



BLD
4

A solution for small business.



Close to home.

More than ten years ago, local developer and entrepreneur, Todd Fletcher, envisioned a place where small businesses, like his, could put down long term roots in our Lakeway community. He conceived a place that would be financially attainable for small businesses to build individual wealth, while also building their businesses and serving our area. He imagined place that would bring iconic architecture to Lakeway both as an inspiring place to work and a recognizable place for clients to visit.

Understanding the busy life of an entrepreneur, he sought to bring ease and flexibility to the design process, allowing businesses to design a space that would work for their needs and brand.

Born of this vision was the overwhelmingly successful Cherry Peak Phase One, which allowed busy professionals the dream of owning their own beautifully designed building in a vibrant business area, rich in amenities and synergistic opportunities - all close to home.

Todd is thrilled to bring Cherry Peak Phase Two to the Lake Travis community, allowing more local businesspeople to realize the dream of building wealth while also building their business.



An unparalleled location

Close proximity to Lakeway's largest and most affluent neighborhoods, medical care, golf, athletic clubs & schools. Easy access to 620.



Neighborhoods

Ridge at Alta Vista
 Flintrock Falls
 The Hills
 Serene Hills
 Falconhead & Falconhead West
 Falconhead Luxury Apartments
 Cielo Apartments

Highway Access

620 South, less than 1 minute away
 Highway 71, less than 5 minutes away
 BeeCaves Road/2244 less than 7 minutes away

Schools

Serene Hills Elementary School
 Lakeway Elementary School
 Lake Travis High School
 The Goddard School of Lakeway

Hotels

Spring Hill Suites

Hospitals & Medical

Baylor Scott & White Hospital
 Medical Business Center
 Austin Cancer Center - Lakeway

Senior Living & Rehab

Arbor Terrace Lakeway
 Belmont Village
 Brookdale Lakeway
 Longleaf Bee Cave
 The Auberg Bee Cave
 Lake Travis Independent Living

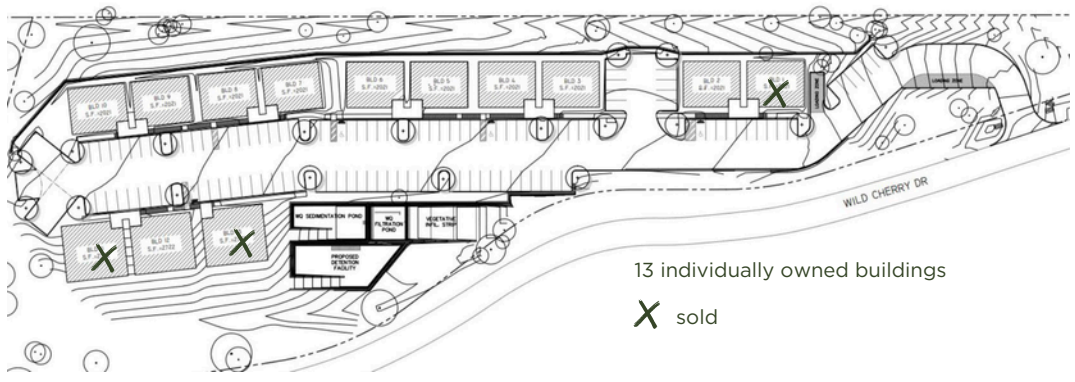
Restaurants & Retail

The Grove
 Paos Mandarin House
 Southern Steer Butcher
 The Wine Cellar
 Craigo's
 Wallgreens & CVS
 HEB, Randalls
 Juiceland
 Starbucks

Athletics

The Hills Golf & Tennis Club
 Falconhead Golf Club
 Hill Country Indoor

Thirteen buildings, intentionally placed.



13 individually owned buildings
X sold

- No lobbies. No elevators. No parking garages.
- Elevated, greenspace & community views
- Ample parking, equally distributed throughout.
- Cohesive, clear signage.
- Professionally maintained, client-ready landscape.
- Iconic modern design is easy to find for clientele.
- Phase 2 proven proof of concept, momentum & visibility.

Simple for you. Simple for clients.

SOLUTIONS TAILORED TO YOU

Allowing you to do
what you do best,
while we worry about
the rest.

Interior finishes tailored to fit
your needs, with ease.

To ease permitting & interior finish-out
timelines, all units are delivered with pre-
placed restroom & core building functions.

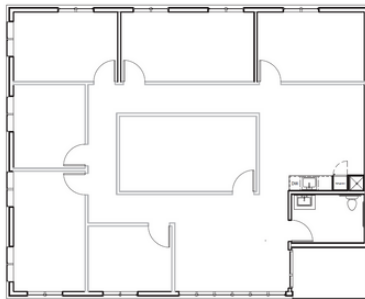
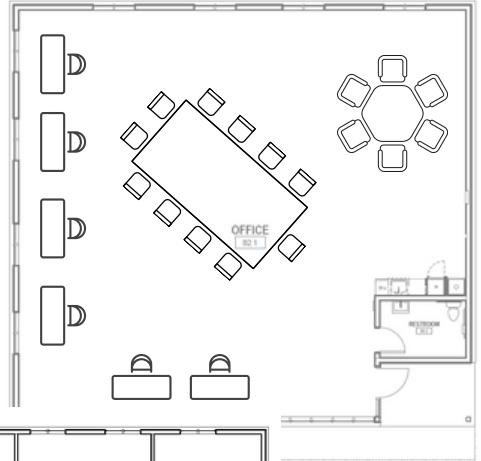
Complete break room with European-style
cabinetry, quartz counter tops, backsplash,
sink, dishwasher and built-in refrigerator.

Designer-inspired ADA-compliant
restrooms with designer plumbing and
accessories

12-foot ceilings throughout

Warm shell left open with visible studs,
ready for your interior finish materials

Space delivered as warm shell, ready for your finish-out
Furniture for illustrative purposes only. Not to scale.



Potential floorplan illustration.



Design & construction team cohesion

We help to build your dream team (or bring
your own) and then work seamlessly
together to achieve an office that is warm,
inviting, efficient and functional.

Proven track record of success in design +
build commercial & residential construction.

Flexible, turn-key solution for the busy
entrepreneur

Efficient, modern exterior design



- 12' ceilings
- 2x6 exterior walls
- Open-cell spray foam insulation in roof
- Fiberglass batts in walls
- Metal roof with gutter system

- Durable limestone skirting
- Warm cedar accent at entry
- Energy efficient windows
- 3-coat stucco system



- Steel accent awnings
- Storefront glass at entry
- Fiber internet service
- High-efficiency HVAC

Build wealth while building your business. Two sizes, two prices.



2021 sf

2722 sf

ADA restroom
Breakroom with kitchen

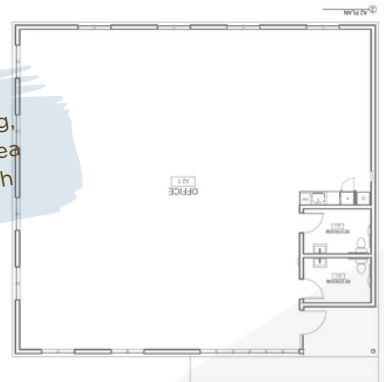
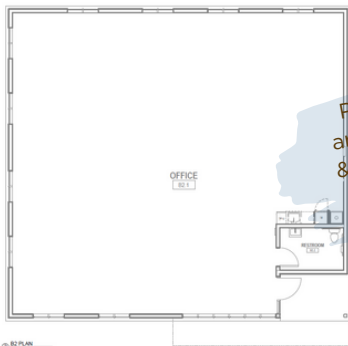
2 ADA restrooms
Breakroom with kitchen

Price \$887,219

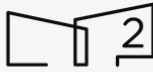
Price \$1,194,958

HOA \$216.93 estimated

HOA \$292.28 estimated



POA includes: Common area landscaping, lighting, & irrigation. Common area liability insurance. Trash removal.



CHERRY PEAK
OFFICE PARK PHASE 2