

The Falls Overview

- General:** The Falls is a 315 acre planned development in the Lago Vista Peninsula featuring Lake Travis waterfront, cleared fields and Lake Travis views with road frontage on 2 paved county maintained roads. This would make an excellent personal waterfront ranch and land investment in anticipation of future growth in the area. The following describes the past development plans and provides more details on the property.
- Location:** The Falls is located in the SWQ of Lohman Ford Rd. and Sylvester Ford Rd. in the City of Lago Vista, Travis County. The City of Lago Vista is located about 30 driving miles northwest of the City of Austin. The Spanish translation for Lago Vista is "lake view". Lago Vista is part of the Texas Hill Country and is on beautiful Lake Travis. From Austin, travel north on 183A Tollway to Hwy 1431, turn west on Hwy 1431 to Lohman Ford Rd., and then turn south on Lohman Ford Rd. to The Falls.
- Schools:** Lago Vista ISD is an exceptional school district with three campuses, one for each level of classification. Lago Vista High School is rated as one of the top ten high schools in Central Texas by *Austin Monthly*. The elementary, middle and high schools all have received recognized ratings.
- Entitlement:** The Falls is located in the City of Lago Vista. The Developers Agreement has been executed by Atlantis and the City of Lago Vista entitling the property to a density of 520 units of varying product sizes to include 30' x 80' townhomes, 60' x 120' SF, 70' x 120' SF and 100' x 150' SF.
- Utilities:** Water and Sewer for The Falls will be serviced by the City of Lago Vista. Offsite improvements will have to be constructed to accommodate the projects needs. Both water and sewer will have to be extended approximately 8,000 feet to tie to existing lines. In addition, an on the ground water storage tank will have to be constructed. The cost for the offsite utility is approximately \$2,000,000.
- Market:** The Falls is located in the Lago Vista/Jonestown submarket of Austin. This submarket of Austin has the highest average new home value in all of Austin. With the completion of the 183A Tollway, The Falls will be attractive to a new breed of buyers. The once second home market will open to primary residences with a drive time of less than 40 minutes from the central business district. Austonians will be able to enjoy coming home to a highly amenitized lakefront community at an affordable price. The Falls will also market to second home buyers from Austin, Dallas and Houston markets. The Falls will offer homes from the 200's to 800's in a waterfront community complete with amenities to include club house, resort style pool, marina, miles of trails and acres of open space.
- Comments:** This property was recently given back to the bank by the original developer. All entitlements remain in place. The property has been heavily cleared of cedar and brush with lots of mature trees and native fauna now flourishing. The cove is surprisingly deep and accessible even with the lake at such low levels.
- Pricing:** \$6,950,000 or \$22,064 per acre

