

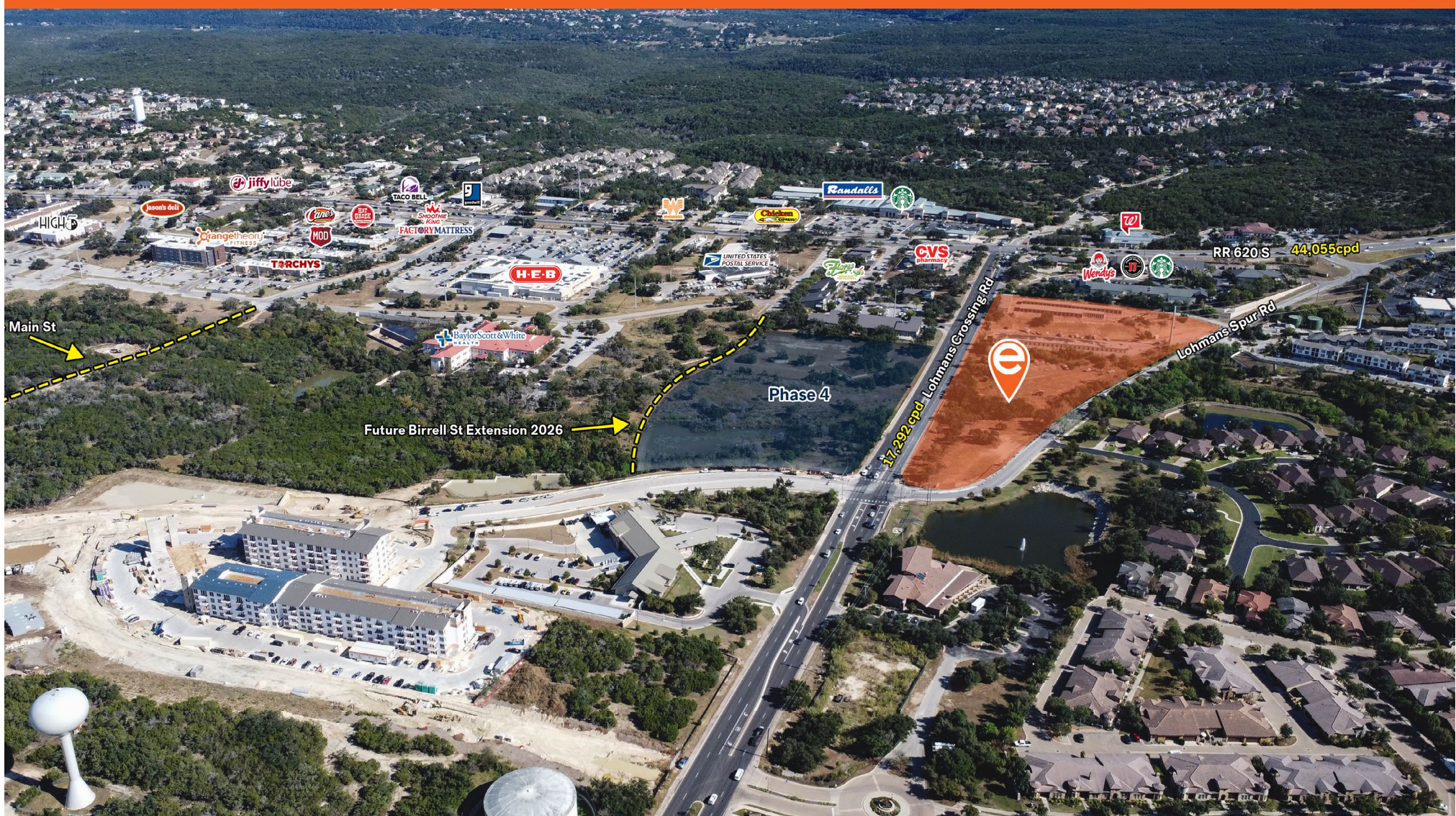


LAKEWAY TOWN CENTER PHASE 3

FUTURE RETAIL CENTER AVAILABLE WITH BIG BOX OPPORTUNITY

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LOCATION

Lohmans Crossing & RR
620, Lakeway TX 78734



AVAILABLE SITES

1,500 - 30,000 SF



TRAFFIC COUNTS

44,055 CPD
RR 620

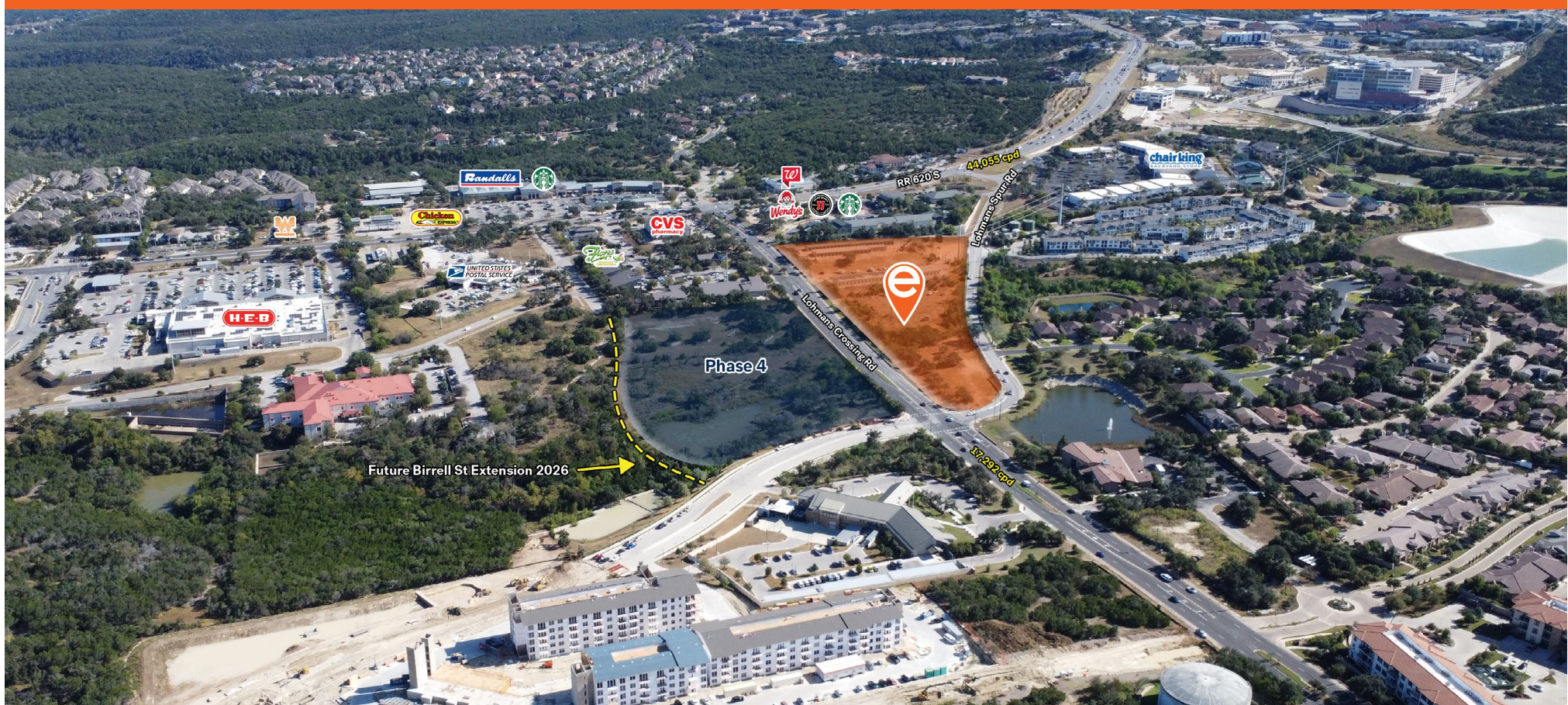
17,292 CPD
Lohmans Crossing



RATE

Please
call





