

LAKELINE PROPERTIES

Austin & Cedar Park, Texas



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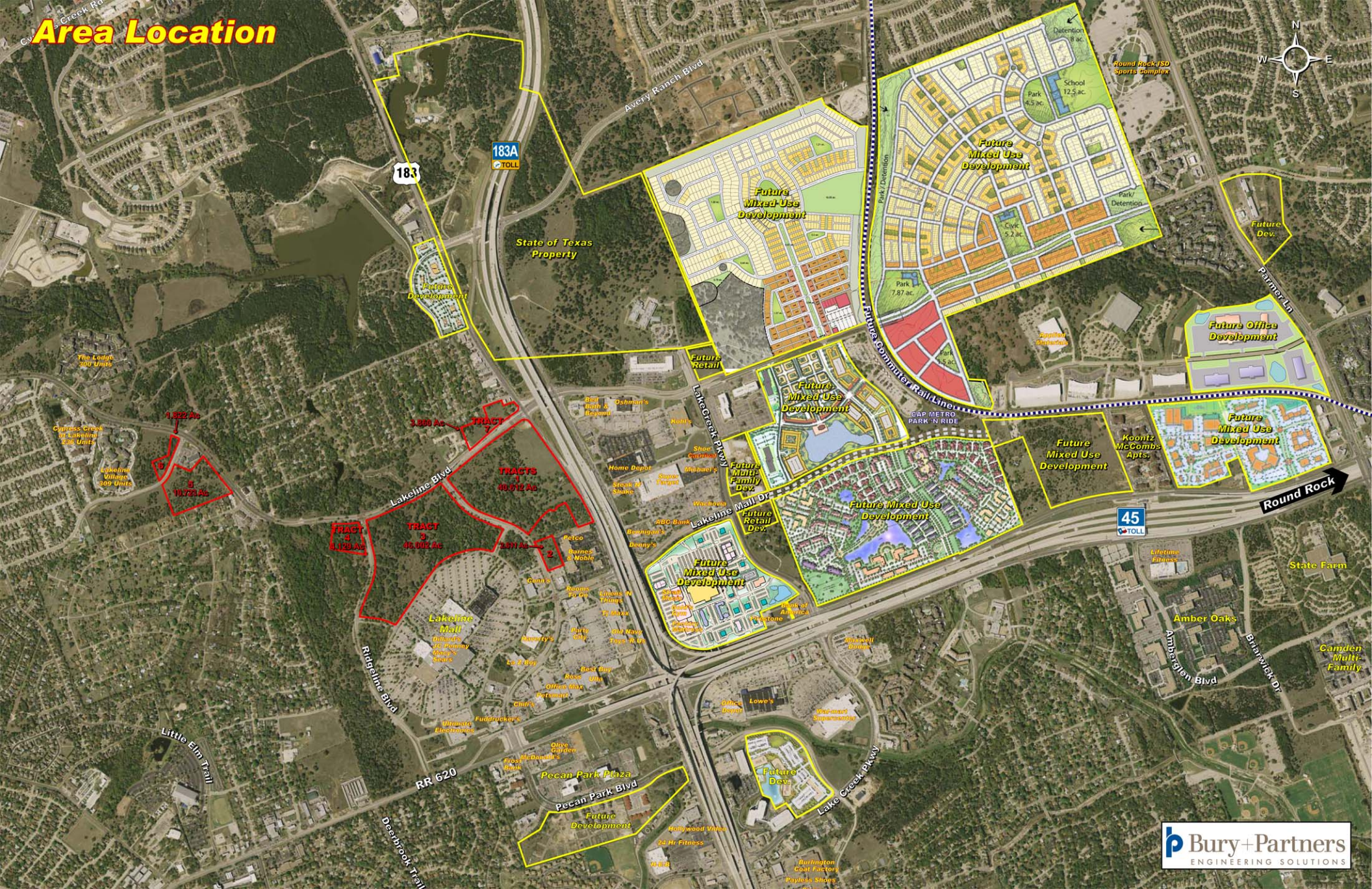
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LAKELINE PROPERTIES

