

THE EASTSIDE LANDINGS SUBDIVISION

EXCLUSIVE LISTING IN LAKEWAY, TEXAS

CONTACT FOR MORE INFORMATION

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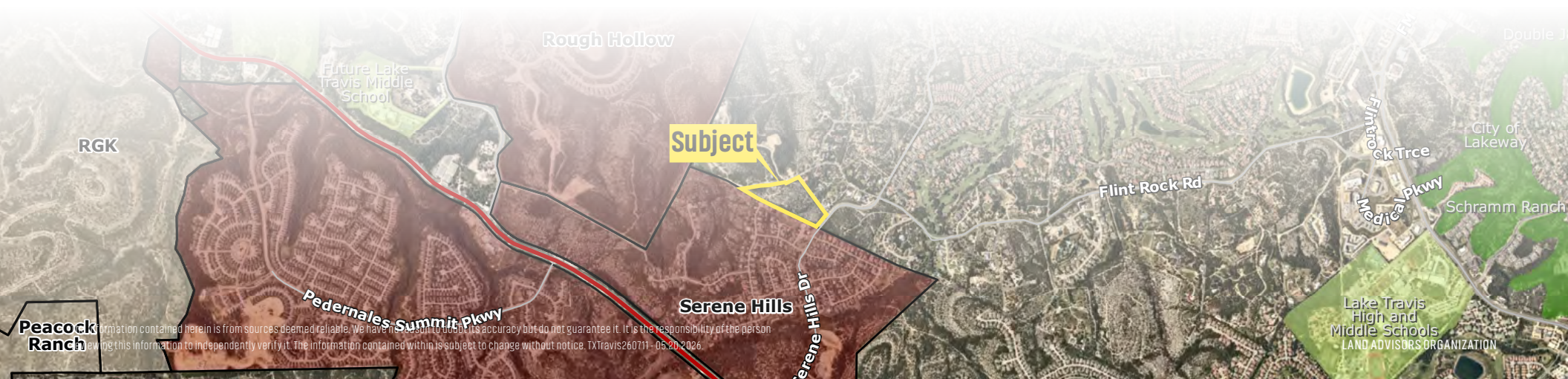
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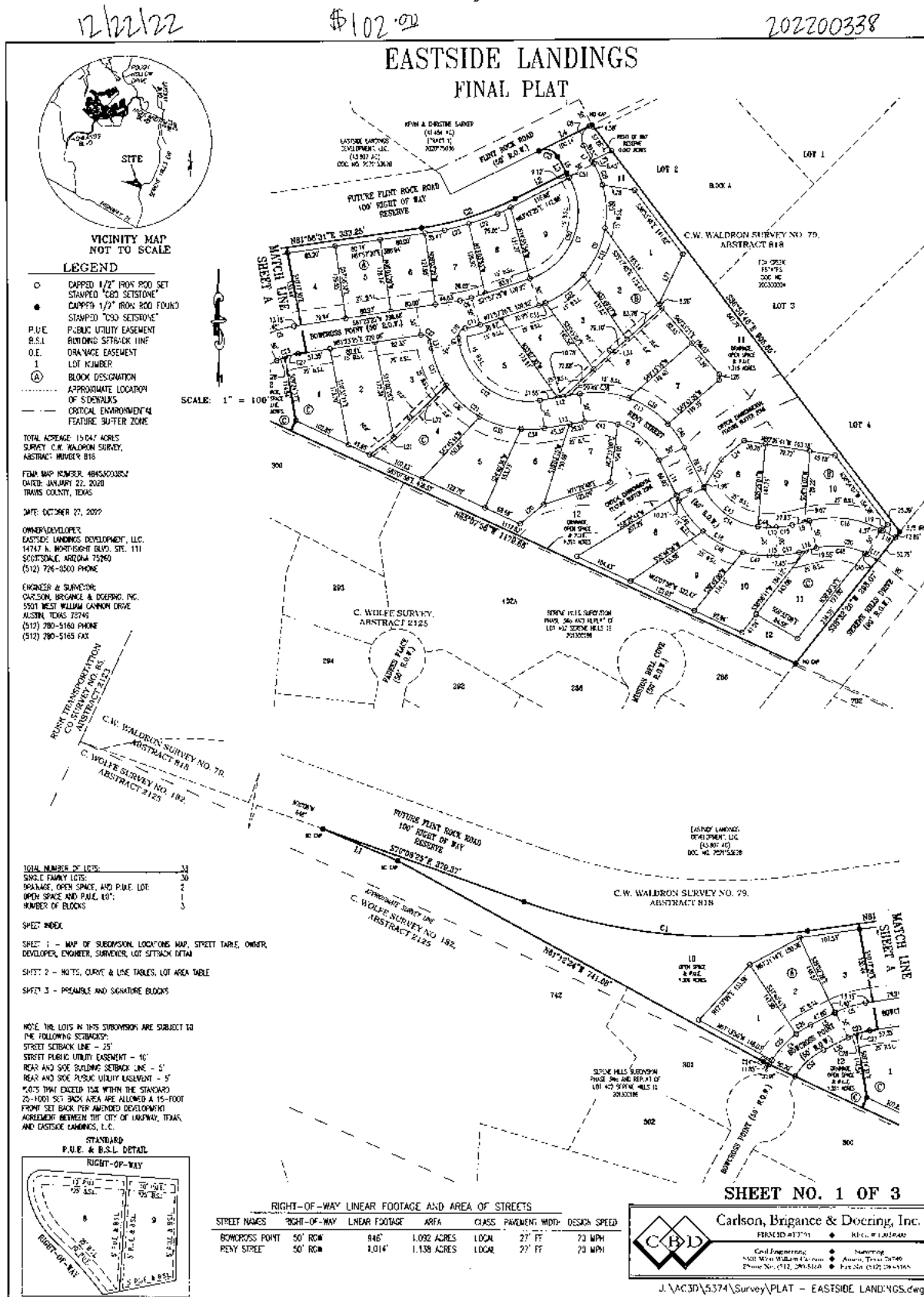
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EXECUTIVE SUMMARY

