

5.9020 AC | Fully Entitled

5619 Lakeshore Blvd, Lago Vista, Texas

FOR SALE



Riley Perry
Associate

936.615.2662
RiPerry@asterra.com

Tami Greenberg
Partner

512.773.3705
TGreenberg@asterra.com

 **ASTERRA**[®]

Executive Summary

Panoramic hill country and lake views, incredible sunsets, miles of walking trails and hours spent enjoying all the water sports Lake Travis has to offer await you at 5619 Lakeshore Boulevard. This 5.9 acre land opportunity is tucked away in Lago Vista on one of the widest and deepest sections of Lake Travis, on the north shore of Lake Travis, just 45 minutes away from downtown Austin. Escape to the lake!

Approved Plans For:

- 46 Condominiums
 - 1 Bedroom 876 SF pool view units
 - 1 Bedroom 1,555 SF lakeview units
 - 2 Bedroom 1,988 to 2,033 SF lakeview units
 - 3 Bedroom 2,056 SF lakeview units
- 8 Cottages
 - 452 SF
 - Wooded view
- 10 Townhouses
 - 2,413 SF-3,736 SF
 - Hill country view

Listing Details

Sale Price: Contact for Pricing

Property Type: Entitled Land

Utilities: Water and Wastewater Nearby

Buildable SF: 175,831 SF of Gross Building Area
(Up to 70 Units)

Land Area: 5.9020 AC

Zoning: Approved PDD



Typical Cottage Unit

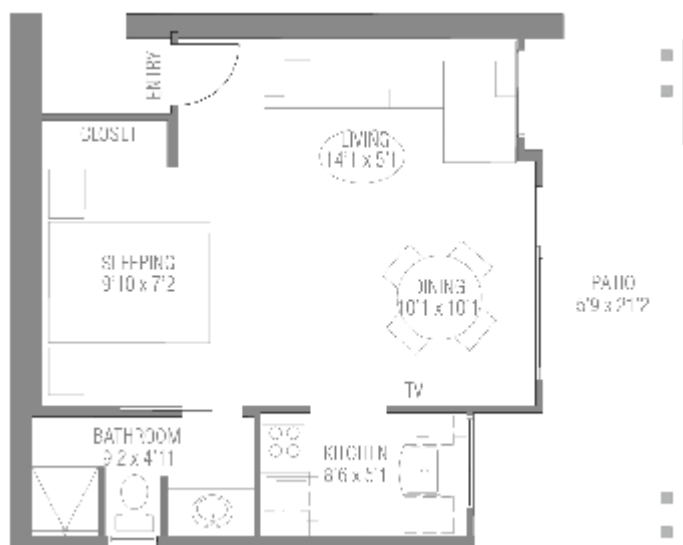


1
bed



1
bath

- Total living area 568 SF
- Includes 143 SF outdoor living
- Hassle free design
- Open floor plan
- Nestled within trees
- Premium appliances
- Solid-surface countertops
- Walk-in shower