- Location:** Located immediately north of Lakeline Mall in northwest Austin, these quality, platted and zoned properties are ready for development. These seven tracts are for sale to multi-family, single tenant, assisted living, pad users, and retail shopping center developers. 112 acres are available and located at the intersection of Highway 183 and Lakeline Boulevard.
- Utilities:** Numerous water and wastewater lines run throughout the immediate area, as well as electric and natural gas. See exact locations on maps provided.
- Environmental:** Phase I studies have been conducted on the properties and no adverse environmental conditions were found to be present with the exception of two small cave features that may require a 150 foot setback from each. The proposed setbacks have been shown on enclosed maps for prospective purchasers to review.
- Overview:** Seven different tracts located on the northern boundary of the Simon Property Group owned Lakeline Mall. With these properties "shovel ready" this is a great opportunity for users to located on properties that haven't been realistically available before now. The immediately surrounding area has tremendous existing single family residential density, mixed with apartments, retail, and office buildings in the midst of a large high-tech community. Concordia University is located along Ranch Road 620 within 5 miles of the properties. Because of this unique location, these properties can draw local and regional traffic due to its convenience, visibility and accessibility.
- Zoning:** Properties are located in the City of Austin and the City of Cedar Park with some portions in both cities. See attached maps for more detailed location information.
- School District:** Round Rock Independent School District
- Roads and Infrastructure:** Located just north of the major intersections of Highway 183, Toll Road 183A, Ranch Road 620 and Toll Road SH45, these properties have frontage on four-lane divided Lakeline Boulevard and Highways 183 and 183A. Pecan Park Boulevard, Ridgeline Boulevard and Old Mill Road also provide frontage and access.

Area Location



Tract One
40.623 Acres
Highway 183, 183A and Lakeline Boulevard
Austin, Texas

Location: SW corner of Highway 183 and Lakeline Boulevard, Austin, Texas

Size: 40.623 acres

Zoning: GR – General Retail, CS – Commercial Services and GR-CO – General Retail with Conditional Overlay

Topography: Relatively flat with scattered oaks throughout the property.

Utilities: City of Austin water, wastewater and electric to the site as shown on the enclosed maps.

Environmental: No limitations to development are known and environmental assessments have been conducted.

Impervious Cover: 65% for commercial development.

