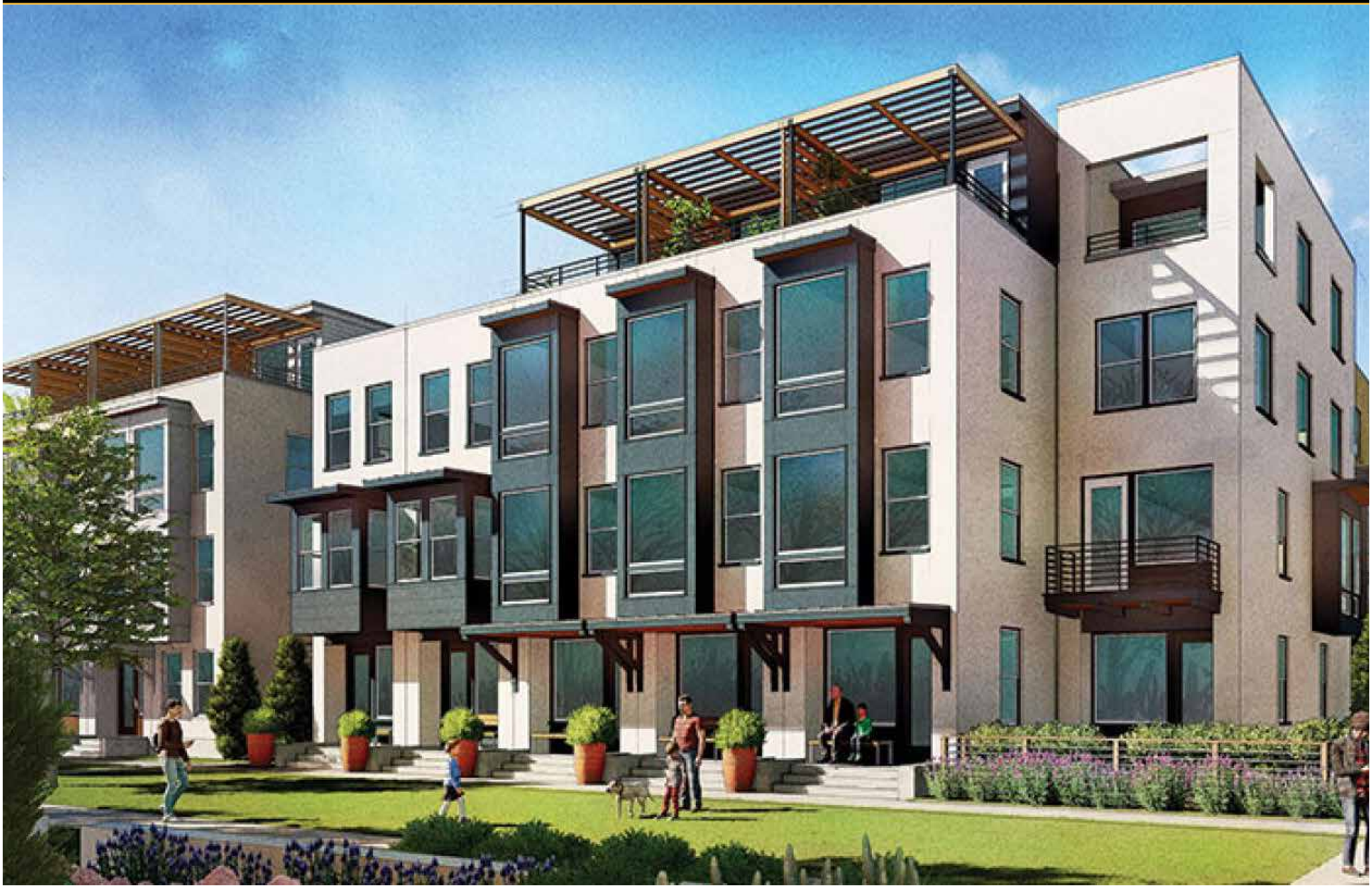
GOLD TIER

For Sale: The Square at Lakeway Condo/Townhome Site

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



GOLD TIER

EXCLUSIVELY LISTED BY

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PROPERTY HIGHLIGHTS

ADDRESS: TBD Bella Toscana Blvd, Lakeway, TX

ACREAGE: 2.041