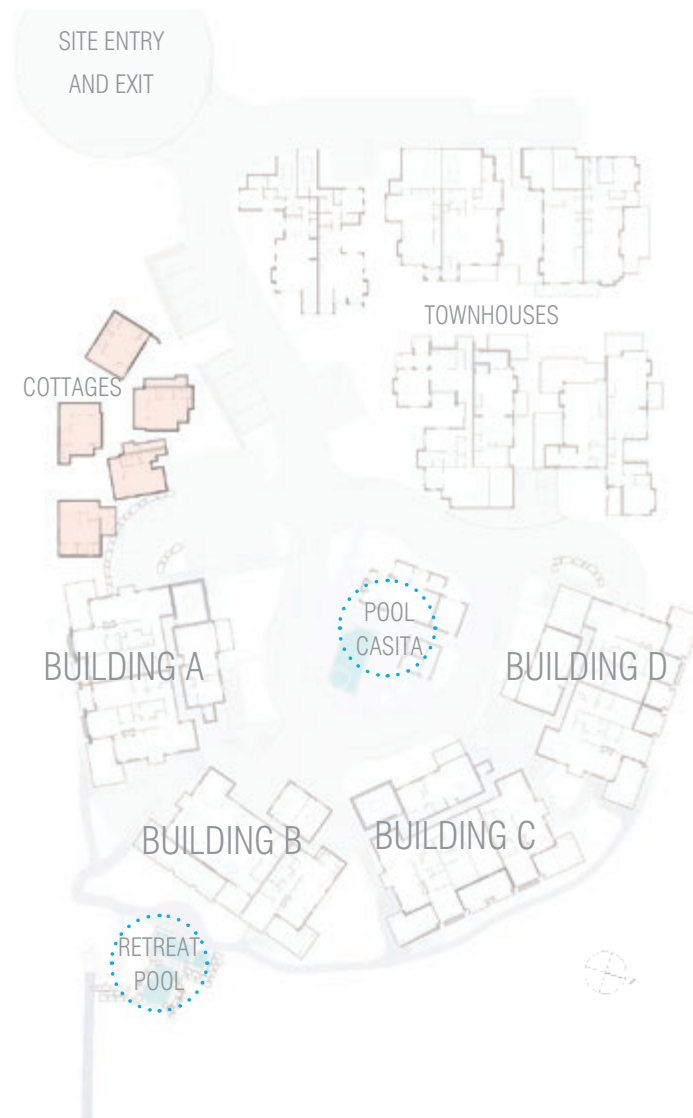


AVAILABLE UNITS

6A	8A
6B*	8B*
7A	9
7B*	10

*second floor cottage units

Site Plan - Unit Locations



One Bedroom Poolside Unit

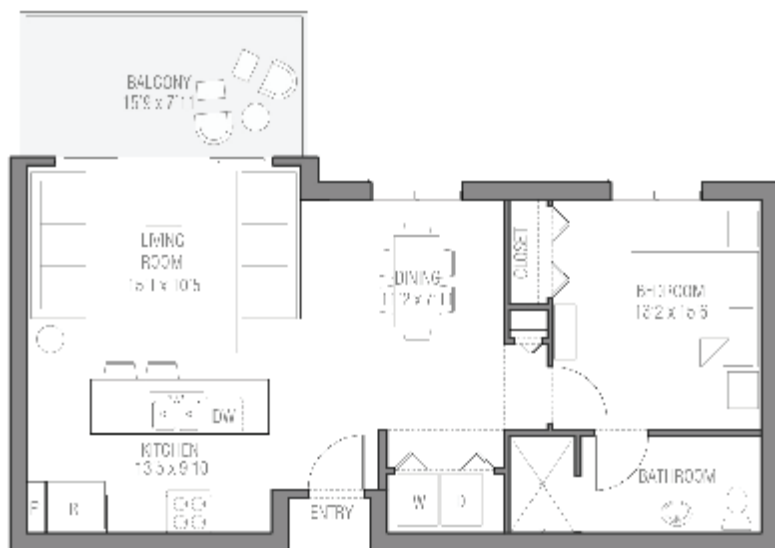


1
bed



1
bath

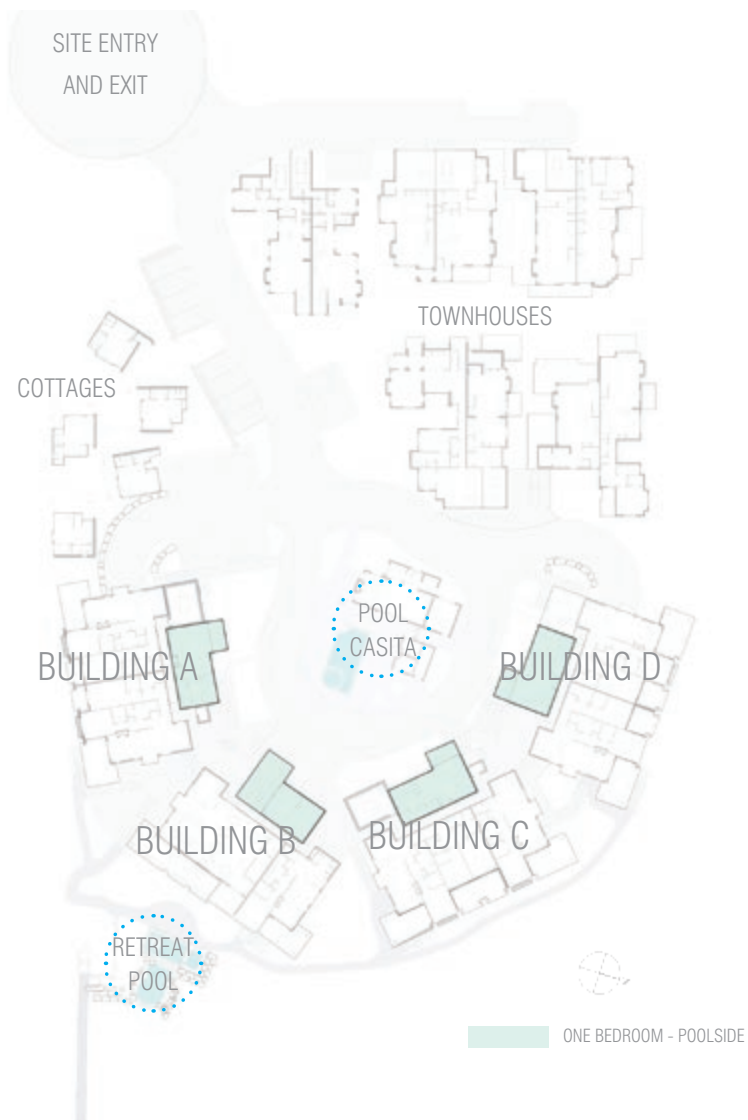
- Total living area 752 SF
- Includes 125 SF outdoor living
- Expansive hill country views overlooking the central pool
- Open floor plan flooded with natural light
- Floor to ceiling windows
- Full kitchen with premium appliances
- Full size, side-by-side washer and dryer



