAGE/ACCESS: Lohmans Crossing and Rolling Green Dr.

PRICE: \$495,000.00

UTILITIES: Utilities are at the curb. WDIC-17 and Austin Energy

COMMENTS: This site has over \$65,000.00 of improvements and site work already completed. It's been graded, compacted and has water detention.

McALLISTER & ASSOCIATES
REAL ESTATE SERVICES

CONTACT Joe Connors
Office: (512) 563-5360
Joe@matexas.com

201 Barton Springs Road Austin, Texas 78704
(512)472-2100 FAX: (512)472-2905

This property is presented subject to prior sale, change in price, or removal from the market without notice. All information shown in this brochure, while based upon information supplied by the owner and from other sources deemed to be reliable is not in any way warranted by McAllister & Associates or the owner of the property. Interested persons are encouraged to retain legal and technical consultants to advise them of any and all aspects of this property. This report is for your use as long as you have need of it, but at all times remains the property of McAllister & Associates. Under no circumstances is any of this report to be reproduced, copied or in any way duplicated without the express written consent of McAllister & Associates.



Architectural Association
 Landscape Architecture
 Engineering
 Planning
 Surveying



RECOVERY WAYS - LAKEWAY
 1101 LAKEWAY CROSSING ROAD
 LAKEWAY, TEXAS 75144

DATE: 1/13/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NO: [Number]

AS-1

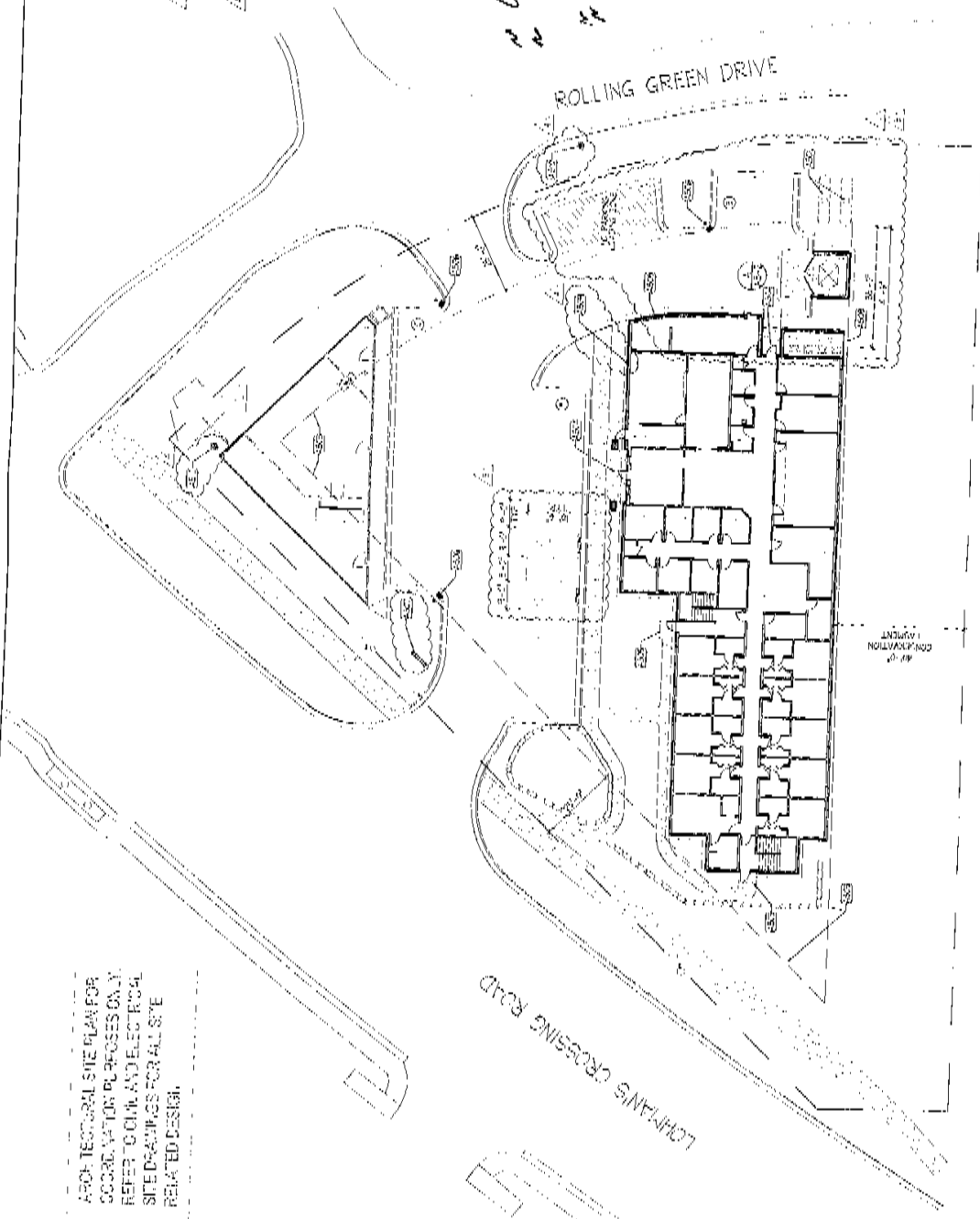
ARCHITECTURAL KEY NOTES:

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL MECHANICAL AND ELECTRICAL CODES AND ALL APPLICABLE LOCAL ORDINANCES.
- 3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL PLUMBING AND MECHANICAL CODES AND ALL APPLICABLE LOCAL ORDINANCES.
- 4. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL ELECTRICAL CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- 5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL FIRE AND LIFE SAFETY CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- 6. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL SAFETY CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- 7. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL HEALTH CARE FACILITY CONSTRUCTION CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- 8. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL HEALTH CARE FACILITY DESIGN AND CONSTRUCTION CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- 9. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL HEALTH CARE FACILITY MAINTENANCE AND REPAIR CODE AND ALL APPLICABLE LOCAL ORDINANCES.
- 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL HEALTH CARE FACILITY OPERATING AND MAINTENANCE CODE AND ALL APPLICABLE LOCAL ORDINANCES.

GENERAL NOTES:

- 1. REFER TO ALL OTHER DRAWINGS FOR ALL APPLICABLE NOTES AND SPECIFICATIONS.
- 2. REFER TO ALL OTHER DRAWINGS FOR ALL APPLICABLE NOTES AND SPECIFICATIONS.
- 3. REFER TO ALL OTHER DRAWINGS FOR ALL APPLICABLE NOTES AND SPECIFICATIONS.
- 4. REFER TO ALL OTHER DRAWINGS FOR ALL APPLICABLE NOTES AND SPECIFICATIONS.
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- 7. REFER TO ALL OTHER DRAWINGS FOR ALL APPLICABLE NOTES AND SPECIFICATIONS.
- 8. REFER TO ALL OTHER DRAWINGS FOR ALL APPLICABLE NOTES AND SPECIFICATIONS.
- 9. REFER TO ALL OTHER DRAWINGS FOR ALL APPLICABLE NOTES AND SPECIFICATIONS.
- 10. REFER TO ALL OTHER DRAWINGS FOR ALL APPLICABLE NOTES AND SPECIFICATIONS.