LOCATION	The Eastside Landings subdivision is located at Serene Hills Drive, just south of the intersection with Flint Rock Rd in Lakeway, Texas. The property is centrally located in the City of Lakeway, surrounded by some of the most successful and desirable communities in central Texas. Eastside Landings is 20 miles west of major employment centers in downtown Austin including Google, Facebook, Indeed and the University of Texas at Austin. The property is a short drive to the Hill Country Galleria, Lake Travis High School and the Lakeway Regional Medical Center. With the limited supply of future residential lots in Lakeway, Eastside Landings provides a unique opportunity to acquire an entitled premier subdivision in one of the most desirable areas in central Texas.
PROPERTY	±15.04 Acres
PRICE	\$3,750,000
ZONING	R-1 (Single Family Residential)
ENTITLEMENTS	The project has an approved final plat and a site development permit from the city of Lakeway is near completion.
SUBDIVISION PLAN	30 - 80' x 130' Single Family Detached Lots
FEES	Before August 15th: Water - \$19,943 per LUE, Wastewater - \$8,470 per LUE After August 15th: Water - \$22,641 per LUE, Wastewater - \$9,004 per LUE
UTILITIES	All Utilities are to the Project Water- Travis County WCID 17 Wastewater- Travis County WCID 17
SCHOOLS	Lake Travis Independent School District



EASTSIDE LANDINGS | RECORDED PLAT



CONCEPTUAL PLANS

RIDGEVIEW ESTATES

LAKEWAY | TEXAS

PROJECT DATA:

14.93 acres

30 DU

Ridgeview Estates is a luxury residential development nestled in the hill country outside of Austin in Lakeway, Texas. Uniquely designed to integrate into a challenging site, the project offers a distinctive collection of 30 single-family dwelling units, thoughtfully crafted with five different floor plans that cater to a variety of lifestyles. Embracing a captivating Transitional Modern architectural style, softened with warm tones and rich accents, the community creates an inviting and harmonious living experience in the heart of Central Texas.



CONCEPTUAL PLANS

RIDEGEVIEW ESTATES

LAKEWAY | TEXAS

SINGLE FAMILY DETACHED:

Plan 1:

- 70'x 80'
- 3887 SF
- 4BD/4.5BA
- 1 Story
- 3-Car Garage
- Wine room
- Dedicated office
- Loft
- Back Kitchen
- Optional Beds 5
- Optional game room

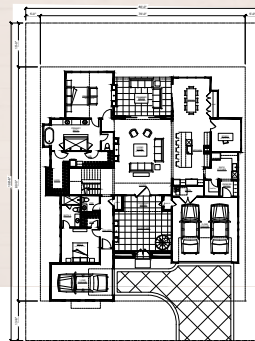
Plan 2:

- 70'x 80'
- 4321 SF
- 4BD/4.5BA
- 1 Story
- 3-Car Garage
- Dedicated office
- Wine room
- Large owners entry and back kitchen
- Wrap porch
- Large loft with roof deck
- Optional game room/Bed 5

Plan 3:

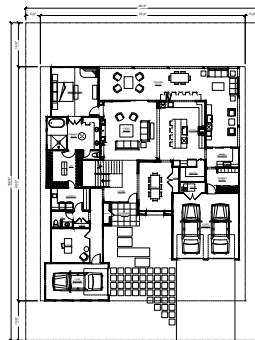
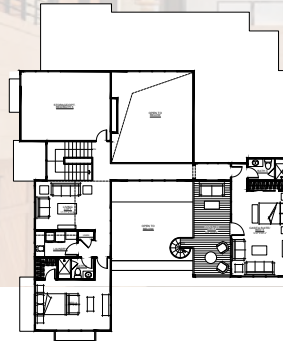
- 70'x 80'
- 4700 SF
- 5BD/5.5BA
- 1 Story
- 3-Car Garage
- Dedicated office
- Wine room
- Large owners entry and back kitchen
- Wrap porch
- Large loft with roof deck
- Optional game room/Bed 5