AVAILABLE UNITS

A12	B22	C12	D12
A22	B32	C22	D22
A32	B42	C32	D32
A42		C42	D42

Site Plan - Unit Locations



One Bedroom Lakeside Unit

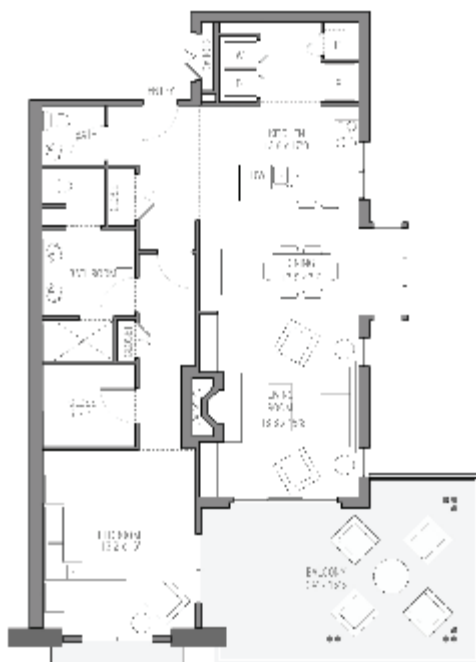


1
bed



1.5
bath

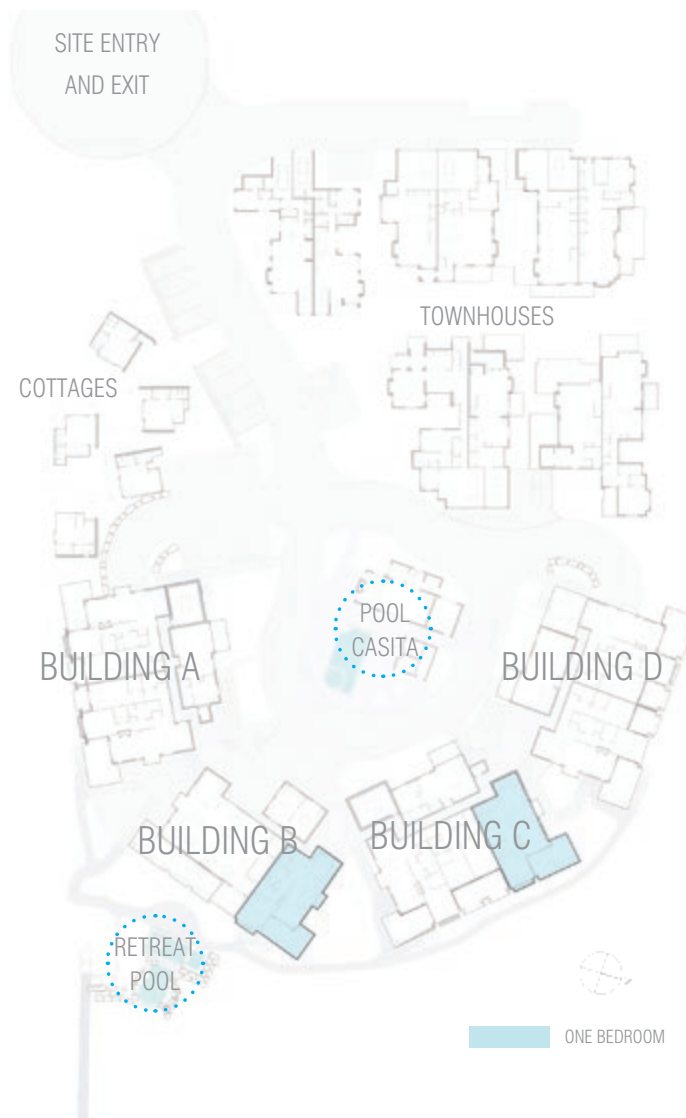
- Total living area 1205 SF
- Includes 351 SF outdoor living
- Private lakeside balcony with panoramic view
- Light-filled, open floor plan
- Modern gas fireplace
- Floor to ceiling windows
- Full kitchen with premium appliances
- Ample pantry space
- Light-filled Master with spacious walk-in closet
- Master bath with walk-in shower and double vanity
- Full size, side-by-side washer and dryer



AVAILABLE UNITS

B13	C13
B23	C23
B33	C33
B43	C43

Site Plan - Unit Locations



Two Bedroom Lakeside Unit



2
bed



2
bath

- Total living area 1764 SF
- Includes 401-448 SF outdoor living
- Large lakeside balcony with panoramic views
- Open floor plan flooded with natural light
- Modern gas fireplace
- Floor to ceiling windows
- Generous storage space
- Full kitchen with premium appliances
- Ample pantry space
- Spacious walk-in closet
- Master bath with walk-in shower and double vanity
- Second bath with tub and shower
- Private balcony off second bedroom
- Full size, side-by-side washer and dryer