PRICING: Call Agent

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

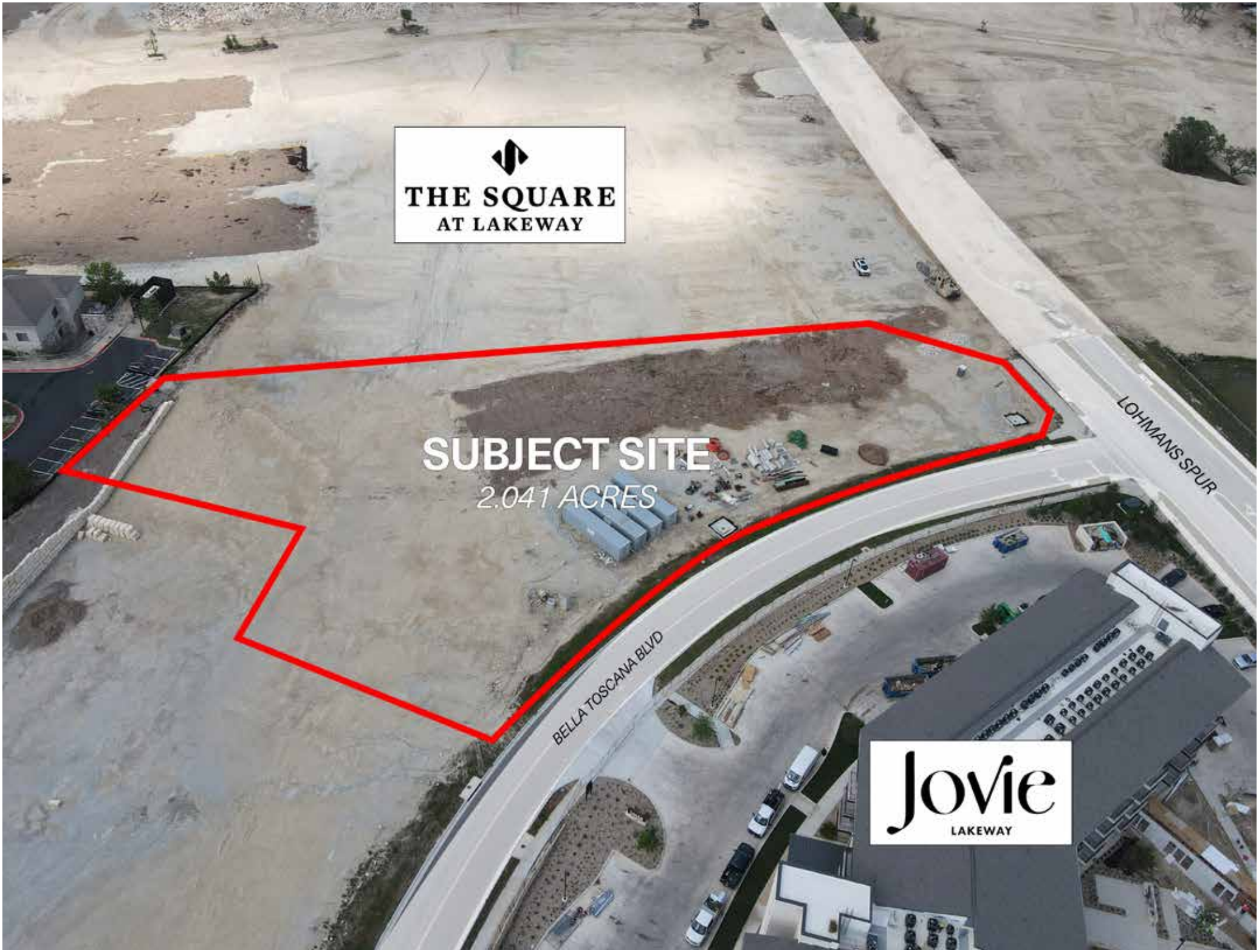
d. Private Drives and Alleys
- Five (5) feet or less or greater than sixteen (16) feet

e. Minimum Distance Between Buildings
- Fronting on common green: thirty (30) feet
- Side-to-Side: twenty (20) feet

