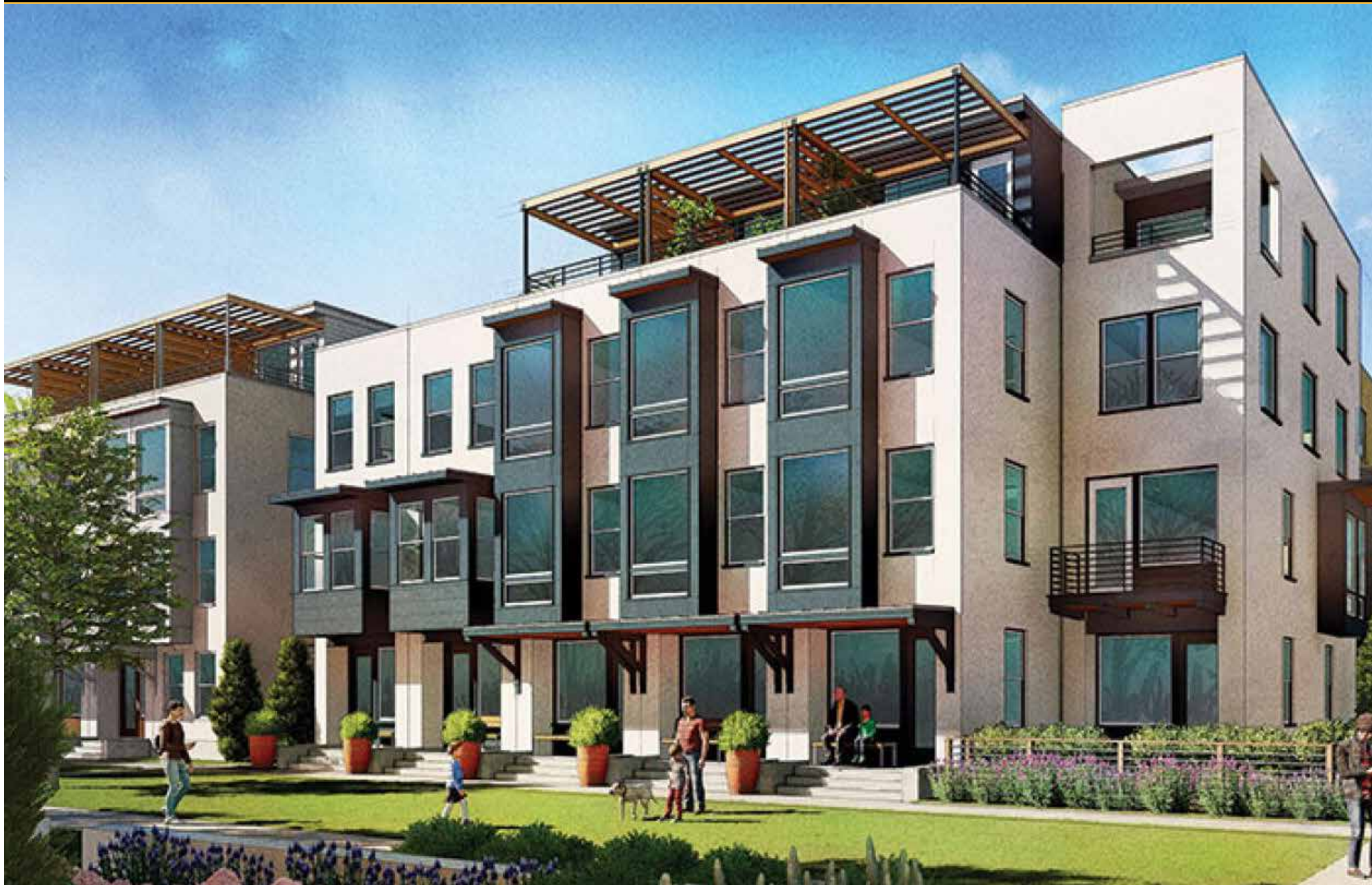


# For Sale: The Square at Lakeway Condo/Townhome Site

PRIME MULTI-FAMILY DEVELOPMENT SITE | BELLA TOSCANA BLVD, LAKEWAY, TEXAS





# GOLD TIER

EXCLUSIVELY LISTED BY

**Colin Tierney**

512.674.5727

colin@goldtier.net

**Taylor Golden**

512.626.4424

taylor@goldtier.net

*The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Gold Tier Real Estate and should not be made available to any other person or entity without the written consent of Gold Tier Real Estate. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.*

*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.*

# PROPERTY HIGHLIGHTS

**ADDRESS:** TBD Bella Toscana Blvd, Lakeway, TX

**ACREAGE:** 2.041

**PRICING:** \$4,450,000

**ZONING:** Approved for multi-family at 30/units per acre (Total 61 units)

**UTILITIES:** All utilities to site

## **FRONTAGE:**

450' on Bella Toscana Blvd

90' on Lohmans Spur

## **REMARKS:**

- » Single family attached or condominium units allowed (town homes, condos, etc.)
- » Covered or uncovered parking allowed
- » Maximum 55' height
- » High impervious cover
- » Located within The Square at Lakeway, a major \$500 million dollar development.



# PUD AMENDMENT - PARCEL A

## 1. LAND USE: MULTI-FAMILY DWELLING UNITS:

- a. Allowed Uses-Single Family Attached, or Condominium dwelling units
  - i. Maximum Density – 30 dwelling units per acre
  - ii. Building Height – 55-feet maximum
  - iii. Parking
    - 1.5 covered space or uncovered space per one-bedroom unit.
    - 2 covered or uncovered space per two-bedroom unit
    - 2.5 covered or uncovered space uncovered space per three- or four-bedroom unit.
