

For Sale: Lakeway 6.1 Acres



PRIME SINGLE FAMILY HOME DEVELOPMENT SITE | 15820 OAK GROVE BLVD, LAKEWAY, TEXAS 78734





GOLD TIER

EXCLUSIVELY LISTED BY

Colin Tierney

512.674.5727

colin@goldtier.net

Taylor Golden

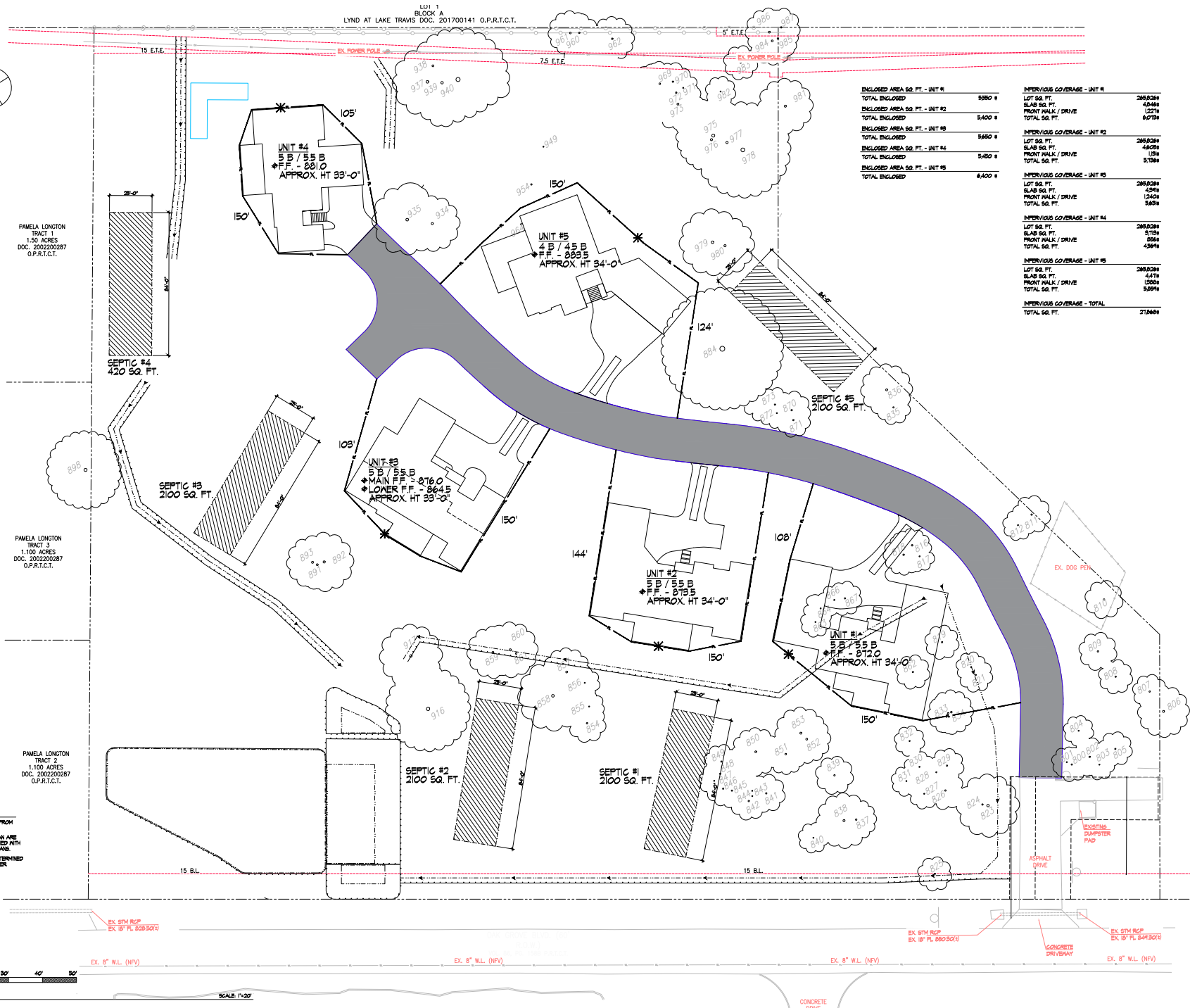
512.626.4424

taylor@goldtier.net

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Gold Tier Real Estate and should not be made available to any other person or entity without the written consent of Gold Tier Real Estate. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