2026 DEMOGRAPHIC SNAPSHOT



POPULATION

1 MILE	5,045
3 MILE	34,906
5 MILE	68,709



DAYTIME POPULATION

1 MILE	8,780
3 MILE	42,047
5 MILE	71,491



HOUSEHOLDS

1 MILE	1,991
3 MILE	13,836
5 MILE	25,046



AHHI

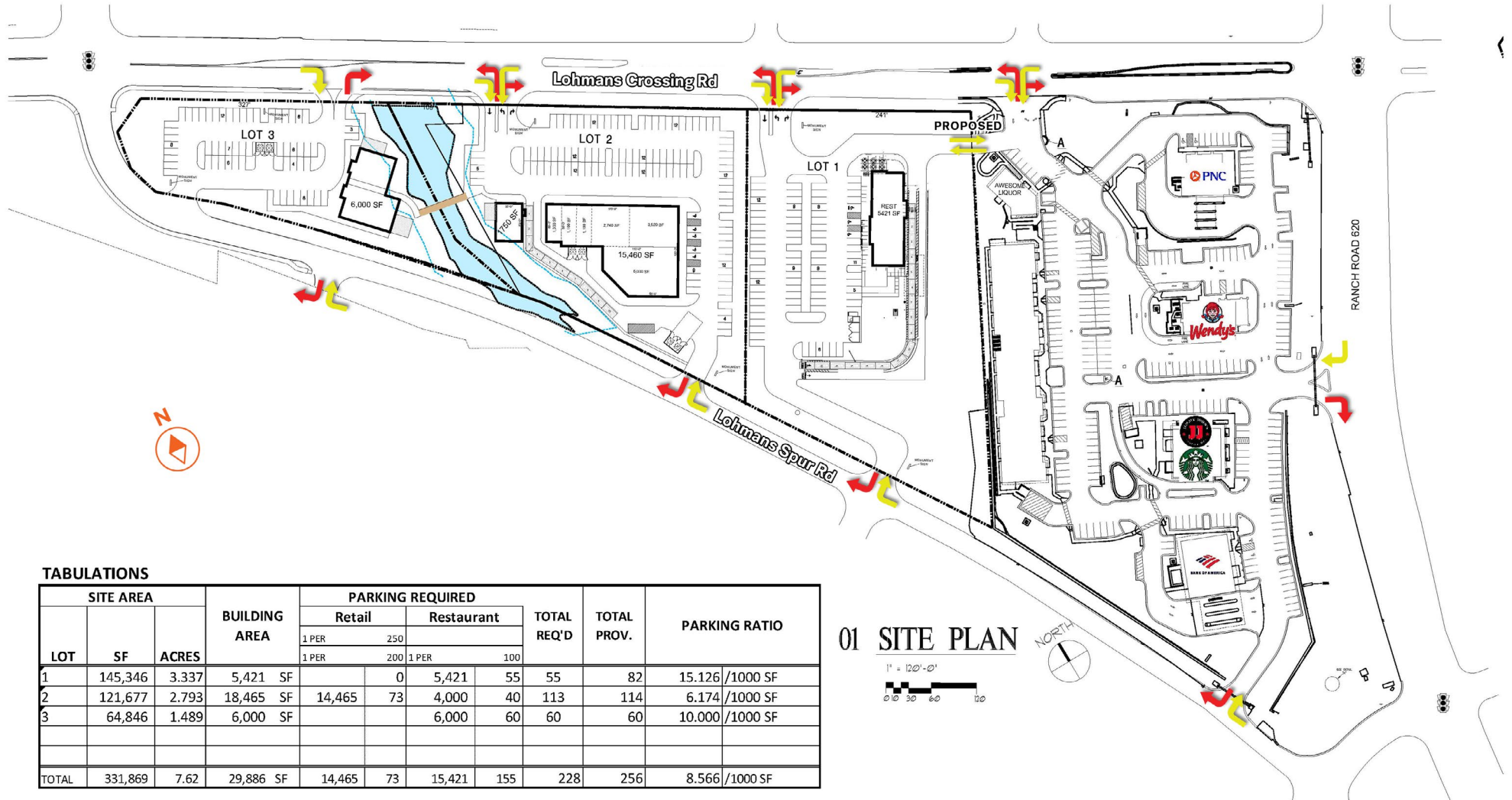
1 MILE	\$131,610
3 MILE	\$135,914
5 MILE	\$139,622

PROPERTY INFORMATION

- Located in the heart of Lake Travis, a high-demand recreational and residential destination.
- Proximity to major thoroughfares, including Highway 620 and RM 2222, ensures excellent accessibility.
- Surrounded by affluent neighborhoods, offering a strong customer base with high disposable incomes.
- Thriving retail and dining scene nearby, attracting consistent foot traffic and activity.
- Close to outdoor attractions like Lake Travis, ensuring year-round visibility and engagement







