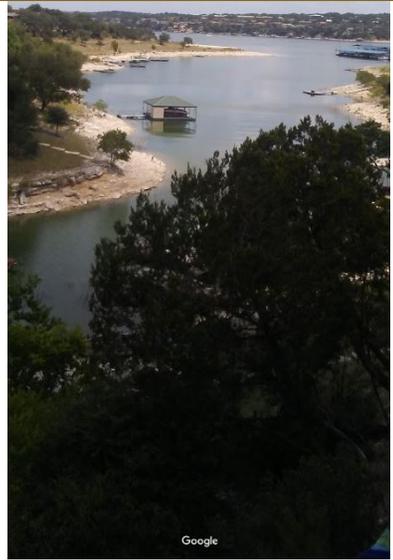




For Sale 7.20 ± Acres on Lake Travis | Waterfront Land including 7 Lots from 14,545 ± to 21,770 ± SF



## UNIQUE DEVELOPMENT OPPORTUNITY

Lohman Ford Rd • Leander, TX 78645

### *Waterfront Property On Lake Travis*

Southeast Quadrant—Lohman Ford Rd and Ivean Pearson Rd

## FOR SALE

### **7.2 ± Acres on Lake Travis**

4.32 ± Acre Waterfront Land Parcel and Seven Lots (2.88 ± Acres) Ranging from 14,545 ± SF to 21,770 ± SF

#### ***Property/Area Description***

- The Lohman Ford/Crossing once provided a path over the Colorado River connecting what is now Lakeway and Point Venture. Ivean Pearson Rd is adjacent to Point Venture
- Located on the north shores of Lake Travis, just a short drive from downtown Austin and Cedar Park
- Site provides panoramic views for a beautiful hill country retreat with natural lake side terrain and gorgeous sunsets
- A parkside lot with easy slope back yard access to Dink Parson Park
- Huge oak trees on Lot create a shady, peaceful, setting
- In close proximity to Point Venture Golf Club, Pool Point and Lago Vista
- Nearby Lake Travis popular dining, shopping and entertainment venues
- Surrounding communities include: Waterford on Lake Travis, Indian Point at Point Venture, Lakeway Hills, Lodge Acres, North Shore Colony and Lake Shore Ranch
- Less than 20 minutes to Cedar Park

**Mike Martine, CCIM**  
**Martine Properties, Inc.**

[512-327-7028](tel:512-327-7028) x5 0

[512-563-3818](tel:512-563-3818) C

[mike@martineproperties.com](mailto:mike@martineproperties.com)

