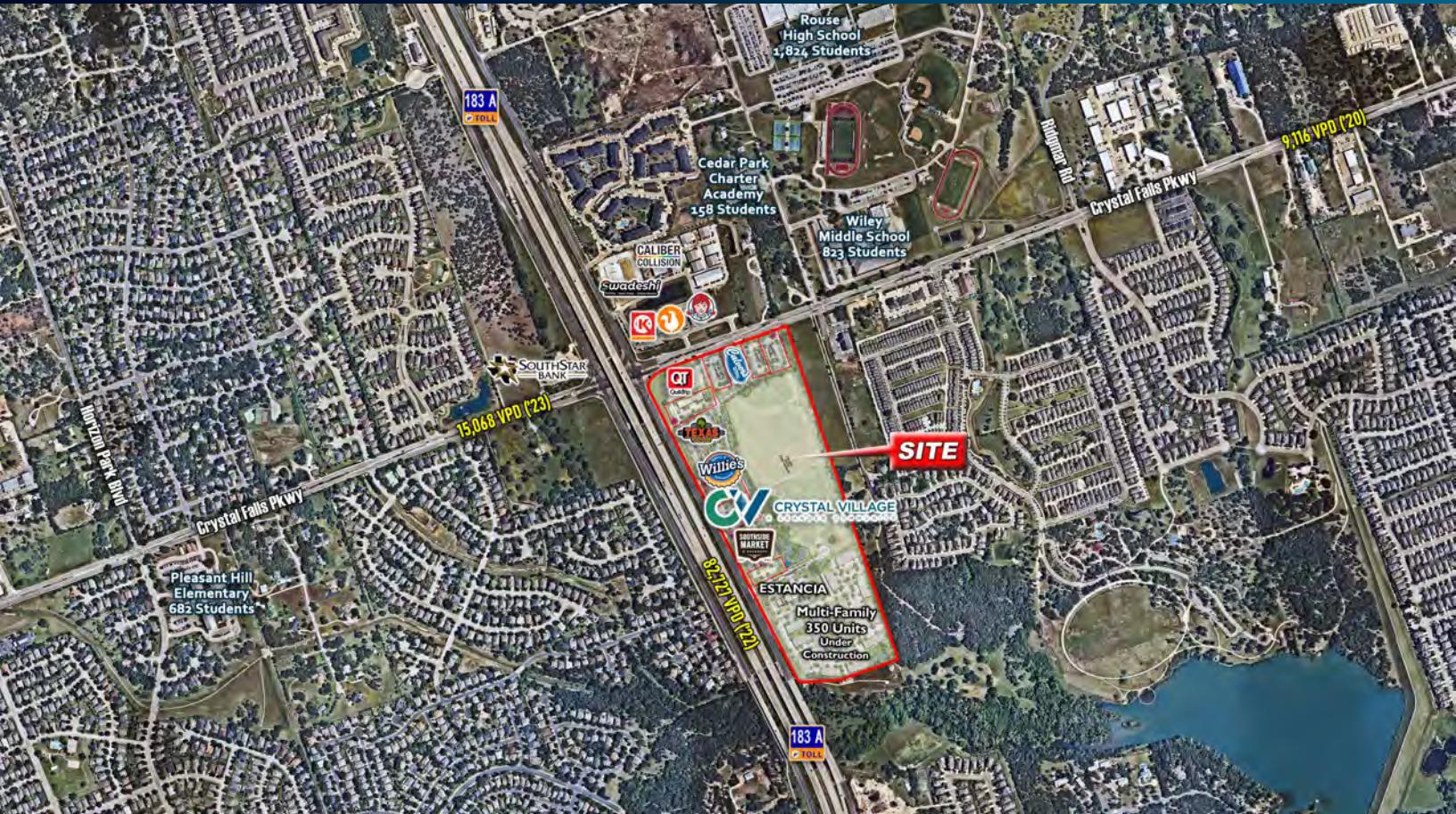


GROUND LEASE OR BTS

PAD SITES AVAILABLE

SEC of Hwy 183 A & Crystal Falls Pkwy Leander, Texas 78641



OVERVIEW

- 65-acre Planned Unit Development (PUD) zoned for GC-2 & MF
- 14 individual out parcels
- All utilities provided at site, including: potable water, wastewater, electric, gas, and drainage to include water quality and retention
- Internal/Joint-use driveways provide direct access to public roads, including: Toll Road Hwy 183A, East Crystal Falls Pkwy and Raider Way
- 350 unit multi-family development under construction

