

VISTAS OF MCCORMICK MOUNTAIN

LAND ADVISORS-AUSTIN EXCLUSIVE LISTING | LAKEWAY, TRAVIS COUNTY, TEXAS



LOCATION The Vistas of McCormick Mountain subdivision is located approximately ½ mile north of FM 620 on Hudson Bend Road and is less than a 5 minute drive to the entrance of Steiner Ranch. The property located just 2 miles from central Lakeway, 8 miles from The Hill Country Galleria in Bee Cave and is 21 miles from downtown Austin. This location provides excellent access to north and central Austin.

SIZE The site is approximately 45 acres comprised of 71 platted estate lots. Lots range from ½-1 acre in size.

PRICE \$6,390,000 (\$90,000 per platted lot)

JURISDICTION City of Austin 2-Mile ETJ, Travis County

UTILITIES

Water – Travis County WCID #17

Sanitary Sewer – Septic at Buyer's Expense

Electric – Austin Energy

SCHOOLS Lake Travis Independent School District

Lake Travis Elementary, Hudson Bend Middle School and Lake Travis High School

COMMENTS The Vistas of McCormick Mountain is entitled and immediately available for development with a final plat that has been recorded with Travis County. The offering is a rarity and a benefit to the buyer given that most entitlement projects in this location will require 12 to 18 months of pursuit. The plans for the subdivision provide for private streets and underground utilities.

Elevations on the property vary from 790'-905'. The natural topography of the property provides the ability for each lot to enjoy beautiful Hill Country and Lake Travis views in all directions.

The Lake Travis submarket has experienced tremendous growth as one of the premier submarkets in the Austin MSA. Lakeway proper is virtually built-out with very limited opportunity to do an exclusive single builder development. Many private builders are forced to purchase one-off lots in older developments. Production and public builders have tied up the lots in the master planned communities.

Homes located within The Vistas of McCormick Mountain will command a strong demand from homebuyers due to the proximity to Steiner Ranch and other amenities in the area, as well as the superior reputation of the Lake Travis ISD school system. Multiple Listing data for Steiner Ranch shows only 25 homes in inventory with over 350 homes sold or under contract.

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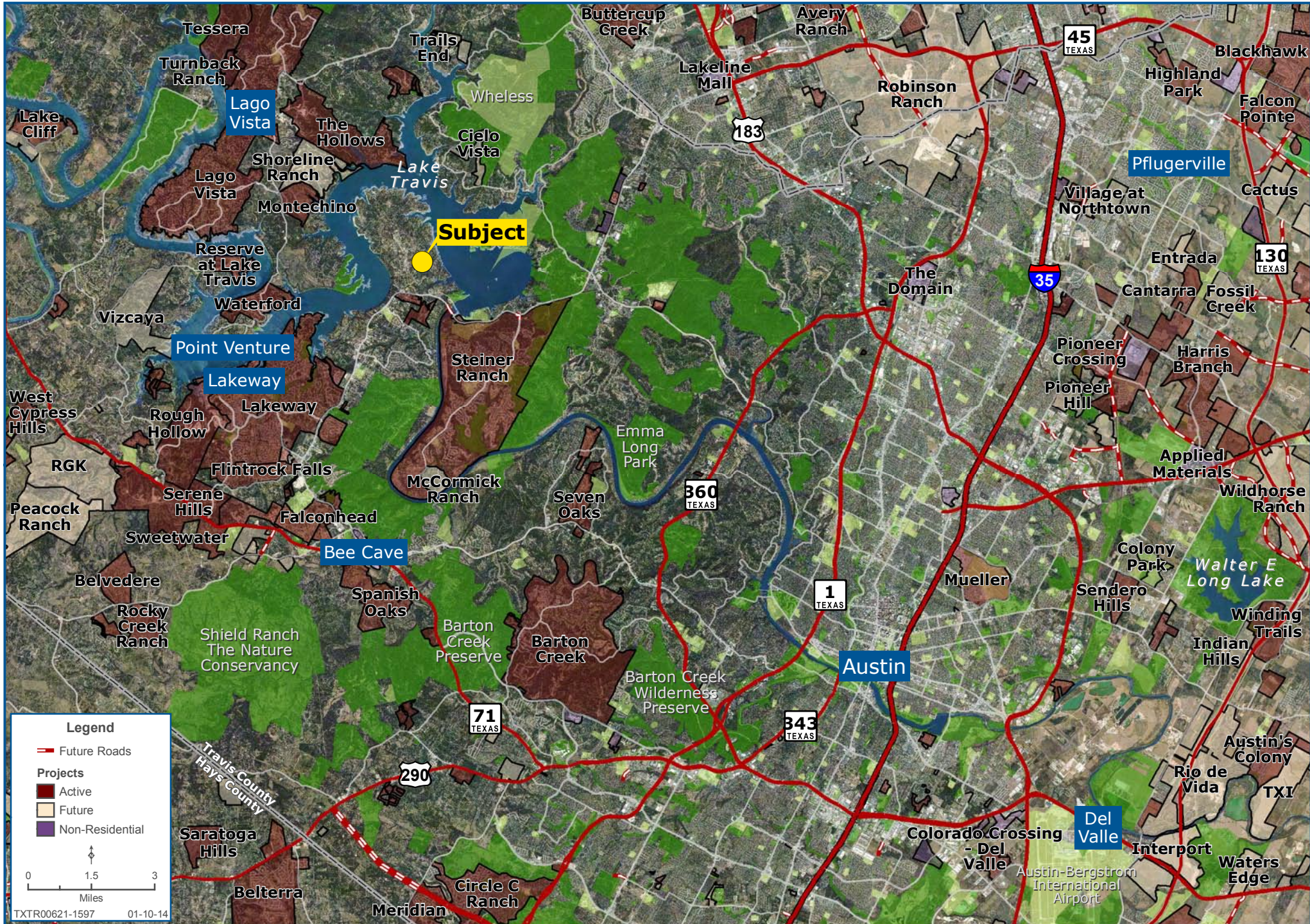