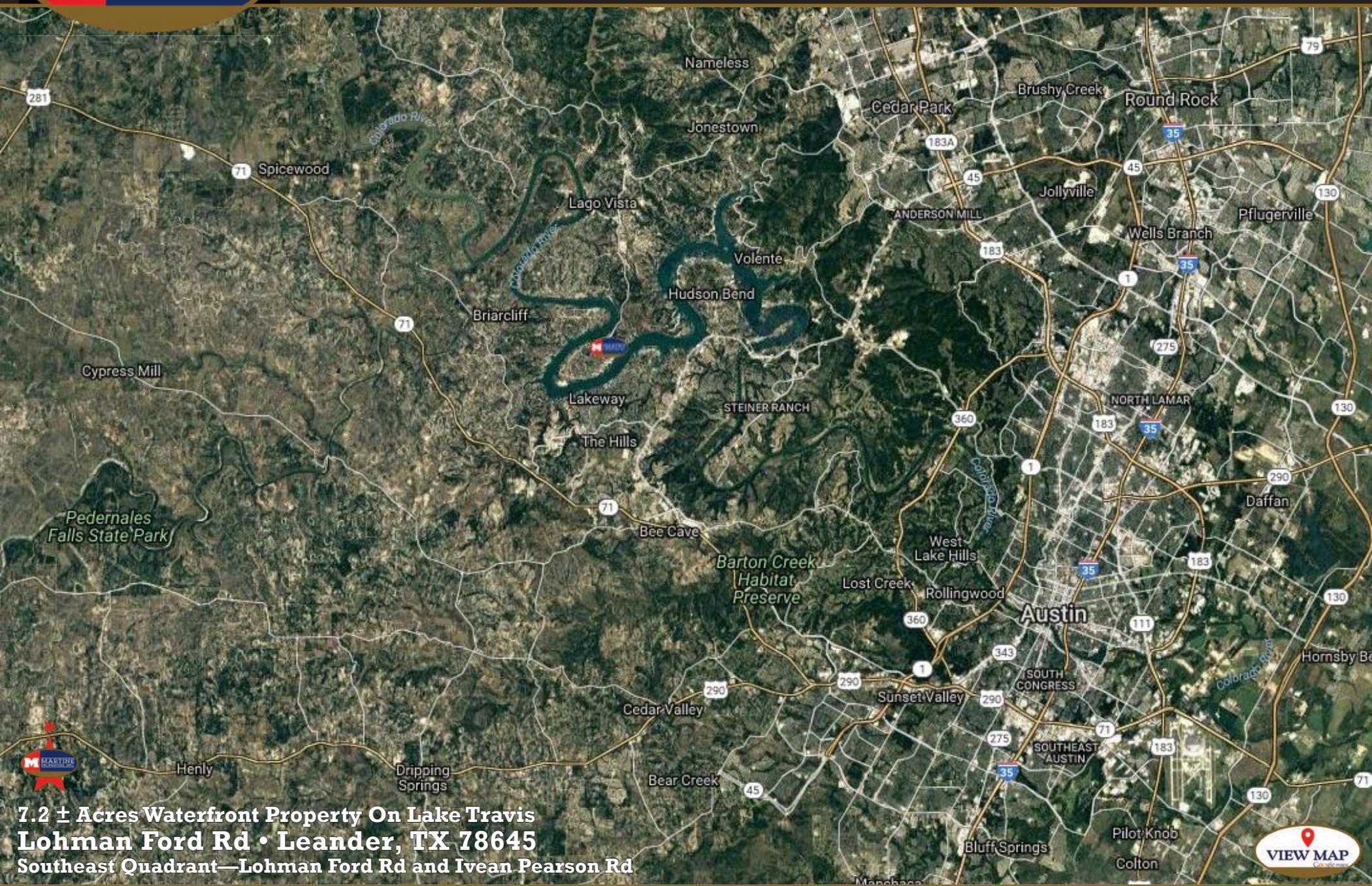
[www.martineproperties.com](http://www.martineproperties.com)

[315 South Congress, Suite 200](#)  
[Austin, Texas 78704](#)





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**7.2 ± Acres Waterfront Property On Lake Travis**  
**Lohman Ford Rd • Leander, TX 78645**  
**Southeast Quadrant—Lohman Ford Rd and Ivean Pearson Rd**