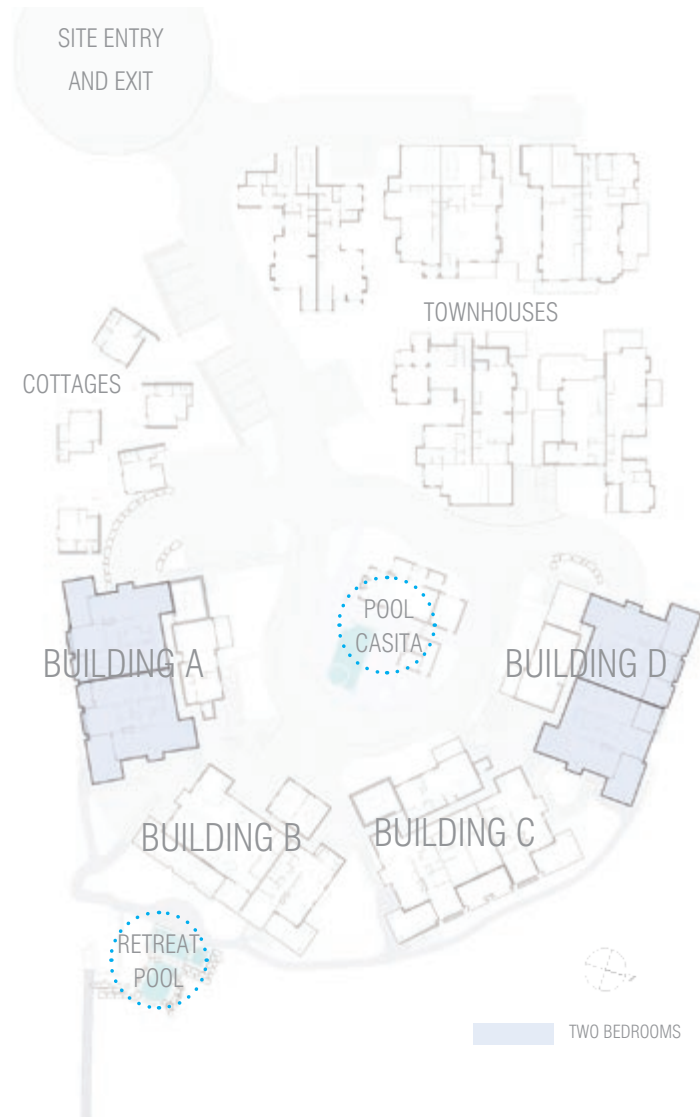


AVAILABLE UNITS

A11	A13	D11	D13
A21	A23	D21	D23
A31	A33	D31	D33
A41	A43	D41	D43

*401 SF outdoor living

Site Plan - Unit Locations



Three Bedroom Lakeside Unit



3
bed



3
bath

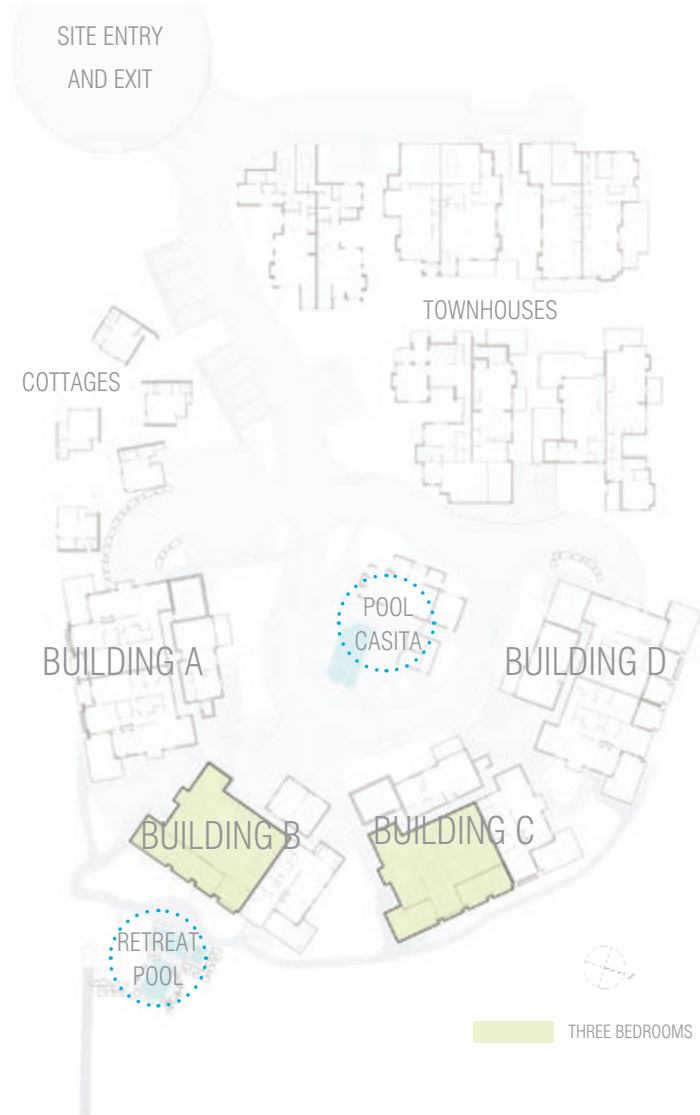
- Total living area 2321 SF
- Includes 549 SF outdoor living
- Two spacious lakeside balconies with panoramic views
- Light-filled open floor plan
- Modern gas fireplace
- Floor to ceiling windows
- Generous storage space
- Full kitchen with premium appliances
- Ample pantry space
- Spacious walk-in closets
- En suite bathrooms
- Full size, side-by-side washer and dryer



AVAILABLE UNITS

B21	C11
B31	C21
B41	C31
	C41

Site Plan - Unit Locations





Overall Site Plan



Conveniently Located

Tucked away in Lago Vista on one of the widest and deepest sections of Lake Travis you will find an oasis designed by renowned architect, Sinclair Black. 5619 Lakeshore Boulevard offers the best of both worlds - a tranquil lakeside community with spectacular views conveniently located just 45 minutes from vibrant downtown Austin.

Outdoor Amenities



A Resort-Inspired Lakeside Getaway

5619 Lakeshore Boulevard provides many opportunities for recreation with outdoor amenities including a retreat-style adults only pool with lounging area and ample spaces for relaxing and entertaining.

- Large central family pool with hot tub and adjoining casita
- Casita featuring a catering kitchen, fireplace, resident lounge seating and tables
- Retreat adult pool with viewing lounge area
- Day dock and outdoor storage for personal water sports equipment
- Firepit with party seating
- 2 miles of groomed hiking trails
- Clubhouse with open floor plan, expansive hillside deck, full kitchen, ample space for family gatherings and entertaining, pool and table tennis tables.

Amenity Centers

The Clubhouse

198 occupancy 2 baths

- Total assembly area 2967 SF
- Hill country and lakeside views
- Open kitchen
- Firepit with party seating

- 1 Retreat pool
- 2 Viewing deck
- 3 Tennis table
- 4 Pool table
- 5 Restrooms
- 6 Sales office



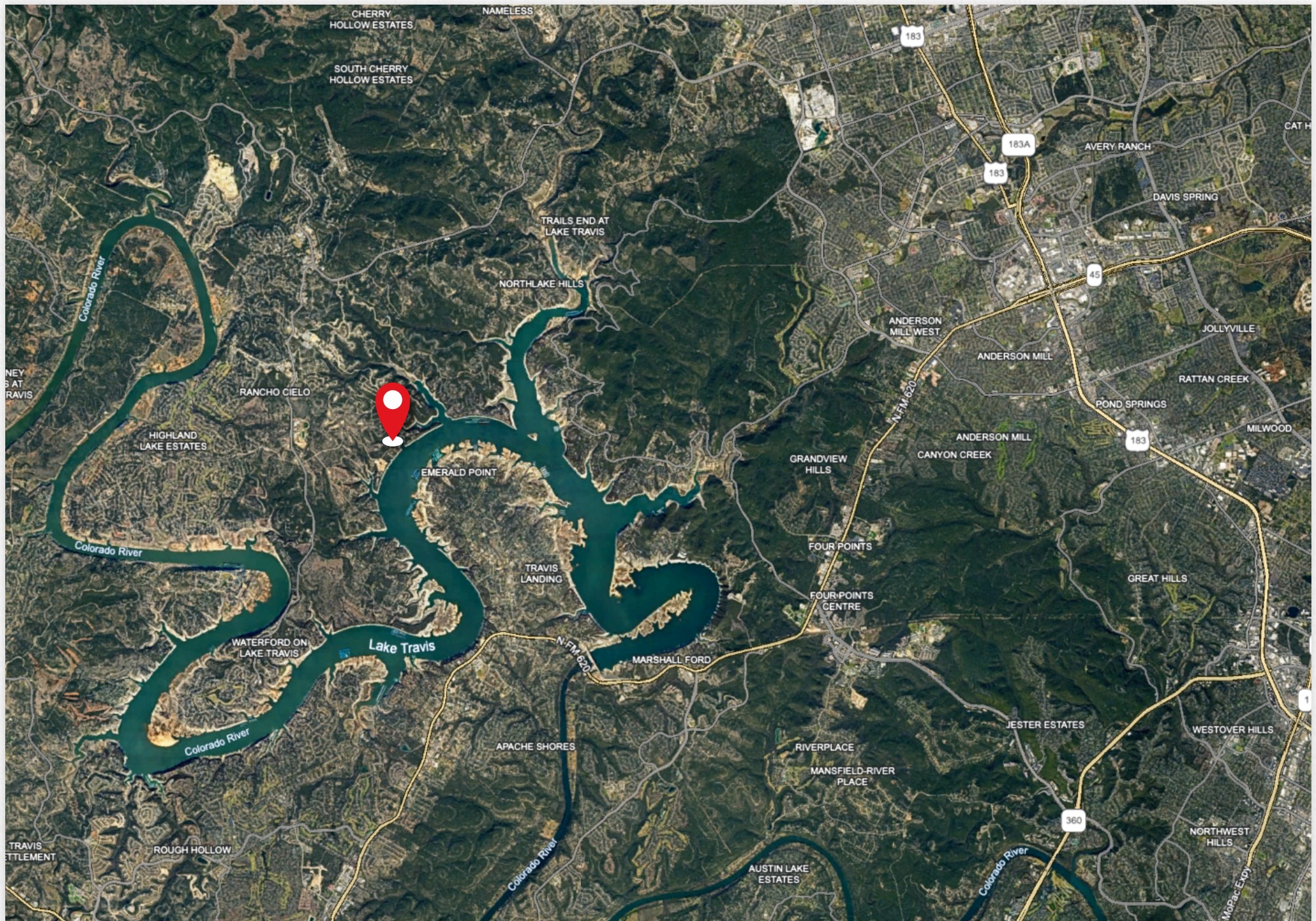
Pool Casita

55 occupancy 2 baths

- Total assembly area 1564 SF
- Hill country and lakeside views
- Catering kitchen
- Modern gas fireplace