    - Guest parking at a ratio of .2 spaces per unit (off-street, or on street if alley loaded or off-street lot)
    - Lot Layout: Parking space depth eighteen (18) feet, Maneuvering Aisle twenty- four (24) feet.

b. Single Family Attached or Condominium dwelling units are fee simple for sale  
The Single Family Attached or Multi-Family dwelling units, located in Parcel A, straddle the northern boundary of Section No. 2 and will coincide directly with the future development parcel referred to as the Lakeway City Center P.U.D. The Single Family Attached units adjacent to the northern boundary of Section 2 have a zero (0) foot building setback, with the intent that these dwelling units may be designed to create a seamless residential community between Section No. 2 and the development parcel referred to as the future Lakeway City Center P.U.D. In the case that the future Lakeway City Center P.U.D. is not approved prior to the development of this parcel, the minimum setback from the P.U.D. boundary shall be twenty (20) feet.

2. **BUILDING HEIGHT:** fifty-five (55) feet;

## 3. BUILDING SETBACK:

- a. P.U.D. Boundary:
  - North: zero (0) feet
  - Building: twenty (20) feet
  - Parking: ten (10) feet
- b. Parcel Boundary:
  - Building: ten (10) feet
  - Parking: five (5) feet
- c. Public Streets:
  - Alley Loaded: ten (10) feet
  - Front Loaded: twenty (20) feet
- d. Private Drives and Alleys
  - Five (5) feet or less or greater than sixteen (16) feet
- e. Minimum Distance Between Buildings
  - Fronting on common green: thirty (30) feet
  - Side-to-Side: twenty (20) feet