**Lakeline Properties
Tracts 1 & 2**



TRACT 1
40.623 AC
GR, CS, CH &
GR-CO
ZONING

PROPOSED CEF
& SETBACK



TRACT 2
2.611 AC
CS ZONING

PROPOSED CEF
& SETBACK



RIDGELINE BLVD

LAKELINE BLVD

REGAN PARK BLVD

STONESTOP BLVD

LAKELINE MALL

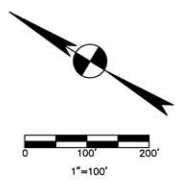
HOME DEPOT

SUPER TARGET

183

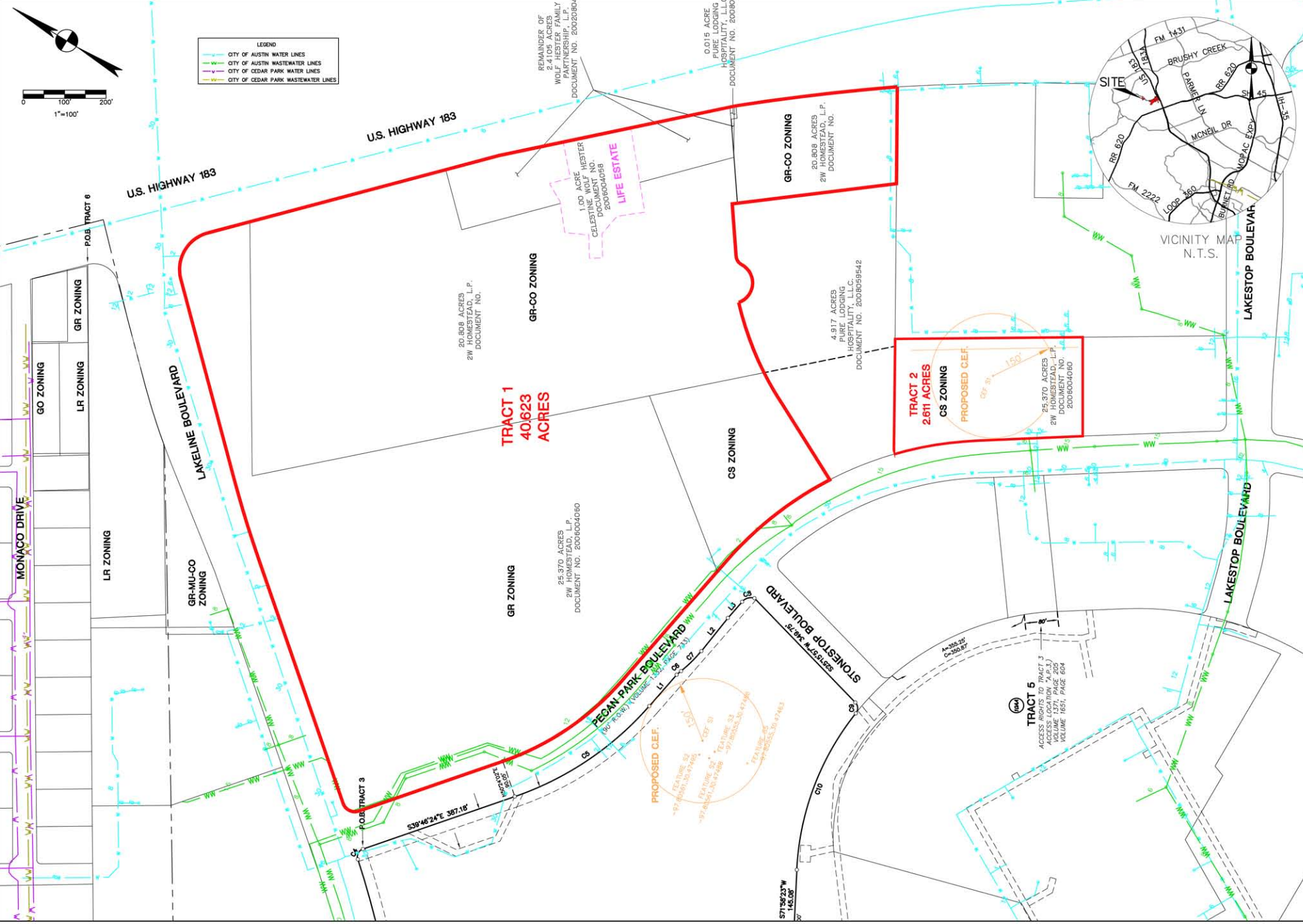
183A

183



LEGEND

	CITY OF AUSTIN WATER LINES
	CITY OF AUSTIN WASTEWATER LINES
	CITY OF CEDAR PARK WATER LINES
	CITY OF CEDAR PARK WASTEWATER LINES



TRACT 1
40,623
ACRES

TRACT 2
2,611 ACRES
CS ZONING
PROPOSED CEF

TRACT 5
ACCESS RIGHTS TO TRACT 3
ACCESS LOCATION "A,B,C"
VOLUME 1371, PAGE 200
VOLUME 1851, PAGE 064

Scale: 1" = 70'
Date: 05/14/10
File: R:\BUSSEV\WOLFPROPS\CAD\
Field Notes:
Drawn by: KWA
Approved by: JTB
Project No.: 2221-01

SHEET
EXH

LAKELINE PROPERTIES
183 BLW, LP

MARKETING EXHIBIT
UTILITIES & ZONING
TRACTS 1 & 2

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ENGINEERING SOLUTIONS
2200 W. Loop South, Suite 600
Austin, Texas 78701
Tel: (512) 238-0011 Fax: (512) 238-0235
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Tract Three

46 Acres

Lakeline Boulevard, Pecan Park Boulevard and Ridgeline Boulevard
Austin, Texas

- Location: SW corner of Pecan Park Boulevard and Lakeline Boulevard and extends to the eastern edge of Ridgeline Boulevard in Austin, Texas.
- Size: 46 acres, divided by a dry creek bed into two tracts – 22 and 24 acres
- Zoning: CH – Commercial Highway
- Topography: Relatively flat with beautiful oaks located throughout both tracts.
- Utilities: City of Austin water, wastewater and electric are available to the site, but a lift station that is under design will be required. The lift station should be completed in 18 months and paid for by the City of Austin.
- Environmental: One small critical environmental feature without species is located on the 22 acre tract and may require up to a 150 foot setback as shown on the enclosed maps. Numerous studies show no other concerns.
- Impervious Cover: 60% for multi-family and 65% for commercial development.

