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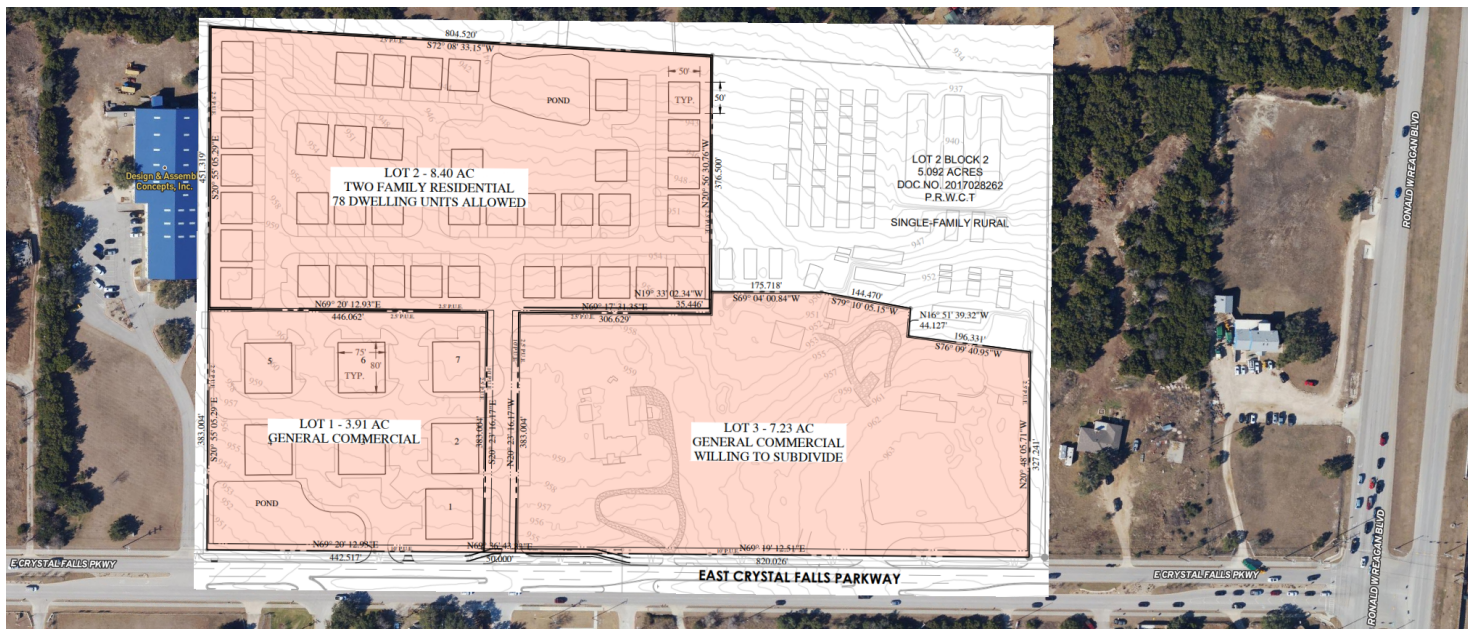
LEANDER MIXED USE LOTS CRYSTAL FALLS PKWY

THE ENCLAVE AT CRYSTAL FALLS

THE ENCLAVE AT CRYSTAL FALLS

CRYSTAL FALLS PKWY, LEANDER, TX 78641

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Call Broker For Pricing
Lot Size:	19.53 Acres
Zoning:	PUD: TF-2-A (Two-Family) & GC-2-A (General Commercial)
Market:	Austin MSA
Submarket:	Leander

PROPERTY OVERVIEW

The Enclave At Crystal Falls is a prime 19.53 AC mixed used development site in the booming city of Leander, TX. The site has a PUD Zoning that allows for 78 Two-Family residences and 11.72 AC of commercial development. The site could be purchased in it's entirety or as individually platted lots.

LOCATION OVERVIEW

The Enclave at Crystal Falls is comprised of 19.53 AC on the North Side of Crystal Falls Pkwy near Ronald Reagan Blvd.

