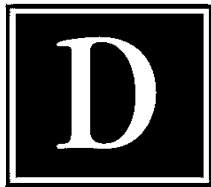


**Lake Austin  
Waterfront Lots  
Selma Hughes Phase I and Phase III  
Austin, Texas**



**DRAKE COMMERCIAL GROUP**

DEBORAH BAUER  
TRAVIS BAUER

19310 STONE OAK PKWY, STE. 201  
SAN ANTONIO, TEXAS 78258  
T: 210.402.6363  
F: 210.402.6767  
[www.drakecommercial.com](http://www.drakecommercial.com)

\* The information in this brochure has been obtained from various sources deemed reliable for presentation purposes only. This information is subject to errors and omissions. If interested in this property, each party should independently verify any and all information.

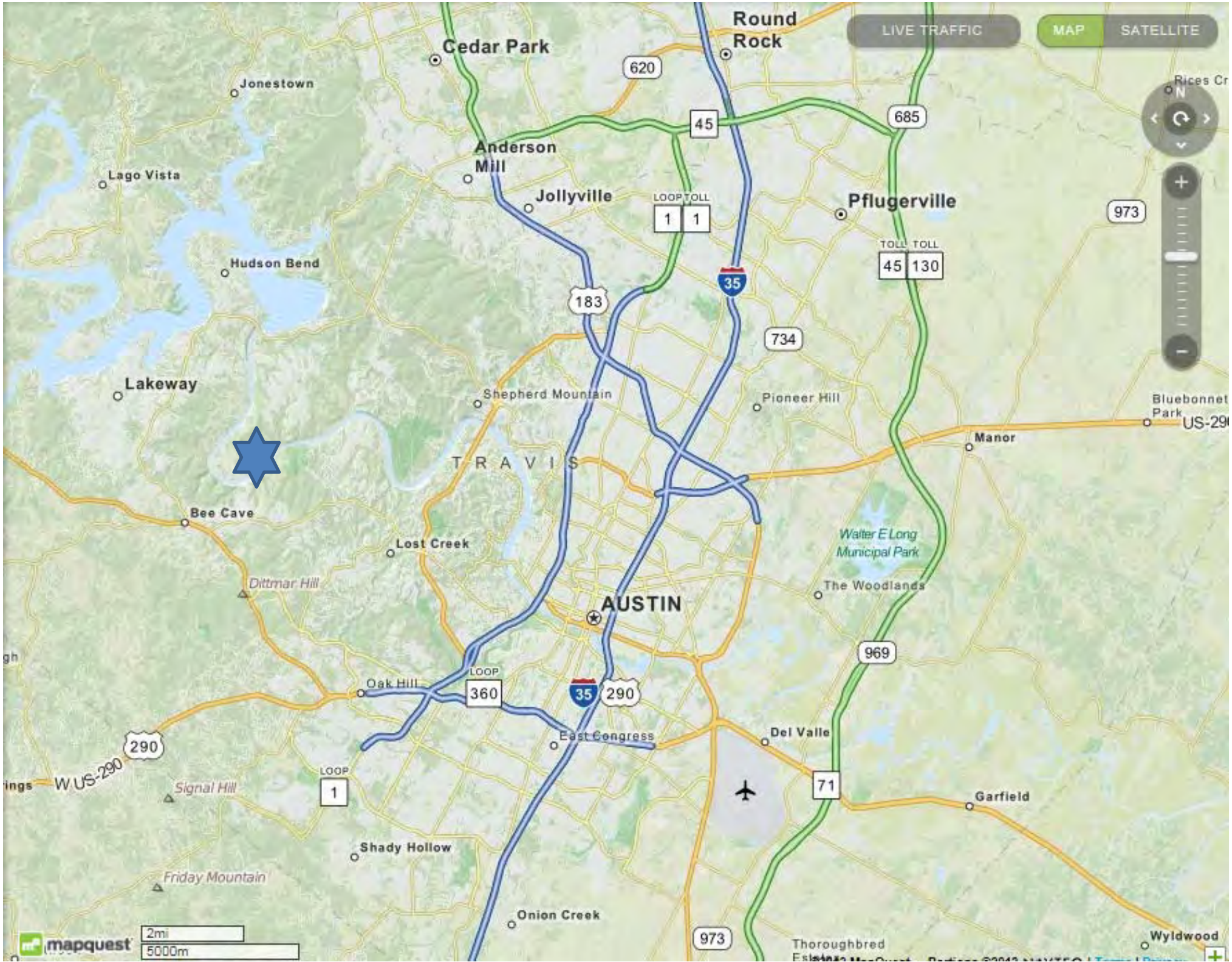
## SELMA HUGHES LAKE AUSTIN



- 115 Acres available – Call for price
- 12 Interior Lots approximately .994 acres – all under contract
- 3 Waterfront Lots – Lot 8 - \$2,195,000 and Lot 9 - \$1,895,000 – 2 acres  
Lot 10 \$1,850,000 – 2 acres