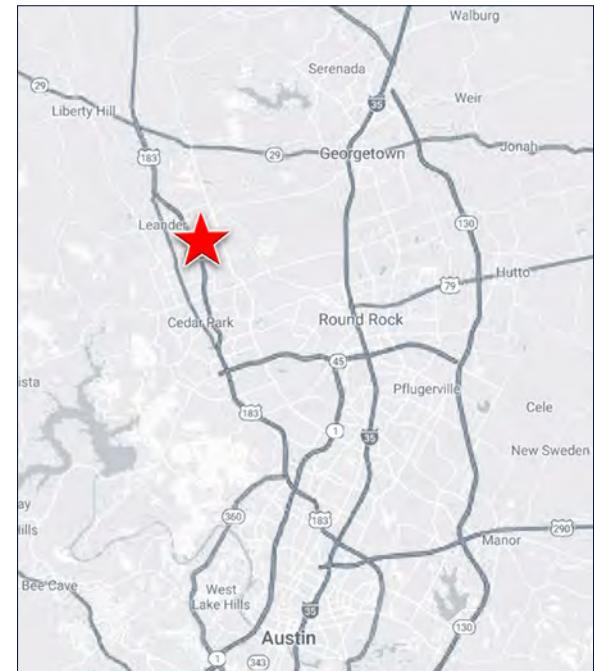
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2023 TOTAL POP	11,068	60,988	164,091
2028 PROJ POP	13,104	69,068	186,195
AVG HH INCOME	\$153,031	\$129,909	\$145,105

Contact for more information:

JIMBO COTTON M: 512.784.3015 | jimbo@cottonventures.com

AUSTIN COTTON M: 512.944.7514 | austin@cottonventures.com

GIL NUSS M: 832.454.6494 | gil@cottonventures.com



**COTTON
VENTURES**

REAL ESTATE



PAD SITES AVAILABLE

Ground Lease or Build to Suit

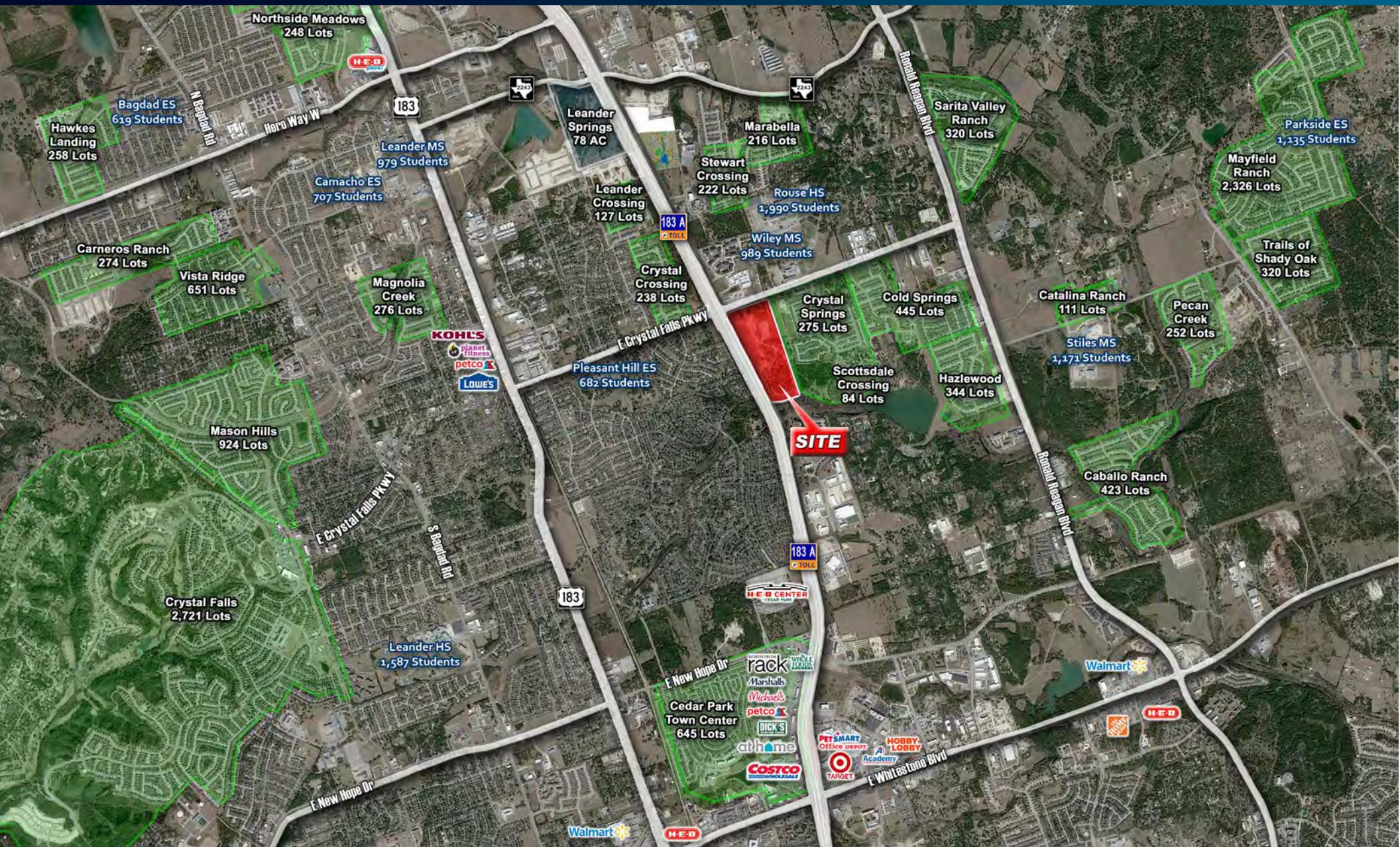






PAD SITES AVAILABLE

Ground Lease or Build to Suit





MAIN MONUMENT SIGN

- MAIN CRYSTAL VILLAGE SIGN AND LOGO
- AUSTIN STONE VENEER