Handwritten notes:
 # 9437 of footprint
 # 13561 of

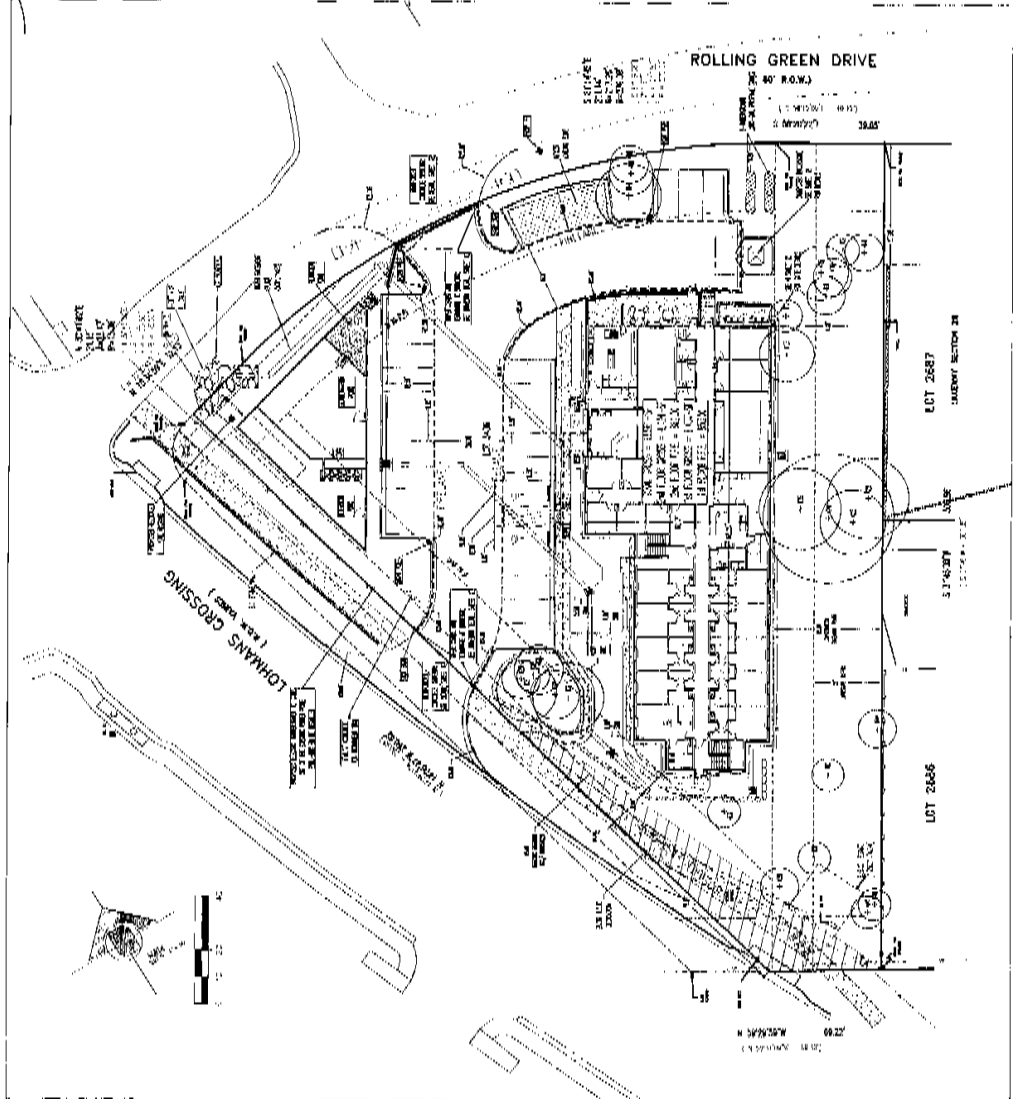


ARCHITECTURAL SITE PLAN FOR
 COORDINATION PURPOSES ONLY.
 REFER TO OTHER AND ELECTRICAL
 SITE DRAWINGS FOR ALL SITE
 RELATED DESIGN.

ARCHITECTURAL SITE PLAN
 SCALE: 1/8" = 1'-0"
 SCALE: 1/4" = 1'-0"
 SCALE: 1/2" = 1'-0"
 SCALE: 3/4" = 1'-0"
 SCALE: 1" = 1'-0"