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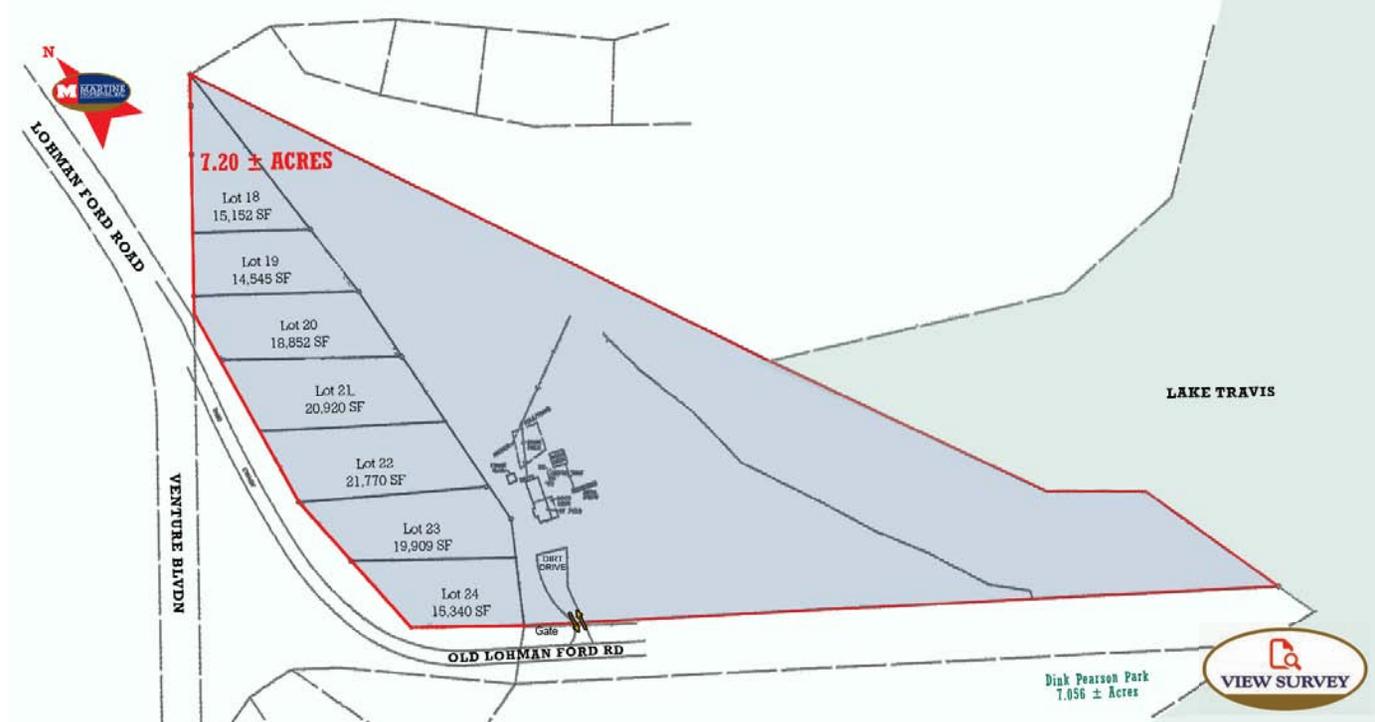


### Site Survey

- No Zoning
- Lots 18 through 24 are open home sites ready to develop
- 7.20 acre lot fronts Old Lohmans Ford Rd and provides waterfront panoramic lake views
- Utility lines run to the property
- One well on site
- Electricity provided by Pedernales Electric Cooperative (PEC)
- Site has been cleared of second growth cedar
- Mild topography—property is sloping downward toward the lake
- Land determined to be outside the 500 year flood plain