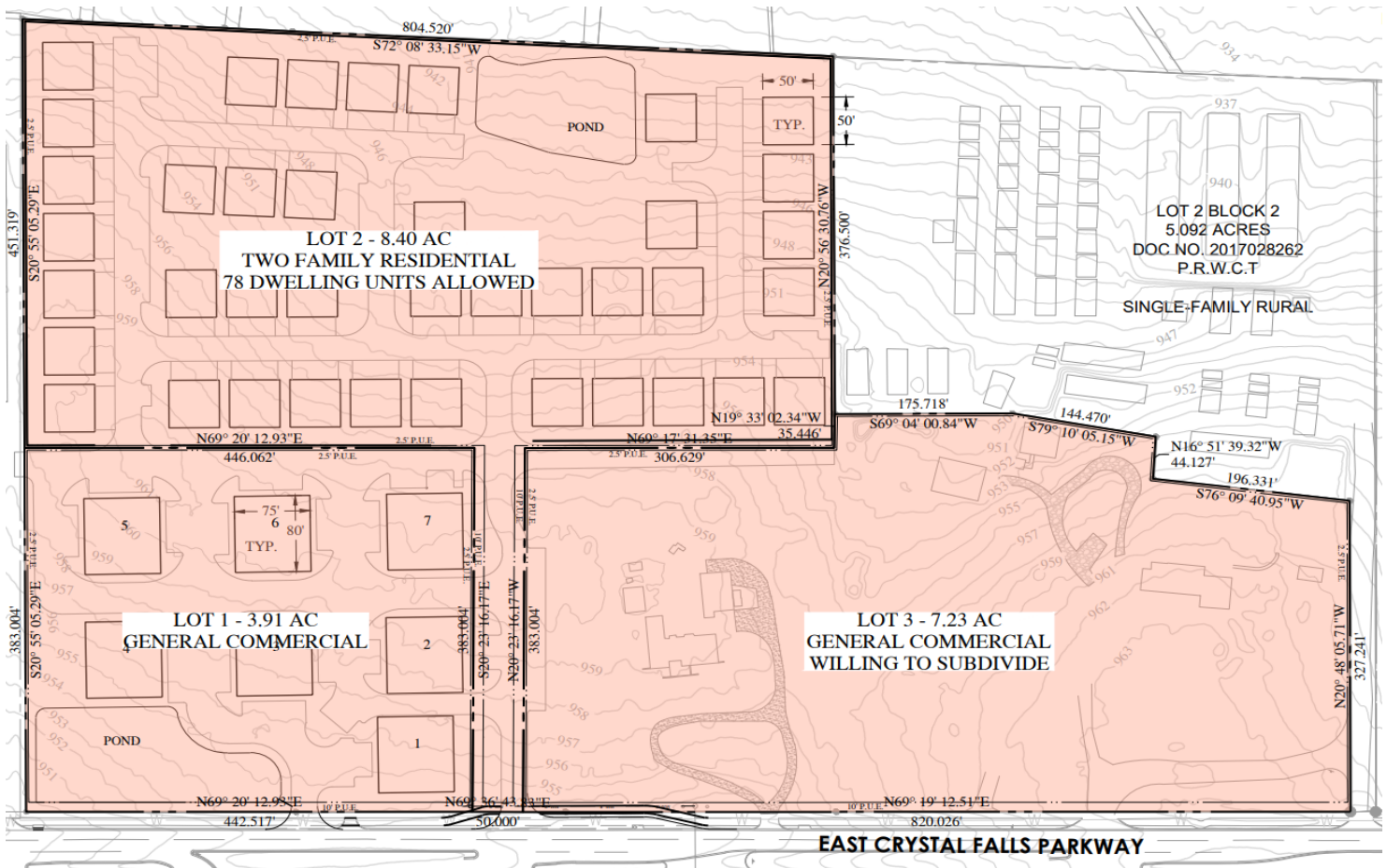
PROPERTY HIGHLIGHTS

- 19.53 AC Mixed Use Site
- PUD Zoning
- 78 Two-Family Residences Allowed
- 11.72 AC Zoned GC-2-A
- All Utilities Available

