

WATER OAK AT SAN GABRIEL

EXCLUSIVE LISTING | **BANKRUPTCY SALE** | LEANDER, WILLIAMSON COUNTY, TX



WATER OAK
AT SAN GABRIEL



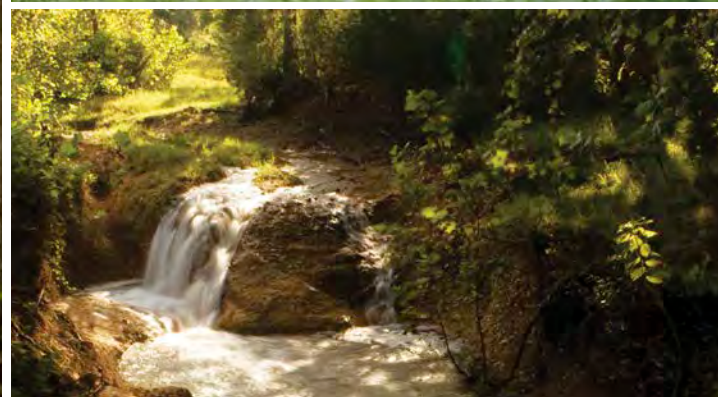
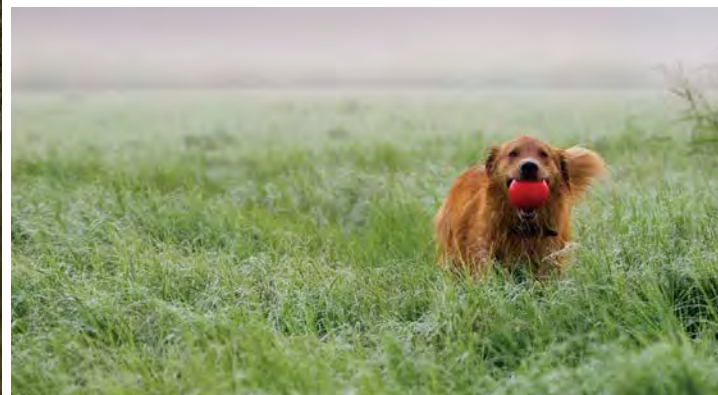
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■ WATER OAK AT SAN GABRIEL OFFERING

Water Oak is a conservation community built around enabling people to interact with each other and the beautiful natural landscape around them. It was designed by award-winning land planners, developers, and engineers to highlight the land's natural beauty and amenities. The San Gabriel River provides a one of a kind natural amenity allowing residents the opportunity for fishing, canoeing, swimming and other water recreational activities. The community preserves and protects hundreds of acres and includes miles of interconnected trails, open natural areas and limited-access preserves. This highly walkable vision ensures amenities and necessities are close to home, with ease of access to residential areas and parks. Adding to its conservation image, Water Oak includes a vast 360 acres of nature space featuring greenbelts, pathways, and nature trails - all providing the perfect place for residents to walk, hike, run, bike, and interact.



■ WATER OAK AT SAN GABRIEL PROPERTY OVERVIEW

LOCATION Water Oak at San Gabriel Master Planned Community is located on Ranch Road 2243, less than four miles west from I-35 and two and a half miles west of Ronald Reagan Boulevard, in Leander, Williamson County, Texas. Water Oak is just 20 minutes from Austin CBD. Highway 183A provides an alternate route to/from the community, and will connect to Highway 29 via the northern face, providing even quicker access to Georgetown and Leander.

SIZE ±1,056 acres

PRICE Contact Broker

ENTITLEMENTS Water Oak is a fully entitled Master Planned Community with a total of 2,400 single family lots planned ranging in sizes from 45' to 90'. There is an approved development agreement with the city of Georgetown. Water and Wastewater lines with sufficient capacity to serve the community are located at the property boundaries.

The property is part of the approved and operational Williamson County MUD #25. Qualified water, wastewater, drainage and arterial road infrastructure for the project will be applicable for reimbursement through future bond sales. Approximately \$10.6 million of existing MUD receivables are currently available to a future developer.

SCHOOLS Served by both highly acclaimed Leander and Georgetown Independent School Districts.

FRONTAGE Water Oak has just under one mile of frontage along the San Gabriel River. The property also has 1.25 miles of frontage along the north side of FM 2243.