Main Floor

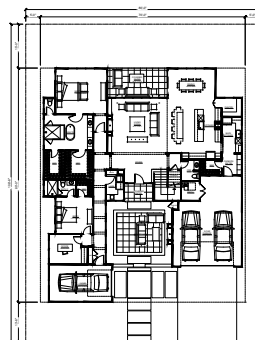
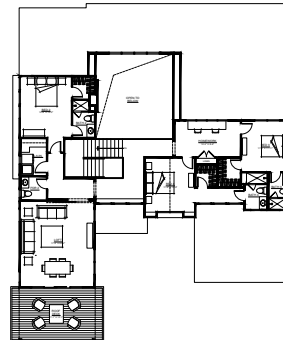


Plan 1

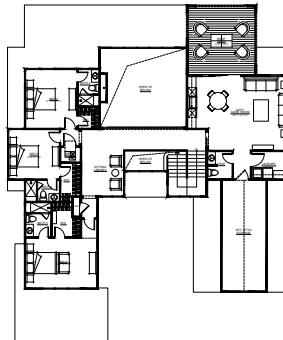
Upper Floor



Plan 2



Plan 3



PLAN 2 - ELEVATIONS



Front Elevation



Rear Elevation



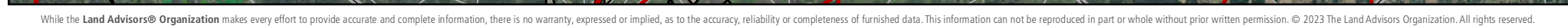
Left Elevation



Right Elevation

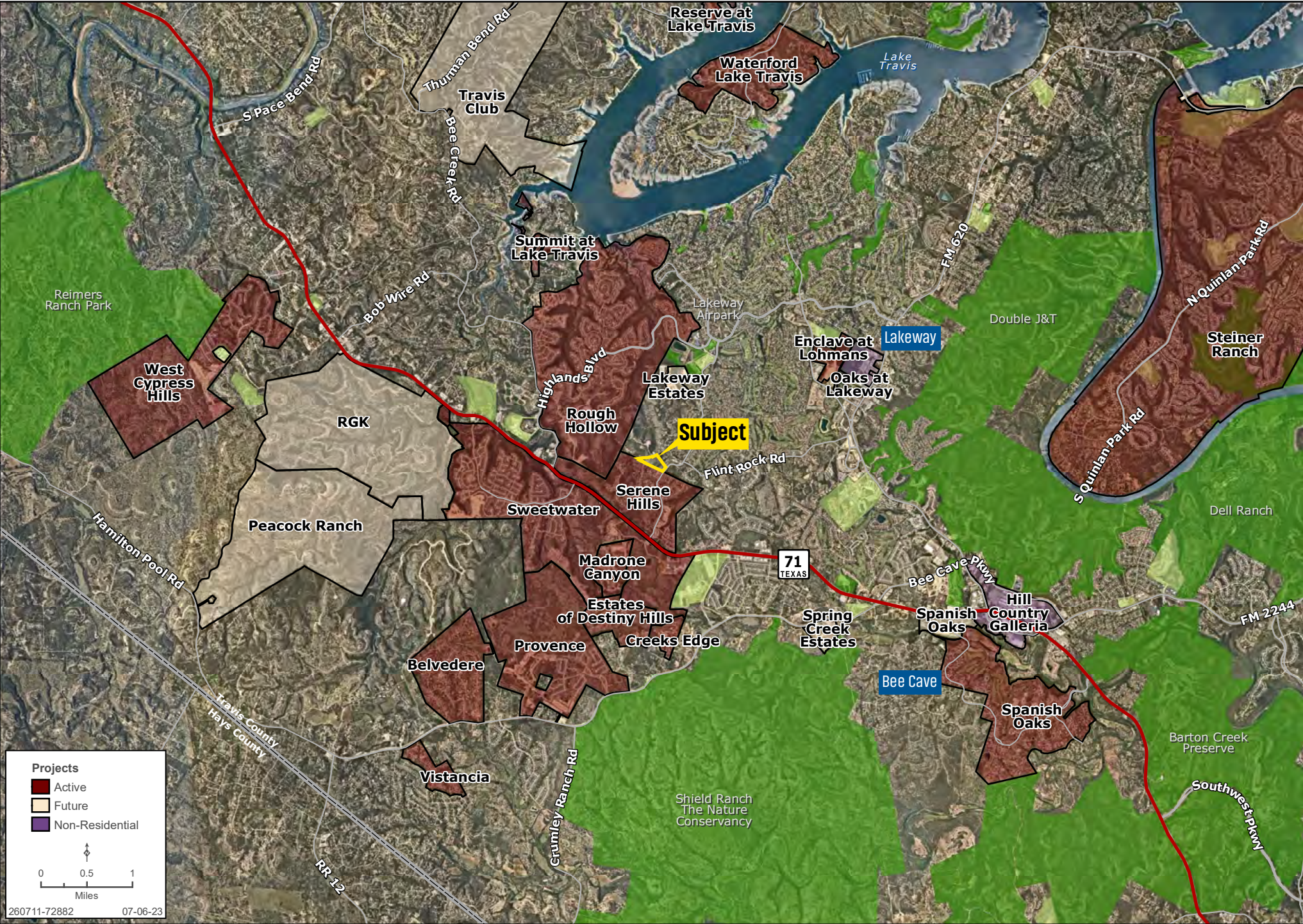


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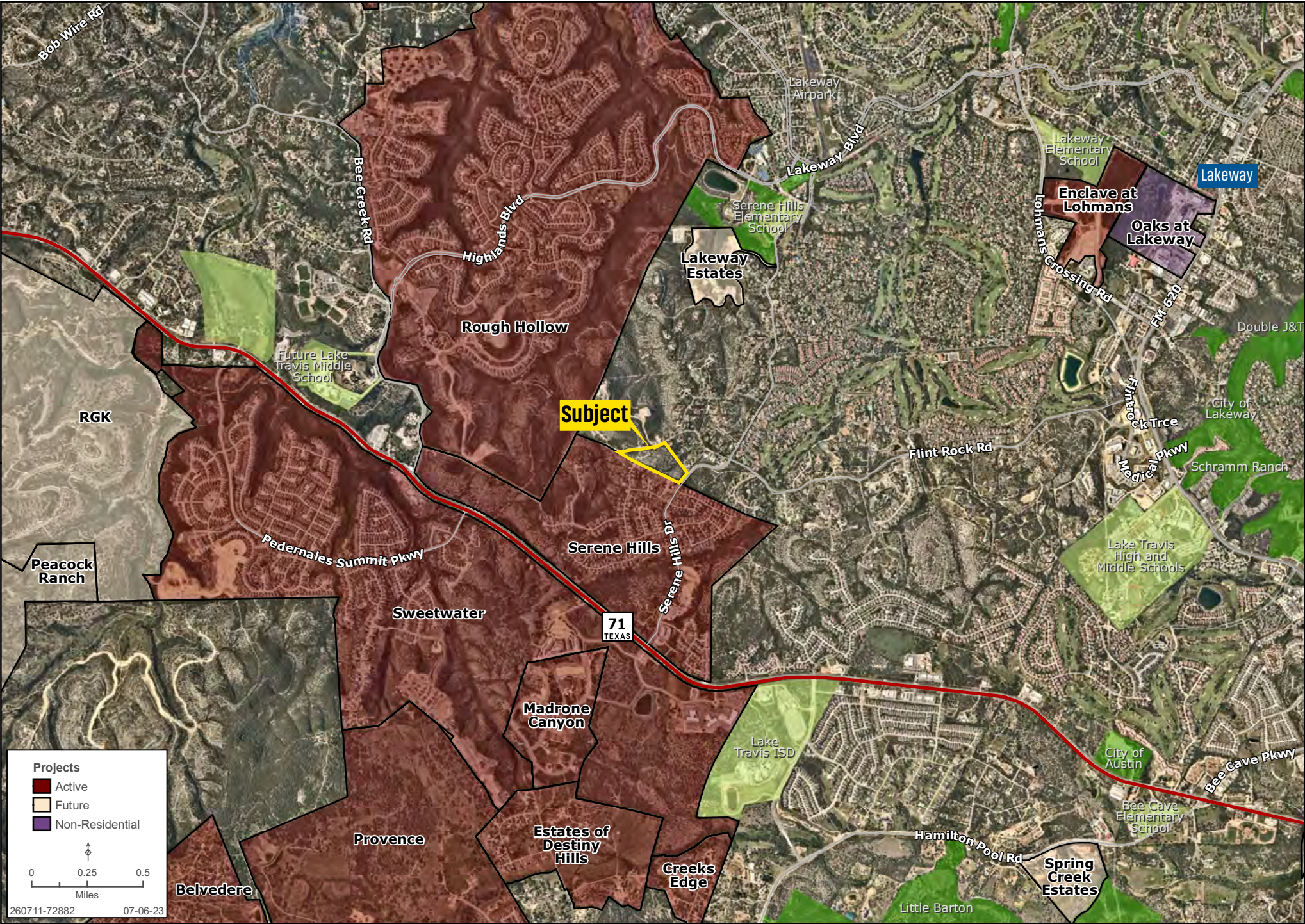
DEVELOPMENT MAP

