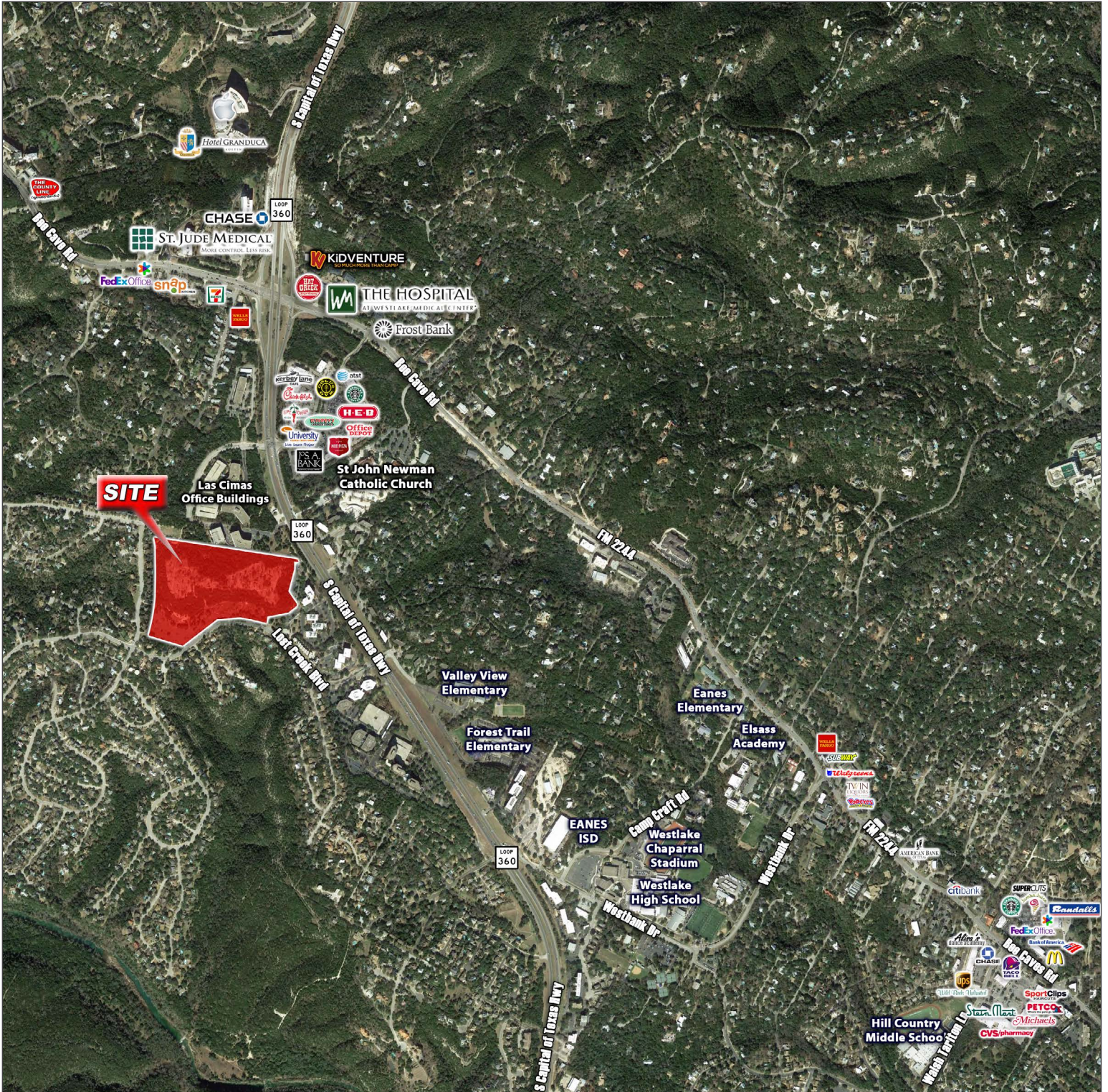




Marshall Ranch

SWQ of Loop 360 & Lost Creek Blvd, Austin, Texas 78756



Knight Real Estate Corporation
307 E. 2nd Street, Austin, Texas 78701

Jamie Knight | 512.472.1800 x1
jamesknight@knightrealestate.com

The information contained herein is from sources deemed reliable by Knight Real Estate but is not guaranteed. All offerings are subject to errors, omissions, prior sale, change, or withdrawal without notice. In accordance with rules promulgated by the Texas Real Estate Commission, you are hereby notified you should obtain information disclosing broker representation. Knight Real Estate represents the owner of this property. Before entering into any legally binding agreement, you should consult an attorney.



SWQ of Loop 360 & Lost Creek Blvd, Austin, Texas 78756

Executive Summary:

Introduction

Knight Real Estate has been engaged by Eanes Marshall Ranch, LP., as exclusive agent to solicit proposals for the purchase of approximately 37.25 acres of land on Lost Creek Boulevard. The Property, located near the southwest corner of the intersection of Loop 360 and Lost Creek Boulevard, offers promising redevelopment opportunities in one of the most dynamic markets in the United States.

Property

The property consists of a 37.25 acre unplatted lot located on the south side of Capital of Texas Highway between Bee Caves Road and Loop 1 (Mopac) Expressway in the full purpose jurisdiction of the City of Austin, Travis County, Texas. It is legally described as a 37.25-acre tract of land situated in the John Swesey Survey No. 506 in Travis County, Texas as conveyed to Dan H. Marshall II, et al. by deed recorded in Volume 3911, page 884 of the Deed Records of Travis County, Texas.