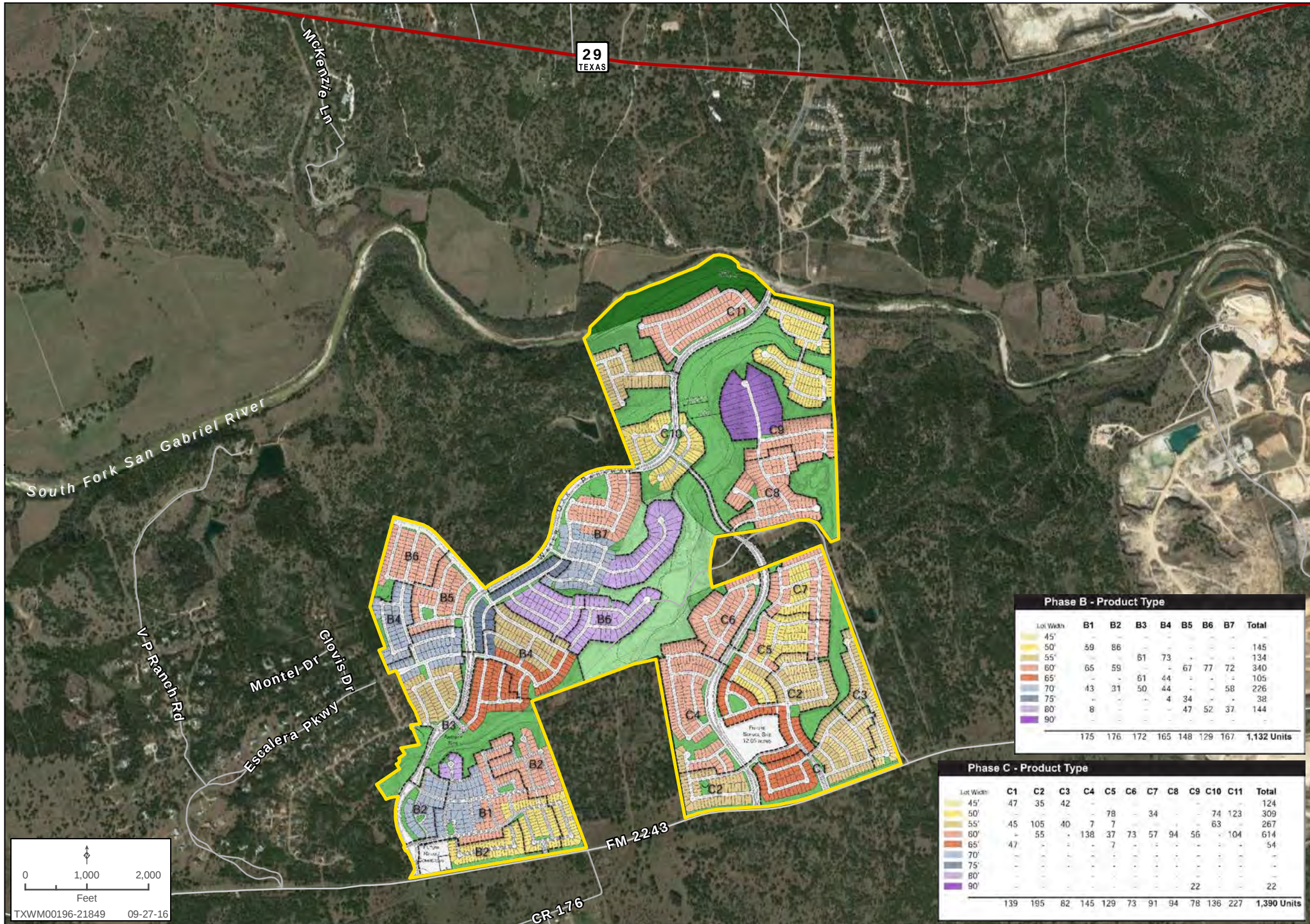
SURROUNDING AREA GEORGETOWN, TEXAS

Georgetown has been named one of the top fastest growing cities in the nation by the US Census Bureau. Future residents of this will love the accessibility to/from the community. I-35 is accessible just 3.8 miles east, 2.4 miles west to Ronald Reagan Blvd., and 4.2 miles west to 183A. The property is in close proximity to major area employers such as Apple Inc., Electronic Arts, eBay, PayPal, Oracle, and more. It is served by highly acclaimed Leander and Georgetown School Districts.