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AREA MAP

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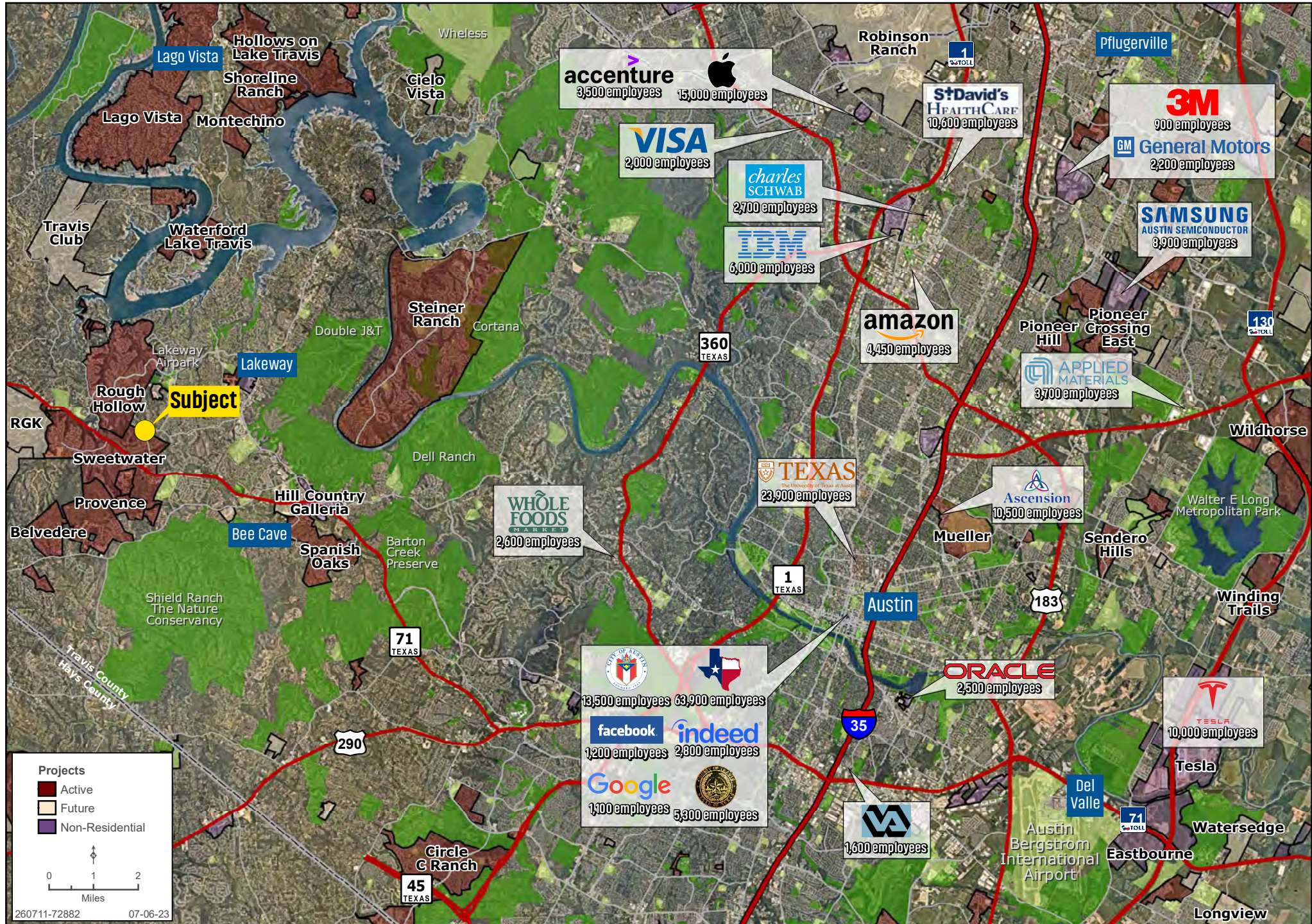
AREA RECENT HOME SALES

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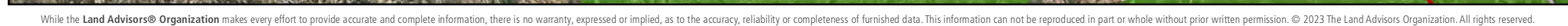