- POTENTIAL TENANT PANELS
- OLD STYLE HANDMADE BRICK VENEER



HANDMADE BRICK VENEER



AUSTIN STONE VENEER



POUND BLADE SIGN

- AUSTIN STONE VENEER
- VERTICAL ALUMINUM PANEL
W. LOGO & PIN SET LETTERS
ON MATTE BLACK ALUMINUM
PANEL



SECONDARY ENTRY SIGN

- VERTICAL ALUMINUM PANEL & LOGO
- MATTE BLACK ALUMINUM PANEL
& PIN SET LETTERS
- AUSTIN STONE VENEER



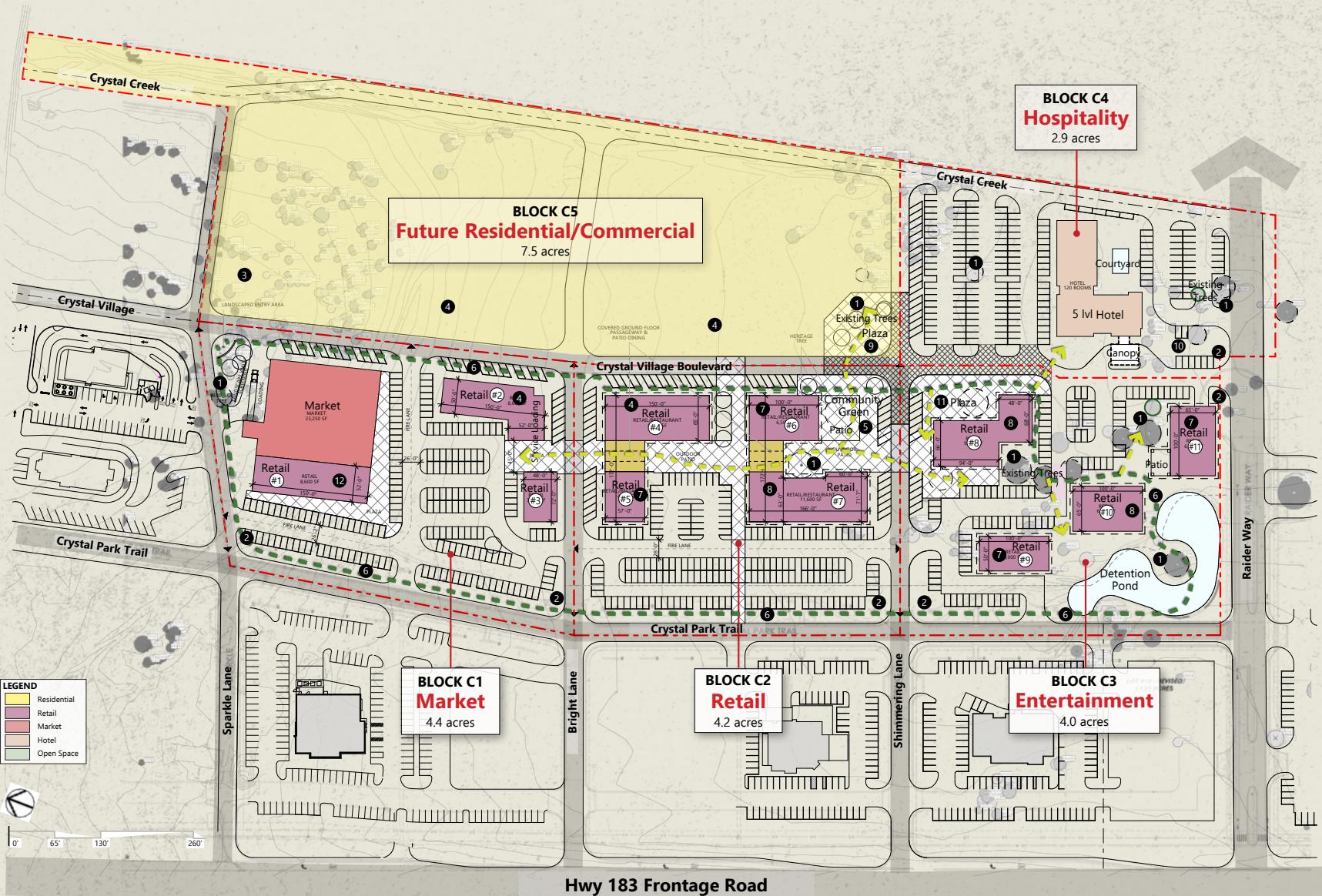
ALUMINUM PIN SET LETTERS