THE ENCLAVE AT CRYSTAL FALLS

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LAND LOTS



LOT #	SIZE	ZONING	DESCRIPTION
1	3.91 Acres	GC-2-A	General Commercial Lot w/ Office/Warehouse Allowed
2	8.4 Acres	TF-2-A	Two-Family Zoning allowing for 78 residential units
3	7.23 Acres	GC-2-A	General Commercial Lot, willing to subdivide

THE ENCLAVE AT CRYSTAL FALLS

CRYSTAL FALLS PKWY, LEANDER, TX 78641

AREA MAP



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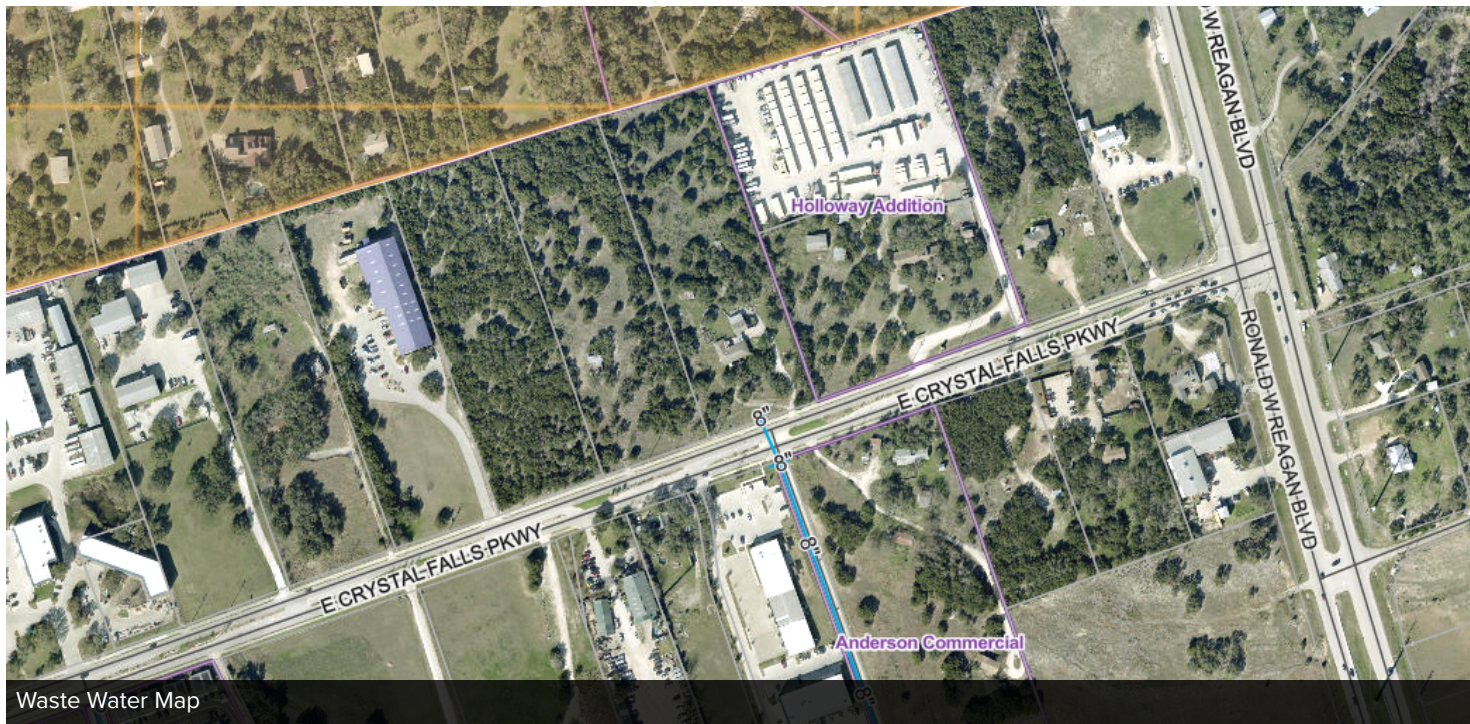
