

For Sale: The Square at Lakeway Pad Site



PRIME DEVELOPMENT SITE | 1943 LOHMANS CROSSING, LAKEWAY, TEXAS



THE SQUARE
AT LAKEWAY

Jovie
LAKEWAY

TORCHY'S
TACOS

Oak's
AT
LAKEWAY

620
ROAD

Randalls

H-E-B



SUBJECT SITE
1.48 ACRES

BELLA TOSCANA BLVD

LOHMANS CROSSING

Tuscan Village



GOLD TIER

EXCLUSIVELY LISTED BY

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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.



THE LANDING
Lakeview Villas

LOHMANS SPUR



LOHMANS CROSSING

SUBJECT SITE
1.48 ACRES

BELLA TOSCANA BLVD





Tuscan Village

LOHMANS CROSSING



SUBJECT SITE
1.48 ACRES



BELLA TOSCANA BLVD



SUBJECT SITE
1.48 ACRES
POTENTIAL 30,000 SQFT

BELLA TOSCANA BLVD

LOHMANS CROSSING



PROPERTY HIGHLIGHTS

ADDRESS: 1943 Lohmans Crossing, Lakeway, Texas

ACREAGE: 1.486 acres

PRICING: \$1,682,644 (\$26/sf)

ZONING: Approved for retail, restaurant, or office

UTILITIES: All utilities to site

FRONTAGE:

- » 235' on Lohmans Crossing
- » 250' on Bella Toscana Blvd

REMARKS:

- » Maximum 30,000 square feet of building
- » Maximum 32' height
- » High impervious cover
- » Hard corner at signalized intersection
- » Located within The Square at Lakeway, a major \$500 million dollar development.



PUD AMENDMENT - PARCEL F

LAND USE: Office/Retail

- a. A maximum of 30,000 square feet of Office or Retail uses, as permitted in the C-1 (Office/Retail) zoning district.
- b. The Retail portion may consist of outdoor dining and seating areas which is not a part of the maximum 30,000 square feet.

BUILDING HEIGHT: Office/Retail, thirty-two (32) feet.

PARKING:

- a. Requirements: Office use parking at a ratio of 3.5 spaces per 1,000 square feet and Retail at a ratio of 5 spaces per 1,000 square feet, and allow up to 25% shared parking between the uses.
- b. Parking Lot Layout: Lot Layout: Parking space depth eighteen (18) feet, Maneuvering Aisle twenty-four (24) feet.