MAJOR EMPLOYMENT MAP

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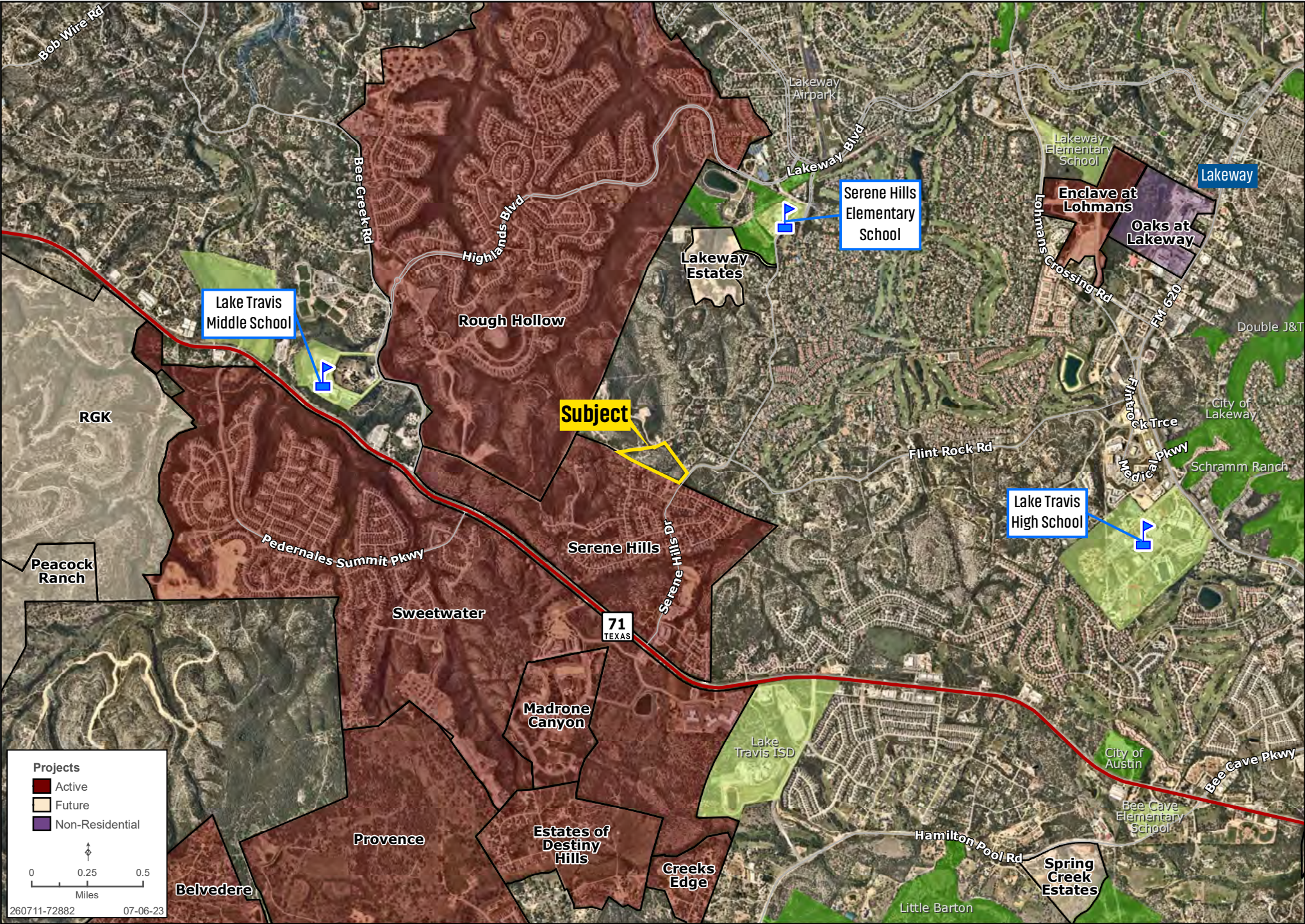


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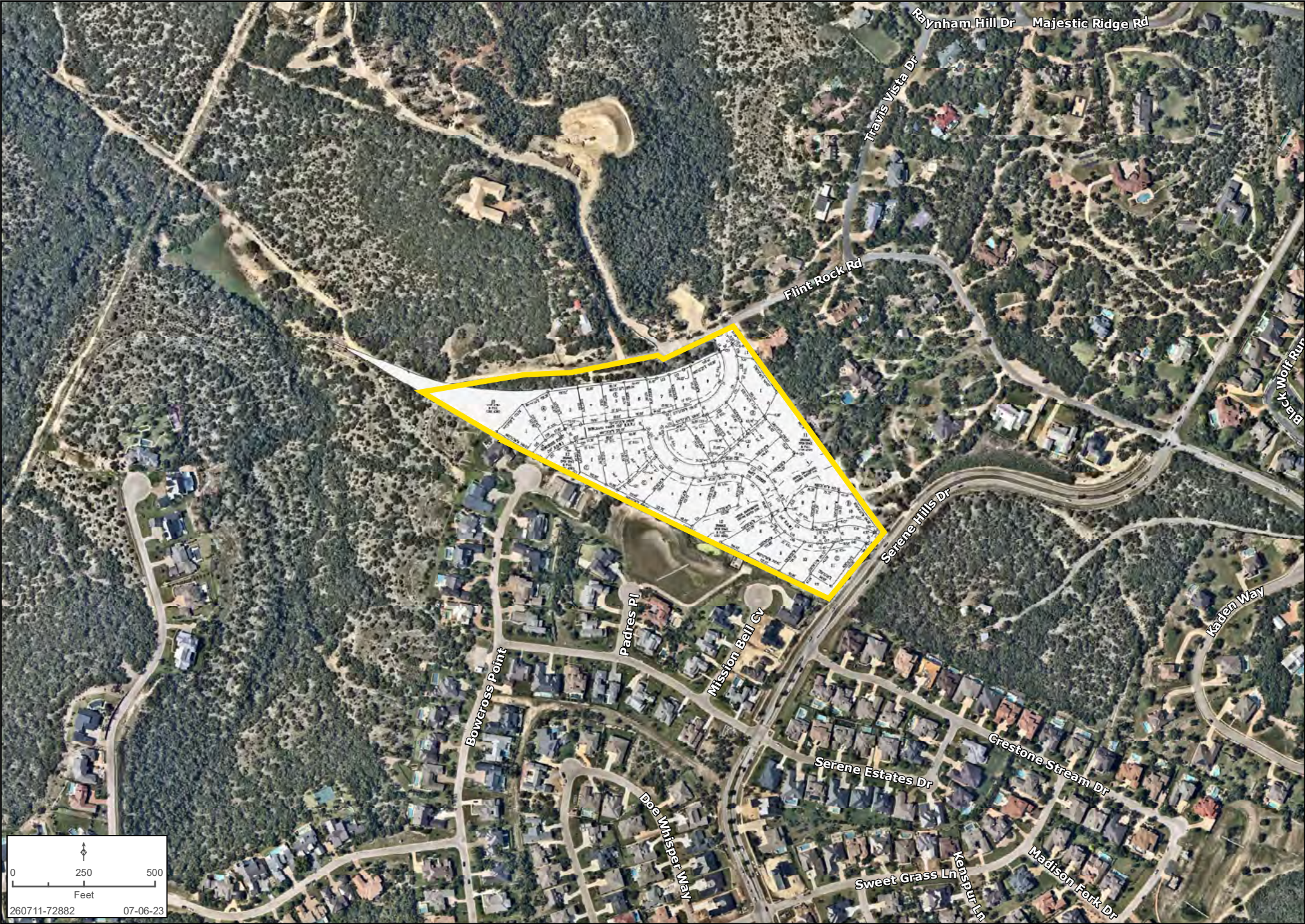
SCHOOLS MAP