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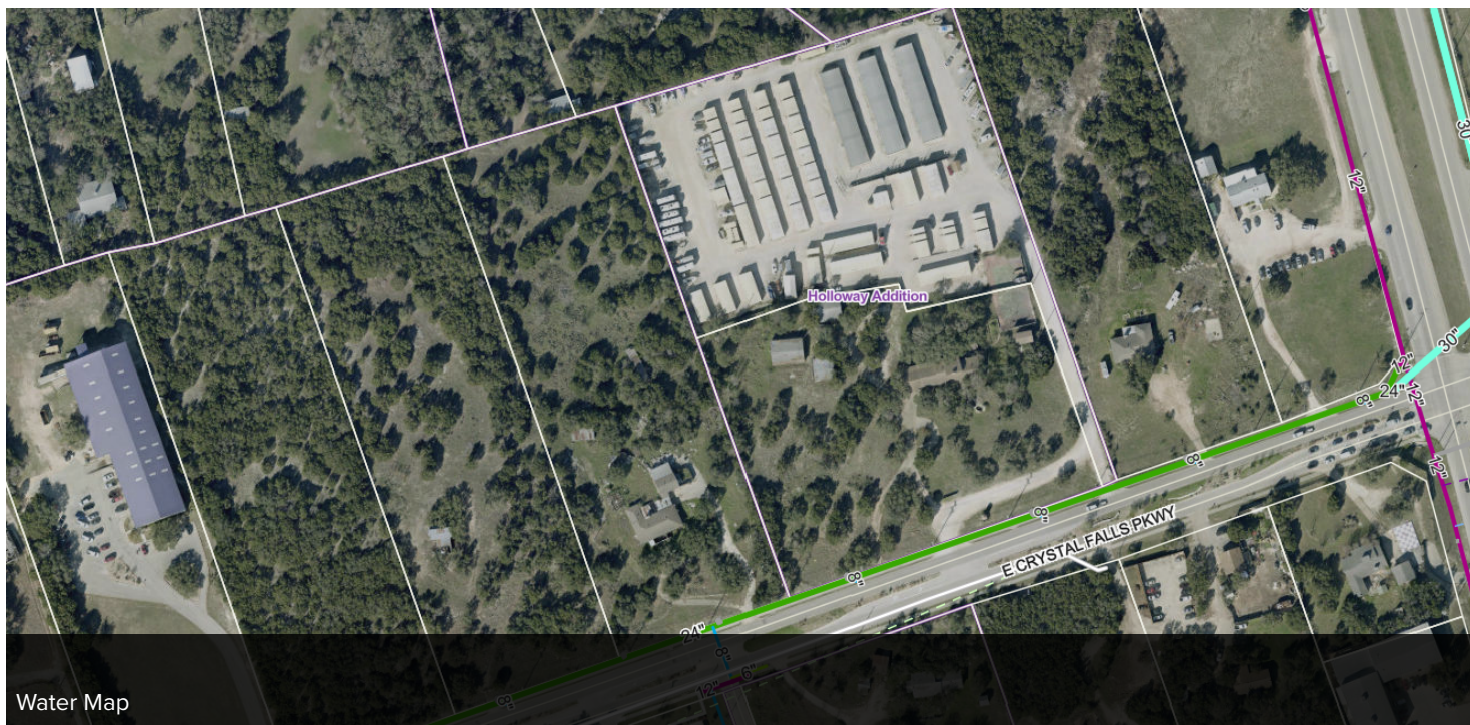
THE ENCLAVE AT CRYSTAL FALLS

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UTILITY MAPS



Waste Water Map



Water Map

EXHIBIT A

Enclave at Crystal Falls Planned Unit Development

A. Purpose and Intent

1. The Enclave at Crystal Falls PUD is comprised of approximately 19.534 acres, as shown in **Exhibit B**. The development of this property includes both a mixed commercial use center of approximately 11.72 acres and seventy-eight (78) Two-Family residences on the remaining 7.81 acres.