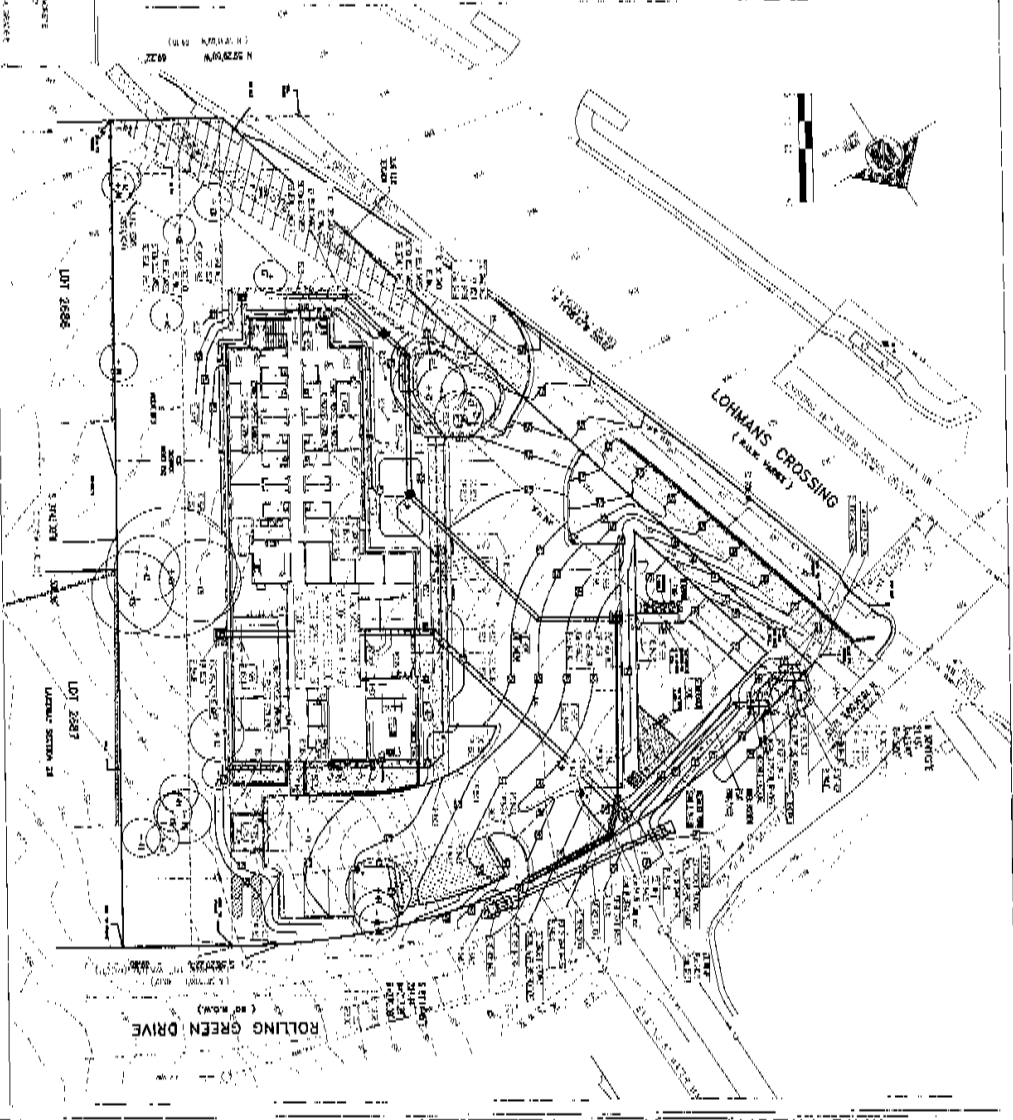
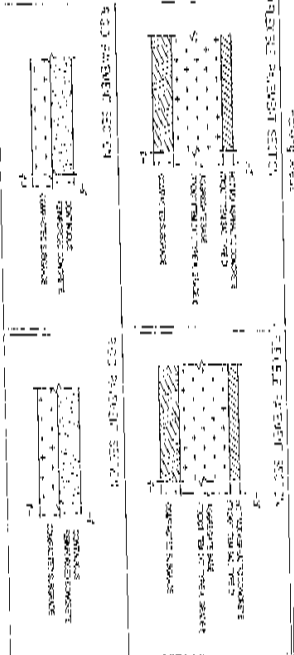
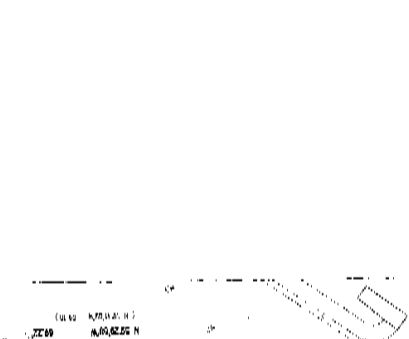
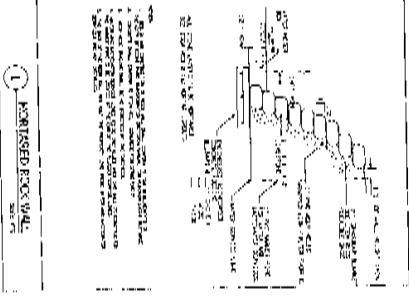
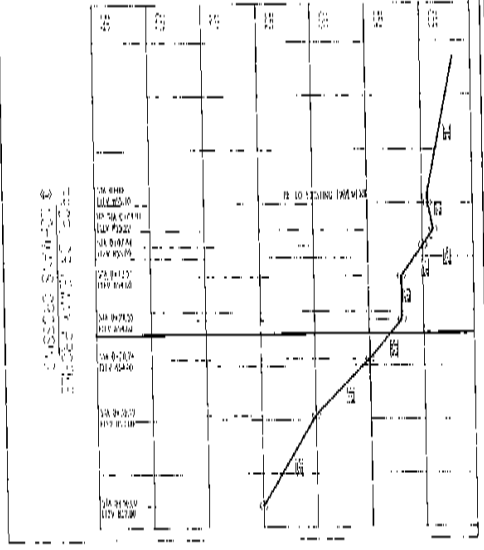


NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/20/20
2	ISSUED FOR PERMIT	08/20/20
3	ISSUED FOR PERMIT	08/20/20
4	ISSUED FOR PERMIT	08/20/20



NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/20/20
2	ISSUED FOR PERMIT	08/20/20
3	ISSUED FOR PERMIT	08/20/20
4	ISSUED FOR PERMIT	08/20/20

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	08/20/20
2	ISSUED FOR PERMIT	08/20/20
3	ISSUED FOR PERMIT	08/20/20
4	ISSUED FOR PERMIT	08/20/20



- NOTES**
1. THE EXPOSED CONCRETE OF ALL STRUCTURAL MEMBERS SHALL BE FINISHED WITH A BRUSHED OR BROOMED FINISH.
 2. ALL EXPOSED CONCRETE SHALL BE FINISHED WITH A BRUSHED OR BROOMED FINISH.
 3. ALL EXPOSED CONCRETE SHALL BE FINISHED WITH A BRUSHED OR BROOMED FINISH.

SEE PLACEMENT SCHEDULE ON 7-5 SHEET

SHEET NO. 6 OF 20

RECOVERY WAYS
 1501 LOHMAN'S CROSSING
 Lakeway, Texas 78734

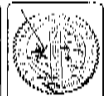


AUSTIN CIVIL ENGINEERING, INC.
 2700 SOUTH LAKWAY BLVD. STE. 200A
 LAKEWAY, TEXAS 78734
 TEL: (512) 508-0100
 FAX: (512) 508-0101





AUSTIN CIVIL ENGINEERING, INC.
 2004 SOUTH LAMAR BLVD. SUITE 200A
 AUSTIN, TEXAS 78744
 PHONE: (512) 442-1111
 FAX: (512) 442-1111