### Asking Price

\$1,100,000





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## FOR SALE

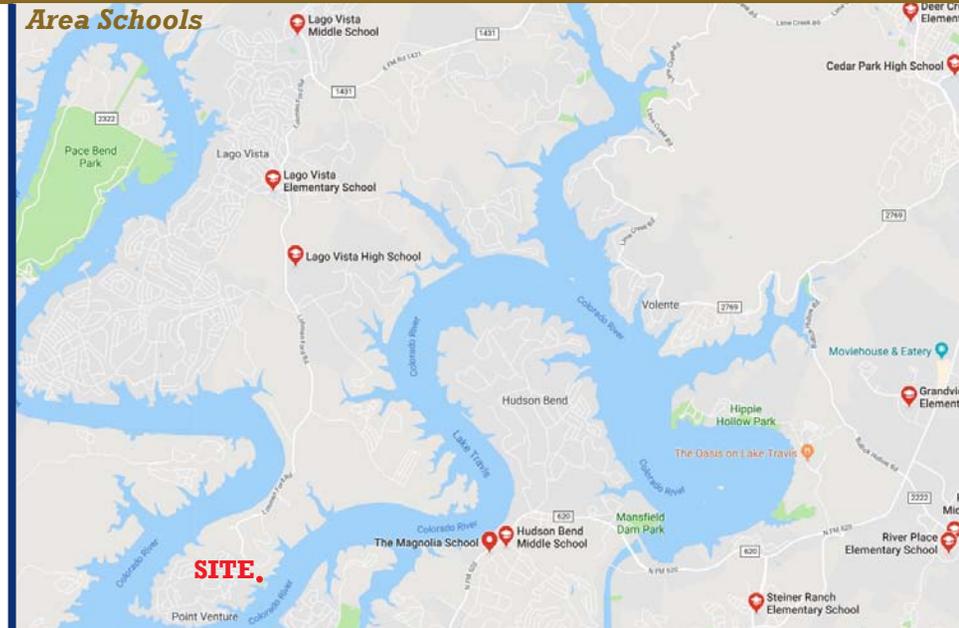
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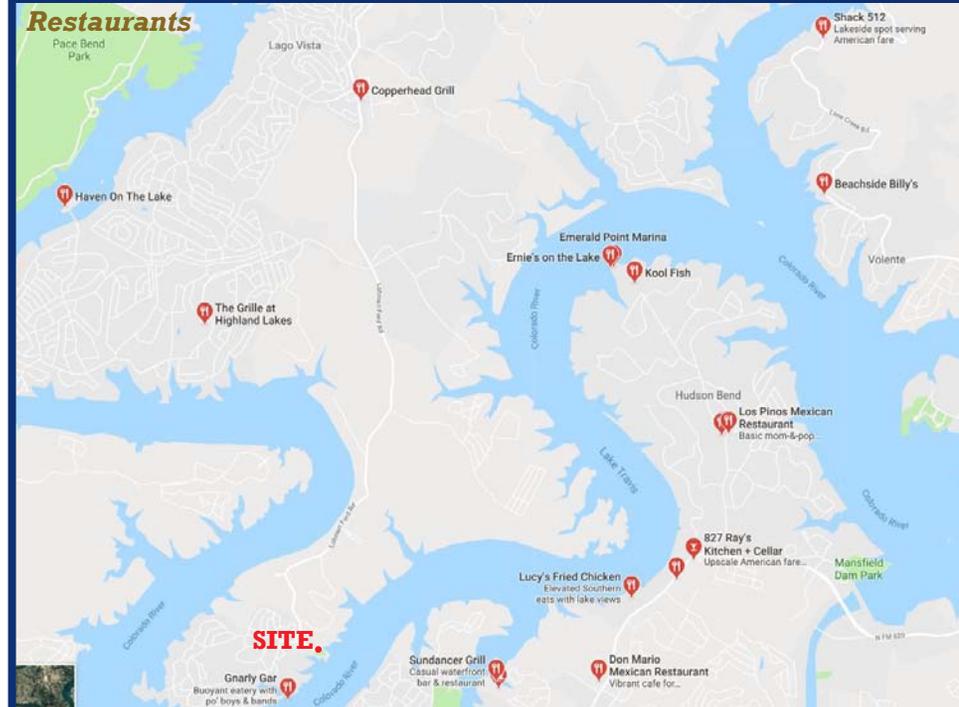
### Area Amenities

- Great Lake Travis scenic panorama views
- Sensational night lights
- 5 minutes away—Waterford Marina, Point Venture Golf Club, Pool Point, Liquid Thrillz—Boat Rentals, JB & The Groove
- 10 minutes away—SLR Grocery & Center, Sun Hardware, Lumber and Landscaping, Lowes Market, CVS Pharmacy...
- 15/30 minutes away—2 other golf courses, small jet plane airport
- Local Lago Vista exemplary schools

### Area Schools



### Restaurants





**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

_____ Broker Firm Name or Primary Business Name	_____ License No.	_____ Email	_____ Date
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Date
_____ Licensed Supervisor of Sales Agent Associate	_____ License No.	_____ Email	_____ Date
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Date

**Mike Martine, CCIM**  
**Martine Properties, Inc.**  
 512-327-7028 x5 O  
 512-563-3818 C  
[mike@martineproperties.com](mailto:mike@martineproperties.com)  
[www.martineproperties.com](http://www.martineproperties.com)  
 315 South Congress, Suite 200  
 Austin, Texas 78704