Tract Four
4.132 Acres
Lakeline Boulevard and Ridgeline Boulevard
Austin, Texas

Location: SW corner of Lakeline Boulevard and Ridgeline Boulevard,
Austin, Texas

Size: 4.132 acres

Zoning: CH – Commercial Highway

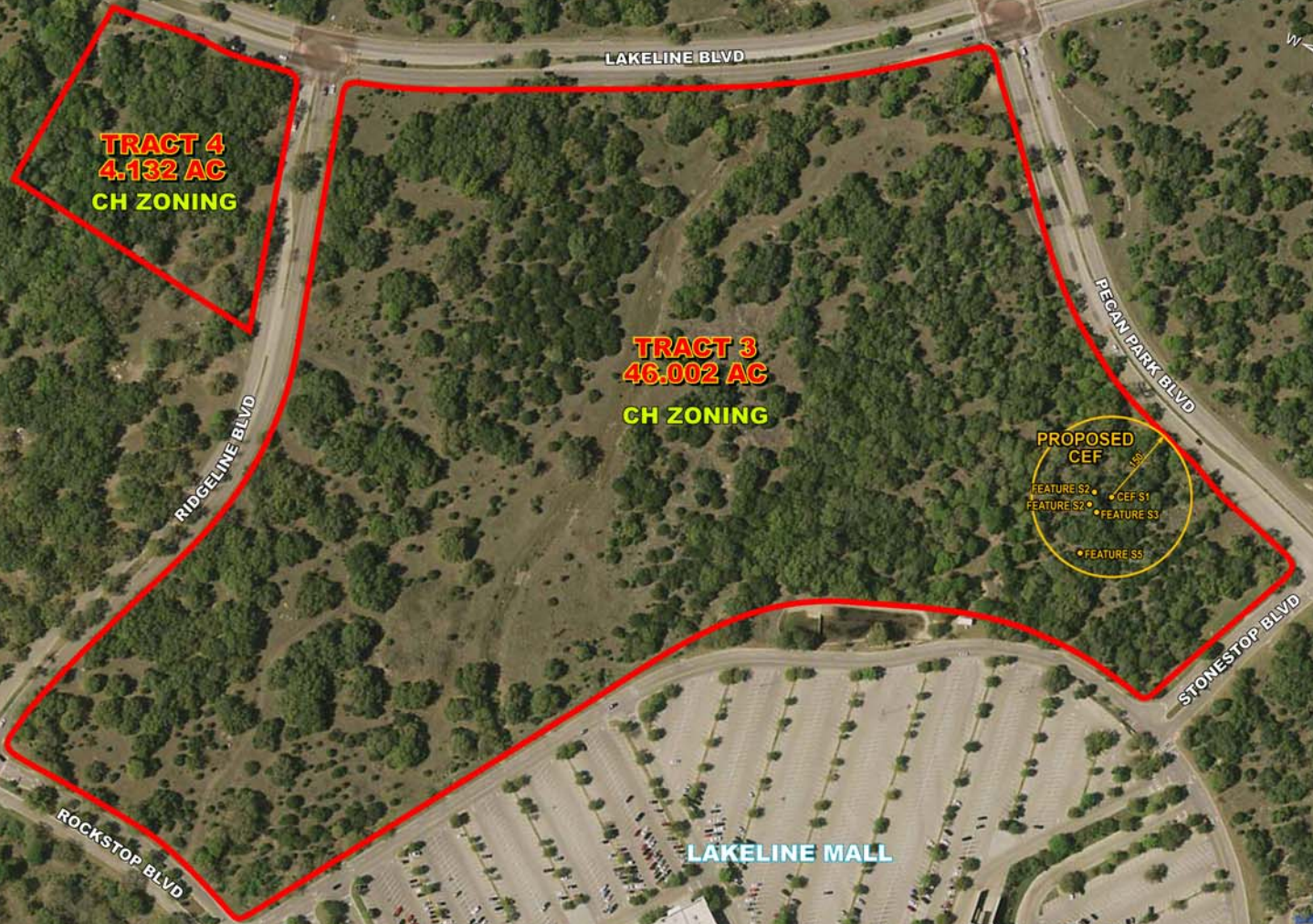
Topography: Relatively flat with numerous oaks located throughout the
property.

Utilities: City of Austin water, wastewater and electric are available to the
site as shown on the enclosed maps.

Environmental: No known issues.

Impervious
Cover: 65% for commercial development.