B. Applicability and Base Zoning

1. All aspects regarding the development of this PUD shall comply the City of Leander Composite Zoning Ordinance, except as established in this exhibit, entitled **Exhibit A**.
2. For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Leander Composite Zoning Ordinance.
 - GC-2-A (General Commercial)
 - TF-2-A (Two-Family)

C. Conceptual Site Layout & Land Use Plan

1. A Conceptual Site Layout and Land Use Plan has been attached to this PUD as **Exhibit C**, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general vision and design concepts and is not intended to serve as a final document.

D. Allowable / Prohibited Uses

1. The allowable uses shall include general commercial and two-family residential subject to restricted uses in 2 (a) – (j) below.
2. General Commercial (GC) prohibited uses shall include the following;
 - (a) Animal boarding
 - (b) Bar, Nightclub or private club
 - (c) Equipment sales, repair and service
 - (d) Farms or truck gardens, limited to the propagation and cultivation of plants.
 - (e) Funeral Home, including embalming and crematory facilities associated with an onsite funeral home or cemetery.
 - (f) Manufacturing Housing sales and accessory building sales
 - (g) Outdoor nursery
 - (h) Transportation related facilities including commercial parking lots, passenger terminals, taxi cap and mass transit terminals.
 - (i) New vehicle sales, rental or leasing, repair of new and used vehicles, body shop.
 - (j) Office Warehouse will be limited to 34% of the General Commercial (GC) area or 3.95 acres. Location will be limited to an area within the western property line to 450 feet easterly at a depth of 383 feet. See Exhibit “C”

E. Development Standards

1. The residential portion shall comply with the following standards:

Table 1 – Development Standards for Attached Unit Site Plan

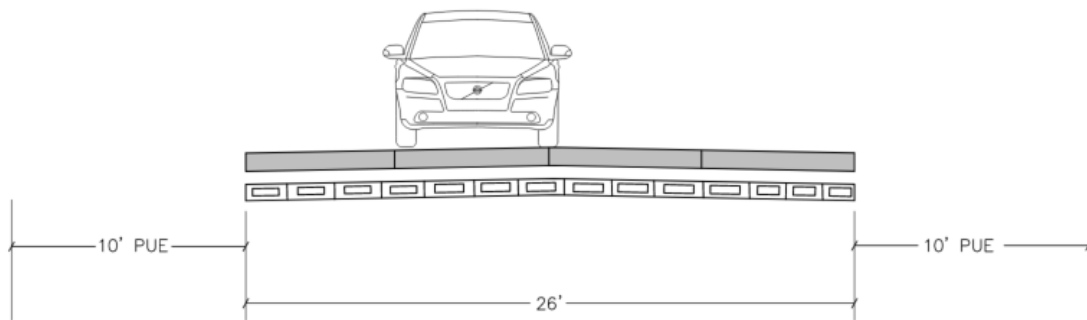
	TF (Two-family)
Front Setback (min from back of curb)	18 ft.
Drive Side Setback (min from back of curb)	10 ft.
Rear Setback (min)	20 ft.
Building Separation (min)	10 ft.*

**Eave overhang is not included in calculations for minimum building separation. A minimum of seven feet clear zone between building roof lines will be provided.*

2. General Commercial (GC) development setbacks shall comply with Composite Zoning Ordinance.

F. Transportation

1. The Enclave at Crystal Falls community will incorporate the following driveway standards:
 - a. This project shall utilize private drives instead of public roadways. The pavement width shall be a minimum of 26 feet with 10-foot wide Public Utility Easements (PUE) adjacent to each side of the private drive. The drives will have a 23-foot-wide pavement with 18-inch ribbon curbs, or a 23-foot-wide pavement with 24-inch curb and gutter (which includes mountable curb or stand-up curb). Drives shall constitute streets regarding this application of the ordinance.



- b. The access drive alignment, building pads and on-site parking along the drives may vary to minimize disturbance to significant trees and natural topographic features.
 - c. Drive lighting is required at the intersections between the drives and public streets. Drive lighting is optional within the interior of the project.
 - d. Sidewalks are required throughout the interior of the project and connecting to East Crystal Falls Pkwy. These sidewalks shall be a minimum of four (4') feet

wide and constructed of concrete.

G. Architectural Standards & Parking Requirements

1. All residential product within this project shall comply with the applicable standards of the Type A Architectural Components and the Architectural Standards for single-family districts, as listed in Article VII and Article VIII of the Composite Zoning Ordinance, unless modified herein.
 - a. No more than two units may be connected in a single building.
 - b. All structures are required to be earth tone colors.
 - c. Each unit shall have a minimum of nine hundred (900) square feet of living area.
 - d. Parking Requirements
 - i. Single Car Garage Units: Each single car garage two-family unit shall provide one garage enclosed parking space plus 2 additional off-street parking spaces per unit. (Driveway may be counted toward provision of off-street parking).
 - ii. Two Car Garage Units: Each two-car garage two-family unit shall provide a minimum of two garage enclosed parking spaces plus 2 additional off-street parking spaces. (Driveway may be counted toward provision of off-street parking). Guest Parking will be provided at a ratio ten (10%) percent of the required spaces

H. Walls, Fencing and Landscaping

1. The Enclave at Crystal Falls development shall utilize wrought iron or decorative tubular metal fencing when interior fencing is proposed.
2. Minimum landscape requirements per unit shall be two (2) two-inch significant trees, five (5) one-gallon shrubs, and five (5) five-gallon shrubs.
3. Williamson County Tract # R559254, a 5.092-acre commercial tract adjacent to this site, will require a six-foot-tall masonry wall to be constructed by this development. The wall will not be required along the access road.

I. Phasing

1. Phase 1 of this project shall include two thousand (2,000) square feet of commercial development. Certificates of occupancy for the residential uses may not be issued until the certificate occupancy for the first phase of the commercial development is issued.

SECTION 20: USE MATRIX

Certain uses listed also need to be supported by an appropriate site component in order to be permitted. The uses set forth in this Use Matrix must also comply with any provisions governing that use set forth in Article III and Article V. In the event of a conflict between this Use Matrix and the text associated with use component listed in Article III, the text shall apply.

P = Permitted and S = Special Use Permit Required

Use	USE MATRIX																	
	SFR	SFE	SFS	SFU	SFC	SFL	CH	TH	NR	SFT	SFU/MH	TF	MF	LO	LC	GC	HC	HI
Amenity Center	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Apartment													P					
Artisan & Handcraft Activities														P	P	P	P	P
Assisted Living or Nursing Home																P	P	P
Bar, Nightclub or Private Club																P	P	P
Bank															P	P	P	P
Bed and Breakfast															P	P	P	P
Bingo																	P	P
Car Title Loan Shop																	P	P
Carwash																P	P	P
Colleges, Universities, Vocational Schools, Higher Learning Institution															P	P	P	P
Commercial parking																P	P	P
Commercial Laundry																	P	P
Community Service including Community Center, Civic Organization, and cemetery/mausoleum (not including cremator or embalming)	P	P	P	P	P	P				P	P	P	P	P	P	P	P	P
Contractor & Building Material Storage																	P	P
Cosmetic Services																P	P	P
Cultural Facilities															P	P	P	P
Day Care for 6 or fewer children	P	P	P	P	P	P					P	P		P	P	P	P	P
Day Care, all other														P	P	P	P	P
Entertainment activities																P	P	P
Florist Shop															P	P	P	P
Funeral Home, No Embalming or Cremation															P	P	P	P
Funeral Home, Including Embalming & Cremation																P	P	P
Golf course/country club	P	P	P	P	P	P				P	P	P	P	P	P	P	P	P
Grocery Store															P	P	P	P
Group Home Class 1	P	P	P	P	P	P				P	P	P	P	P	P	P	P	P
Group Home Class 2														P	P	P	P	P
Group Home Class 3														S	S	S	S	S
Home Occupations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Hooka Lounge																	P	P
Hospital																P	P	P
Hotel / Motel, Boarding Houses																P	P	P
Liquor Store																P	P	P
Major equipment sales and leasing																P	P	P
Manufacture, Assembly or Processing of Materials of Non Hazardous Materials																	P	P
Manufactured Homes											P							

