



RILEY-MCLEAN

Central

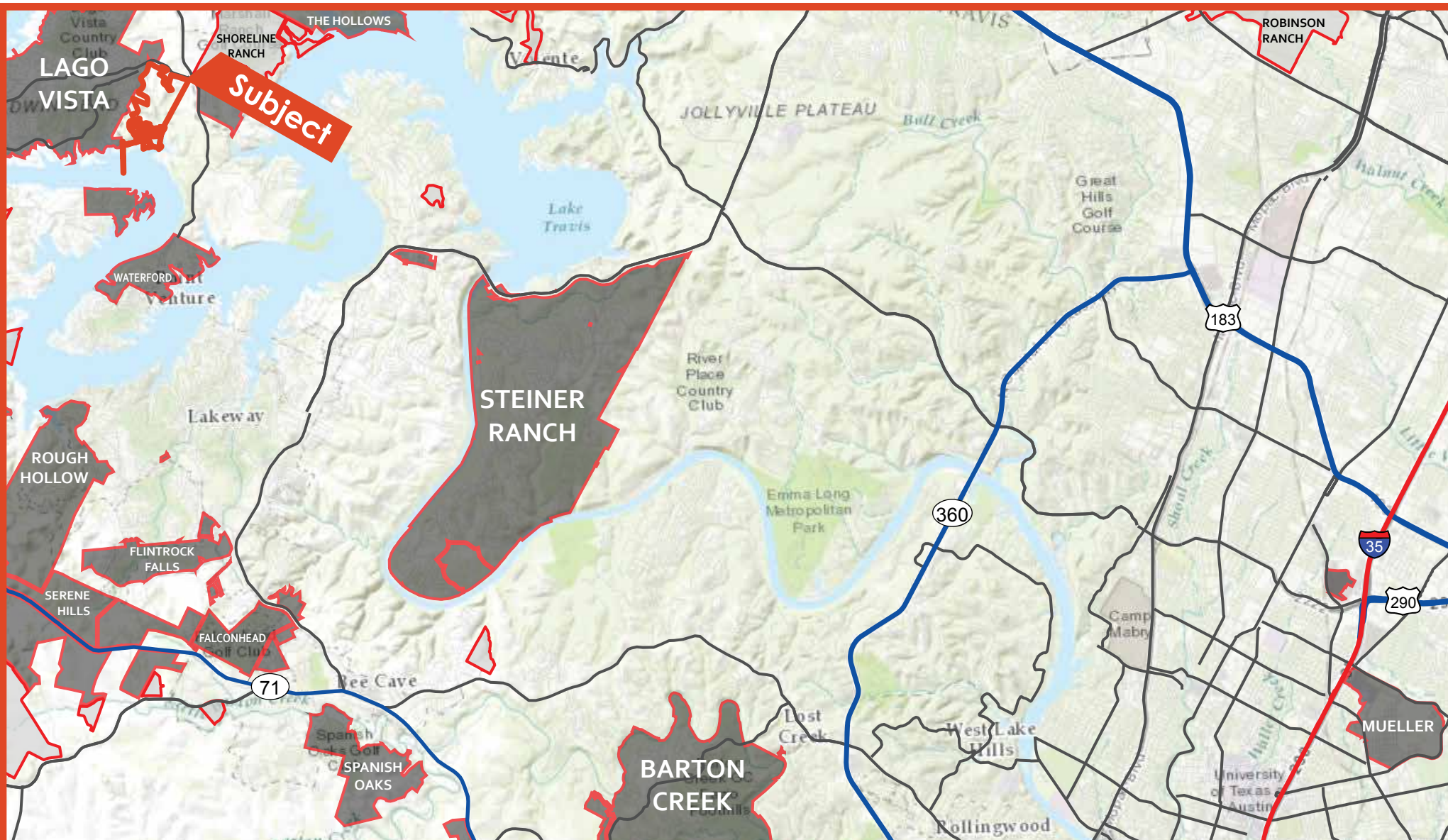
LAND

Texas

TRAVIS MEADOWS

LAGO VISTA, TRAVIS COUNTY, TX

+/- 283 ACRES



Travis Meadows

Lago Vista, Travis County, TX

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Carloffa C. McLean | Tim W. Riley

512-960-4676 | www.RileyMcLean.com

The information contained herein from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal.