Gold Tier Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Gold Tier Real Estate has not verified, and will not verify, any of the information contained herein, nor has Gold Tier Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

SITE FOOTAGES AND HEIGHTS



ENCLOSED AREA SQ. FT. - UNIT #	IMPERVIOUS COVERAGE - UNIT #
TOTAL ENCLOSED	LOT SQ. FT.
ENCLOSED AREA SQ. FT. - UNIT #1	SLAB SQ. FT.
ENCLOSED AREA SQ. FT. - UNIT #2	FRONT WALK / DRIVE
TOTAL ENCLOSED	TOTAL SQ. FT.
ENCLOSED AREA SQ. FT. - UNIT #3	IMPERVIOUS COVERAGE - UNIT #2
TOTAL ENCLOSED	LOT SQ. FT.
ENCLOSED AREA SQ. FT. - UNIT #4	SLAB SQ. FT.
TOTAL ENCLOSED	FRONT WALK / DRIVE
ENCLOSED AREA SQ. FT. - UNIT #5	TOTAL SQ. FT.
TOTAL ENCLOSED	IMPERVIOUS COVERAGE - UNIT #5
	LOT SQ. FT.
	SLAB SQ. FT.
	FRONT WALK / DRIVE
	TOTAL SQ. FT.
	IMPERVIOUS COVERAGE - UNIT #4
	LOT SQ. FT.
	SLAB SQ. FT.
	FRONT WALK / DRIVE
	TOTAL SQ. FT.
	IMPERVIOUS COVERAGE - UNIT #3
	LOT SQ. FT.
	SLAB SQ. FT.
	FRONT WALK / DRIVE
	TOTAL SQ. FT.
	IMPERVIOUS COVERAGE - TOTAL
	TOTAL SQ. FT.

NOTES:
 PROVIDE POSITIVE DRAINAGE AWAY FROM HOUSE AROUND ENTIRE STRUCTURE
 FINISHED GRADES AS CALLED ON PLAN ARE APPROXIMATE AND SHOULD BE VERIFIED WITH ARCHITECTURAL AND ENGINEERING PLANS.
 FINAL DRAINAGE AT HOUSE TO BE DETERMINED BY CONTRACTOR & VERIFIED BY OWNER.
 PLANS ARE IN ACCORDANCE W/ 2022 I.R.C. w/ LOCAL AMENDMENTS

LEGAL DESCRIPTION
 LIGHTHOUSE MARKET
 BLOCK A
 OAK GROVE BLVD.



21124

Ultimate Construction

15820 Oak Grove Blvd.

austin design group
 RESIDENTIAL DESIGN FIRM

1983

CONTRACT # 2022

15

LAKE TRAVIS

TRAVIS
UNIVERSITY

SUBJECT SITE
6.1 ACRES

OAK GROVE BLVD



PROPERTY HIGHLIGHTS

ADDRESS: 15820 Oak Grove Blvd, Lakeway, Texas 78734

ACREAGE: 6.1 Acres

PRICING: \$1,900,000

ZONING: Austin ETJ

UTILITIES:

- WCID17 8" Water Line

- Septic Planned. 4" Wastewater Line Nearby

FRONTAGE: 620' of Oak Grove Blvd Frontage

SCHOOL DISTRICT: Lake Travis ISD

REMARKS:

- Preliminary Plans for Five Single Family Homes

- Each Lot is Approximately One Acre

- The Civil Design has been Approved by the Fire Marshall and

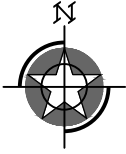
WCID17

- Close proximity to Lake Travis & Ranch Road 620

**Buyer to do all independent research on development potential.*



SURVEY

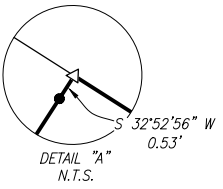
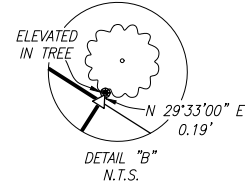
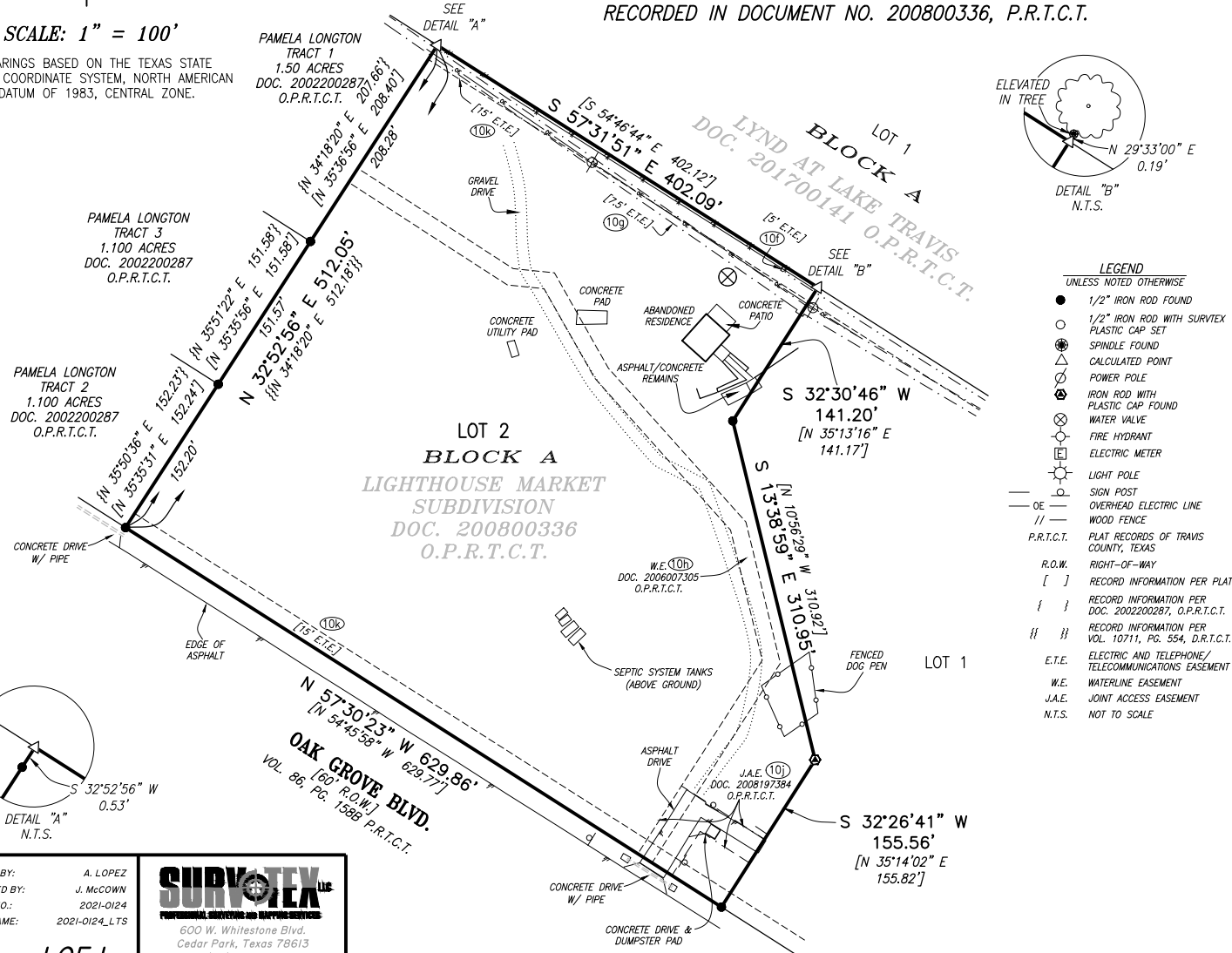


SCALE: 1" = 100'

BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983, CENTRAL ZONE.