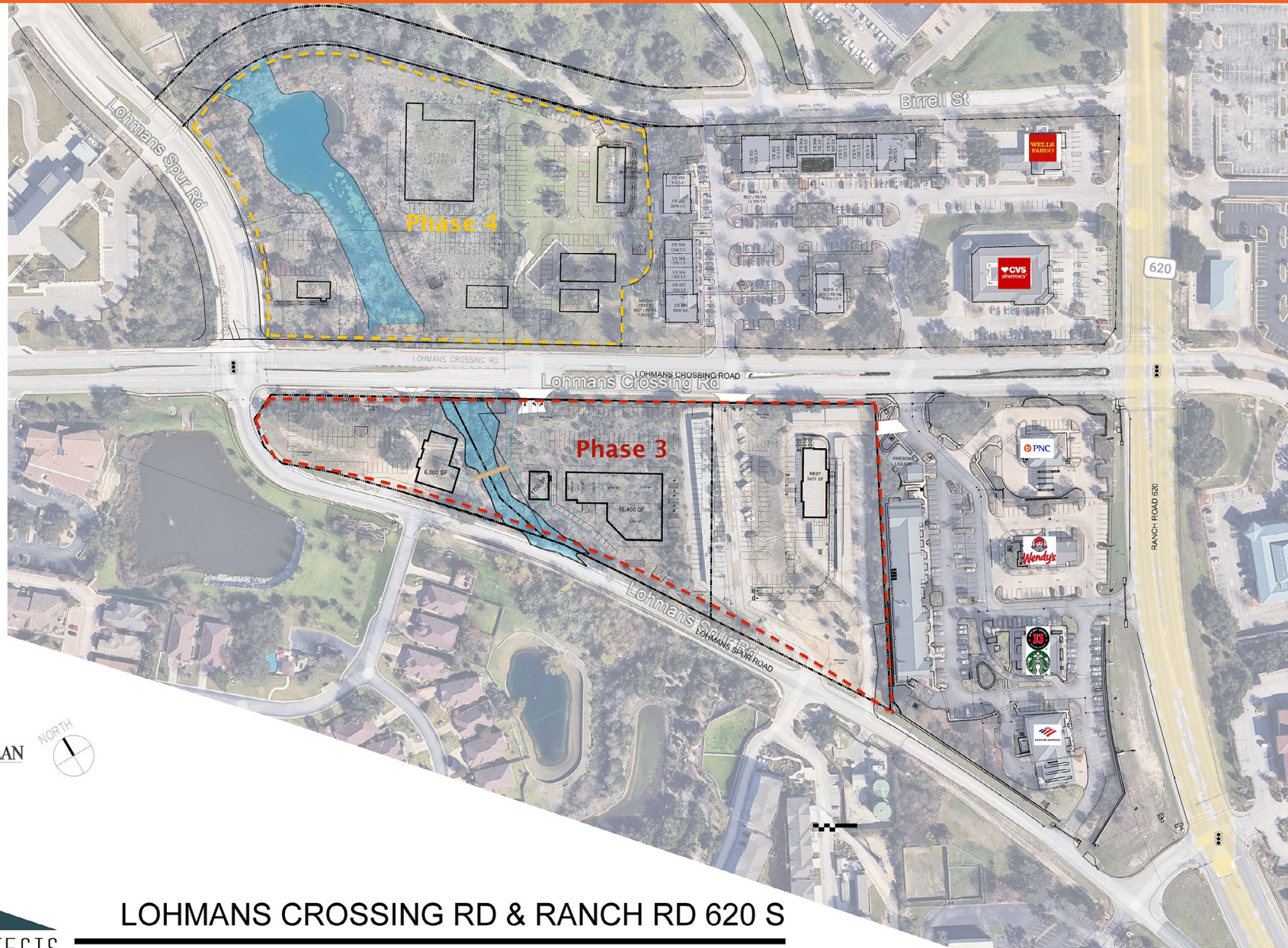
TABULATIONS

SITE AREA			BUILDING AREA	PARKING REQUIRED				TOTAL REQ'D	TOTAL PROV.	PARKING RATIO	
LOT	SF	ACRES		Retail		Restaurant					
				1 PER	250						
				1 PER	200	1 PER	100				
1	145,346	3.337	5,421 SF		0	5,421	55	55	82	15.126	/1000 SF
2	121,677	2.793	18,465 SF	14,465	73	4,000	40	113	114	6.174	/1000 SF
3	64,846	1.489	6,000 SF			6,000	60	60	60	10.000	/1000 SF
TOTAL	331,869	7.62	29,886 SF	14,465	73	15,421	155	228	256	8.566	/1000 SF

01 SITE PLAN

1" = 120'-0"
0' 30' 60' 120'





01 SITE PLAN

1" = 80'-0"



DALLAS, TX 972.385.9651

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LOHMANS CROSSING RD & RANCH RD 620 S

LAKEWAY, TX

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 br ker’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.

Edge Realty Partners LLC	9000422	info@edge-re.com	512.391.6220
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE

BUYER, SELLER, LANDLORD OR TENANT	DATE
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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.