Lakeline Properties
Tracts 3 & 4



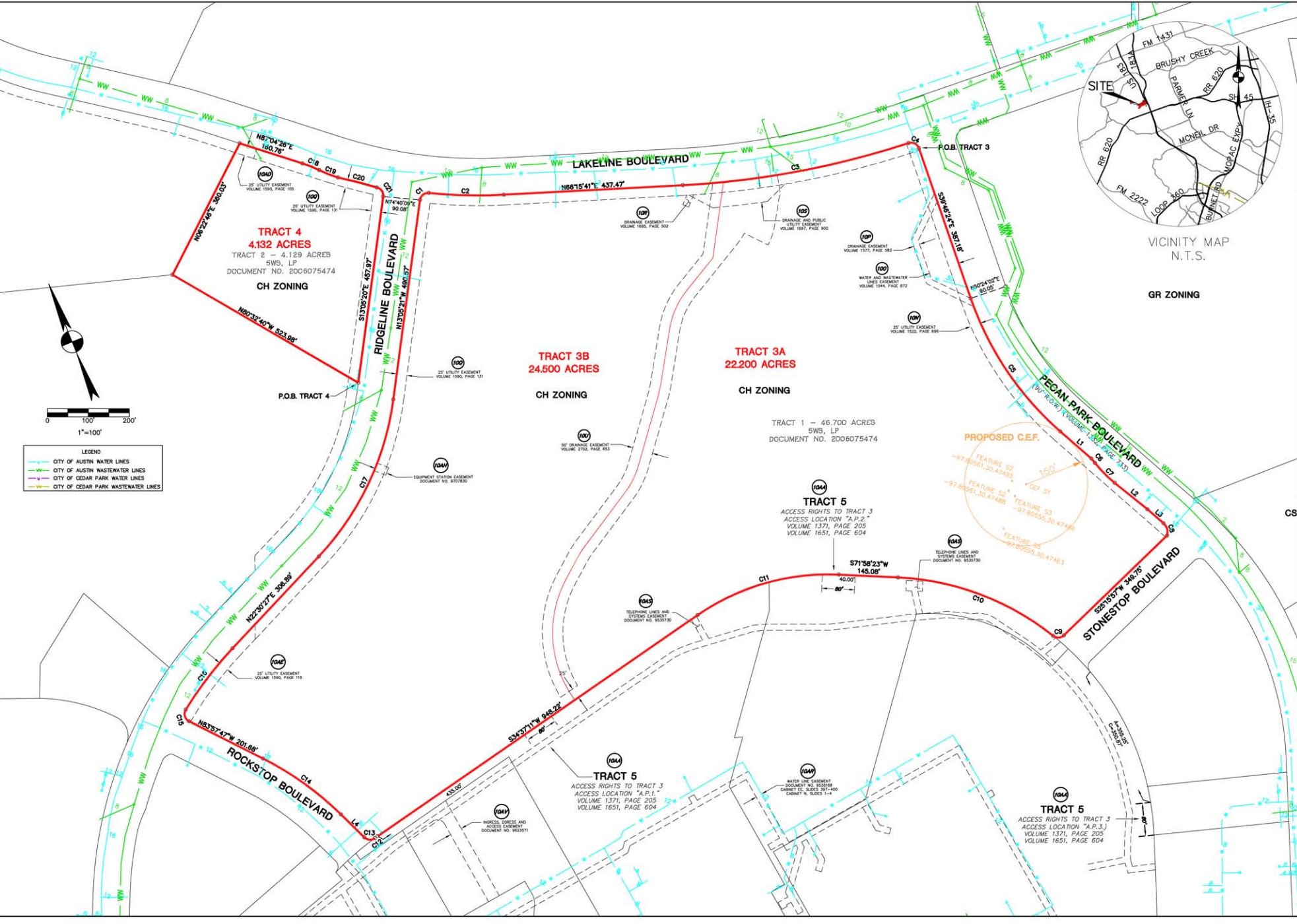
**MARKETING EXHIBIT
 UTILITIES & ZONING
 TRACTS 3 & 4**

**LAKELINE PROPERTIES
 183 BLW, LP**

Date: 05/14/10
 File: P:\BUSDEV\WOL\PROPS\CAD\
 Field Notes:
 Drawn by: KWA
 Approved by: JTB
 Project No.: 2321-01



VICINITY MAP
 N.T.S.
 GR ZONING



Tract Five
10.723 Acres
Lakeline Boulevard and Old Mill Road
Cedar Park, Texas

Location: SE corner of Lakeline Boulevard and Old Mill Road, wrapping around a small office/retail project on the hard corner.

Size: Two adjoining tracts – 1.5 acres and 9.223 acres.

Zoning: LR – Local Retail with conditions and GO – General Office; City of Cedar Park

Topography: Relatively flat with scattered oaks.

Utilities: Water, wastewater and electric are available to the site as shown on the enclosed maps.

Environmental: No known issues.

Impervious Cover: Determined by meeting landscape & tree protection requirements.

Tract Six
1.822 Acres
Lakeline Boulevard and Old Mill Road
Cedar Park, Texas

Location: SW corner of Lakeline Boulevard and Old Mill Road, Cedar Park, Texas.

Size: 1.822 acres.

Zoning: LR – Local Retail

Topography: Relatively flat with abundant oaks.

Utilities: Water, wastewater and electric are available to the site as shown on the enclosed maps.

Environmental: No known issues.

Impervious Cover: Determined by meeting landscape & tree protection requirements.

**Lakeline Properties
Tracts 5 & 6**



**LAKELINE
VILLAGE APTS
309 UNITS**

**TRACT 6
1.822 AC
LR
ZONING**

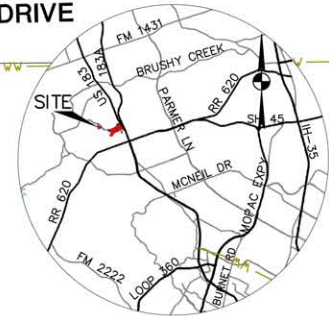
OLD MILL RD

LAKELINE BLVD

**TRACT 5B
1.500 AC
LR & GO
ZONING**

**TRACT 5A
9.223 AC
LR & GO
ZONING**

WATERMARK DRIVE



VICINITY MAP
N.T.S.