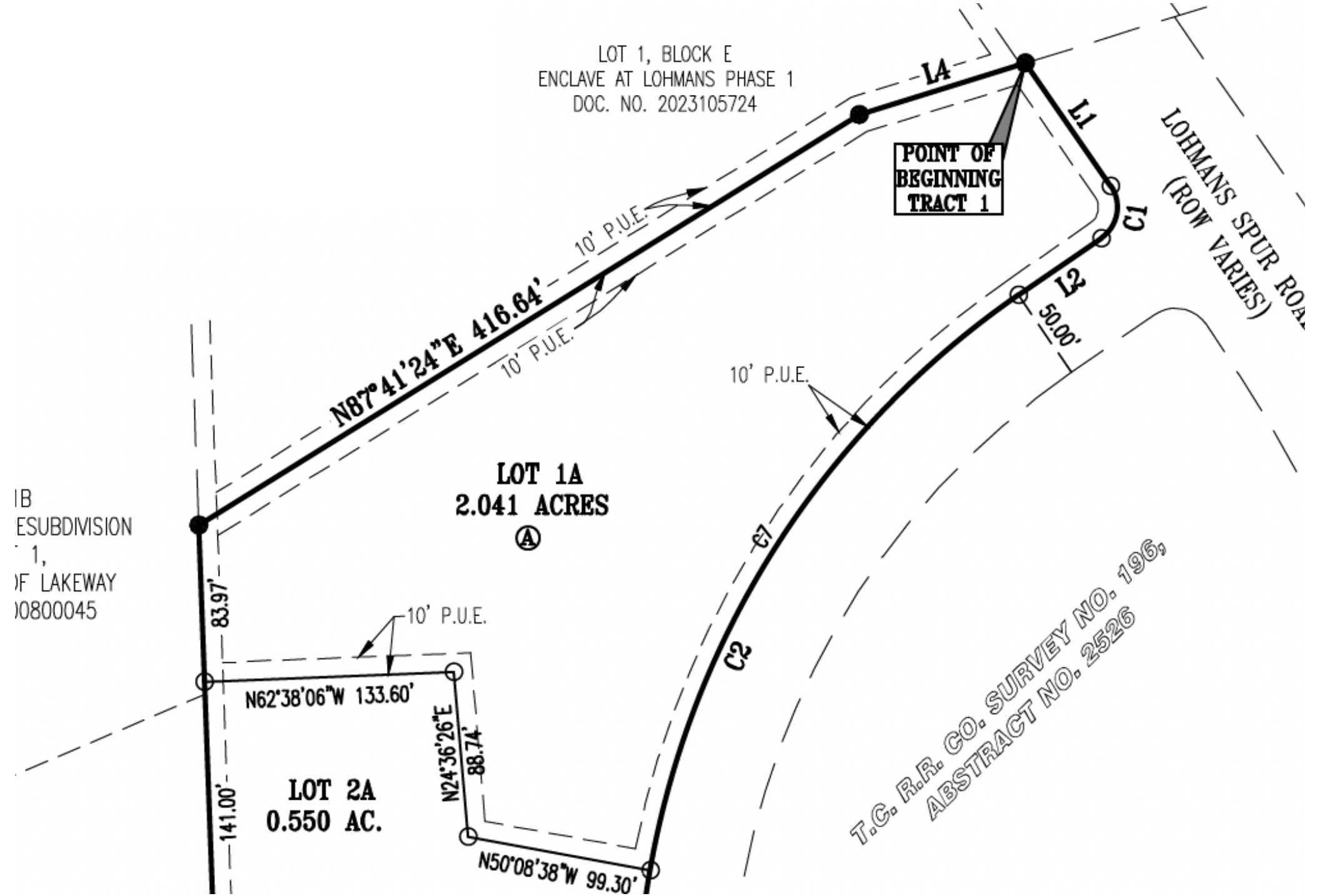



LT
BaylorScott&White
HEALTH
620
RANCH ROAD
Randalls
CVS
pharmacy
H-E-B
LOHMANS CROSSING
Jovie
LAKEWAY
BELLA TOSCANA BLVD
LOHMANS SPUR
SUBJECT SITE
2.041 ACRES
THE SQUARE
AT LAKEWAY