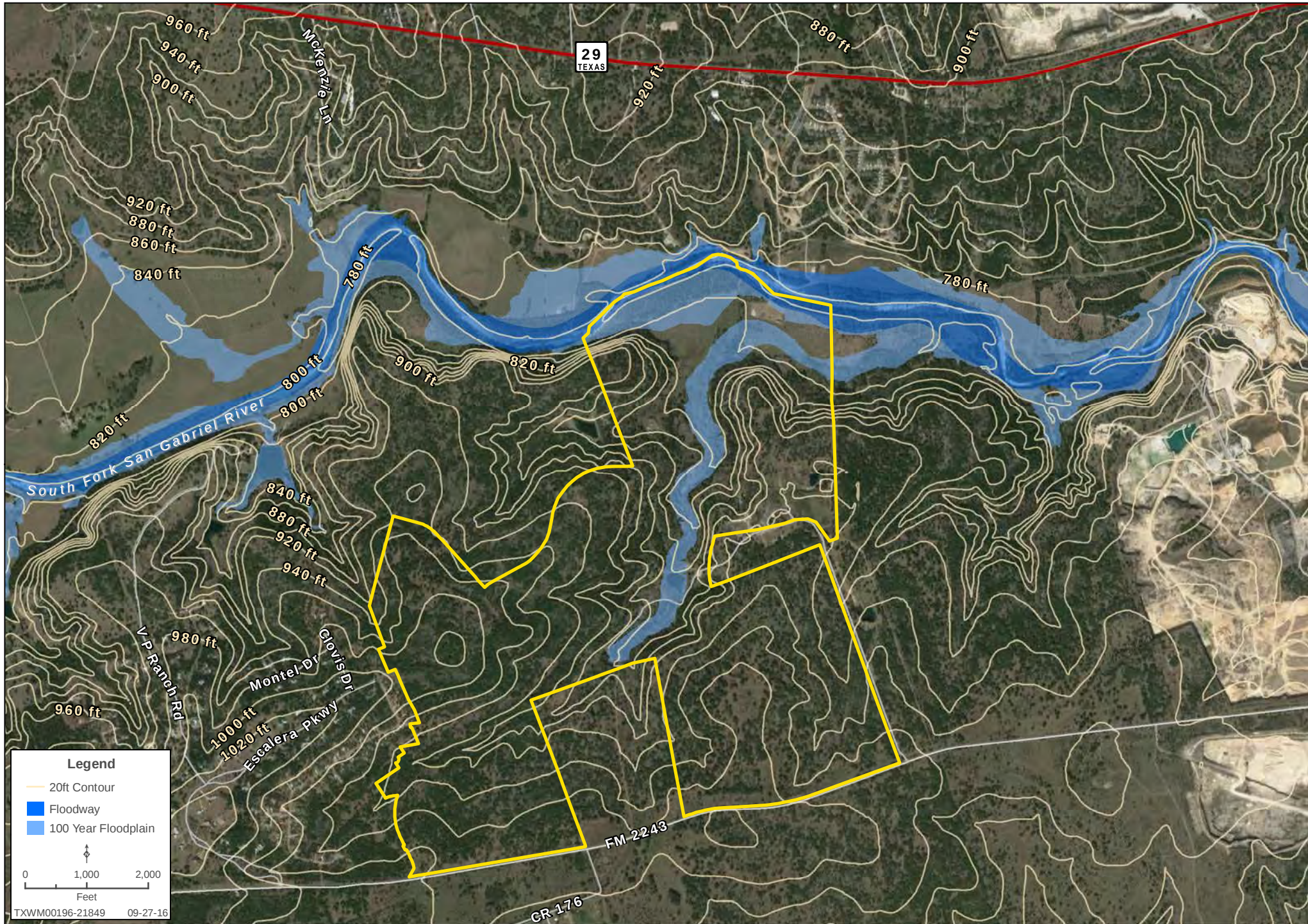
WATER OAK MASTER PLAN OVERLAY MAP

Josh Cameron | Hal Guggolz | 512.327.3010 | www.landadvisors.com

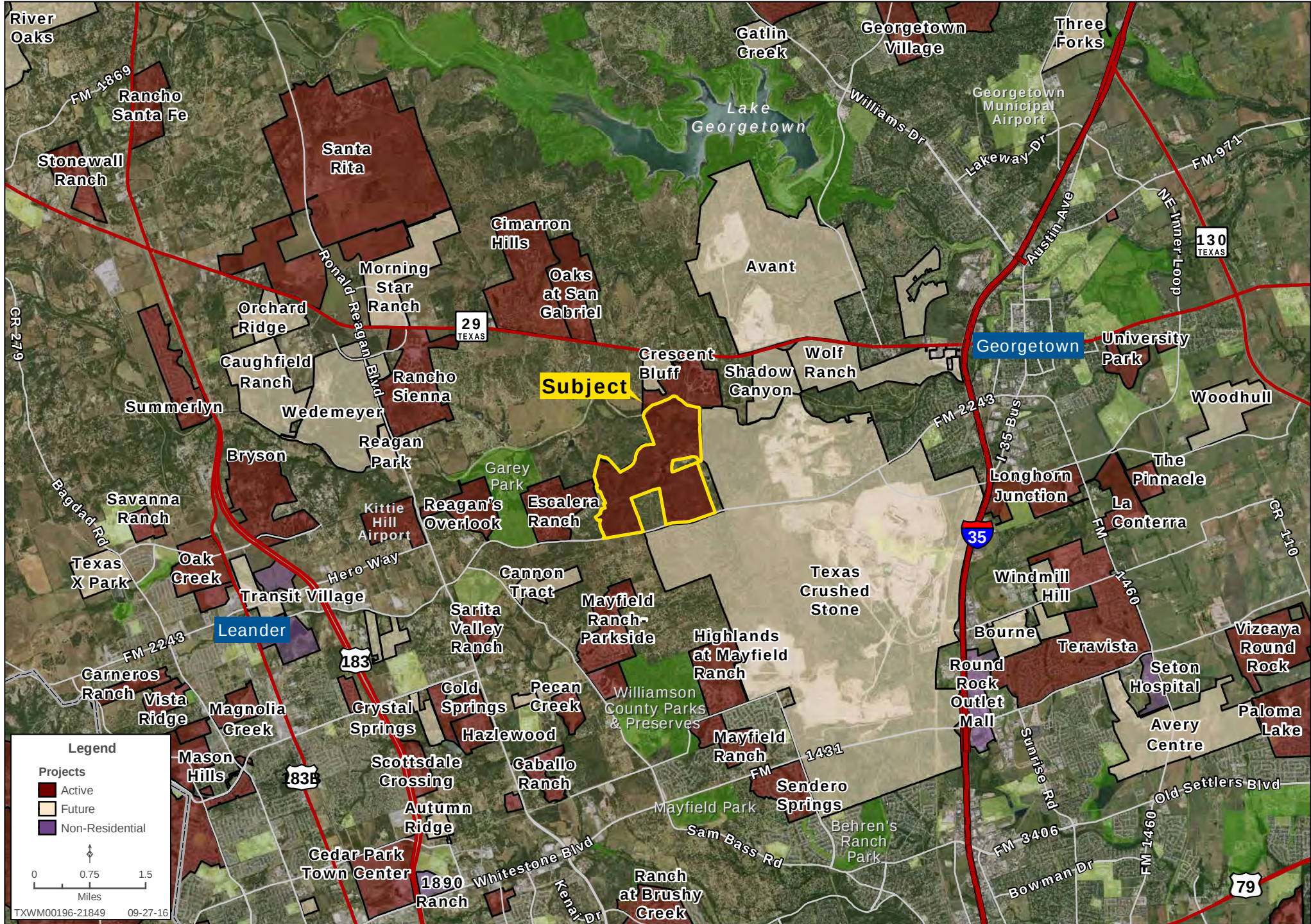


WATER OAK PROPERTY DETAIL, CONTOUR & FLOODPLAIN MAP

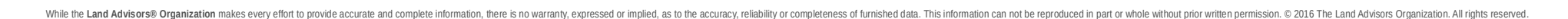
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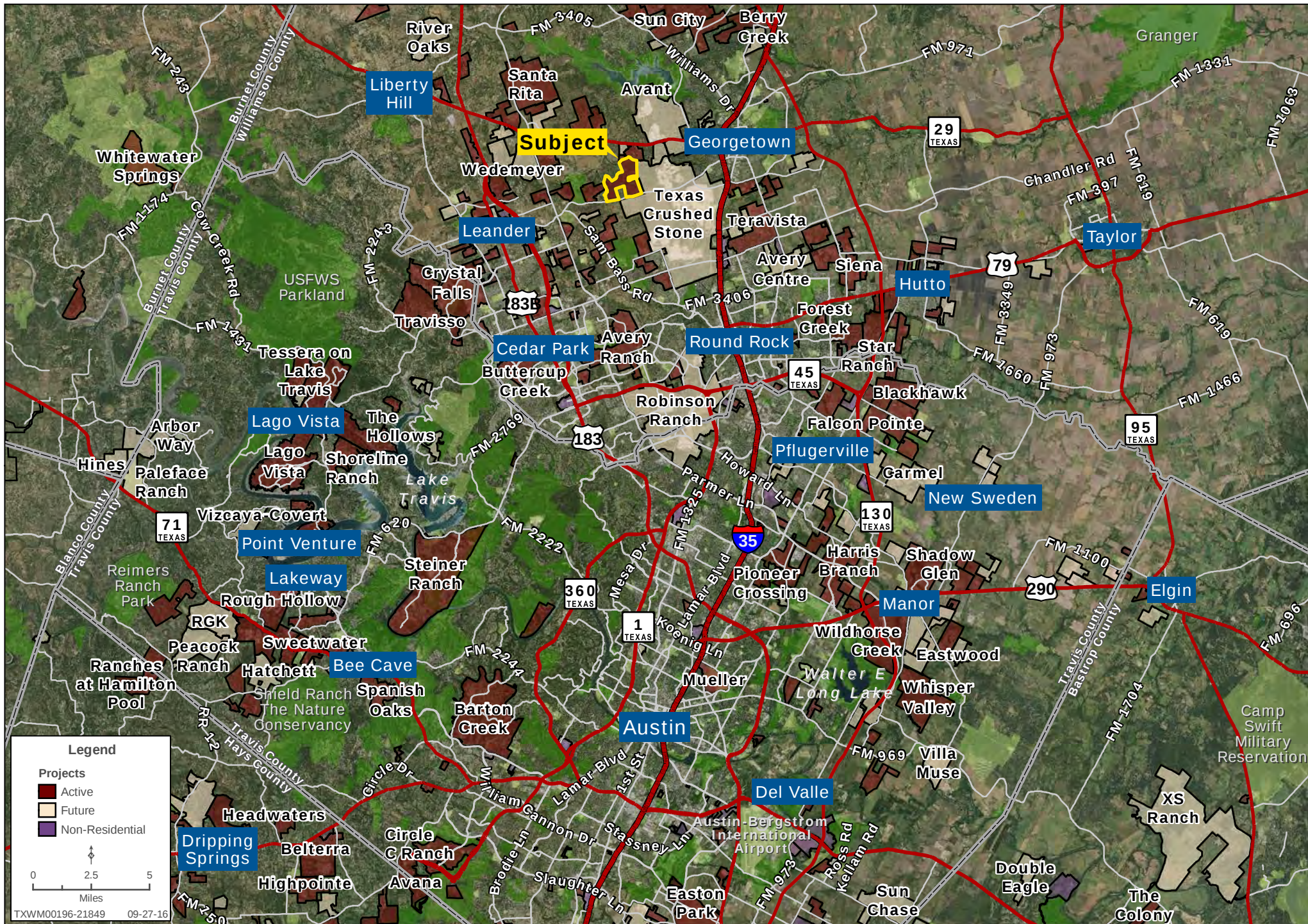


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WATER OAK REGIONAL MAP

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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.

Regulated by the Texas Real Estate Commission. Information available at www.trec.texas.gov.

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.

Land Advisors Organization

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Kirk Laguarta	60656241	klaguarta@landadvisors.com	
Designated Broker of Firm	License No.	Email	Phone

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Hal Guggolz	628645	hguggolz@landadvisors.com	220-416-6276
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS, AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC - A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT:

**TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000**