**Jovie**  
LAKEWAY

LOHMANS SPUR

BELLA TOSCANA BLVD

LOHMANS CROSSING

**SUBJECT SITE**  
2.041 ACRES

  
**THE SQUARE**  
AT LAKEWAY

Tuscan Village



Jovie  
LAKEWAY



SUBJECT SITE  
2.041 ACRES

LOHMANS SPUR

BELLA TOSCANA BLVD

LOHMANS CROSSING

  
THE SQUARE  
AT LAKEWAY



**THE SQUARE  
AT LAKEWAY**

**SUBJECT SITE**  
2.041 ACRES

BELLA TOSCANA BLVD

LOHMANS SPUR

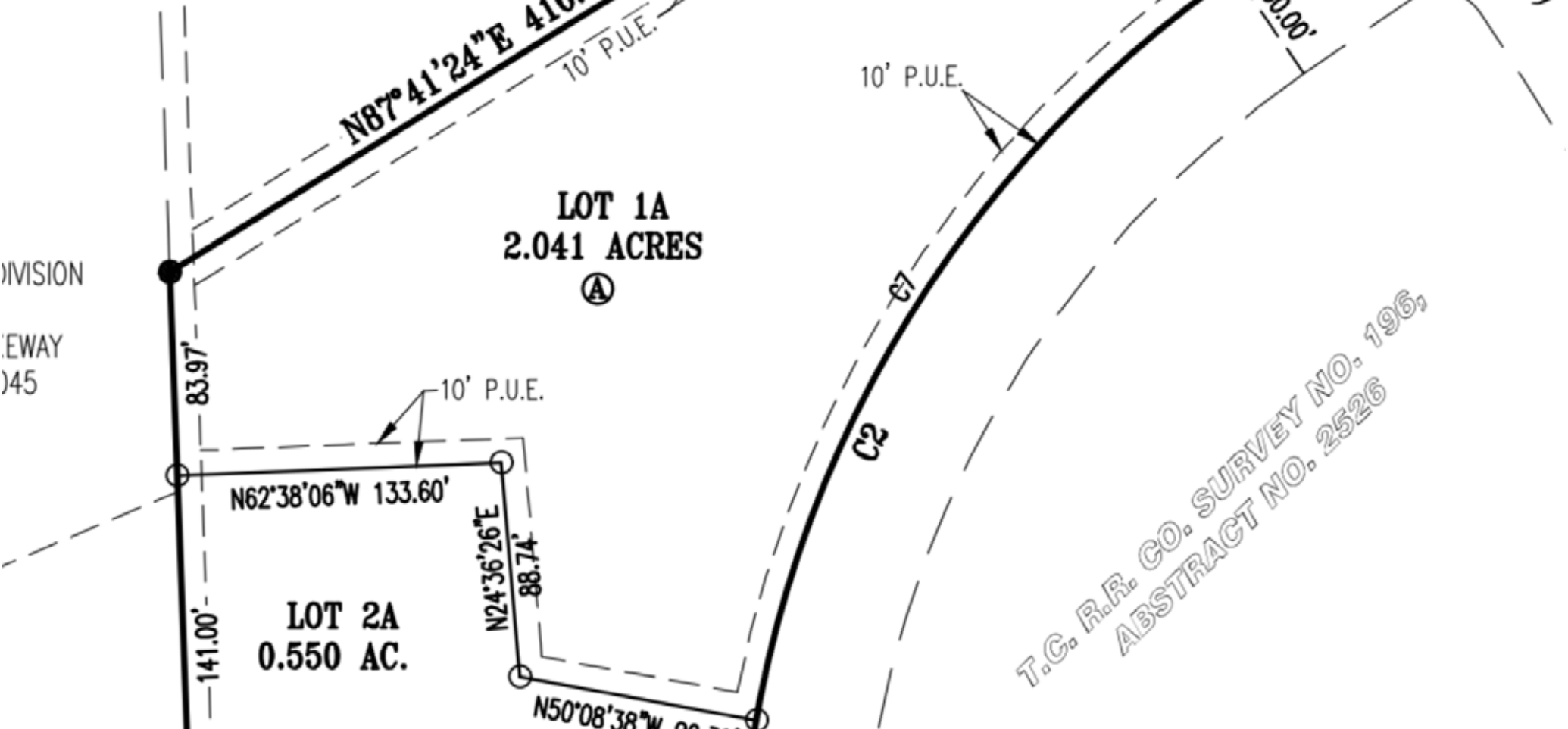
**Jovie**  
LAKEWAY

# SURVEY

LOT 1, BLOCK E  
ENCLAVE AT LOHMANS PHASE 1  
DOC. NO. 2023105724

POINT OF  
BEGINNING  
TRACT 1

LOHMANS SPUR  
(ROW VARIES)