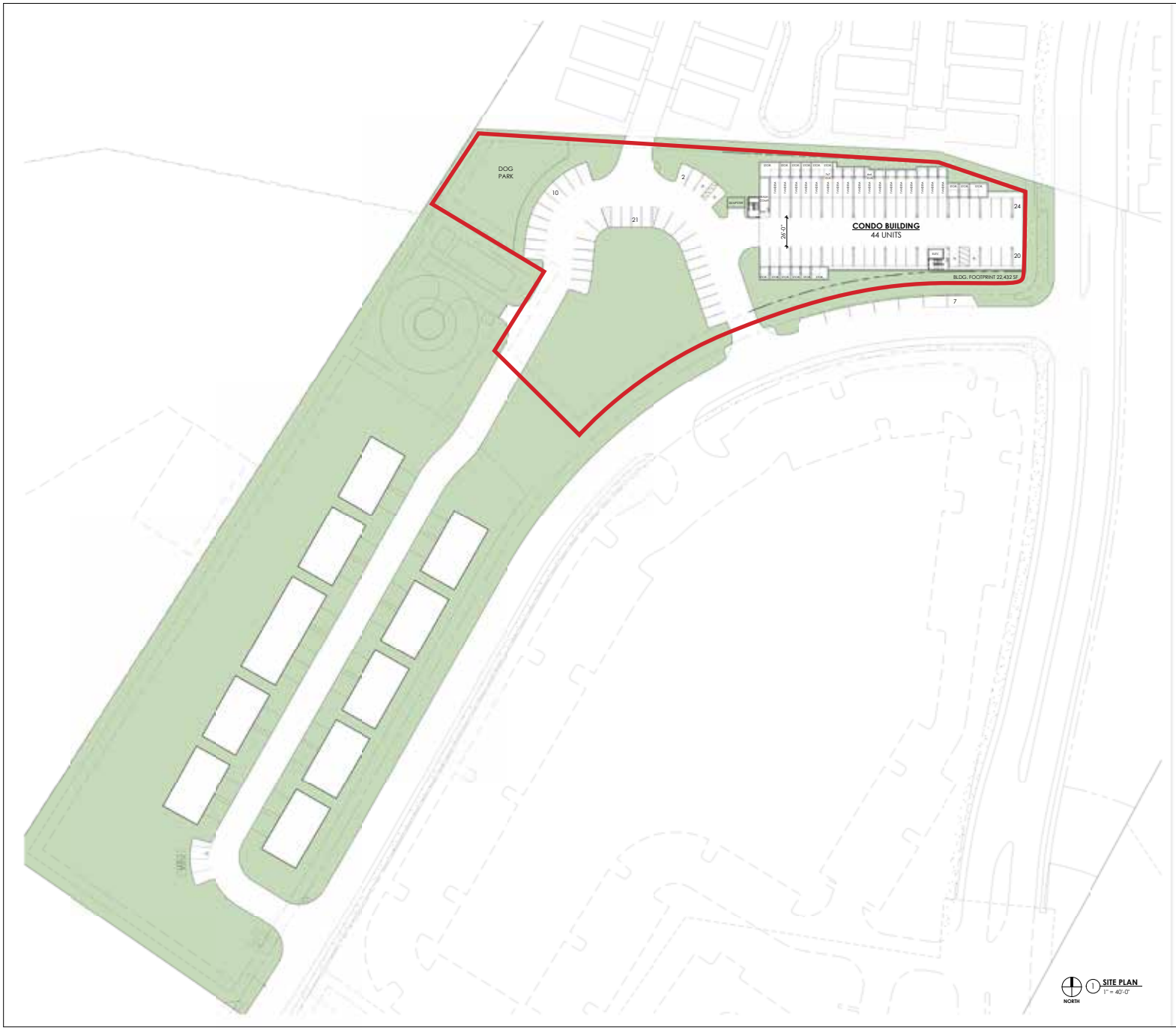

Tuscan Village
LOHMANS CROSSING
Jovie
LAKEWAY
BELLA TOSCANA BLVD
SUBJECT SITE
2.041 ACRES
LOHMANS SPUR
THE SQUARE
AT LAKEWAY