Travis Meadows - Summary

The property is located 35 miles northwest of downtown Austin on the south side of Boggy Ford Road. There are multiple points of access to the property off of Boggy Ford Rd. and Drapers Cove Rd.

SIZE	+/- 283 Acres
PRICE	\$5,660,000 (\$20,000/Acres)
LAND FEATURES	The land is composed of terraced limestone bluffs sloping down to Lake Travis with a modest canyon running through the center of the tract. There are 15 intermittent streams which flow into Cox Hollow. The property is heavily wooded with juniper and live oaks. In addition to the approximately 3,000 feet of frontage on a cove of Lake Travis there are 6 ponds on the property. There are approximately 60 acres of floodplain. Elevations vary from 680 to 900 feet allow for views of Lake Travis.
WILDLIFE	In addition to native species including deer, turkey and doves. Past studies have confirmed Golden Cheeked Warblers.
TAXES	Agricultural valuation, 2015 taxes \$53,307
SCHOOLS	Lago Vista ISD
ELECTRICITY	Pedernales Electric Coop

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UTILITIES

There is an existing waterline and wastewater line in Boggy Ford Road (capacities and infrastructure capabilities will need to be studied). A portion of the property is served by the Draper Water Supply (ownership of Draper Water Supply is held by the owner of Travis Meadows and can be included in the sale).

JURISDICTION

The property has been annexed into the City of Lago Vista. Annexation provides for police and fire protection, waste collection and animal control. The site will be subject to the Lower Colorado River Authority's Highland Lakes Ordinance.

ZONING

The property is zoned PDD with allowances for 315 residential units, 54 multifamily units and 10 acres of commercial.

- SF-I lots – 115 acres, 180 units with 100' widths (60' on a cul-de-sac), 1800 square foot minimum.
- SF-II lots – 12 acres, 50 units with 50' width (35' on a cul-de-sac), 1400 square foot minimum.
- SF III lots – 30 acres, 85 units with 75' width (50' on a cul-de-sac), 1700 square foot minimum.
- CA – 33 acres, community amenities including marina and lake access.
- Open Space – 52 acres
- Retail – 15 acres, retail center and maximum of 54 condominium units with 1200 square foot minimum.

COMMENTS

The site offers an opportunity to own a magnificent property with excellent proximity to Austin and in the path of growth for recreational values. Owners will consider dividing.