- 1 Central family pool
- 2 Restroom
- 3 Community mailboxes
- 4 Community waste disposal
- 5 Pool table
- 6 Cooler





OCTOBER, 2017
TRAVIS COUNTY, TEXAS

W. B. CORWIN SURVEY NO. 189

EASTWENT TRACT 3
CALLED 3.96 ACRES
AUSTIN, TEX. LTD.
DOC. 2017145427
O.P.R.T.C.T.X.

TRAIL	CHAINS	SIZE	TYPE
0001	1/2"	1.00	SPRINKLER
0002	1/2"	1.00	SPRINKLER
0003	1/2"	1.00	SPRINKLER
0004	1/2"	1.00	SPRINKLER
0005	1/2"	1.00	SPRINKLER
0006	1/2"	1.00	SPRINKLER
0007	1/2"	1.00	SPRINKLER
0008	1/2"	1.00	SPRINKLER
0009	1/2"	1.00	SPRINKLER
0010	1/2"	1.00	SPRINKLER
0011	1/2"	1.00	SPRINKLER
0012	1/2"	1.00	SPRINKLER
0013	1/2"	1.00	SPRINKLER
0014	1/2"	1.00	SPRINKLER
0015	1/2"	1.00	SPRINKLER
0016	1/2"	1.00	SPRINKLER
0017	1/2"	1.00	SPRINKLER
0018	1/2"	1.00	SPRINKLER
0019	1/2"	1.00	SPRINKLER
0020	1/2"	1.00	SPRINKLER
0021	1/2"	1.00	SPRINKLER
0022	1/2"	1.00	SPRINKLER
0023	1/2"	1.00	SPRINKLER
0024	1/2"	1.00	SPRINKLER
0025	1/2"	1.00	SPRINKLER
0026	1/2"	1.00	SPRINKLER
0027	1/2"	1.00	SPRINKLER
0028	1/2"	1.00	SPRINKLER
0029	1/2"	1.00	SPRINKLER
0030	1/2"	1.00	SPRINKLER
0031	1/2"	1.00	SPRINKLER
0032	1/2"	1.00	SPRINKLER
0033	1/2"	1.00	SPRINKLER
0034	1/2"	1.00	SPRINKLER
0035	1/2"	1.00	SPRINKLER
0036	1/2"	1.00	SPRINKLER
0037	1/2"	1.00	SPRINKLER
0038	1/2"	1.00	SPRINKLER
0039	1/2"	1.00	SPRINKLER
0040	1/2"	1.00	SPRINKLER
0041	1/2"	1.00	SPRINKLER
0042	1/2"	1.00	SPRINKLER
0043	1/2"	1.00	SPRINKLER
0044	1/2"	1.00	SPRINKLER
0045	1/2"	1.00	SPRINKLER
0046	1/2"	1.00	SPRINKLER
0047	1/2"	1.00	SPRINKLER
0048	1/2"	1.00	SPRINKLER
0049	1/2"	1.00	SPRINKLER
0050	1/2"	1.00	SPRINKLER
0051	1/2"	1.00	SPRINKLER
0052	1/2"	1.00	SPRINKLER
0053	1/2"	1.00	SPRINKLER
0054	1/2"	1.00	SPRINKLER
0055	1/2"	1.00	SPRINKLER
0056	1/2"	1.00	SPRINKLER
0057	1/2"	1.00	SPRINKLER
0058	1/2"	1.00	SPRINKLER
0059	1/2"	1.00	SPRINKLER
0060	1/2"	1.00	SPRINKLER
0061	1/2"	1.00	SPRINKLER
0062	1/2"	1.00	SPRINKLER
0063	1/2"	1.00	SPRINKLER
0064	1/2"	1.00	SPRINKLER
0065	1/2"	1.00	SPRINKLER
0066	1/2"	1.00	SPRINKLER
0067	1/2"	1.00	SPRINKLER
0068	1/2"	1.00	SPRINKLER
0069	1/2"	1.00	SPRINKLER
0070	1/2"	1.00	SPRINKLER
0071	1/2"	1.00	SPRINKLER
0072	1/2"	1.00	SPRINKLER
0073	1/2"	1.00	SPRINKLER
0074	1/2"	1.00	SPRINKLER
0075	1/2"	1.00	SPRINKLER
0076	1/2"	1.00	SPRINKLER
0077	1/2"	1.00	SPRINKLER
0078	1/2"	1.00	SPRINKLER
0079	1/2"	1.00	SPRINKLER
0080	1/2"	1.00	SPRINKLER
0081	1/2"	1.00	SPRINKLER
0082	1/2"	1.00	SPRINKLER
0083	1/2"	1.00	SPRINKLER
0084	1/2"	1.00	SPRINKLER
0085	1/2"	1.00	SPRINKLER
0086	1/2"	1.00	SPRINKLER
0087	1/2"	1.00	SPRINKLER
0088	1/2"	1.00	SPRINKLER
0089	1/2"	1.00	SPRINKLER
0090	1/2"	1.00	SPRINKLER
0091	1/2"	1.00	SPRINKLER
0092	1/2"	1.00	SPRINKLER
0093	1/2"	1.00	SPRINKLER
0094	1/2"	1.00	SPRINKLER
0095	1/2"	1.00	SPRINKLER
0096	1/2"	1.00	SPRINKLER
0097	1/2"	1.00	SPRINKLER
0098	1/2"	1.00	SPRINKLER
0099	1/2"	1.00	SPRINKLER
0100	1/2"	1.00	SPRINKLER