MATTE BLACK PANEL

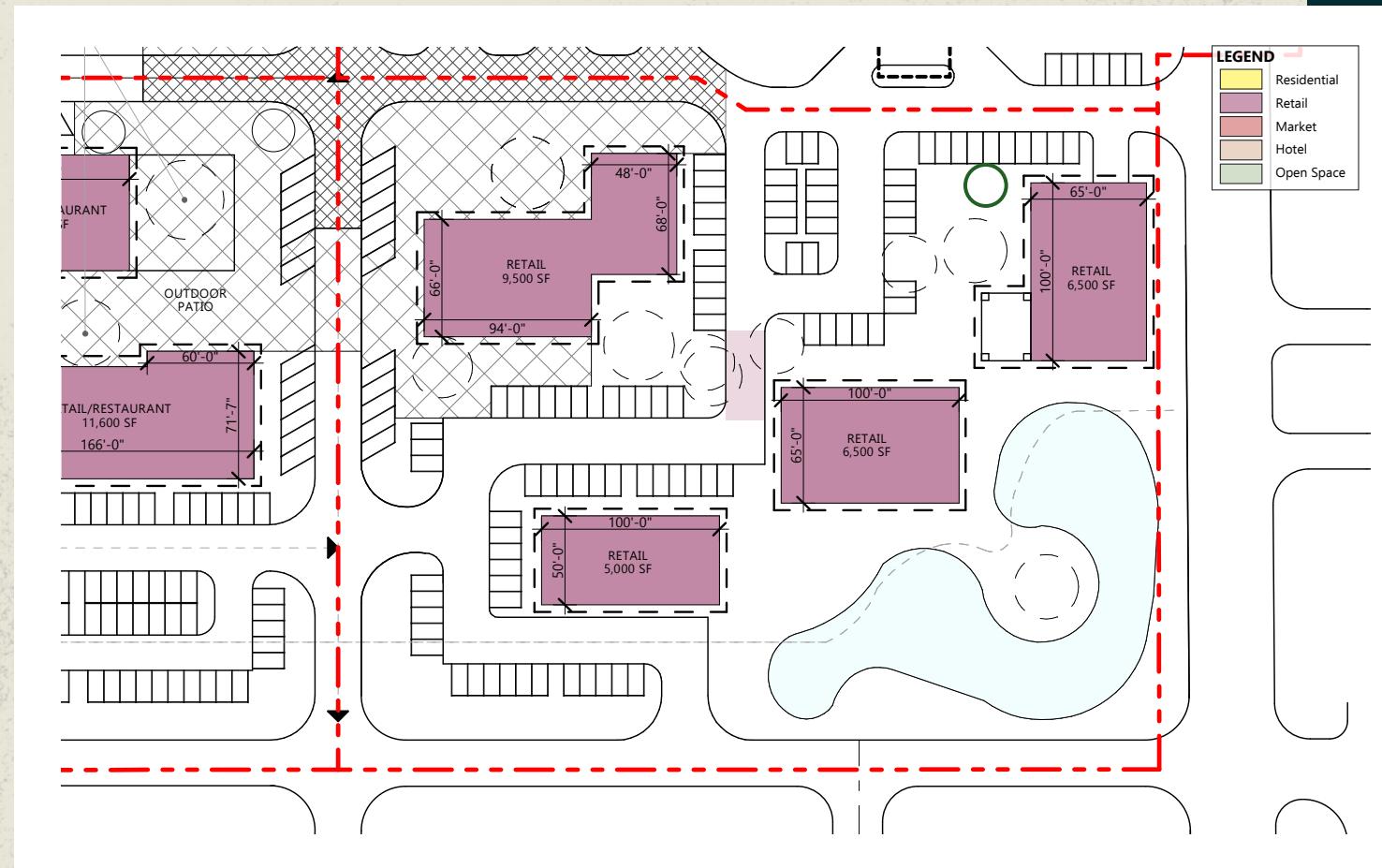
BLOCK C

Crystal Village is a 65-acre mixed use development that features Restaurant, Retail, Medical, Office and Multi-family surrounded by biking and walking trails, and lush park land. Designed with the modern lifestyle in mind, buildings will feature upscale design that blends seamlessly with natural, landscaped greenspace and a vibrant community atmosphere.