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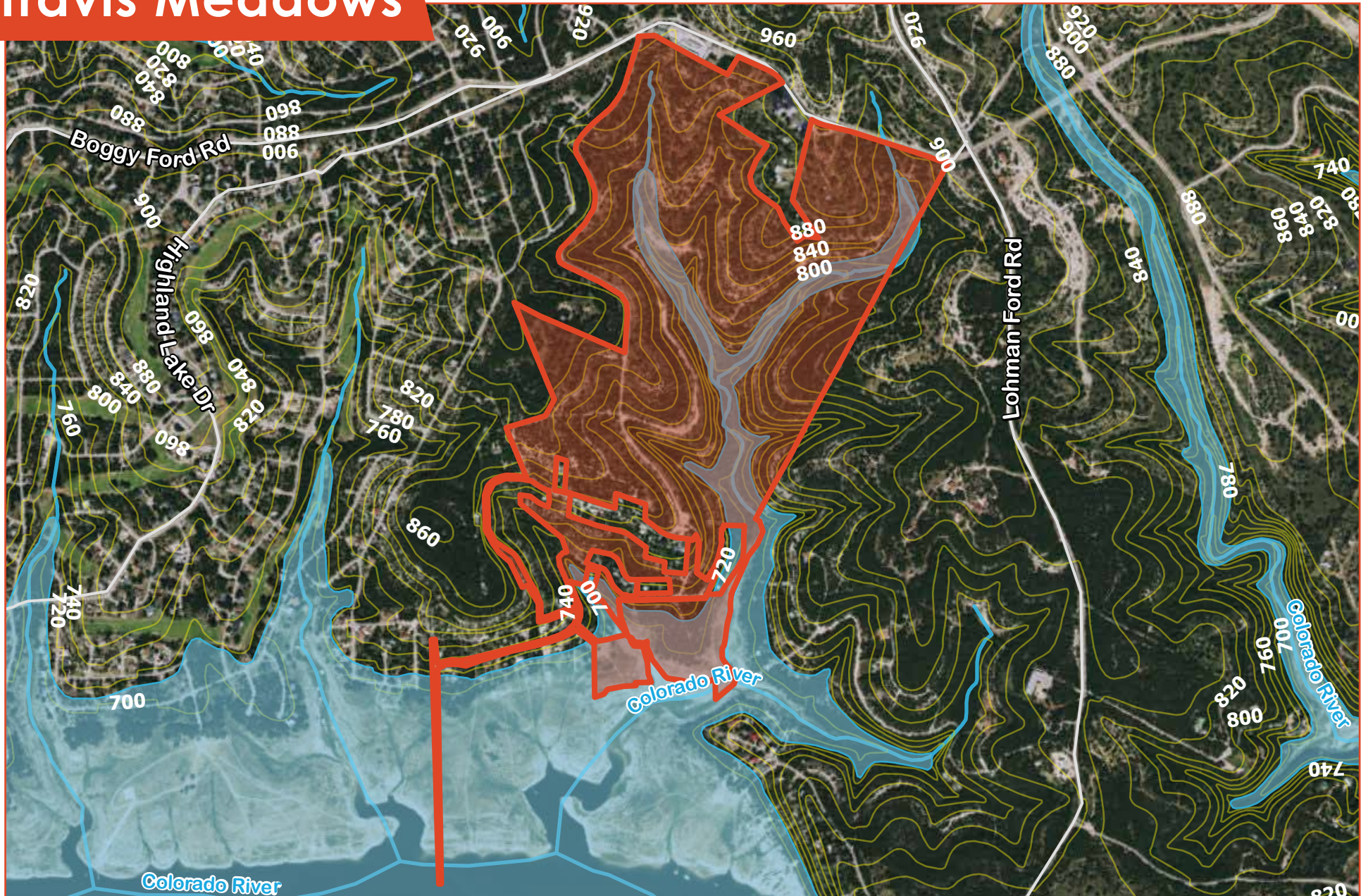
The map displays the Lakeway area with various neighborhoods and landmarks. Key locations include Lago Vista, The Hollows, Shoreline Ranch, Montechino, Covert, Waterford Point, Reserve at Lake Travis, and Steiner Ranch. Major roads shown are FM 2322, FM 620, and Lakeman Ford Rd. A red outline highlights a specific area near the intersection of Lakeman Ford Rd and Montechino, labeled "Subject". Other labeled roads include Boggys Ford Rd, Highland Lake Dr, and Lakeman Ford Rd. The map also shows Lake Travis and several parks like Arkansas Bend Park and Mansfield Dam Park.