THE SQUARE
AT LAKEWAY
SUBJECT SITE
2.041 ACRES
LOHMANS SPUR
BELLA TOSCANA BLVD
Jovie
LAKEWAY

SURVEY


LOT 1, BLOCK E
ENCLAVE AT LOHMANS PHASE 1
DOC. NO. 2023105724
L4
L1
POINT OF BEGINNING TRACT 1
C1
L2
50.00'
LOHMANS SPUR ROAD (ROW VARIES)
10' P.U.E.
N87°41'24"E 416.64'
10' P.U.E.
10' P.U.E.
C2
C1
LOT 1A
2.041 ACRES
A
83.97'
10' P.U.E.
N62°38'06"W 133.60'
N24°36'26"E
88.74'
LOT 2A
0.550 AC.
141.00'
N50°08'38"W 99.30'
T.C. R.R. CO. SURVEY NO. 196,
ABSTRACT NO. 2526

LOHMANS CROSSING CONDOS SITE PLAN



1 SITE PLAN
1" = 40'-0"
NORTH

BUILDING AREA	
LEVEL 1 (PARKING & STOR.)	21,966 SF
LEVEL 2	21,696 SF
LEVEL 3	19,582 SF
LEVEL 4	19,582 SF
LEVEL 5	19,582 SF
TOTAL BLDG AREA	**102,408 SF**

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	2.0	32
GUEST PARKING		44	0.2	09
TOTAL		44		89
JURISDICTION PARKING REDUCTION				-06
TOTAL PARKING REQUIRED				**83**

PARKING PROVIDED	
GARAGE PARKING	44
PARALLEL STREET PARKING	07
SURFACE PARKING	33
TOTAL PARKING PROVIDED	**83**
ACCESIBLE SPACES	**+04**

ALIGN
AUSTIN ARCHITECTS

LOHMAN'S CROSSING
CONDOS
PROJECT ADDRESS
LAKEWAY, TX

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THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF ARCHITECT.
KRISTIN SCHIEFFER