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MARKETING EXHIBIT
UTILITIES & ZONING
TRACTS 5A, 5B & 6

LAKELINE PROPERTIES
183 BLW, LP

Scale: 1"=70'
Date: 05/14/10
File: R:\BUSSEY\WOLFPROPS\CAD\
Field Notes:
Drawn by: KWA
Approved by: JTB
Project No.: 2221-01

SHEET
EXH



10F
DRAINAGE AND PUBLIC UTILITY
EASEMENT
DOCUMENT NO. 2001004866

P.O.B. TRACT 1



TRACT ONE: 1.822 ACRES
BT 15 ACRES, LP
DOCUMENT NO.
2006054718

TRACT 6
1.822 AC

LR ZONING

OLD MILL ROAD

N20°51'54\"/>

CA

CT

CI

CL

CM

CN

CO

CP

CQ

CR

CS

CT

CU

CV

CW

CX

CY

CZ

CA

CB

CC

CD

N07°32'49\"/>

C2

C3

S22°39'22\"/>

S66°38'35\"/>

S67°00'38\"/>

N41°24'18\"/>

S48°44'46\"/>

S35°33'39\"/>

S69°10'05\"/>

N20°51'54\"/>

N20°51'54\"/>

N20°51'54\"/>

N20°51'54\"/>

N20°51'54\"/>

N20°51'54\"/>

LR ZONING
GO ZONING

TRACT 5A
9.223 AC

TRACT TWO: 13.023 ACRES
BT 15 ACRES, LP
DOCUMENT NO. 2006054718

10E
SIGHT LINE EASEMENT
DOCUMENT NO. 2000054390
CABINET EE, SLIDES 303-304

10D
ELECTRIC UTILITY EASEMENT
DOCUMENT NO. 2000024826
DOCUMENT NO. 2006074711

10D
GUY EASEMENT
DOCUMENT NO. 2000024826
DOCUMENT NO. 2006074711

10H
7.5' PUBLIC UTILITY EASEMENT
CABINET EE, SLIDES 303-304

TRACT 5B
1.500 AC
GO ZONING

5' PUBLIC UTILITY EASEMENT
CABINET EE, SLIDES 303-304

5' PUBLIC UTILITY EASEMENT
CABINET EE, SLIDES 303-304

5' PUBLIC UTILITY EASEMENT
CABINET EE, SLIDES 303-304

5' PUBLIC UTILITY EASEMENT
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CABINET EE, SLIDES 303-304

5' PUBLIC UTILITY EASEMENT
CABINET EE, SLIDES 303-304

5' PUBLIC UTILITY EASEMENT
CABINET EE, SLIDES 303-304

LAKELINE BOULEVARD

10C
DRAINAGE EASEMENT
VOLUME 1771, PAGE 618
(DOT HATCHED AREA)

10I
25' BUILDING SETBACK LINE,
LANDSCAPE BUFFER AND PEDESTRIAN
ACCESS EASEMENT
CABINET EE, SLIDES 303-304

10J
15' PUBLIC UTILITY EASEMENT
CABINET EE, SLIDES 303-304

10K
15' WASTEWATER EASEMENT
CABINET EE, SLIDES 303-304

LEGEND

	CITY OF AUSTIN WATER LINES
	CITY OF AUSTIN WASTEWATER LINES
	CITY OF CEDAR PARK WATER LINES
	CITY OF CEDAR PARK WASTEWATER LINES

LOT 2, BLOCK "A"
FINAL PLAT OF OLD
MILL/WOLF SUBDIVISION
PHASE TWO
CABINET EE, SLIDES 303-304

10A
WATER MAIN AND
APPURTENANCES EASEMENT
VOLUME 594, PAGE 714

10B
WATER MAIN AND
APPURTENANCES EASEMENT
VOLUME 604, PAGE 460

P.O.B. TRACT 2

S69°10'05\"/>

L1

Tract Seven

4.901 Acres

Highway 183/183A and Lakeline Boulevard
Austin and Cedar Park, Texas

Location: NW corner of Highway 183/183A and Lakeline Boulevard, Austin and Cedar Park, Texas. The front of this tract, as shown on the map, lies within the City of Austin's jurisdiction.

Size: 4.901 acres.

Zoning: LR – Local Retail, GO – General Office, GR – General Retail and GR-MU-CO – General Retail and Mixed Use with conditional overlay.

Topography: Relatively flat with a few scattered oaks.

Utilities: Water, wastewater and electric are available to the site as shown on the enclosed maps.