# LOHMANS CROSSING CONDOS SITE PLAN



BUILDING AREA	
LEVEL 1 (PARKING & STOR.)	21,966 SF
LEVEL 2	21,698 SF
LEVEL 3	19,582 SF
LEVEL 4	19,582 SF
LEVEL 5	19,582 SF
<b>TOTAL BLDG AREA</b>	<b>102,408 SF</b>

BUILDING UNITS & PARKING REQMTS				
UNIT TYPE	BEDS	# UNITS	PARKING RATIO	PARKING REQMTS.
A	1	16	1.5	24
B	2	12	2.0	24
C	2	16	3.0	32
GUEST PARKING		44	0.2	09
<b>TOTAL</b>		44		89
JURISDICTION PARKING REDUCTION				-06
<b>TOTAL PARKING REQUIRED</b>				<b>83</b>

PARKING PROVIDED	
GARAGE PARKING	44
PARALLEL STREET PARKING	07
SURFACE PARKING	33
<b>TOTAL PARKING PROVIDED</b>	<b>83</b>
<b>ACCESSIBLE SPACES</b>	<b>04</b>

**ALIGN**  
AUSTIN ARCHITECTS



LOHMAN'S CROSSING  
CONDOS  
PROJECT ADDRESS  
LAKEWAY, TX

CONTRACT # 2021-01. ALL RIGHTS RESERVED. THESE DESIGN DRAWINGS ARE THE SOLE PROPERTY OF ALIGN ARCHITECTS AND SHALL REMAIN THE PROPERTY OF ALIGN ARCHITECTS. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, FOR ANY PURPOSE WITHOUT PREVIOUS WRITTEN PERMISSION.

NOT FOR  
REGULATORY  
APPROVAL,  
PERMITTING, OR  
CONSTRUCTION.  
THIS DOCUMENT IS PREPARED FOR  
THE PURPOSE OF INTERNAL REVIEW  
UNDER THE SUPERVISION OF  
KRISTIN SCHEFFER