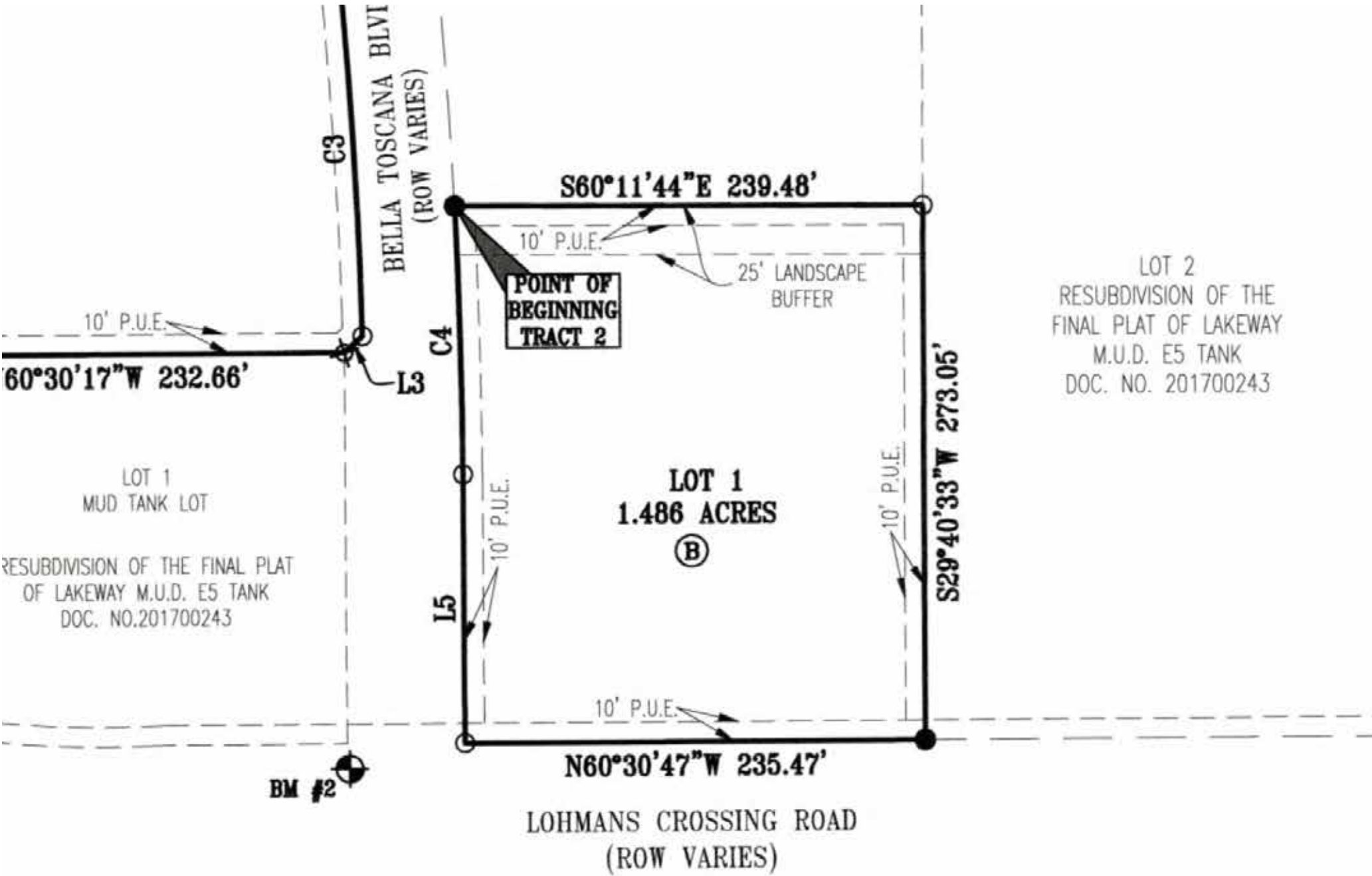


SETBACK TO:

- a. P.U.D. Boundary
 - Building: sixty (60) feet
 - Parking: ten (10) feet
- b. Parcel Boundary
 - Building: ten (10) feet
 - Parking: five (5) feet
- c. Public Streets
 - Building: twenty (20) feet
 - Parking: ten (10) feet
- d. Private Drives and Alleys
 - Building: ten (10) feet
- e. Minimum Distance Between Buildings
 - Twenty-five (25) feet



SURVEY





THE SQUARE AT LAKEWAY

The Square at Lakeway is a 63-acre mixed-use town center developed in partnership with the City of Lakeway, with an estimated value of \$250+ million. Anchored by a 5-acre public park, the project features a blend of residential, retail, restaurant, and planned hotel uses designed to create a walkable, community-driven destination.

Residential offerings include stacked flats, apartments, and efficiency units, supporting a built-in customer base and consistent daily activity. A thoughtfully designed Main Street prioritizes both pedestrian experience and traffic flow, positioning the development as a vibrant hub for events, shopping, and dining in the Lakeway/Lake Travis area.



LAKEWAY
ELEMENTARY



Oaks
AT
LAKEWAY

THE SQUARE
AT LAKEWAY

H-E-B

BaylorScott&White
HEALTH



Jovie
LAKEWAY



CVS

Randalls

SUBJECT SITE

LOHMANS CROSSING

JuiceLand



W

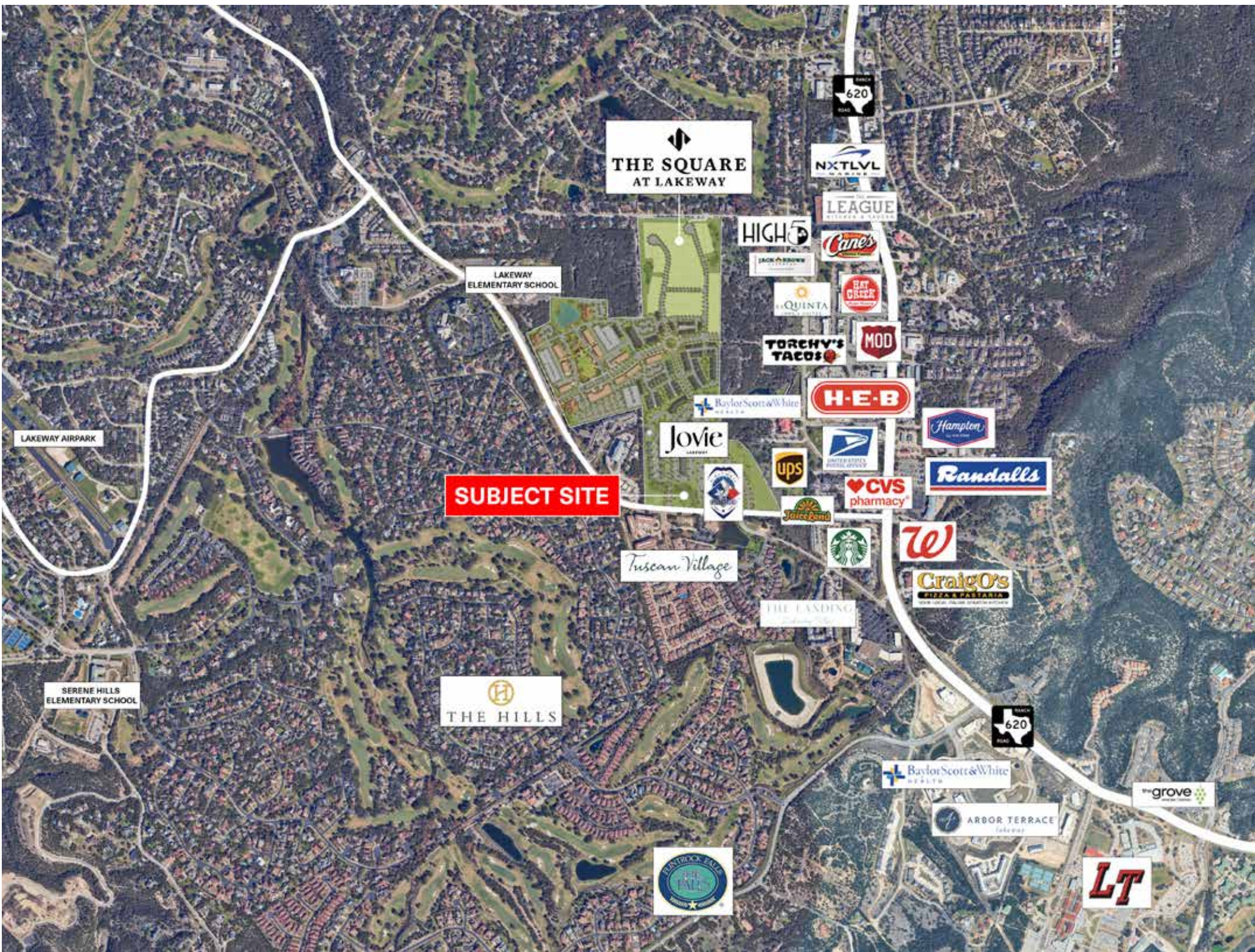


THE HILLS

Tuscan Village

THE LANDING
Lakeway Hills





**THE SQUARE
AT LAKEWAY**

**LAKEWAY
ELEMENTARY SCHOOL**

LAKEWAY AIRPARK

SUBJECT SITE

**SERENE HILLS
ELEMENTARY SCHOOL**

THE HILLS

Tuscan Village

THE LANDING

ARBOR TERRACE
Lakeway

LT





BRIARCLIFF
1,183 LOTS
1,066 ACRES

TRAVIS CLUB
1,500 ACRES

Steiner Ranch
4,000 LOTS
4,600 ACRES

ROUGH HOLLOW LAKESIDE
936 LOTS
1,800 ACRES

SUBJECT SITE

LAKEWAY CITY CENTER
600,000 SQFT COMMERCIAL
300 RESIDENTIAL UNITS
78 ACRES

THE HILLS
800 LOTS
696 ACRES

FLINTROCK FALLS
427 LOTS
1,000 ACRES

SWEETWATER
1,850 LOTS
1,400 ACRES
700 ACRES OPEN SPACE

Shoreline Hills
339 LOTS
456 ACRES

FUTURE HEB

FALCONHEAD
500 LOTS
442 ACRES

BEE CAVE

GALLERIA

71 TEXAS

71 TEXAS

71 TEXAS

620 TEXAS

620 TEXAS

620 TEXAS

H-E-B



Bayless Scott & White

LT

AMER



H-E-B



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.

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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