Environmental: No known issues.

Impervious Cover: Determined by meeting landscape & tree protection requirements.

**Lakeline Properties
Tract 7**



MONACO DR

**TRACT 7
4.901 AC**

**GO, GR, LR &
GR-MU-CO
ZONING**

CITY OF CEDAR PARK

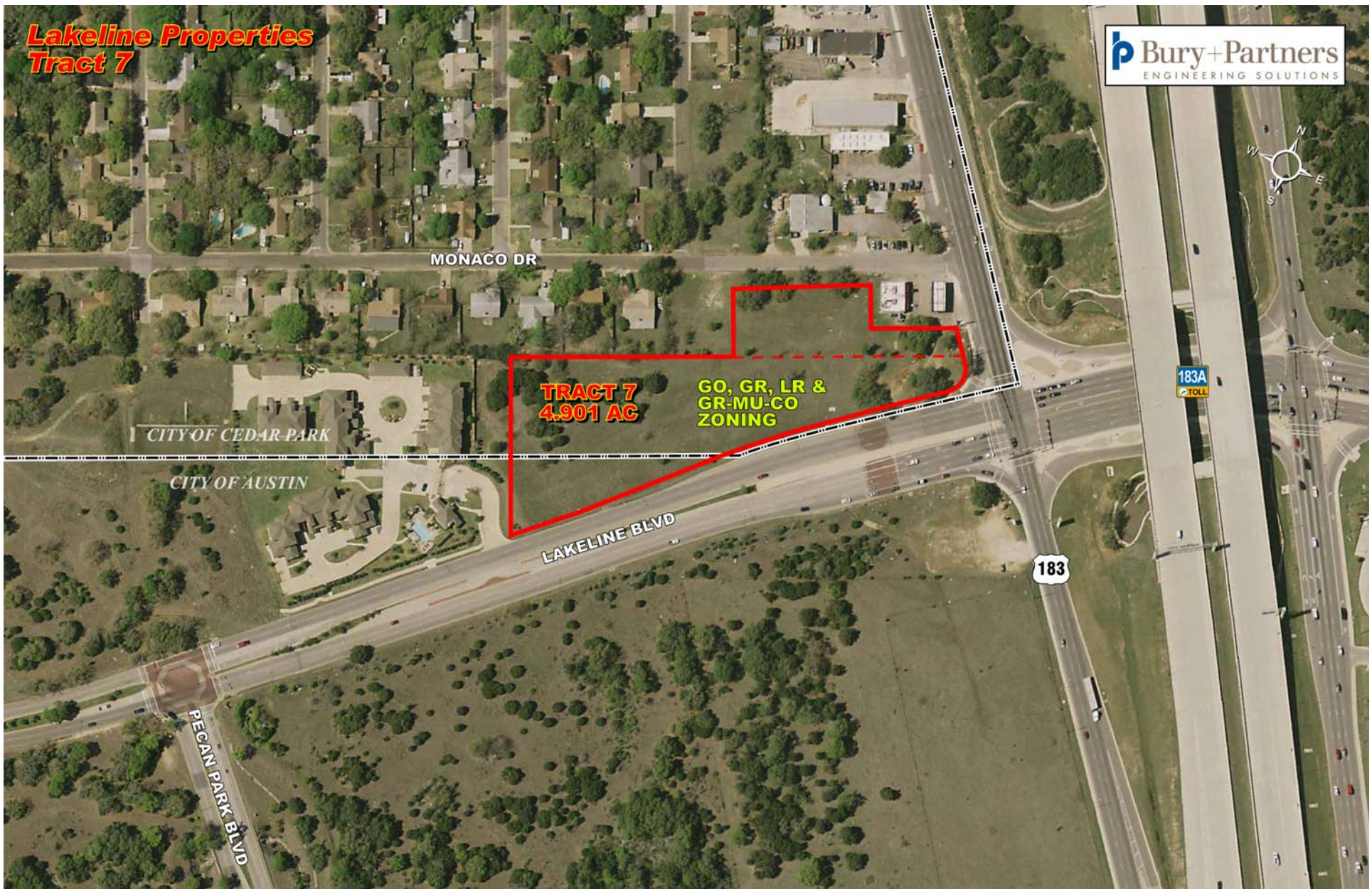
CITY OF AUSTIN

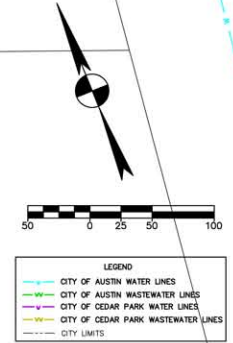
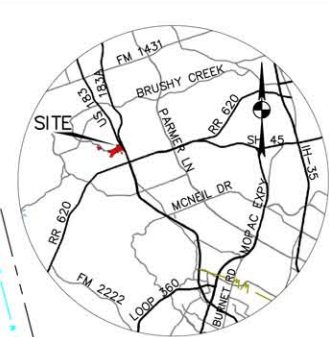