Zoning

The site is currently zoned SF-2 (single family). The current zoning ordinance is Ordinance No. 20081218-032 and allows for moderate density single-family residential use, with minimum lot square footage of 5,750'.

Impervious Cover

The 37.25 acres are limited to 40% impervious cover for the section of land that is located within the Eanes Watershed (Water Supply Suburban Zone), and 20% impervious cover for the land located within the Barton Springs Watershed (Barton Springs Zone but not in Edward's Aquifer Recharge Zone).

Floodplain

No portion of the property lies within the boundaries of the FEMA 100-year floodplain per floodplain panel 48453C0440H dated September 26, 2008.

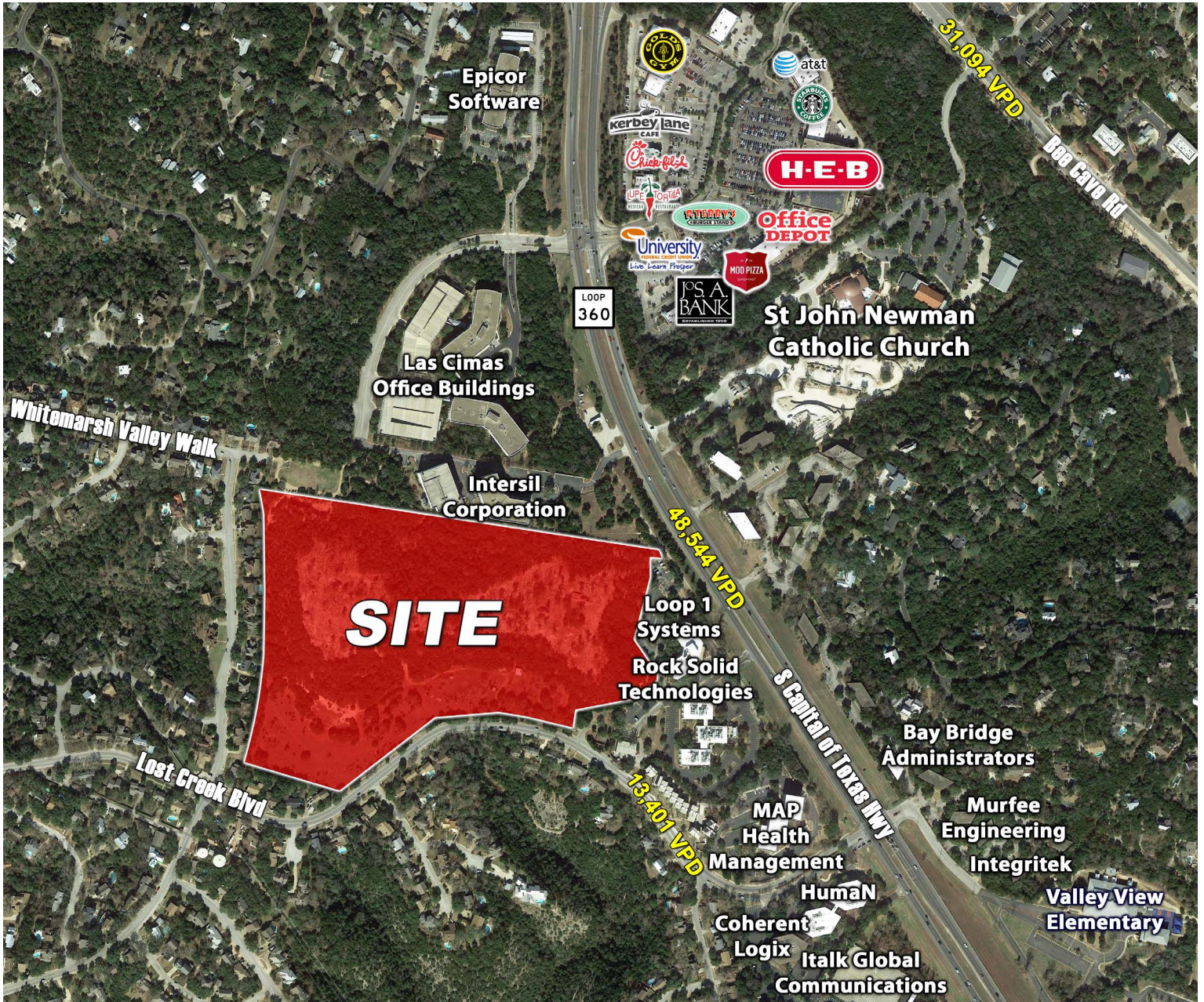
Additional Development information

The existing development constraints are described more thoroughly in the Due Diligence package containing, among other things, surveys, a Phase 1, a geotech report, and site investigations prepared by Kimley-Horn and Stantec. This information will be made available upon request.



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DEMOGRAPHICS:	1 mile	3 miles	5 miles
2017 POPULATION	4,072	33,115	146,258
DAYTIME POPULATION	10,701	57,788	191,082
AVERAGE HH INCOME	\$231,440	\$191,439	\$131,144

TRAFFIC COUNTS:	TXDOT 2016
Lost Creek Blvd	13,401 VPD
S Capital of Texas Hwy	48,544 VPD
Bee Cave Rd	31,094 VPD

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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

JMK Real Estate Company, LLC	9004645	jamesknight@knightrealestate.com	(512) 472-1800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James Knight	468442	jamesknight@knightrealestate.com	(512) 472-1800
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date