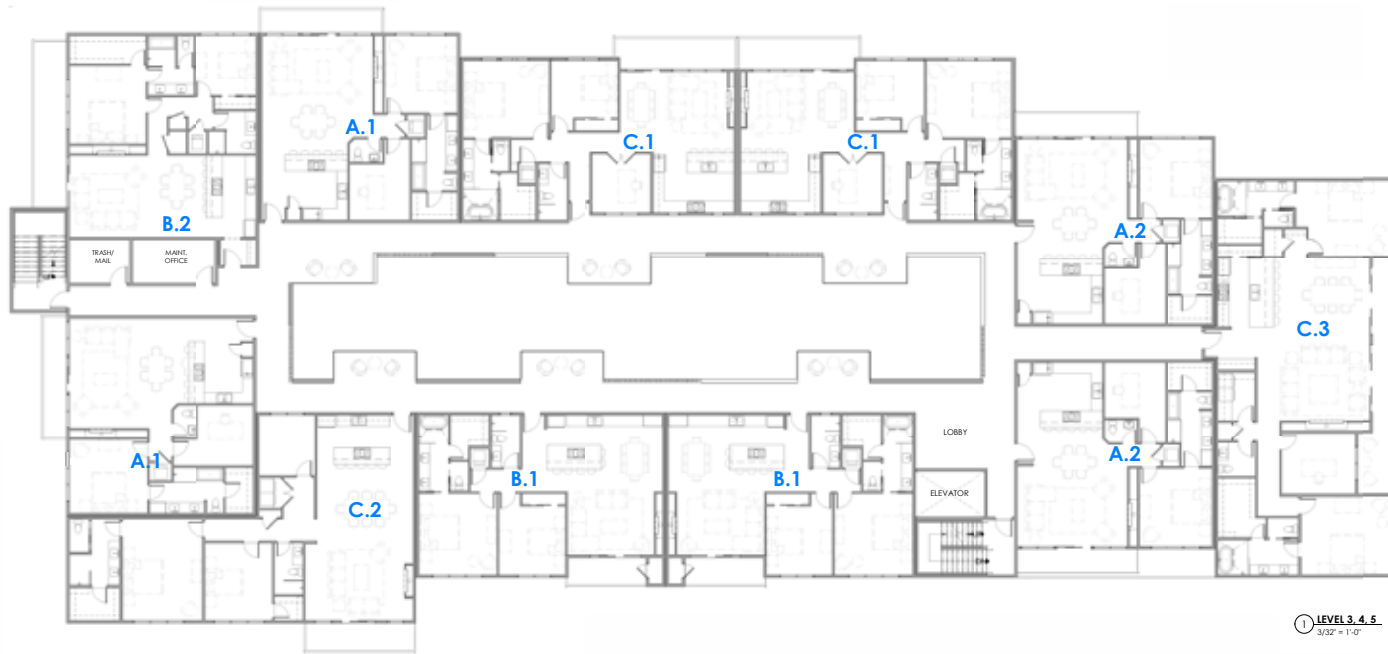
SCHEMATIC DESIGN  
ARCHITECTURAL SITE PLAN

SHEET: AS100

PROJECT NO: 24013A  
DRAWN BY: MH  
DATE: 03.20.25  
PROJECT MGR: MH



# FLOOR PLAN OVERVIEW



TYPICAL FLOOR UNIT COUNT		
UNIT TYPE	BEDROOMS	# UNITS
A's	1	4
B's	2	3
C's	2 + STUDY	4

### GENERAL PLAN NOTES

- PROVIDE FIRE EXTINGUISHERS, SPECIFICATION PER JURISDICTION, MEETING THE TRAVEL DISTANCE OF 75 FEET TO AN EXTINGUISHER FROM ALL PORTIONS. INSTALLATION LOCATIONS TO BE VERIFIED BY LICENSED INSPECTOR. SEE LIFE SAFETY PLAN FOR SUGGESTED LOCATIONS.
- SPRAY FOAM INSULATION APPLICATION IS TO BE INSTALLED PER CODE AND AN ICC-ES REPORT MUST BE PROVIDED TO FIRE DEPARTMENT FOR SEPARATE REVIEW AND APPROVAL.
- REFER TO WALL SECTIONS & DETAILS SHEETS **XYZ** FOR EXTERIOR WALL TYPES
- KNOX BOX LOCATION(S) TO BE APPROVED BY FIRE DEPARTMENT AND SHALL BE INSTALLED NO LESS THAN 48" AND NO MORE THAN 72" ABOVE FINISHED GRADE.
- ALL SIGNAGE REQUIRES A SEPARATE APPLICATION AND APPROVAL FROM THE BUILDING INSPECTIONS DEPARTMENT. NO SIGNAGE IS APPROVED WITH THE SITE DEVELOPMENT PLAN OR BUILDING'S CONSTRUCTION DOCUMENTS.
- ALL WALLS TO BE **XYZ** U.N.O.. SEE PARTITION WALL LEGEND SHEET, **XYZ**.
- DIMENSIONS ARE TO THE FACE OF STUD OR FACE OF CMU U.N.O..
- ALIGN FACE OF WALLS WITH FACE OF COLUMN WRAPS, WHERE POSSIBLE, WHERE OCCURS, TYP., U.N.O..
- WHERE WALL TYPES WITH GYP BD FINISH AND DIFFERENT THICKNESSES ADJOIN IN SAME PLANE, ALIGN FACE OF GYP BD.
- PROVIDE CJS AT 30'-0" OC MAX AT DOORS AND WINDOWS (AS INDICATED ON INTERIOR ELEVATIONS OF GYP BD WALL ASSEMBLIES).
- ALL INTERIOR DOORS TO BE LOCATED 6" FROM ADJACENT WALL U.N.O.