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SITE PLAN MAP

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AUSTIN MARKET REPORT

AUS

MARKET INSIGHTS · 1Q26



3.7%

Austin Unemployment Rate



-15.2%

YoY New Home Starts Down



-23.2%

YoY New Home Closings Down

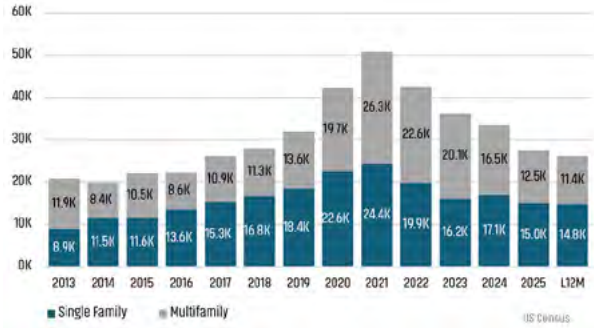


\$389,100

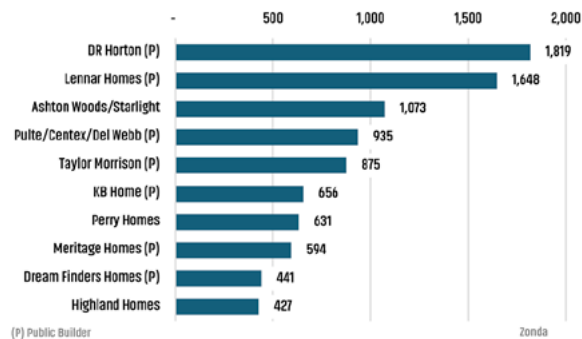
Median New Home Price

NEW HOUSING TRENDS

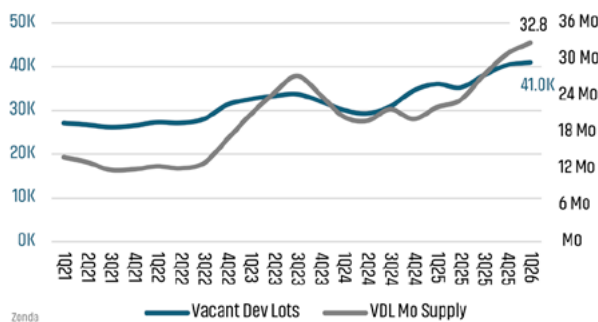
Single & Multi-Family Permits



12 Month Homebuilder Ranking by Closings



Vacant Developed Lot Supply



ANNUALIZED NEW HOME STARTS ¹



Mar 2025
15,851
Mar 2026
13,444
-15.2%

ANNUALIZED NEW HOME CLOSINGS ¹

-23.2%

Mar 2025
19,559
Mar 2026
15,019

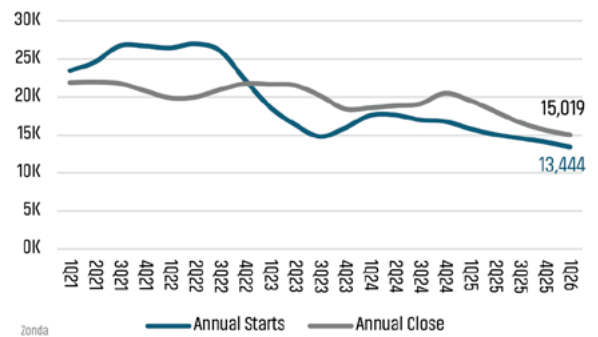


MEDIAN NEW HOME PRICE ²



Feb 2025
\$417,000
Feb 2026
\$389,100
-6.7%

Annual Starts vs Closings



MLS RESALE STATISTICS - SINGLE FAMILY HOMES ³

ANNUALIZED CLOSED SALES

Mar 2025
30,232
Mar 2026
30,625
▲ 1.3%

MONTHS OF INVENTORY

Mar 2025
4.5 Mo
Mar 2026
4.8 Mo
▲ 0.3 Mo

MEDIAN SALE PRICE

Mar 2025
\$441,000
Mar 2026
\$428,000
▼ -2.9%

ANNUALIZED SALES VOLUME

Mar 2025
\$17.2B
Mar 2026
\$17.4B
▲ 1.3%

ECONOMIC TRENDS ⁴

UNEMPLOYMENT RATE (unadjusted)