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Travis Meadows



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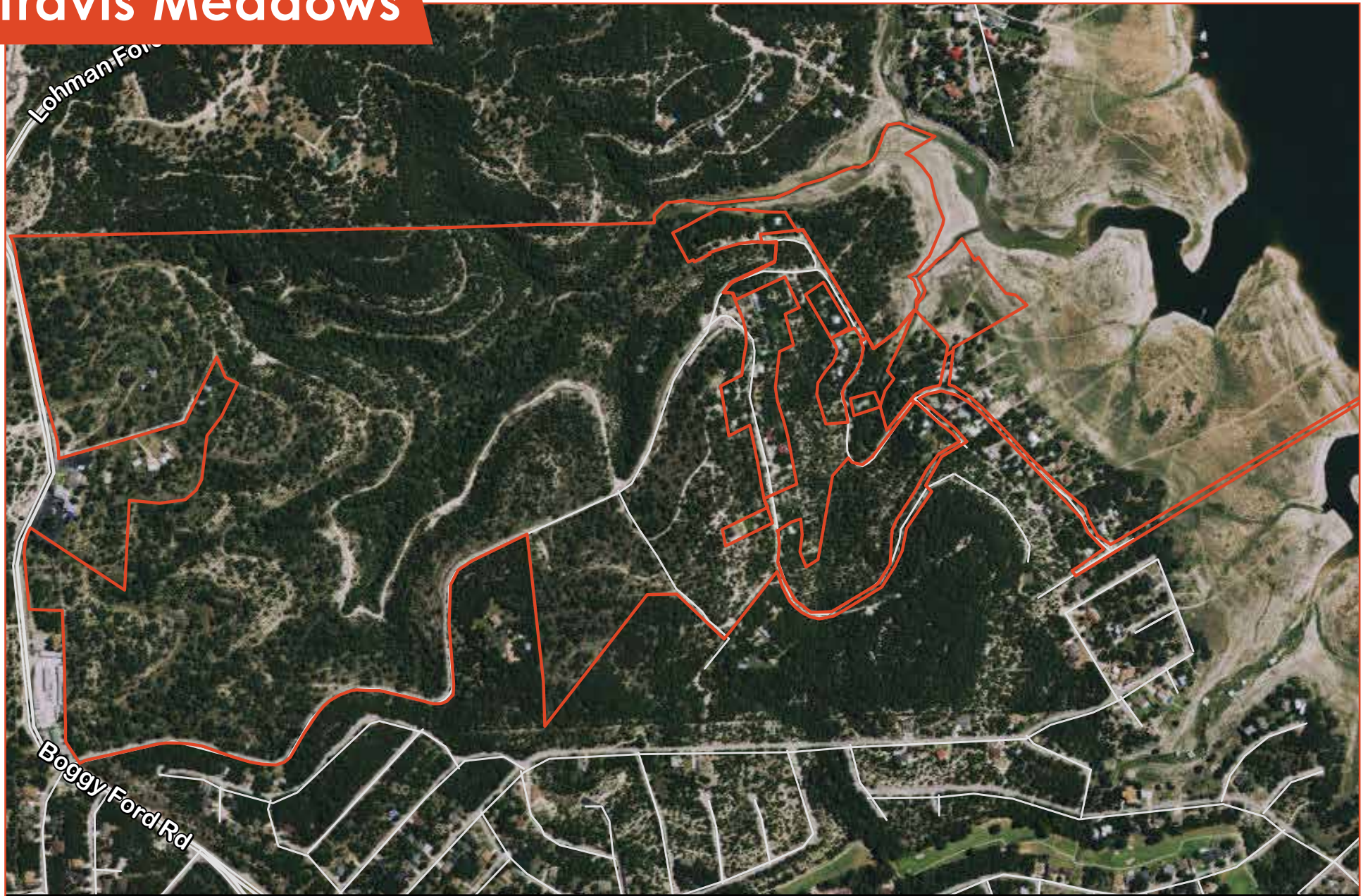
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Detail Map

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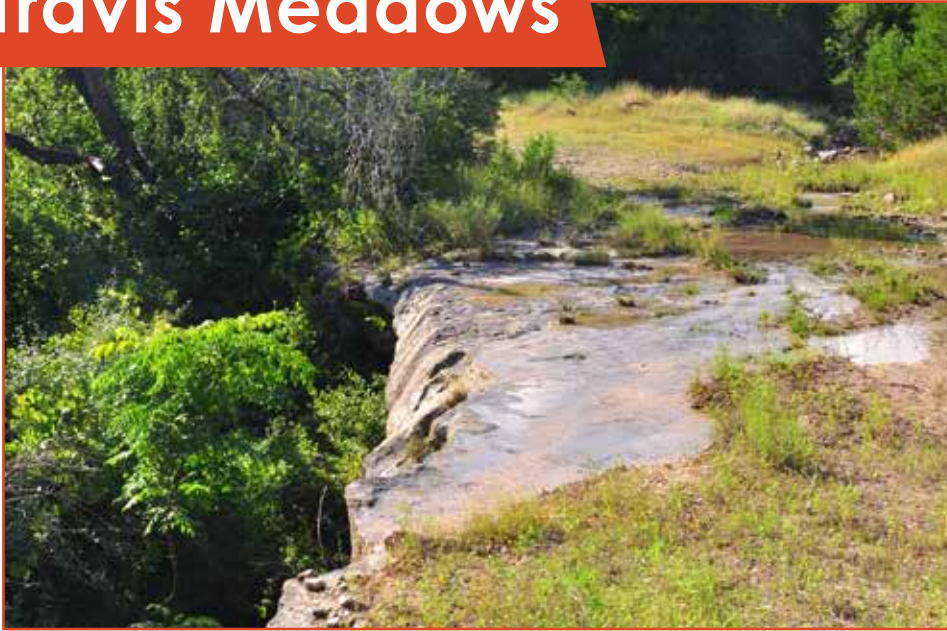
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Aerial Map

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APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES:

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

1. Shall treat all parties honestly;
2. May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
3. May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
4. May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960. EQUAL HOUSING OPPORTUNITY. 01A TREC No. OP-K