**ALIGN**  
AUSTIN ARCHITECTS



LOHMAN'S CROSSING  
CONDOS  
PROJECT ADDRESS  
LAKEWAY, TX

CONTRACTOR SHALL VERIFY ALL RIGHTS REQUIRED FOR THESE DESIGN DRAWINGS ARE THE SOLE PROPERTY OF ALIGN ARCHITECTS. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, FOR ANY PURPOSE WITHOUT THE WRITTEN PERMISSION OF ALIGN ARCHITECTS.

NOT FOR  
REGULATORY  
APPROVAL,  
PERMITTING, OR  
CONSTRUCTION.  
THIS DOCUMENT IS PREPARED FOR  
THE PURPOSE OF INTERIOR DESIGN  
UNDER THE AUTHORITY OF  
KRISTIN SCHEIFFER

SCHEMATIC DESIGN  
FLOOR PLANS

SHEET: A102

PROJECT NO: 24013A  
DRAWN BY: MH  
DATE: 03.20.25  
PROJECT MGR: MH



# 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

**SUBJECT SITE**

H-E-B

BaylorScott&White  
HEALTH



Jovie  
LAKEWAY



CVS

Randalls

LOHMANS CROSSING

JuiceLand



W

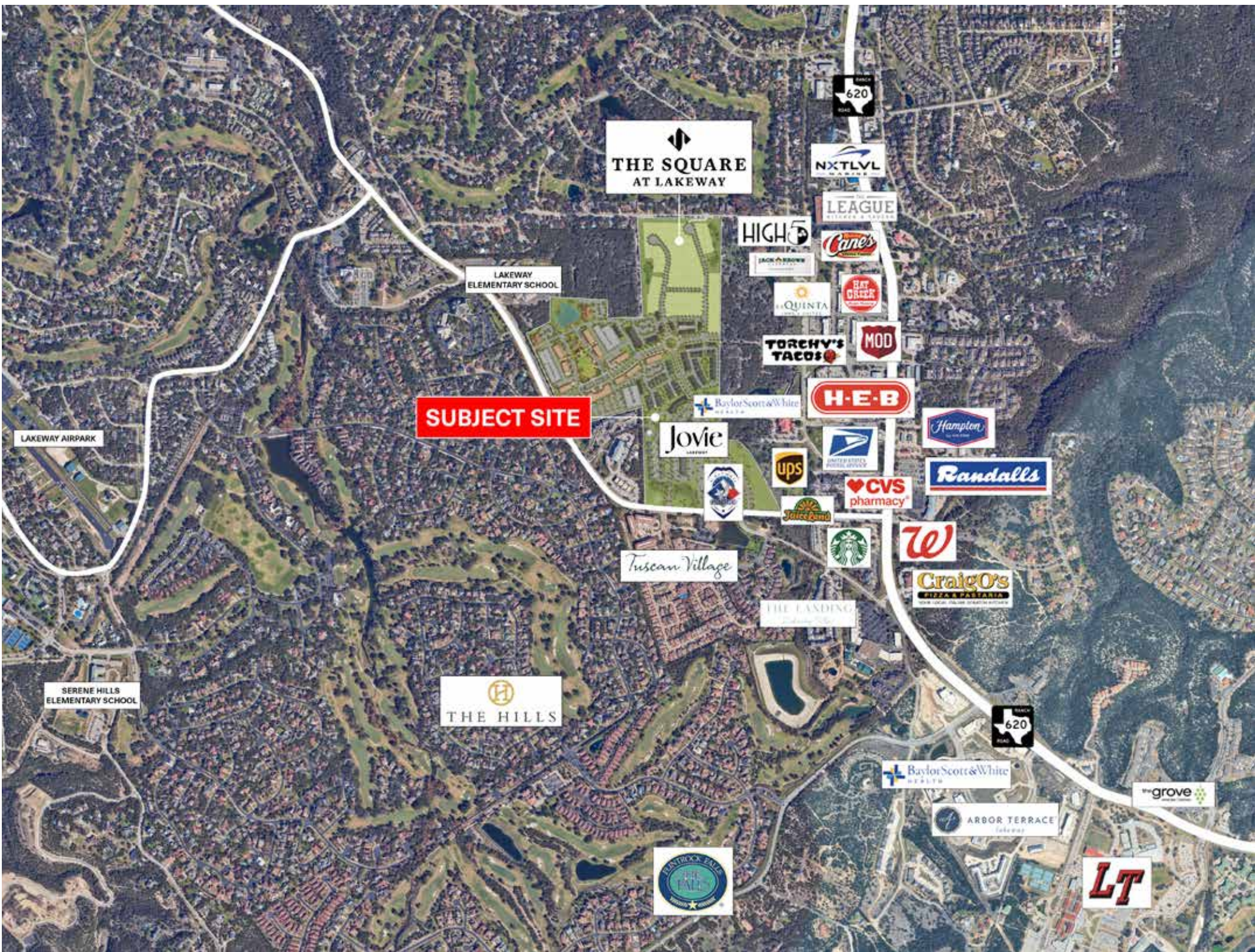


THE HILLS

Tuscan Village

THE LANDING  
Lakeway Hills





**THE SQUARE  
AT LAKEWAY**

**LAKEWAY  
ELEMENTARY SCHOOL**

**SUBJECT SITE**

**LAKEWAY AIRPARK**

**SERENE HILLS  
ELEMENTARY SCHOOL**

**THE HILLS**

**THE LANDING**

**ENTRICK'S ESTATE  
THE PALMS**

**620**

**NXTLVL  
MARINE**