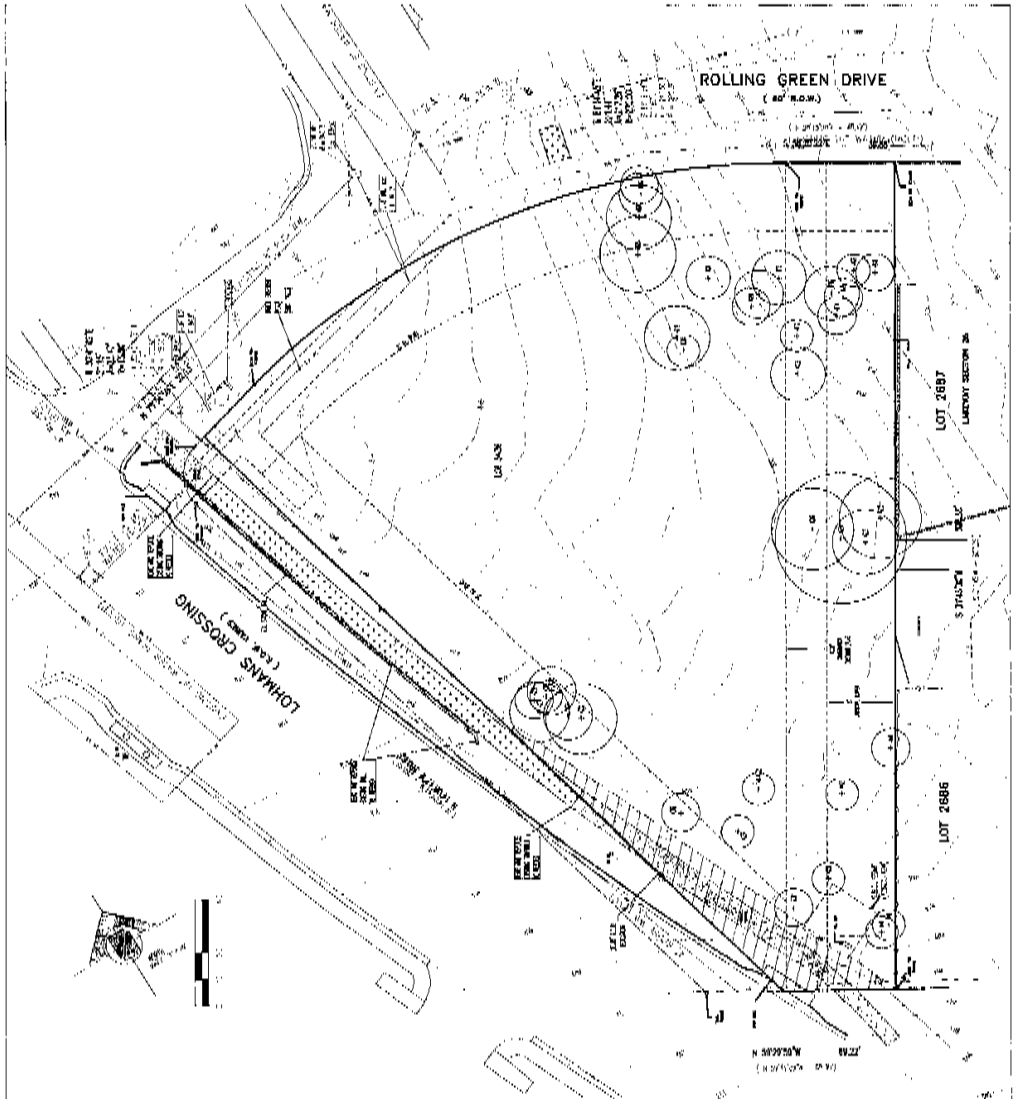


RECOVERY WAYS
 1501 LOHMAN'S CROSSING
 LAKELAY, TEXAS 78734

DATE	DESCRIPTION

SCALE
 1" = 40'

3
 OF 20



DATE: 11/11/11
 DRAWN BY: J. [unreadable]
 CHECKED BY: [unreadable]