Laura Welch Bush Elementary School; Canyon Ridge Middle School;  
Vandergrift High School





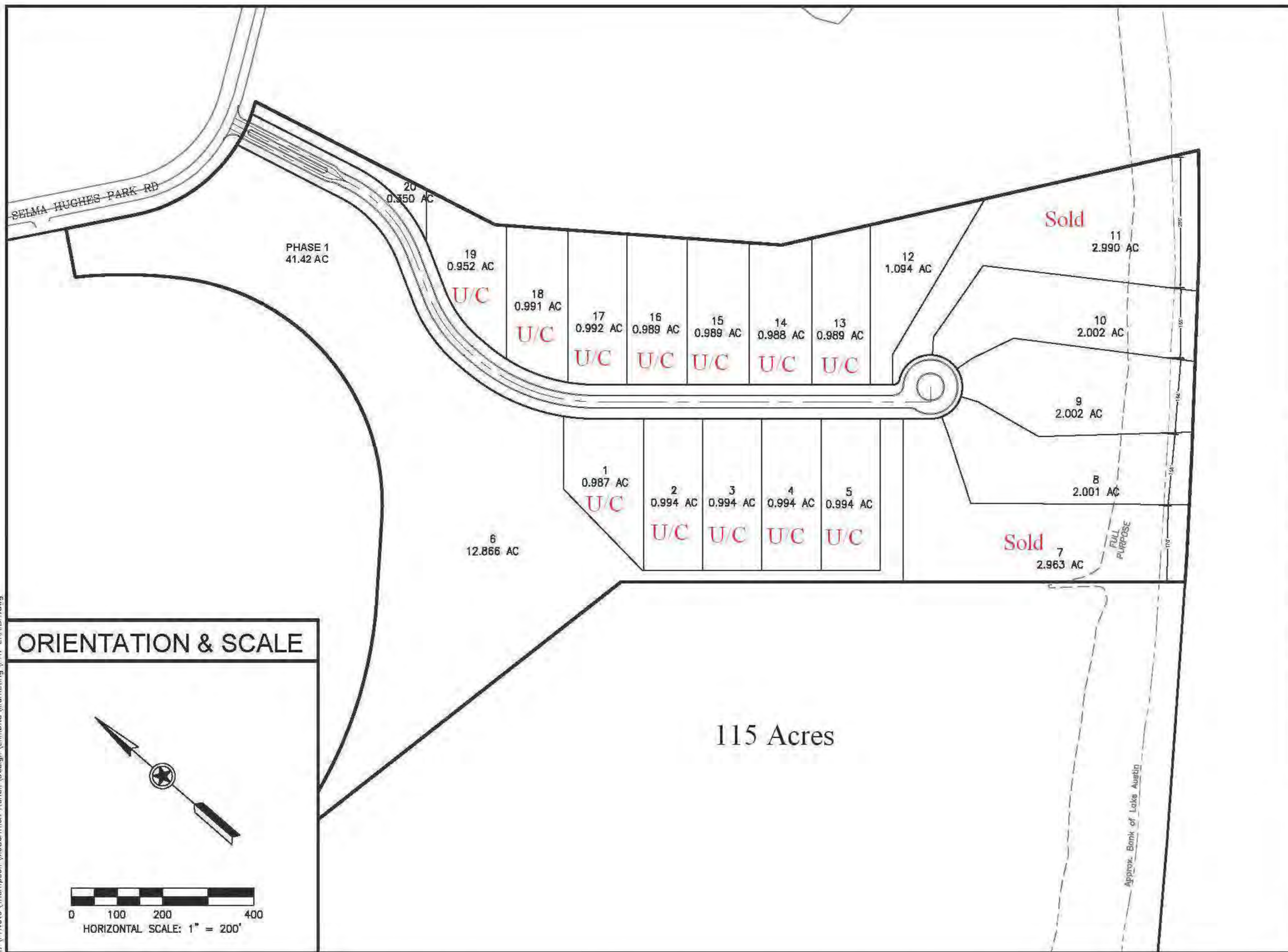




McCormick Ranch Phase I  
Austin • TX

**ENGEL & VÖLKERS**<sup>®</sup>  
MICHELE TURNQUIST





**Texas Engineering Solutions**

5000 BEE CAVES ROAD  
SUITE 208  
AUSTIN, TEXAS 78746  
O: 512-904-0505  
F: 512-904-0509  
TBPE NO. 11205

**OWNER/DEVELOPER**

**PROJECT DATA**

COUNTY:  
CITY LIMITS/ETJ:  
FINAL PLAT NUMBER:  
RELATED CASES:  
PROJECT ADDRESS:  
GRID NUMBER:  
ZONING:  
USAGE:  
FEMA MAP PANEL:

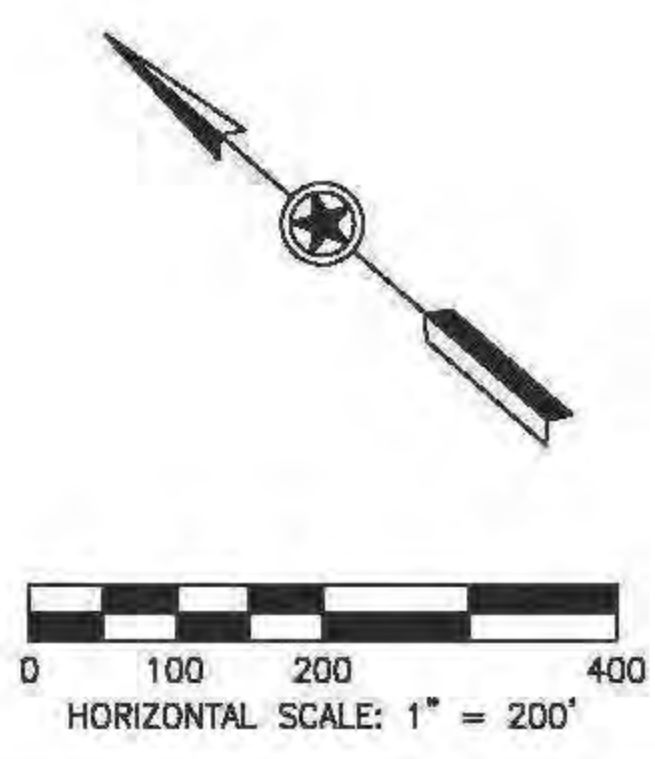
MODIFIED: May 9, 2013  
PLOTTED: May 9, 2013  
PLOTTED BY: tescod04

**McCormick RANCH**

**PHASE 1 EXHIBIT**

**1 OF 1**

**ORIENTATION & SCALE**



**P**hase I of McCormick Ranch is a new waterfront subdivision in Steiner Ranch. This new gated community consists of 12 beautiful one acre heavily treed lots with views listed for \$450,000 and three remaining 2 acre waterfront estate lots starting at \$1,895,000. One of the waterfront lots includes a two story custom boathouse with boat slip for \$2,195,000. These waterfront lots are some of the last parcels of land on the pristine Lake Austin with 150+' of Lake Austin main body, gently sloping with pecan and oak trees. Enjoy the protected views of the location across from Balcones Canyon Land Preserve. This gated subdivision is located in Steiner Ranch with award winning schools, shopping and restaurants minutes away.

**Lot 8**

- Waterfront
- 2 Acres
- 160' of Lake Austin Main Body Waterfront
- 2 Story Custom Boathouse with Boat Slip
- \$2,195,000

**Lot 9**

- Waterfront
- 2 Acres
- 155' of Lake Austin Main Body Waterfront
- \$1,895,000

**Lot 10 -**

- Waterfront
- 2 Acres
- 155' of Lake Austin Main Body Waterfront
- \$1,850,000

**Interior Lots - Under Contract**

- 1 Acre Starting at \$450,000

**Area**

- RIN
- Elementary School - Laura Welch Bush
- Middle School - Canyon Ridge
- High School - Vandergrift



**CONTACT MICHELE TURNQUIST**  
**ENGEL & VÖLKERS AUSTIN**  
 3700 BEE CAVES ROAD, AUSTIN, TX 78746  
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McCormick Ranch Phase II  
Austin • TX

**ENGEL & VÖLKERS**<sup>®</sup>  
MICHELE TURNQUIST





# ENGEL & VÖLKERS

## McCormick Ranch Phase III Feature:

- 115 + Acres on Lake Austin
- 1850 + of Lake Austin Main Body Waterfront
- 30-35 L.U.E's
- Gently Sloping terrain covered with Oak and Pecan trees.
- Cascading rock formation with Grotto
- Wild Life Exempt
- Sits across from Balcones Preserve
- Mature Oak and Pecan trees
- Convenient to Stores and Restaurants
- Award winning Leander school district
- Perfect for development or your own private ranch on the shores of Lake Austin.

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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.

### 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.

<b>Drake Commercial Group</b>	<b>442994</b>	<b>deborah@drakecommercial.com</b>	<b>210-402-6363</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Deborah Bauer</b>	<b>0277444</b>	<b>deborah@drakecommercial.com</b>	<b>210-402-6363</b>
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