TRAIL	CHAINS	SIZE	TYPE
0101	1/2"	1.00	SPRINKLER
0102	1/2"	1.00	SPRINKLER
0103	1/2"	1.00	SPRINKLER
0104	1/2"	1.00	SPRINKLER
0105	1/2"	1.00	SPRINKLER
0106	1/2"	1.00	SPRINKLER
0107	1/2"	1.00	SPRINKLER
0108	1/2"	1.00	SPRINKLER
0109	1/2"	1.00	SPRINKLER
0110	1/2"	1.00	SPRINKLER
0111	1/2"	1.00	SPRINKLER
0112	1/2"	1.00	SPRINKLER
0113	1/2"	1.00	SPRINKLER
0114	1/2"	1.00	SPRINKLER
0115	1/2"	1.00	SPRINKLER
0116	1/2"	1.00	SPRINKLER
0117	1/2"	1.00	SPRINKLER
0118	1/2"	1.00	SPRINKLER
0119	1/2"	1.00	SPRINKLER
0120	1/2"	1.00	SPRINKLER
0121	1/2"	1.00	SPRINKLER
0122	1/2"	1.00	SPRINKLER
0123	1/2"	1.00	SPRINKLER
0124	1/2"	1.00	SPRINKLER
0125	1/2"	1.00	SPRINKLER
0126	1/2"	1.00	SPRINKLER
0127	1/2"	1.00	SPRINKLER
0128	1/2"	1.00	SPRINKLER
0129	1/2"	1.00	SPRINKLER
0130	1/2"	1.00	SPRINKLER
0131	1/2"	1.00	SPRINKLER
0132	1/2"	1.00	SPRINKLER
0133	1/2"	1.00	SPRINKLER
0134	1/2"	1.00	SPRINKLER
0135	1/2"	1.00	SPRINKLER
0136	1/2"	1.00	SPRINKLER
0137	1/2"	1.00	SPRINKLER
0138	1/2"	1.00	SPRINKLER
0139	1/2"	1.00	SPRINKLER
0140	1/2"	1.00	SPRINKLER
0141	1/2"	1.00	SPRINKLER
0142	1/2"	1.00	SPRINKLER
0143	1/2"	1.00	SPRINKLER
0144	1/2"	1.00	SPRINKLER
0145	1/2"	1.00	SPRINKLER
0146	1/2"	1.00	SPRINKLER
0147	1/2"	1.00	SPRINKLER
0148	1/2"	1.00	SPRINKLER
0149	1/2"	1.00	SPRINKLER
0150	1/2"	1.00	SPRINKLER
0151	1/2"	1.00	SPRINKLER
0152	1/2"	1.00	SPRINKLER
0153	1/2"	1.00	SPRINKLER
0154	1/2"	1.00	SPRINKLER
0155	1/2"	1.00	SPRINKLER
0156	1/2"	1.00	SPRINKLER
0157	1/2"	1.00	SPRINKLER
0158	1/2"	1.00	SPRINKLER
0159	1/2"	1.00	SPRINKLER
0160	1/2"	1.00	SPRINKLER
0161	1/2"	1.00	SPRINKLER
0162	1/2"	1.00	SPRINKLER
0163	1/2"	1.00	SPRINKLER
0164	1/2"	1.00	SPRINKLER
0165	1/2"	1.00	SPRINKLER
0166	1/2"	1.00	SPRINKLER
0167	1/2"	1.00	SPRINKLER
0168	1/2"	1.00	SPRINKLER
0169	1/2"	1.00	SPRINKLER
0170	1/2"	1.00	SPRINKLER
0171	1/2"	1.00	SPRINKLER
0172	1/2"	1.00	SPRINKLER
0173	1/2"	1.00	SPRINKLER
0174	1/2"	1.00	SPRINKLER
0175	1/2"	1.00	SPRINKLER
0176	1/2"	1.00	SPRINKLER
0177	1/2"	1.00	SPRINKLER
0178	1/2"	1.00	SPRINKLER
0179	1/2"	1.00	SPRINKLER
0180	1/2"	1.00	SPRINKLER
0181	1/2"	1.00	SPRINKLER
0182	1/2"	1.00	SPRINKLER
0183	1/2"	1.00	SPRINKLER
0184	1/2"	1.00	SPRINKLER
0185	1/2"	1.00	SPRINKLER
0186	1/2"	1.00	SPRINKLER
0187	1/2"	1.00	SPRINKLER
0188	1/2"	1.00	SPRINKLER
0189	1/2"	1.00	SPRINKLER
0190	1/2"	1.00	SPRINKLER
0191	1/2"	1.00	SPRINKLER
0192	1/2"	1.00	SPRINKLER
0193	1/2"	1.00	SPRINKLER
0194	1/2"	1.00	SPRINKLER
0195	1/2"	1.00	SPRINKLER
0196	1/2"	1.00	SPRINKLER
0197	1/2"	1.00	SPRINKLER
0198	1/2"	1.00	SPRINKLER
0199	1/2"	1.00	SPRINKLER
0200	1/2"	1.00	SPRINKLER

LEGEND

- 1/2" RED IRON POUND
- 3/4" IRON PIPE POUND
- CALCULATED POINT
- BOUNDARY LINE
- WIRE FENCE
- SOIL FENCE
- UTILITY POLE
- DOWN GUT ANCHOR
- SHEDDING UTILITY LINE
- WATER METER
- RECORD INFORMATION FOR DOC. NO. 2017145427, O.P.R.T.C.T.X.
- ADDITIONAL INFORMATION
- DEED RECORDS OF TRAVIS COUNTY, TEXAS
- PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