LAND TITLE SURVEY OF

LOT 2, BLOCK A, LIGHTHOUSE MARKET SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN DOCUMENT NO. 200800336, P.R.T.C.T.



- LEGEND**
UNLESS NOTED OTHERWISE
- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD WITH SURVITEX PLASTIC CAP SET
 - ⊙ SPINDLE FOUND
 - ⊕ CALCULATED POINT
 - ⊖ POWER POLE
 - ⊗ IRON ROD WITH PLASTIC CAP FOUND
 - ⊘ WATER VALVE
 - ⊙ FIRE HYDRANT
 - ⊕ ELECTRIC METER
 - ⊖ LIGHT POLE
 - ⊙ SIGN POST
 - OE OVERHEAD ELECTRIC LINE
 - || WOOD FENCE
 - P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
 - R.O.W. RIGHT-OF-WAY
 - [] RECORD INFORMATION PER PLAT
 - { } RECORD INFORMATION PER DOC. 2002200287, O.P.R.T.C.T.
 - ||| RECORD INFORMATION PER VOL. 10711, PG. 554, D.R.T.C.T.
 - E.T.E. ELECTRIC AND TELEPHONE/TELECOMMUNICATIONS EASEMENT
 - W.E. WATERLINE EASEMENT
 - J.A.E. JOINT ACCESS EASEMENT
 - N.T.S. NOT TO SCALE

COMMITMENT FOR TITLE INSURANCE ISSUED BY:
ALAMO TITLE INSURANCE
G.F. NO. : AUT-22-254-AUT21008553
EFFECTIVE DATE: AUGUST 31, 2021
ISSUED DATE: SEPTEMBER 9, 2021

ANY COVENANTS, CONDITIONS OR RESTRICTIONS FOUND IN VOLUME 7814, PAGE 730 D.R.T.C.T. AND IN DOCUMENT NO. 200800336 (PLAT), 2006007306, 2006007307, 2006007308 AND 2008197384, O.P.R.T.C.T.

(MAY AFFECT THIS TRACT)
10f) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF AUSTIN
PURPOSE: ELECTRIC AND/OR TELEPHONE LINES AND SYSTEMS
RECORDING DATE: FEBRUARY 4, 1969
RECORDING NO: VOLUME 3621, PAGE 2041, D.R.T.C.T.
AFFECTS: LOTS 1 AND 2.
(DOES AFFECT THIS TRACT, AS SHOWN, IF NOT VACATED BY PLAT OR OTHER DOCUMENT)

10g) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: THE CITY OF AUSTIN
PURPOSE: ELECTRIC AND/OR TELEPHONE LINES AND SYSTEMS
RECORDING DATE: JULY 20, 1982
RECORDING NO: DOCUMENT NO. 7805, PAGE 160, D.R.T.C.T.
AFFECTS: LOTS 1 AND 2.
(DOES AFFECT THIS TRACT, AS SHOWN, IF NOT VACATED BY PLAT OR OTHER DOCUMENT)

10h) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: TRAVIS COUNTY WATER CONTROL & IMPROVEMENT DISTRICT NO. 17
PURPOSE: WATERLINE AND RELATED FACILITIES
RECORDING DATE: JANUARY 13, 2006
RECORDING NO: DOCUMENT NO. 2006007305, O.P.R.T.C.T.
AFFECTS: LOT 2.
(DOES AFFECT THIS TRACT AND IS SHOWN HEREON)

10j) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: CITY OF AUSTIN
PURPOSE: ELECTRIC UTILITY EASEMENT
RECORDING DATE: JANUARY 25, 2007
RECORDING NO: DOCUMENT NO. 2007013566, O.P.R.T.C.T.
AFFECTS: LOTS 1 AND 2.
(MAY AFFECT THIS TRACT, EASEMENT IS LIMITED TO 5 FEET ON ALL SIDES OF THE ACTUAL INSTALLED LOCATION OF THE FACILITIES)