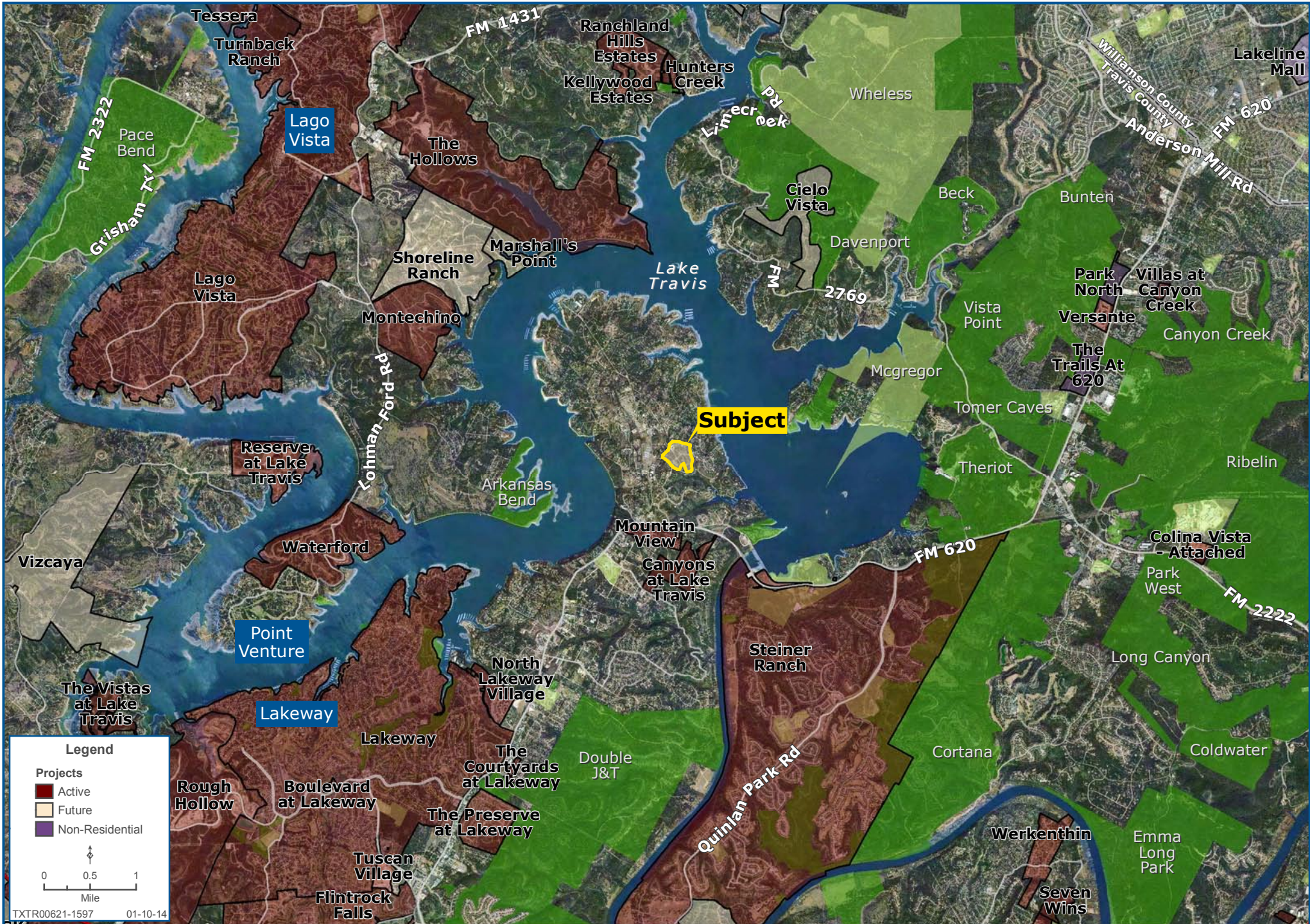


REGIONAL MAP

CARLOTTA MCLEAN | TIM RILEY

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APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE

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

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

1. Shall treat all parties honestly;
2. May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960. EQUAL HOUSING OPPORTUNITY. 01A TREC No. OP-K