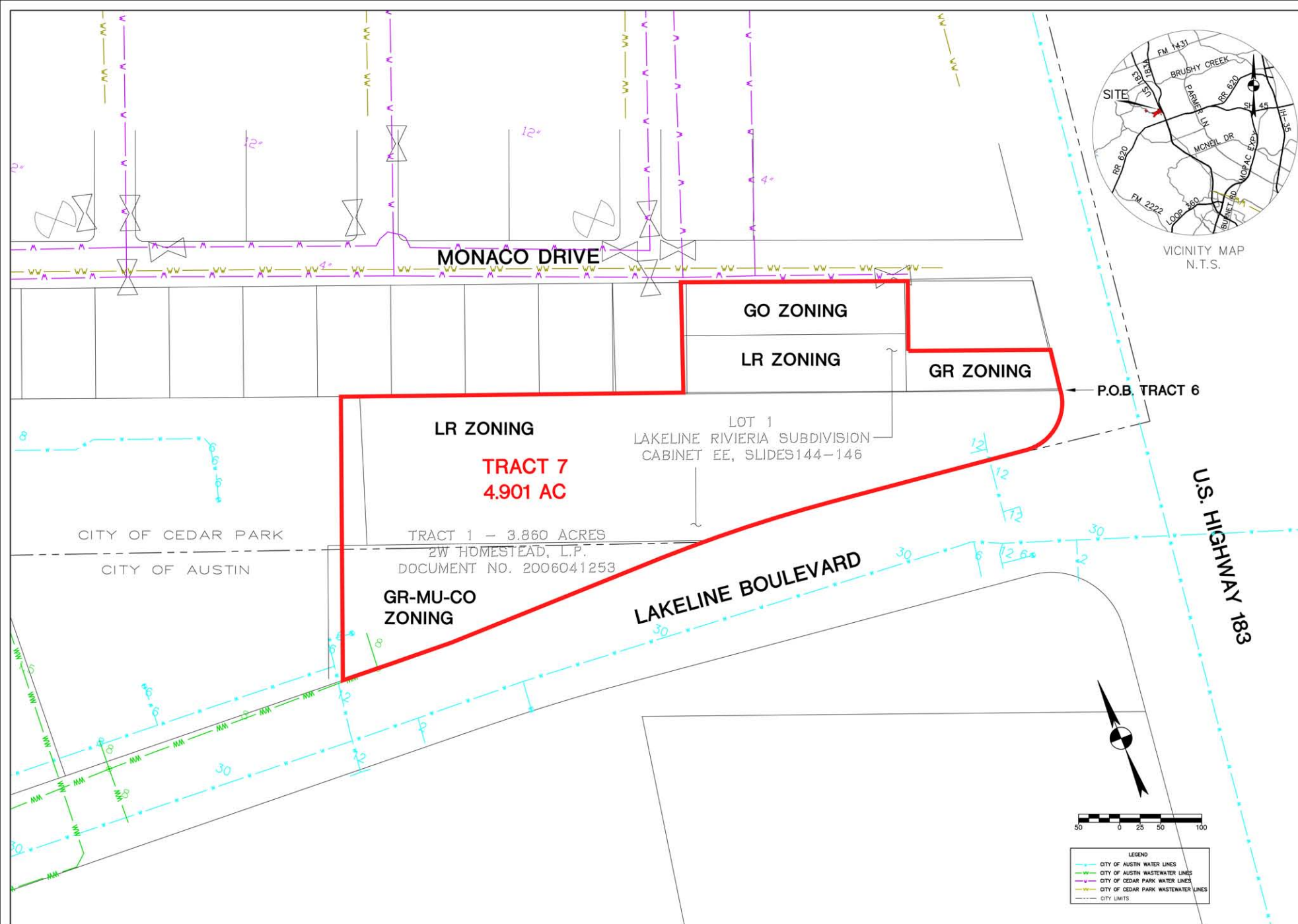
LAKELINE BLVD

183

183A
TOLL

PECAN PARK BLVD





LEGEND

- CITY OF AUSTIN WATER LINES
- CITY OF AUSTIN WASTEWATER LINES
- CITY OF CEDAR PARK WATER LINES
- CITY OF CEDAR PARK WASTEWATER LINES
- CITY LIMITS

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MARKETING EXHIBIT
UTILITIES & ZONING
TRACT 7

LAKELINE PROPERTIES
183 BLW, LP

SHEET
EXH