10i) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS RESERVED IN A DOCUMENT:
RESERVED BY: DECLARATION OF EASEMENTS AND RESTRICTIVE COVENANT
PURPOSE: JOINT ACCESS EASEMENT
RECORDING DATE: DECEMBER 11, 2008
RECORDING NO: DOCUMENT NO. 2008197384, O.P.R.T.C.T.
AFFECTS: SOUTHEAST CORNER OF LOT 2.
(DOES AFFECT THIS TRACT AND IS SHOWN HEREON)

10k) EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT:
PURPOSE: FIFTEEN FEET (15') WIDE ELECTRIC AND TELECOMMUNICATIONS EASEMENT
AFFECTS: ALONG NORTHERLY AND SOUTHERLY PROPERTY LINES OF LOT 2
RECORDING NO: DOCUMENT NO. 200800336, O.P.R.T.C.T.
(DOES AFFECT THIS TRACT AND IS SHOWN HEREON)

NOTE: THERE ARE OTHER ITEMS IN THIS SCHEDULE THAT ARE NOT LISTED HEREON BECAUSE THEY ARE NOT SURVEY RELATED ITEMS.

CERTIFY:
THIS MAP SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS' STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A SURVEY.

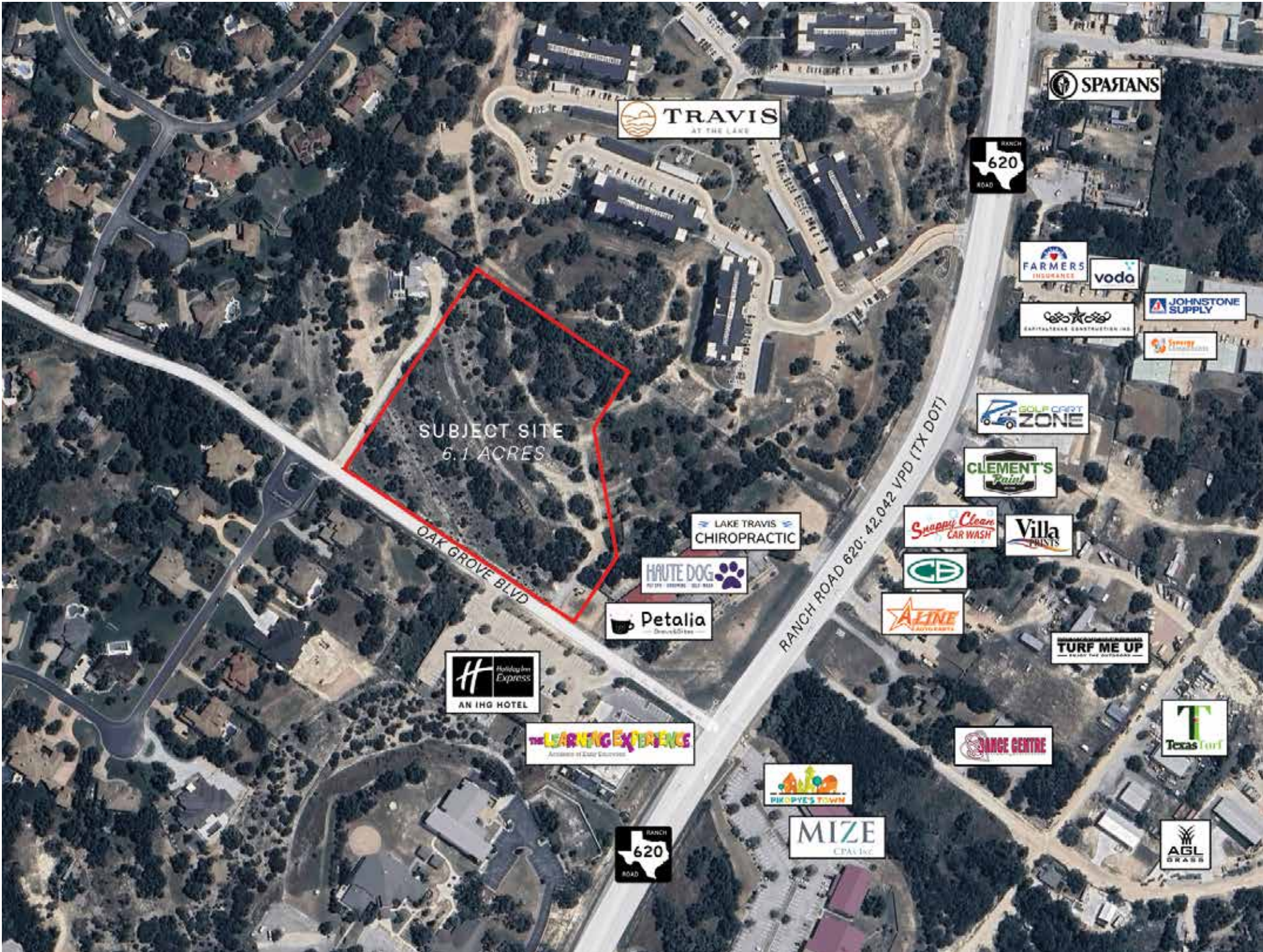
PRELIMINARY October 1, 2021

JOHN W. McCOWN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5135

DRAWN BY: A. LOPEZ
CHECKED BY: J. McCOWN
PROJ. NO.: 2021-0124
FILE NAME: 2021-0124_LTS

SURVOTEX
PROFESSIONAL SURVEYING AND MAPPING SERVICES
600 W. Whitestone Blvd.
Cedar Park, Texas 78613
(512) 249-8876
TBPELS Firm No. 10084600

SHEET: 1 OF 1



TRAVIS
AT THE LAKE

SPARTANS

RANCH
620
ROAD

FARMERS
INSURANCE

voda

JOHNSTONE
SUPPLY

CAPITAL TEXAS CONSTRUCTION INC.