Use	SFR	SFE	SFS	SFU	SFC	SFL	CH	TH	NR	SFT	SFU/MH	TF	MF	LO	LC	GC	HC	HI
Manufactured Housing Sales																P	P	P
Mixed Use/ Apartment														P	P	P	P	P
Office														P	P	P	P	P
Office, Medical														P	P	P	P	P
Office/ Warehouse																P	P	P
Outdoor Processing of Materials																	P	P
Park and related facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Passenger terminal																P	P	P
Personal Services (Barber Shop, Beauty Shop, Tailoring, Dressmaking, Shoe Repair, Small Appliance Repair, Bicycle Repair, Retail Bakeries, Catering, Dry Cleaning)															P	P	P	P
Pet Shop																P	P	P
Pharmacy															P	P	P	P
Place of Worship	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Public Buildings	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Medical Clinic															P	P	P	P
Pawn Shop																	P	P
Payday Lending																	P	P
Real Estate Sales Office during the development and sale of a residential subdivision	P	P	P	P	P	P	P	P	P	P	P	P	P					
Restaurants															P	P	P	P
Research, Testing & Development Laboratory																P	P	P
Retail Sales of New Products and Service															P	P	P	P
Retail Sales, Second Hand Resale and Services																	P	P
RV, Trailer, Commercial Motor Vehicle, or Boat Outdoor Storage																	P	P
Schools, public or private including all levels up to high school	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Self-service storage/Mini-Warehouse																	P	P
Single-Family, Attached										P								
Single-Family, Detached	P	P	P	P	P	P				P	P	P						
Single-family, zero lot line					P	P												
Stand Alone Crematory or Embalming Establishment																	P	P
Tattoo and/or Body Piercing																	P	P
Townhouse										P								
Two-Family Dwelling												P						
Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Utility, Major																	P	P
Vehicle Sales (New), Rental, Repair																P	P	P
Vehicle Sales (New & Used), Rental, Repair																	P	P

Use	SFR	SFE	SFS	SFU	SFC	SFL	CH	TH	NR	SFT	SFU/MH	TF	MF	LO	LC	GC	HC	HI
Veterinarian Office														P	P	P	P	P
Veterinarian Office, Animal Hospital or Animal Boarding																P	P	P
Warehouse and Distribution																	P	P
Wholesale Activities																	P	P
Wireless Communications - Stealth	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Wood yard																	P	P
Wrecker Impoundment, Towing																	P	P
WTF, Self-standing															P	P	P	P

SECTION 21: LOT SIZE SUMMARY

LOT SIZE SUMMARY								
USE DISTRICT	INTERIOR				CORNER			
	Min Area	Min Width	Max Width	Min Depth	Min Area	Min Width	Max Width	Min Depth
SFR	1 acre	120'	N/A	160'	1 acre	120'	N/A	160'
SFE	12,000	80'	N/A	120'	13,000	90'	N/A	120'
SFS	9,000	70'	80'	115'	10,000	80'	90'	115'
SFU	7,200	60'	70'	110'	8,000	70'	80'	110'
SFC	5,500	50'	60'	105'	6,500	60'	70'	105'
SFL	4,100	35'	50'	100'	5,100	45'	60'	100'
SFT	2,000	20'	40'	90'	3,500	35'	51'	90'
SFU/MH	7,200	60'	70'	110'	8,000	70'	80'	110'
CH	3,150	35'	N/A	90'	4,050	45'	N/A	90'
TF	9,000	70'	80'	115'	10,000	80'	90'	115'
TH	700	20'	N/A	35'	875	25'	N/A	35'
NR	7,200	60'	70'	120'	8,000	70'	130'	110'



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.

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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IABS 1-0 Date