**LEAGUE**

**HIGH 5**

**Cane's**

**HAT  
CHECK**

**THE QUINTA**

**TORCHY'S  
TACOS**

**MOD**

**H-E-B**

**Baylor Scott & White  
HEALTH**

**Jovie**

**UNITED STATES  
POSTAL SERVICE**

**Hampton**

**ups**

**Randalls**

**CVS  
pharmacy**

**Juice It!**

**Starbucks**

**Wendy's**

**Tuscan Village**

**Craig's  
PIZZA & PASTARIA**

**620**

**Baylor Scott & White  
HEALTH**

**ARBOR TERRACE  
Lakeway**

**the grove**

**LT**

**BRIARCLIFF**  
1,163 LOTS  
1,056 ACRES

**TRAVIS CLUB**  
1,500 ACRES

**Steiner Ranch**  
4,000 LOTS  
4,600 ACRES

LAKEWAY

**ROUGH HOLLOW LAKEWAY**  
936 LOTS  
1,800 ACRES

**SUBJECT SITE**

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

**THE HILLS**  
600 LOTS  
686 ACRES

**FLINTROCK FALLS**  
427 LOTS  
1,000 ACRES

**SWEETWATER**  
1,550 LOTS  
1,400 ACRES  
700 ACRES OPEN SPACE

*Arroyo Hills*  
328 LOTS  
456 ACRES

**FUTURE HEB**

**FALCONHEAD**  
500 LOTS  
442 ACRES

BEE CAVE

HILL COUNTRY GALLERIA

71 TEXAS

71 TEXAS

71 TEXAS

620 TEXAS

620 TEXAS





# 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.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
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