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ROLLING GREEN DRIVE	11/11/11	J. [unreadable]	[unreadable]
2	LOHMAN'S CROSSING	11/11/11	J. [unreadable]	[unreadable]
3	LOT 2886	11/11/11	J. [unreadable]	[unreadable]
4	LOT 2887	11/11/11	J. [unreadable]	[unreadable]
5	RECOVERY WAYS	11/11/11	J. [unreadable]	[unreadable]
6	LANDSCAPING	11/11/11	J. [unreadable]	[unreadable]
7	EASEMENTS	11/11/11	J. [unreadable]	[unreadable]
8	UTILITIES	11/11/11	J. [unreadable]	[unreadable]
9	PROPOSED DRIVE	11/11/11	J. [unreadable]	[unreadable]
10	PROPERTY BOUNDARIES	11/11/11	J. [unreadable]	[unreadable]
11	EXISTING DRIVE	11/11/11	J. [unreadable]	[unreadable]
12	EXISTING DRIVE	11/11/11	J. [unreadable]	[unreadable]
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99	EXISTING DRIVE	11/11/11	J. [unreadable]	[unreadable]
100	EXISTING DRIVE	11/11/11	J. [unreadable]	[unreadable]

ROLLING GREEN DRIVE

EXISTING ELEVATION		FINISHED ELEVATION		CUT		FILL	
STATION	ELEVATION	STATION	ELEVATION	DEPTH	WIDTH	DEPTH	WIDTH
0+00	100.5	0+00	100.5				
0+10	100.8	0+10	100.8				
0+20	101.2	0+20	101.2				
0+30	101.5	0+30	101.5				
0+40	101.8	0+40	101.8				
0+50	102.2	0+50	102.2				
0+60	102.5	0+60	102.5				
0+70	102.8	0+70	102.8				
0+80	103.2	0+80	103.2				
0+90	103.5	0+90	103.5				
1+00	103.8	1+00	103.8				
1+10	104.2	1+10	104.2				
1+20	104.5	1+20	104.5				
1+30	104.8	1+30	104.8				
1+40	105.2	1+40	105.2				
1+50	105.5	1+50	105.5				
1+60	105.8	1+60	105.8				
1+70	106.2	1+70	106.2				
1+80	106.5	1+80	106.5				
1+90	106.8	1+90	106.8				
2+00	107.2	2+00	107.2				
2+10	107.5	2+10	107.5				
2+20	107.8	2+20	107.8				
2+30	108.2	2+30	108.2				
2+40	108.5	2+40	108.5				
2+50	108.8	2+50	108.8				
2+60	109.2	2+60	109.2				
2+70	109.5	2+70	109.5				
2+80	109.8	2+80	109.8				
2+90	110.2	2+90	110.2				
3+00	110.5	3+00	110.5				

EXISTING ELEVATION

EXISTING ELEVATION		FINISHED ELEVATION		CUT		FILL	
STATION	ELEVATION	STATION	ELEVATION	DEPTH	WIDTH	DEPTH	WIDTH
0+00	100.5	0+00	100.5				
0+10	100.8	0+10	100.8				
0+20	101.2	0+20	101.2				
0+30	101.5	0+30	101.5				
0+40	101.8	0+40	101.8				
0+50	102.2	0+50	102.2				
0+60	102.5	0+60	102.5				
0+70	102.8	0+70	102.8				
0+80	103.2	0+80	103.2				
0+90	103.5	0+90	103.5				
1+00	103.8	1+00	103.8				
1+10	104.2	1+10	104.2				
1+20	104.5	1+20	104.5				
1+30	104.8	1+30	104.8				
1+40	105.2	1+40	105.2				
1+50	105.5	1+50	105.5				
1+60	105.8	1+60	105.8				
1+70	106.2	1+70	106.2				
1+80	106.5	1+80	106.5				
1+90	106.8	1+90	106.8				
2+00	107.2	2+00	107.2				
2+10	107.5	2+10	107.5				
2+20	107.8	2+20	107.8				
2+30	108.2	2+30	108.2				
2+40	108.5	2+40	108.5				
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2+70	109.5	2+70	109.5				
2+80	109.8	2+80	109.8				
2+90	110.2	2+90	110.2				
3+00	110.5	3+00	110.5				