Snap-On

SUBJECT SITE
6.1 ACRES

GOLF CART
ZONE

CLEMENT'S
Paint

OAK GROVE BLVD

LAKE TRAVIS
CHIROPRACTIC

Snappy Clean
CAR WASH

Villa
FINISTS

HAUTE DOG
HOT SPOTS, ORIGINALS, SELF-SERVE

CE

Petalia
Drinks & Dishes

ALINE
RESTAURANTS

TURF ME UP
LAWN CARE & MAINTENANCE

Holiday Inn Express
AN IHG HOTEL

THE LEARNING EXPERIENCE
Activities & Early Education

ALINE
RESTAURANTS

RANGE CENTRE

Texas Turf

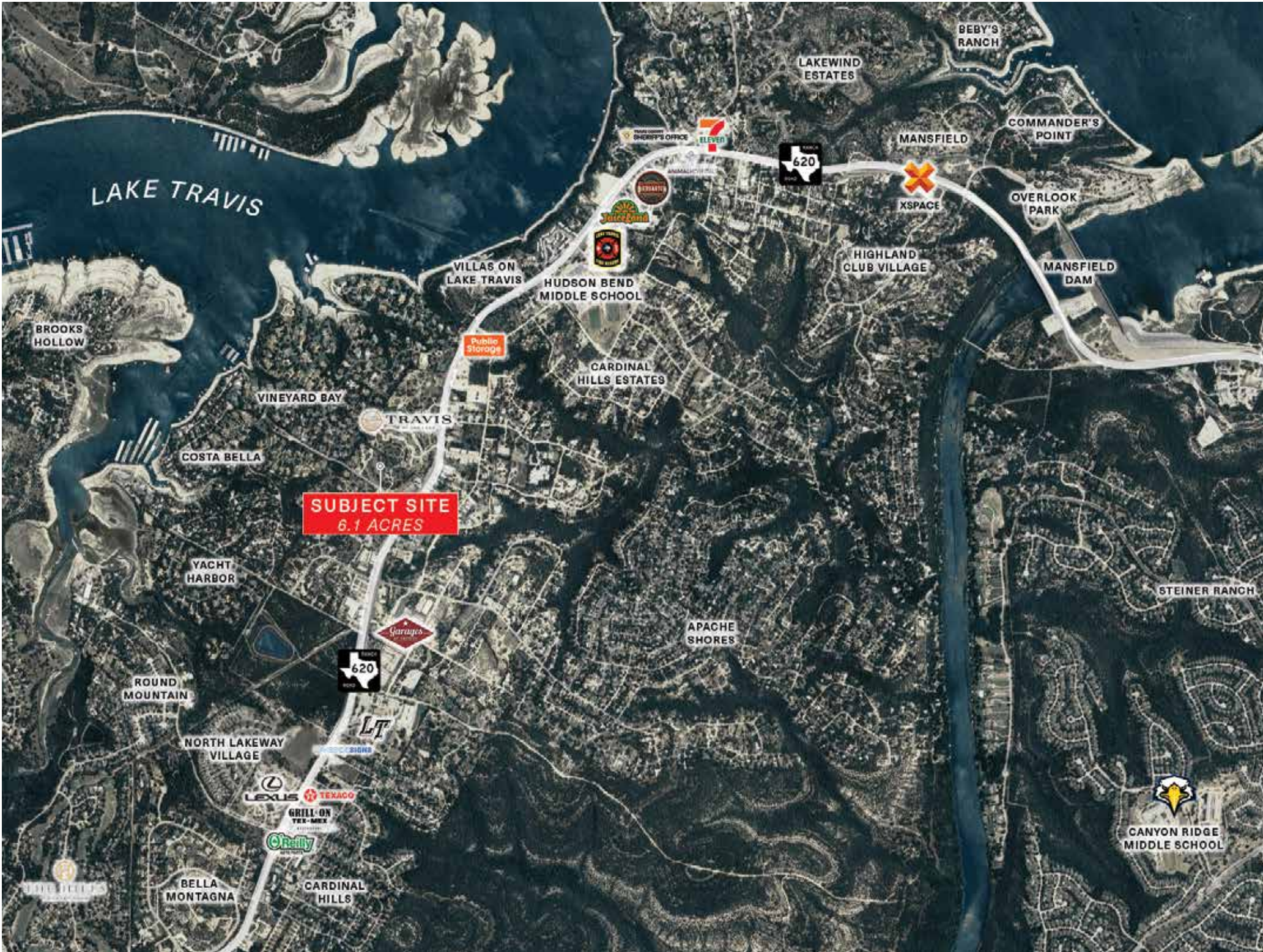
RANCH
620
ROAD

PIKOPPE'S TOWN

MIZE
CPAs Inc

AGL
GRASS

RANCH ROAD 620: 42.042 VPD (TX DOT)



LAKE TRAVIS

LAKEWIND ESTATES

BEBY'S RANCH

COMMANDER'S POINT

MANSFIELD

OVERLOOK PARK

MANSFIELD DAM

HIGHLAND CLUB VILLAGE

VILLAS ON LAKE TRAVIS

HUDSON BEND MIDDLE SCHOOL

CARDINAL HILLS ESTATES

BROOKS HOLLOW

VINEYARD BAY

TRAVIS

COSTA BELLA

SUBJECT SITE
6.1 ACRES

YACHT HARBOR

APACHE SHORES

STEINER RANCH

ROUND MOUNTAIN

NORTH LAKEWAY VILLAGE

LT

LEXUS TEXACO

GRILL ON TEX-MEX

O'Reilly

BELLA MONTAGNA

CARDINAL HILLS

CANYON RIDGE MIDDLE SCHOOL





CEDAR PARK

183
TEXAS

LAKE TRAVIS

SUBJECT SITE
6.1 ACRES

LAKEWAY

H-E-B

HILL COUNTRY
GALLERIA

BEE CAVE

 **Steiner
Ranch**

 **APPLE LENEXAR
DESIGN CENTER**

WESTLAKE

 **THE DOMAIN**
A SIMON CENTER

AUSTIN

LOOP
360

183
TEXAS

LOOP
1

183
TEXAS

LOOP
360

LOOP
360

LOOP
1

35



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.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
_____ Licensed Supervisor of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date