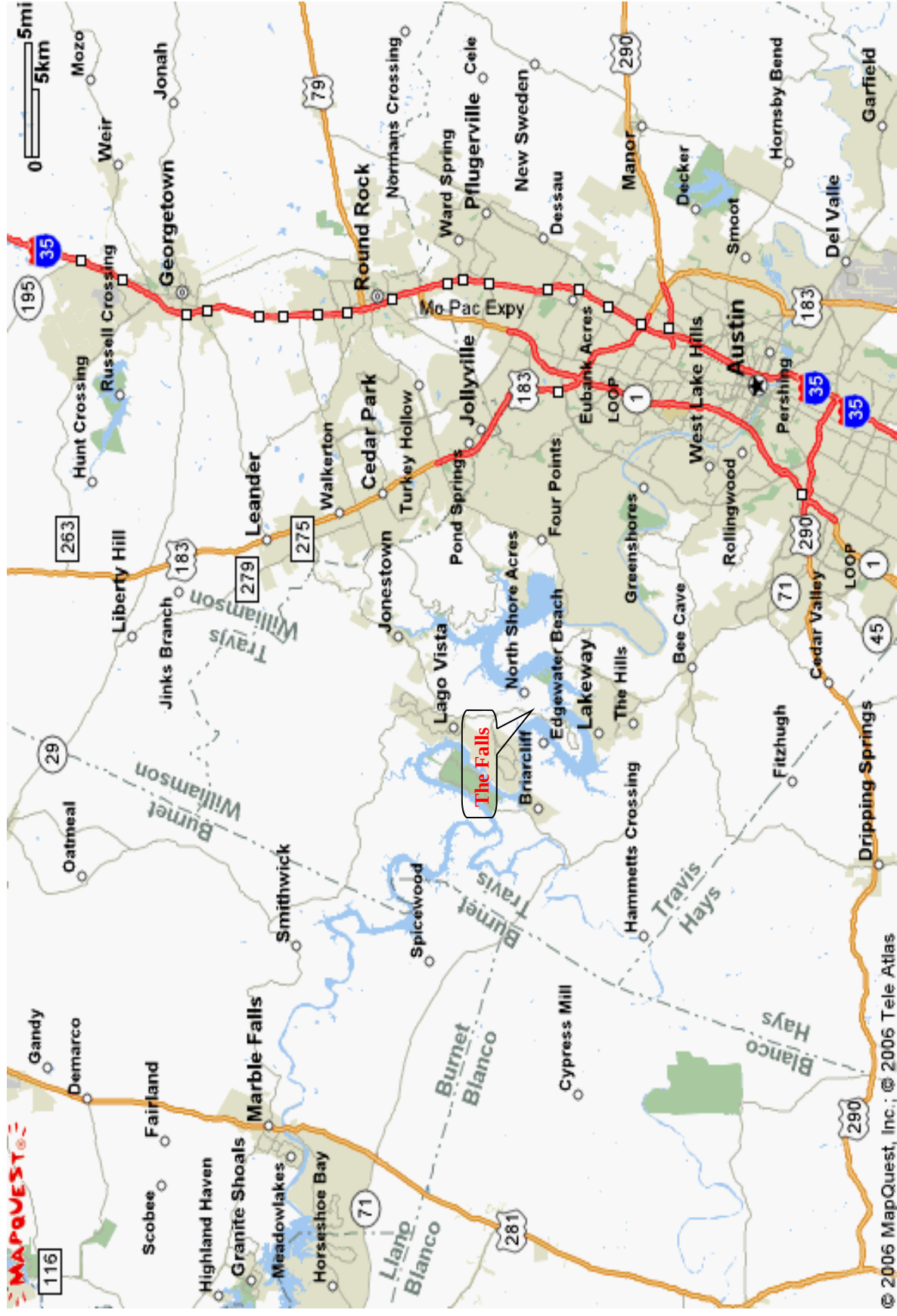


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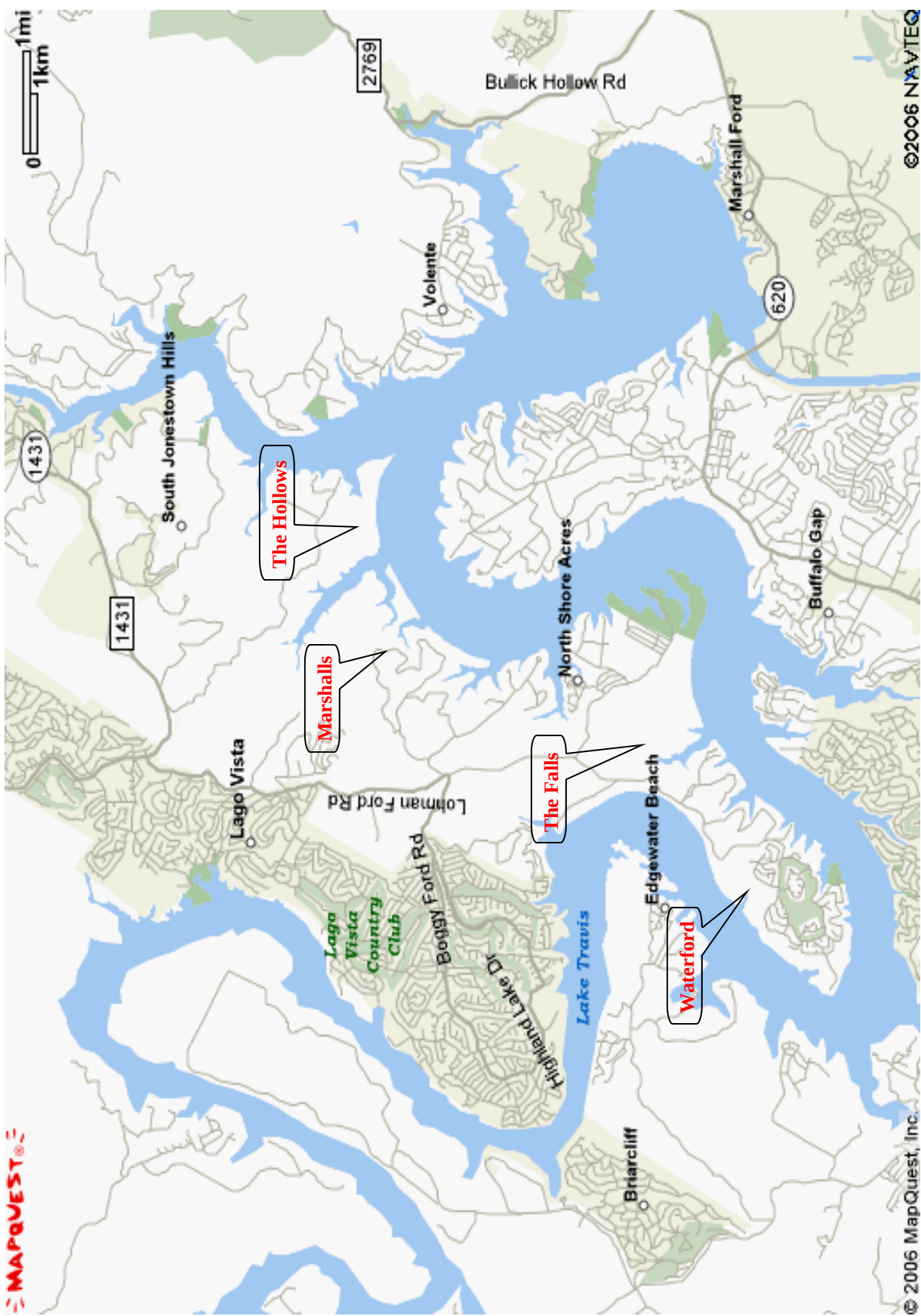
Photos



Location Map of The Falls at Lake Travis



Location Map of The Falls at Lake Travis



Lago Vista

Lohman Ford Road

THE FALLS

Waterford

Lake Travis

Lakeway

Lake Travis

Waterford

THE FALLS



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THE FALLS

ON LAKE TRAVIS

LEGEND:

Symbol	Description
	60' wide lot
	70' wide lot
	100' wide lot
	Townhouses
	Amenity Center
	Open Space
	Water Feature
	Trail

+120 acres

+ 2 miles

Total Property: 520 total units ± 315 acres