SCHEMATIC DESIGN
ARCHITECTURAL SITE PLAN

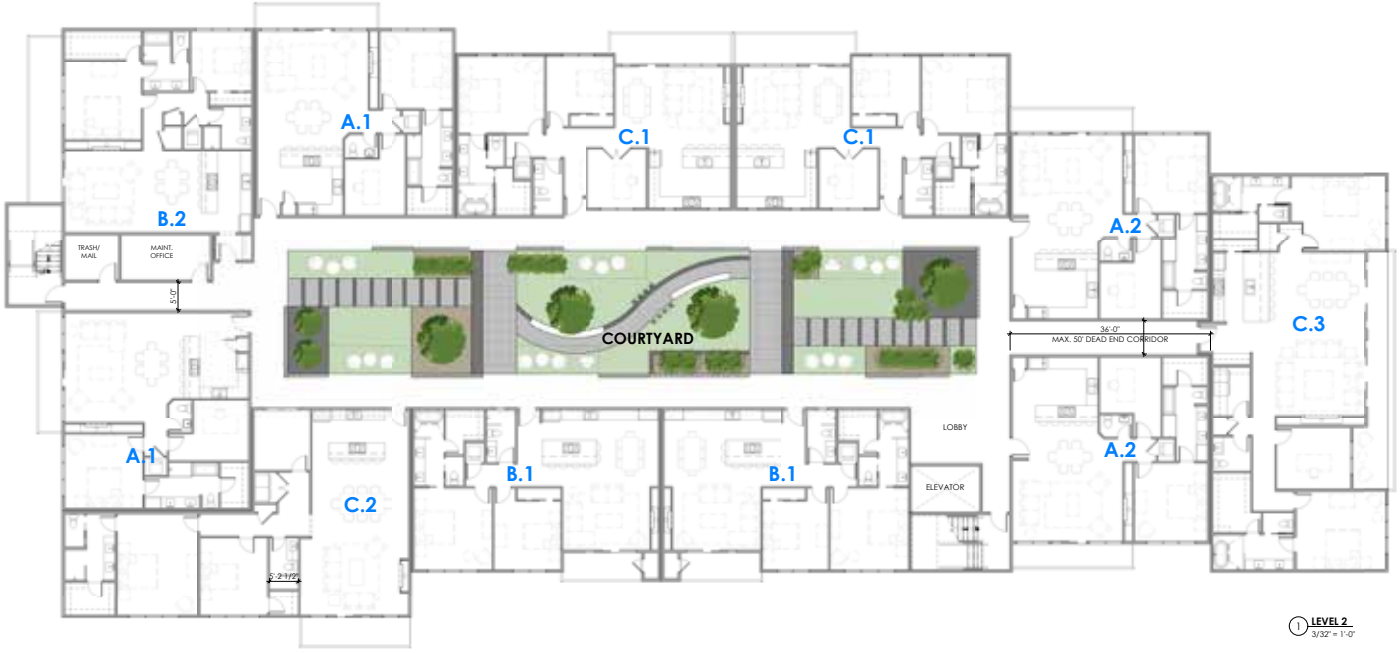
SHEET: AS100

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

FLOOR PLAN OVERVIEW



1 LEVEL 3, 4, 5
3/32" = 1'-0"



1 LEVEL 2
3/32" = 1'-0"

TYPICAL FLOOR UNIT COUNT

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

GENERAL PLAN NOTES

A. 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.

B. 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.

C. REFER TO WALL SECTIONS & DETAILS SHEETS **XYZ** FOR EXTERIOR WALL TYPES

D. 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.

E. 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.

F. ALL WALLS TO BE **XYZ** U.N.O. SEE PARTITION WALL LEGEND SHEET **XYZ**.

G. DIMENSIONS ARE TO THE FACE OF STUD OR FACE OF CMU U.N.O..

H. ALIGN FACE OF WALLS WITH FACE OF COLUMN WRAPS, WHERE POSSIBLE, WHERE OCCURS, TYP., U.N.O..

I. WHERE WALL TYPES WITH GYP BD FINISH AND DIFFERENT THICKNESSES ADJOIN IN SAME PLANE, ALIGN FACE OF GYP BD.

J. PROVIDE C.J'S AT 30'-0" OC MAX AT DOORS AND WINDOWS (AS INDICATED ON INTERIOR ELEVATIONS OF GYP BD WALL ASSEMBLIES.)

K. ALL INTERIOR DOORS TO BE LOCATED 6" FROM ADJACENT WALL U.N.O.

ALIGN AUSTIN ARCHITECTS

LOHMAN'S CROSSING CONDOS

PROJECT ADDRESS
LAKEWAY, TX

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KRISTIN SCHIEFFER

SCHEMATIC DESIGN
FLOOR PLANS

SHEET: A102

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

THE SQUARE
AT LAKEWAY