AUSTIN		TEXAS	
Feb 2025	Feb 2026	Feb 2025	Feb 2026
3.7%	3.7%	4.1%	4.3%
0.0%		▲ 0.2%	



TOTAL NONFARM EMPLOYMENT (in thousands)

AUSTIN		TEXAS	
Feb 2025	Feb 2026	Feb 2025	Feb 2026
1,393	1,406	14,234	14,306
▲ 1.0%		▲ 0.5%	

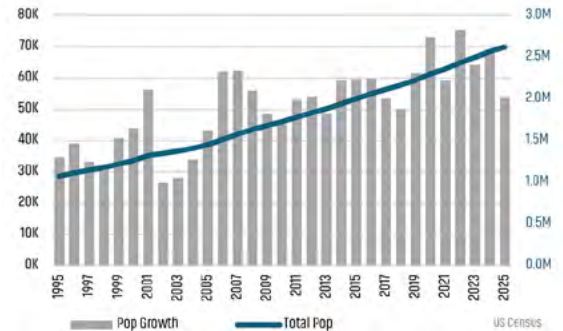


EMPLOYMENT CHANGE

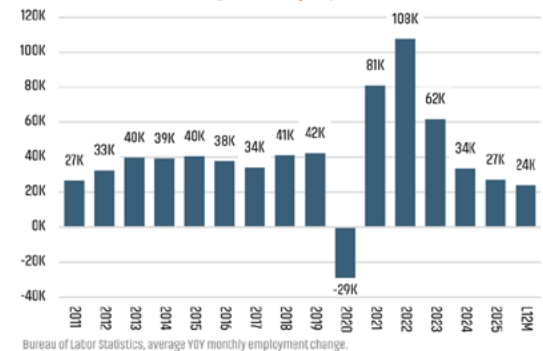
AUSTIN		TEXAS	
Annualized Employment Change*		Annualized Employment Change*	
1.7%		0.9%	



Population Growth & Total Population



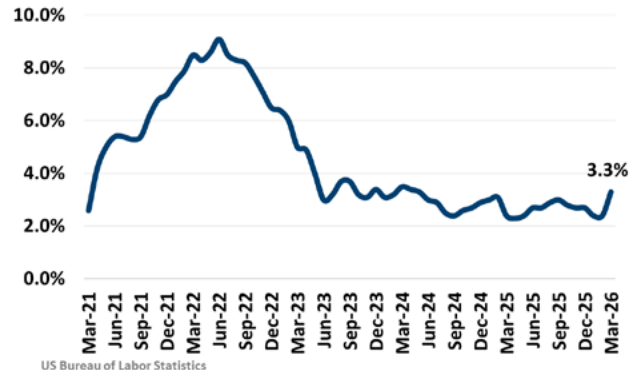
Change in Employment



30 Year Fixed Mortgage Rate

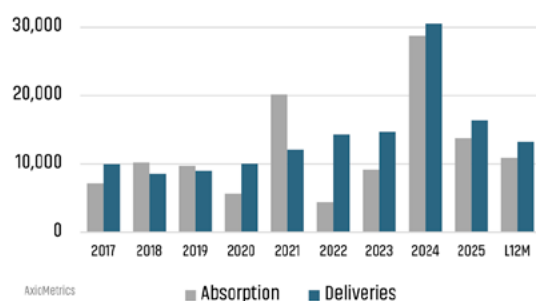


US Inflation Rate

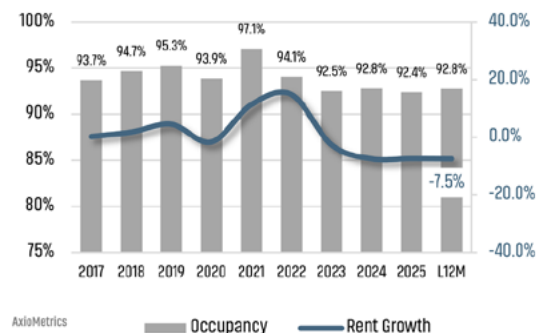


MULTIFAMILY STATISTICS

Absorption & Deliveries



Occupancy & Rent Growth





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 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.

Land Advisors Organization

Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Kirk Laguarda	60656241	klaguarda@landadvisors.com	
Designated Broker of Firm	License No.	Email	Phone

Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Hal Guggolz	628945	hguggolz@landadvisors.com	210-416-6276
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS, HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS, AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND CHECK THE STATUS OF A LICENSE HOLDER AT WWW.TREC.TEXAS.GOV

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC - A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF A LICENSE HOLDER, THE COMPLAINT PROCESS OR THE RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT:

TEXAS REAL ESTATE COMMISSION
P.O. BOX 12188
AUSTIN, TEXAS 78711-2188
(512) 936-3000

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