Block C3

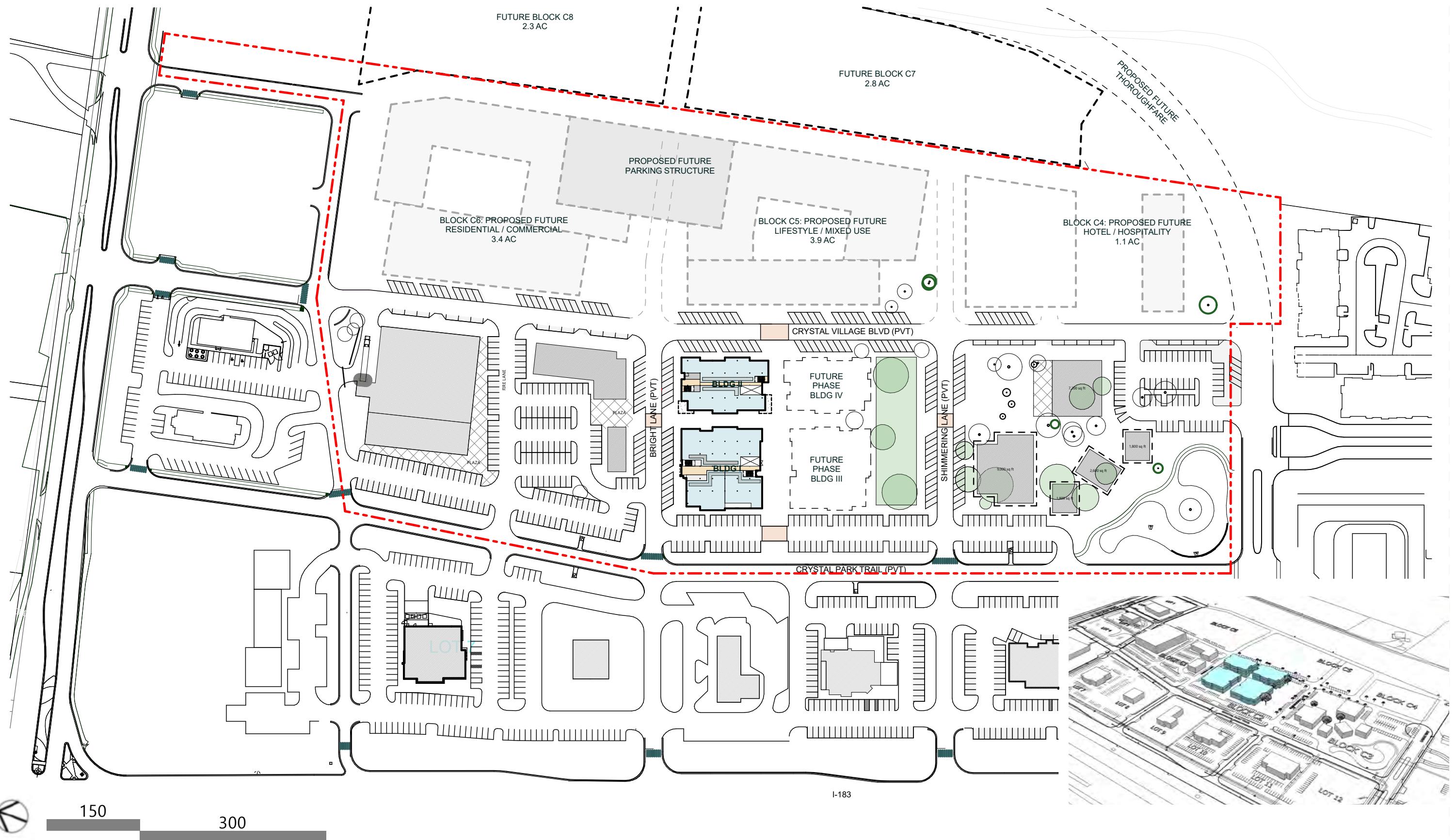
An area for unique dining and entertainment-based retailers. Nestled amongst the trees, the area features spaces with outdoor patio dining under string-lit canopies with additional greenspace nearby at the 3-acre Crystal Park on Block House Creek.



 **Retail:**
13,750 SF

 **Restaurant**
13,750 SF

 **Total Parking:**
100 spc.



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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

COTTON REAL ESTATE VENTURES LLC	9015802	JIMBO@COTTONVENTURES.COM	512-467-4056
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
JAMES L (JIMBO) COTTON	305656	JIMBO@COTTONVENTURES.COM	512-784-3015
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
AUSTIN COTTON	770797	AUSTIN@COTTONVENTURES.COM	512-944-7514
Sales Agent/Associate's Name	License No.	Email	Phone