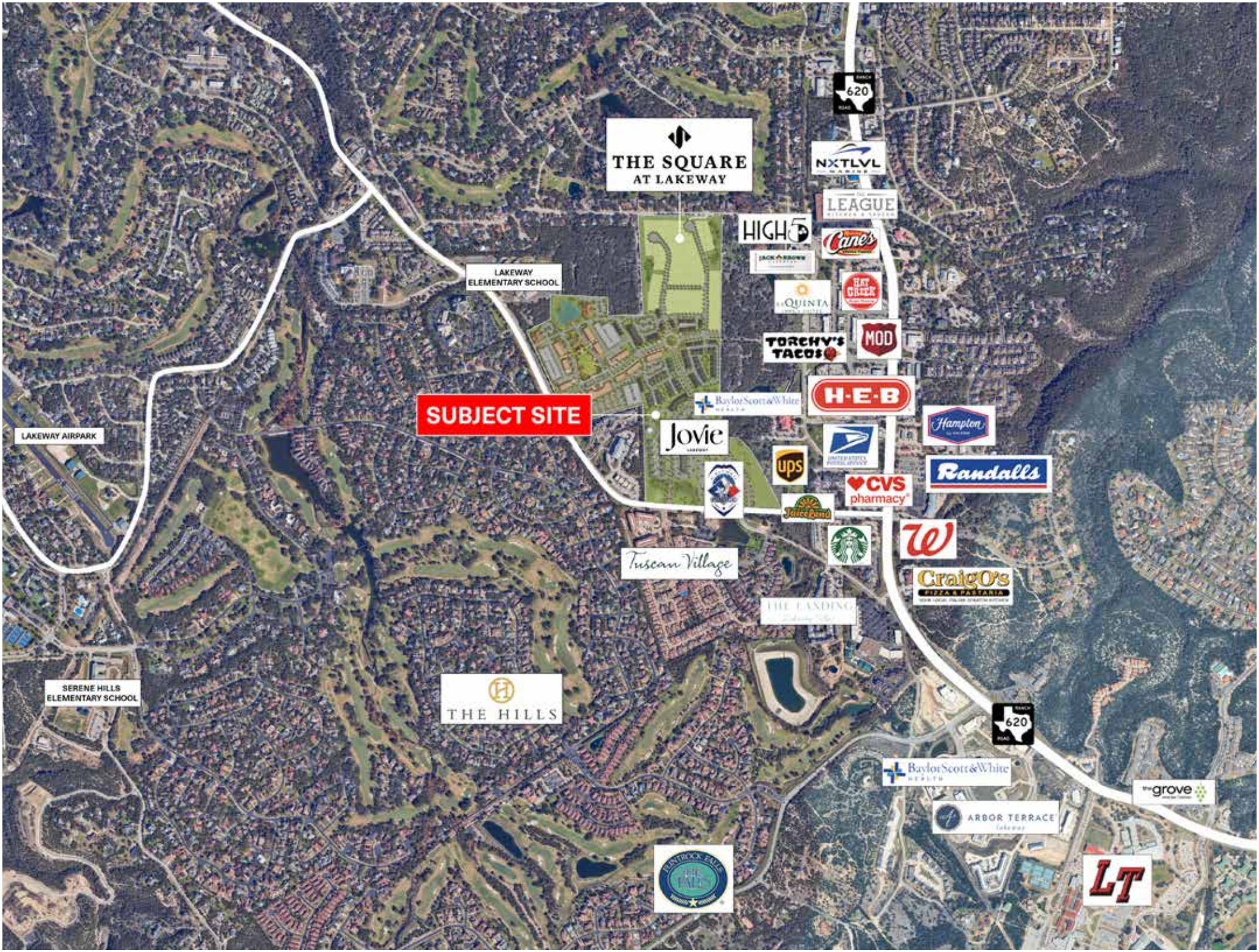
The Square at Lakeway is a 63-acre mixed-use town center developed in partnership with the City of Lakeway, with an estimated value of $250+ million. Anchored by a 5-acre public park, the project features a blend of residential, retail, restaurant, and planned hotel uses designed to create a walkable, 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
RANCH 620 ROAD
Oaks AT LAKEWAY
THE SQUARE AT LAKEWAY
SUBJECT SITE
H-E-B
Baylor Scott & White HEALTH
Jovie LAKEWAY
UNITED STATES POSTAL SERVICE
CVS
Randalls
LOHMANS CROSSING
JuiceLand
Tuscan Village
THE HILLS
THE LANDING
RANCH 620 ROAD


THE SQUARE
AT LAKEWAY
LAKEWAY
ELEMENTARY SCHOOL
SUBJECT SITE
LAKEWAY AIRPARK
SERENE HILLS
ELEMENTARY SCHOOL
THE HILLS
Tuscan Village
Jovie
NXTLVL
LEAGUE
HIGH 5
Cane's
LA QUINTA
HAY CREEK
TORCHY'S TACOS
MOD
H-E-B
Baylor Scott & White
Hampton
Randalls
CVS pharmacy
ups
Juice Bomb
CraigO's
THE LANDING
ARBOR TERRACE
the grove
LT
620


BRIARCLIFF
1,163 LOTS
1,056 ACRES
TRAVIS CLUB
1,500 ACRES
620
620
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
71
TEXAS
H-E-B
THE HILLS
600 LOTS
686 ACRES
FLINTROCK FALLS
427 LOTS
1,000 ACRES
Baylor Scott & White
SWEETWATER
1,550 LOTS
1,400 ACRES
700 ACRES OPEN SPACE
Arrow Hills
339 LOTS
456 ACRES
FUTURE
H-E-B
71
TEXAS
FALCONHEAD
500 LOTS
442 ACRES
BEE CAVE
HILL COUNTRY GALLERIA
H-E-B
71
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 th e 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