FLUSH NOTE

A PORTION OF THE SUBJECT TRACT IS SHOWN TO BE IN FLOOD ZONE AS A SPECIAL FLOOD HAZARD AREA. HAZARD ZONE 17A, 17B, 17C, 17D, 17E, 17F, 17G, 17H, 17I, 17J, 17K, 17L, 17M, 17N, 17O, 17P, 17Q, 17R, 17S, 17T, 17U, 17V, 17W, 17X, 17Y, 17Z, 18A, 18B, 18C, 18D, 18E, 18F, 18G, 18H, 18I, 18J, 18K, 18L, 18M, 18N, 18O, 18P, 18Q, 18R, 18S, 18T, 18U, 18V, 18W, 18X, 18Y, 18Z, 19A, 19B, 19C, 19D, 19E, 19F, 19G, 19H, 19I, 19J, 19K, 19L, 19M, 19N, 19O, 19P, 19Q, 19R, 19S, 19T, 19U, 19V, 19W, 19X, 19Y, 19Z, 20A, 20B, 20C, 20D, 20E, 20F, 20G, 20H, 20I, 20J, 20K, 20L, 20M, 20N, 20O, 20P, 20Q, 20R, 20S, 20T, 20U, 20V, 20W, 20X, 20Y, 20Z, 21A, 21B, 21C, 21D, 21E, 21F, 21G, 21H, 21I, 21J, 21K, 21L, 21M, 21N, 21O, 21P, 21Q, 21R, 21S, 21T, 21U, 21V, 21W, 21X, 21Y, 21Z, 22A, 22B, 22C, 22D, 22E, 22F, 22G, 22H, 22I, 22J, 22K, 22L, 22M, 22N, 22O, 22P, 22Q, 22R, 22S, 22T, 22U, 22V, 22W, 22X, 22Y, 22Z, 23A, 23B, 23C, 23D, 23E, 23F, 23G, 23H, 23I, 23J, 23K, 23L, 23M, 23N, 23O, 23P, 23Q, 23R, 23S, 23T, 23U, 23V, 23W, 23X, 23Y, 23Z, 24A, 24B, 24C, 24D, 24E, 24F, 24G, 24H, 24I, 24J, 24K, 24L, 24M, 24N, 24O, 24P, 24Q, 24R, 24S, 24T, 24U, 24V, 24W, 24X, 24Y, 24Z, 25A, 25B, 25C, 25D, 25E, 25F, 25G, 25H, 25I, 25J, 25K, 25L, 25M, 25N, 25O, 25P, 25Q, 25R, 25S, 25T, 25U, 25V, 25W, 25X, 25Y, 25Z, 26A, 26B, 26C, 26D, 26E, 26F, 26G, 26H, 26I, 26J, 26K, 26L, 26M, 26N, 26O, 26P, 26Q, 26R, 26S, 26T, 26U, 26V, 26W, 26X, 26Y, 26Z, 27A, 27B, 27C, 27D, 27E, 27F, 27G, 27H, 27I, 27J, 27K, 27L, 27M, 27N, 27O, 27P, 27Q, 27R, 27S, 27T, 27U, 27V, 27W, 27X, 27Y, 27Z, 28A, 28B, 28C, 28D, 28E, 28F, 28G, 28H, 28I, 28J, 28K, 28L, 28M, 28N, 28O, 28P, 28Q, 28R, 28S, 28T, 28U, 28V, 28W, 28X, 28Y, 28Z, 29A, 29B, 29C, 29D, 29E, 29F, 29G, 29H, 29I, 29J, 29K, 29L, 29M, 29N, 29O, 29P, 29Q, 29R, 29S, 29T, 29U, 29V, 29W, 29X, 29Y, 29Z, 30A, 30B, 30C, 30D, 30E, 30F, 30G, 30H, 30I, 30J, 30K, 30L, 30M, 30N, 30O, 30P, 30Q, 30R, 30S, 30T, 30U, 30V, 30W, 30X, 30Y, 30Z, 31A, 31B, 31C, 31D, 31E, 31F, 31G, 31H, 31I, 31J, 31K, 31L, 31M, 31N, 31O, 31P, 31Q, 31R, 31S, 31T, 31U, 31V, 31W, 31X, 31Y, 31Z, 32A, 32B, 32C, 32D, 32E, 32F, 32G, 32H, 32I, 32J, 32K, 32L, 32M, 32N, 32O, 32P, 32Q, 32R, 32S, 32T, 32U, 32V, 32W, 32X, 32Y, 32Z, 33A, 33B, 33C, 33D, 33E, 33F, 33G, 33H, 33I, 33J, 33K, 33L, 33M, 33N, 33O, 33P, 33Q, 33R, 33S, 33T, 33U, 33V, 33W, 33X, 33Y, 33Z, 34A, 34B, 34C, 34D, 34E, 34F, 34G, 34H, 34I, 34J, 34K, 34L, 34M, 34N, 34O, 34P, 34Q, 34R, 34S, 34T, 34U, 34V, 34W, 34X, 34Y, 34Z, 35A, 35B, 35C, 35D, 35E, 35F, 35G, 35H, 35I, 35J, 35K, 35L, 35M, 35N, 35O, 35P, 35Q, 35R, 35S, 35T, 35U, 35V, 35W, 35X, 35Y, 35Z, 36A, 36B, 36C, 36D, 36E, 36F, 36G, 36H, 36I, 36J, 36K, 36L, 36M, 36N, 36O, 36P, 36Q, 36R, 36S, 36T, 36U, 36V, 36W, 36X, 36Y, 36Z, 37A, 37B, 37C, 37D, 37E, 37F, 37G, 37H, 37I, 37J, 37K, 37L, 37M, 37N, 37O, 37P, 37Q, 37R, 37S, 37T, 37U, 37V, 37W, 37X, 37Y, 37Z, 38A, 38B, 38C, 38D, 38E, 38F, 38G, 38H, 38I, 38J, 38K, 38L, 38M, 38N, 38O, 38P, 38Q, 38R, 38S, 38T, 38U, 38V, 38W, 38X, 38Y, 38Z, 39A, 39B, 39C, 39D, 39E, 39F, 39G, 39H, 39I, 39J, 39K, 39L, 39M, 39N, 39O, 39P, 39Q, 39R, 39S, 39T, 39U, 39V, 39W, 39X, 39Y, 39Z, 40A, 40B, 40C, 40D, 40E, 40F, 40G, 40H, 40I, 40J, 40K, 40L, 40M, 40N, 40O, 40P, 40Q, 40R, 40S, 40T, 40U, 40V, 40W, 40X, 40Y, 40Z, 41A, 41B, 41C, 41D, 41E, 41F, 41G, 41H, 41I, 41J, 41K, 41L, 41M, 41N, 41O, 41P, 41Q, 41R, 41S, 41T, 41U, 41V, 41W, 41X, 41Y, 41Z, 42A, 42B, 42C, 42D, 42E, 42F, 42G, 42H, 42I, 42J, 42K, 42L, 42M, 42N, 42O, 42P, 42Q, 42R, 42S, 42T, 42U, 42V, 42W, 42X, 42Y, 42Z, 43A, 43B, 43C, 43D, 43E, 43F, 43

Contact



Riley Perry
Associate

936.615.2662
RiPerry@asterra.com



Tami Greenberg
Partner

512.773.3705
TGreenberg@asterra.com

Asterra is a full service real estate brokerage firm providing professional real estate services throughout Central Texas.

Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner.

We are passionate about what we do.



IMPORTANT DISCLOSURES, DISCLAIMERS AND NOTICES:

THE INFORMATION CONTAINED IN THESE MARKETING MATERIALS (THE “MATERIALS”) HAS BEEN OBTAINED FROM SOURCES DEEMED RELIABLE. HOWEVER, NEITHER ASTERRA NOR ITS PRINCIPALS, BROKERS, AGENTS, OR EMPLOYEES (COLLECTIVELY “ASTERRA”) HAS VERIFIED, NOR WILL IT VERIFY, ANY OF THE INFORMATION CONTAINED HEREIN. ASTERRA MAKES NO GUARANTEE, WARRANTY, OR REPRESENTATION WHATSOEVER, EITHER EXPRESS OR IMPLIED, WITH RESPECT TO THE ACCURACY OR COMPLETENESS OF THE MATERIALS OR AS TO THE CONDITION OF THE SUBJECT PROPERTY. ASTERRA SPECIFICALLY DISCLAIMS ANY RESPONSIBILITY FOR THE ACCURACY OF THE MATERIALS. BY ACCEPTING, READING, REVIEWING, OR SHARING THE INFORMATION CONTAINED THE MATERIALS, THE USER ACKNOWLEDGES AND ACCEPTS ASTERRA’S DISCLAIMERS AND WAIVES ANY CLAIMS AGAINST ASTERRA FOR DAMAGE OR LOSS CAUSED BY THE USE OF THE MATERIALS. ANY INTERPRETATIONS, ASSUMPTIONS, OR RELIANCE ON THE CONTENT OF THE MATERIALS IS DONE SOLELY AT YOUR OWN RISK.

ANY INTERESTED PARTY SHOULD TAKE APPROPRIATE STEPS TO INDEPENDENTLY VERIFY ALL OF THE INFORMATION IN THE MATERIALS. ASTERRA STRONGLY ADVISES ALL INTERESTED PARTIES TO CONDUCT A THOROUGH INVESTIGATION OF THE PROPERTY AND TO SEEK ALL QUALIFIED EXPERT OPINIONS THEY DEEM NECESSARY. ASTERRA DOES NOT AND WILL NOT CONDUCT DUE DILIGENCE ON BEHALF OF ANY PROSPECTIVE BUYER OR TENANT. THE MATERIALS ARE NOT A SUBSTITUTE FOR A THOROUGH DUE DILIGENCE INVESTIGATION. ALL INTERESTED PARTIES ARE STRONGLY ADVISED TO RETAIN PROFESSIONALS IN LEGAL, ENVIRONMENTAL, ENGINEERING, ARCHITECTURE, BUILDING SCIENCE, TAX, REGULATORY, FINANCIAL, AND/OR ACCOUNTING TO INVESTIGATE AND ADDRESS ANY QUESTIONS CONCERNING THE CONDITION, DEVELOPABILITY, FINANCIAL VIABILITY, AND/OR PERFORMANCE OF THE SUBJECT PROPERTY.

THE OFFERING IS MADE SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, PRIOR SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE. IN ACCORDANCE WITH THE LAW, THIS PROPERTY IS ALSO OFFERED WITHOUT REGARD TO RACE, COLOR, RELIGION, FAMILIAL STATUS, CREED, NATIONAL ORIGIN, DISABILITY, OR GENDER IDENTITY.

NON-ENDORSEMENT NOTICE – Asterra is not affiliated with, sponsored by, or endorsed by any business or enterprise identified in these marketing materials. The use of any logo or business name in these materials does not indicate or imply any affiliation, endorsement, or sponsorship between Asterra and the business identified. The use of any business name or logo is used solely for the purpose of relaying information about business or tenants adjacent or related to the subject property.

AFFILIATED BUSINESS DISCLOSURE – Asterra consists of three related and separate legal entities (each an “Affiliate”) with each doing business as “Asterra” and engaging in a range of real estate services including, but not limited to, brokerage, property and facilities management, and investment. It is possible for different Affiliates to represent clients with competing interests in the same property. Your receipt of these materials (and disclosures) constitutes your acknowledgment of this possibility and your agreement that neither Affiliate has an obligation to disclose to you such Affiliates’ representation of another in the sale or purchase of the Property. However, each Affiliate will always act in the best interest of its respective client(s), at arms’ length, and not in concert or in a way harmful to a third party. Further, each Affiliate will always conduct its respective business in pursuant to the law and will maintain the fiduciary duties owed to its respective client(s).

CONFIDENTIALITY AGREEMENT – Your receipt of the Materials constitutes your acknowledgment that: (1) the Materials are confidential and made available solely for your limited use in determining your interest in the subject Property; (2) You agree not disclose any of the information contained in the Materials without the prior written consent and authorization from Asterra or the Property owner(s); (3) you will not use any part of the Materials in any manner detrimental to Asterra, its agents, Brokers, or the Property and its owner(s); and (4) you hereby acknowledge and accept all of the waivers and disclaimers contained herein. Asterra and the Asterra logo are trademarks of Asterra, Inc. in the United States. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of Asterra; use of these images without the prior express written consent of Asterra and/or the owner is prohibited. Copyright Notice © 2022 Asterra Commercial d/b/a Asterra. All Rights Reserved.



Information About Brokerage Services

Texas law requires all real estate licensees 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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' 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.

Asterra	90000901	info@asterra.com	512.231.2000
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lucian Morehead	437479	lmorehead@asterra.com	512.825.6287
Licensed Broker / Broker Firm Name	License No.	Email	Phone

Lucian Morehead	437479	lmorehead@asterra.com	512.825.6287
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone