



982 Lot Master Planned Single Family Development in Leander, TX

76 or 42 - 70' paper lots available for purchase

Included in Purchase

- 76 or 42 - 70' Paper Lots
 - Preliminary plan approved lots
 - All detention and drainage facilities in place
 - Amenity Center located directly off Lakeline Boulevard
 - H.O.A. – Builder will not pay dues, dues will become applicable at homebuyer purchase. Dues amount \$720/year.
 - Internal directional signage directing traffic to your model (per City Ordinance)



Home Square Footage Bands

# of Lots	Size	Square Footage Band (SF)	Masonry
466	50'	1700 – 3150	4 sides
297	60'	2100 – 3,625*	4 sides
219	70'	>2375**	4 sides

*subject to a maximum of 30% of Homes within the Development Area being of a size between 3,225 SF and 3,625 SF
**subject to a maximum of 30% of the Homes within the Development Area being of a size between 2,375 SF and 2,800 SF

City of Leander Current Fees

➤ City of Leander Fees

- Application Fee: \$200 (credited toward permit fee)
- Plan Review
 - ❖ up to 3000 sq. ft.: \$50
 - ❖ 3000 sq. ft. or greater: \$0.05 per sq. ft.
- Building Permit: \$0.15 per sq. ft. (total foundation/floor) (\$40 minimum)
- Plumbing Permit: \$0.15 per sq. ft. (total foundation/floor) (\$40 minimum)
- Mechanical Permit: \$0.15 per sq. ft. (total foundation/floor) (\$40 minimum)
- Electrical Permit: \$0.15 per sq. ft. (total foundation/floor) (\$40 minimum)
- Permanent Power: \$40
- Fence Permit: \$10
- Tap Fee ($\frac{5}{8}$ inch)
 - ❖ Service lines are installed by City:
 - Water: \$840 (includes water meter installation)
 - Wastewater: \$750
 - ❖ Service lines are in place, only City inspection required:
 - Water: \$340 (includes water meter installation)
 - Wastewater: \$100

(See Appendix A Fee Schedule of the City of Leander Code of Ordinances for any other applicable fees)

Phasing Plan



Phase 2 Section 4
42 - 70' Lots
FOR SALE

Phase 2 Section 3
76 - 70' Lots
FOR SALE

Phase 2 Section 2B

Phase 2 Section 2A

Phase 2 Section 1

Phase 1 Section 1

Phase 1 Section 3

Phase 1 Section 2

Phase 1 Section 4

ASHTON WOODS
54 - 70' Lots

GEHAN HOMES
47 - 70' Lots

50's

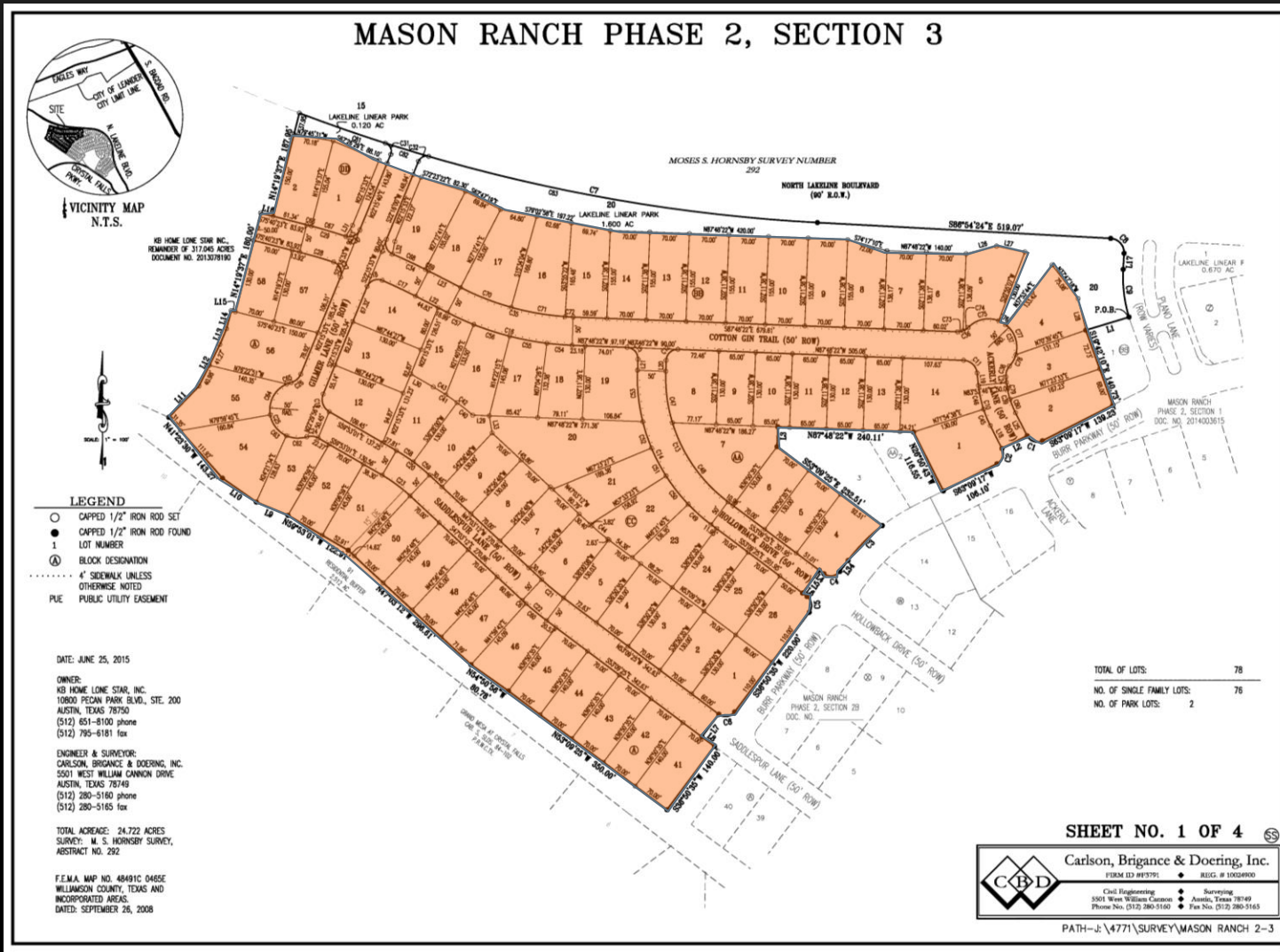
70's

60's

SCALE: 1" = 400'

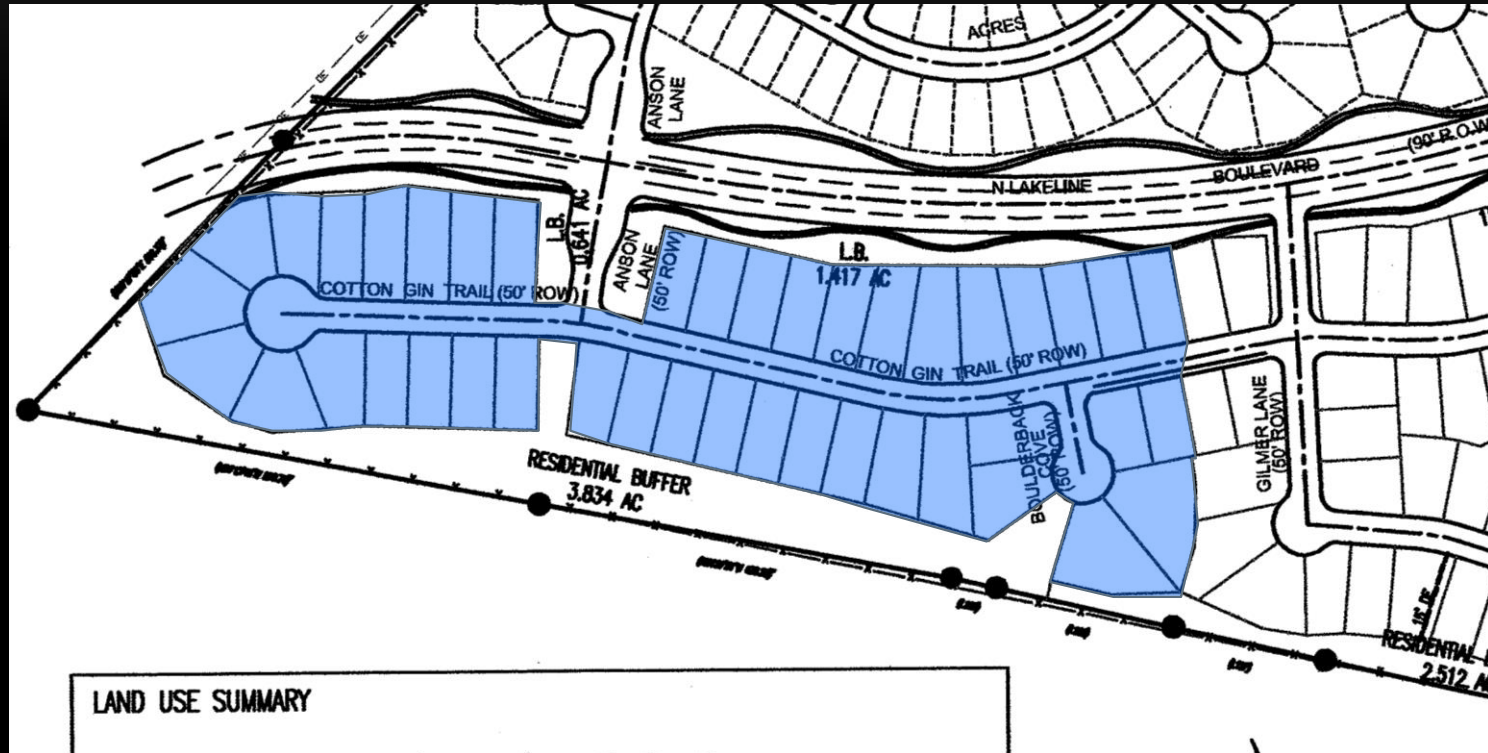
Phase 2 Section 3

76 – 70' Lots for Sale

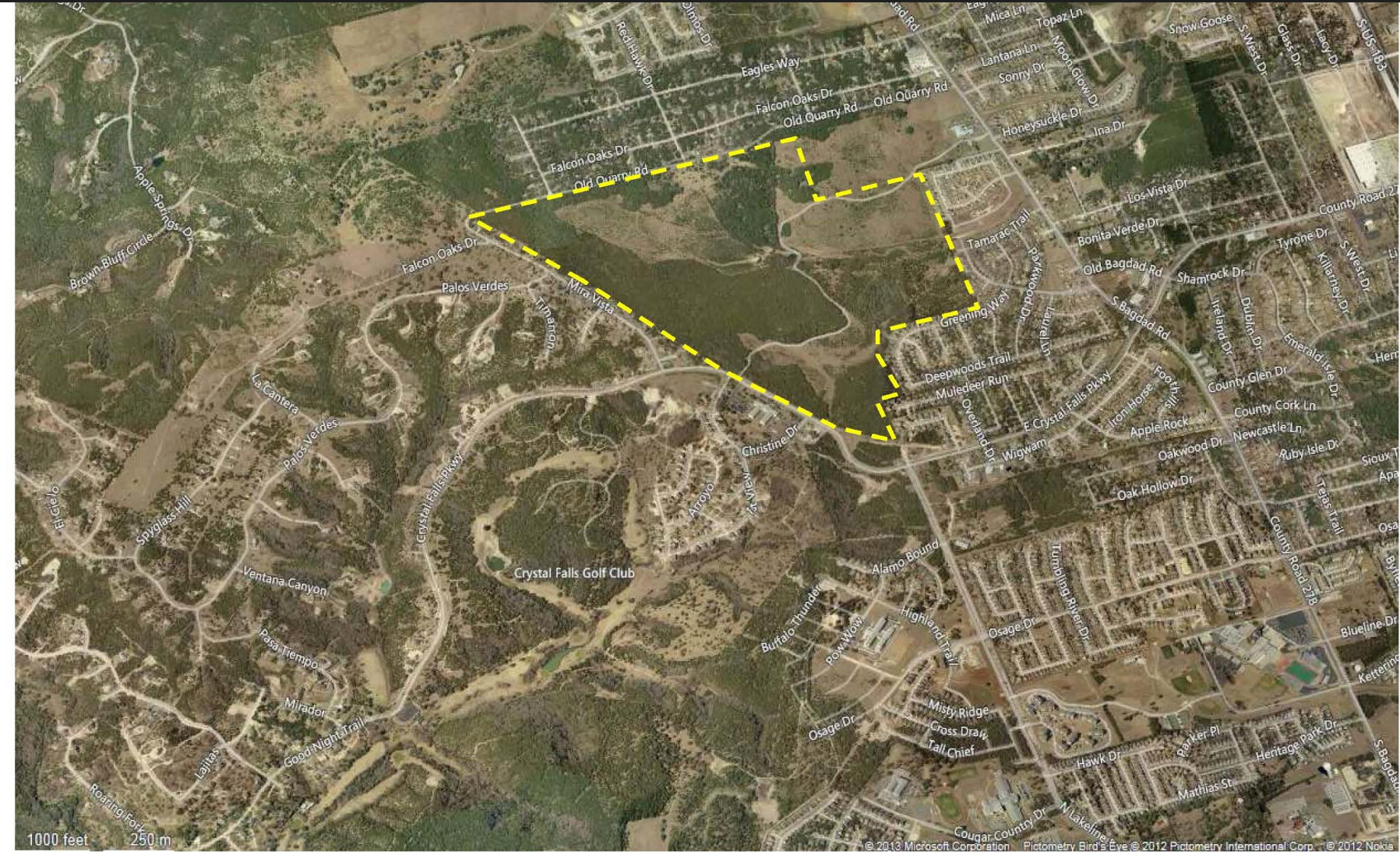


Phase 2 Section 4

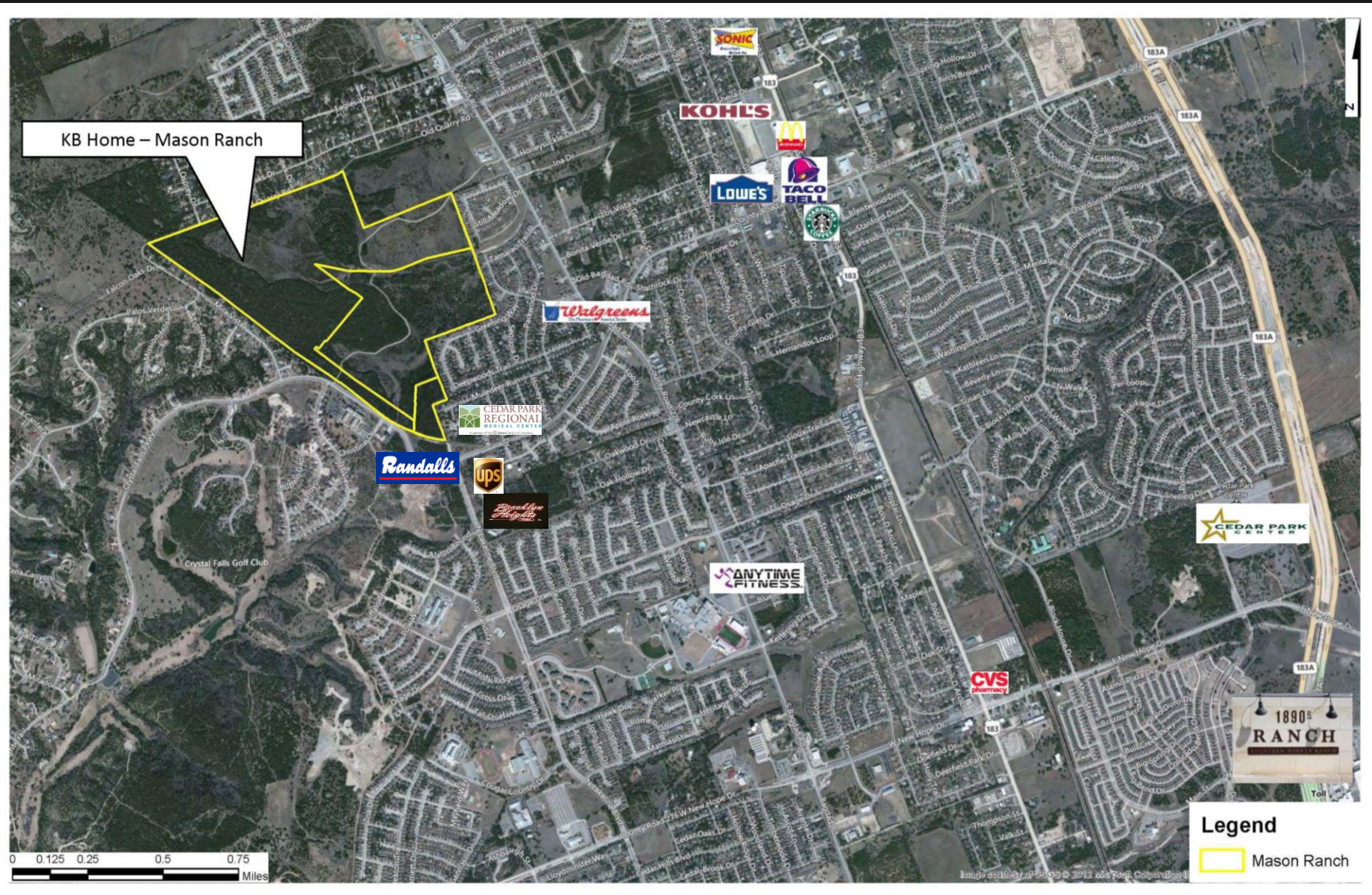
42 – 70' Lots for Sale



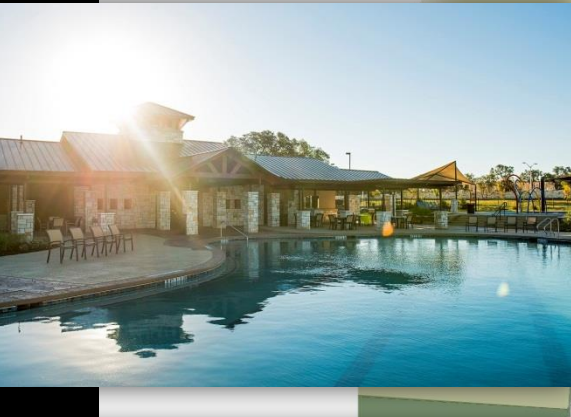
Location Map



Area Retail

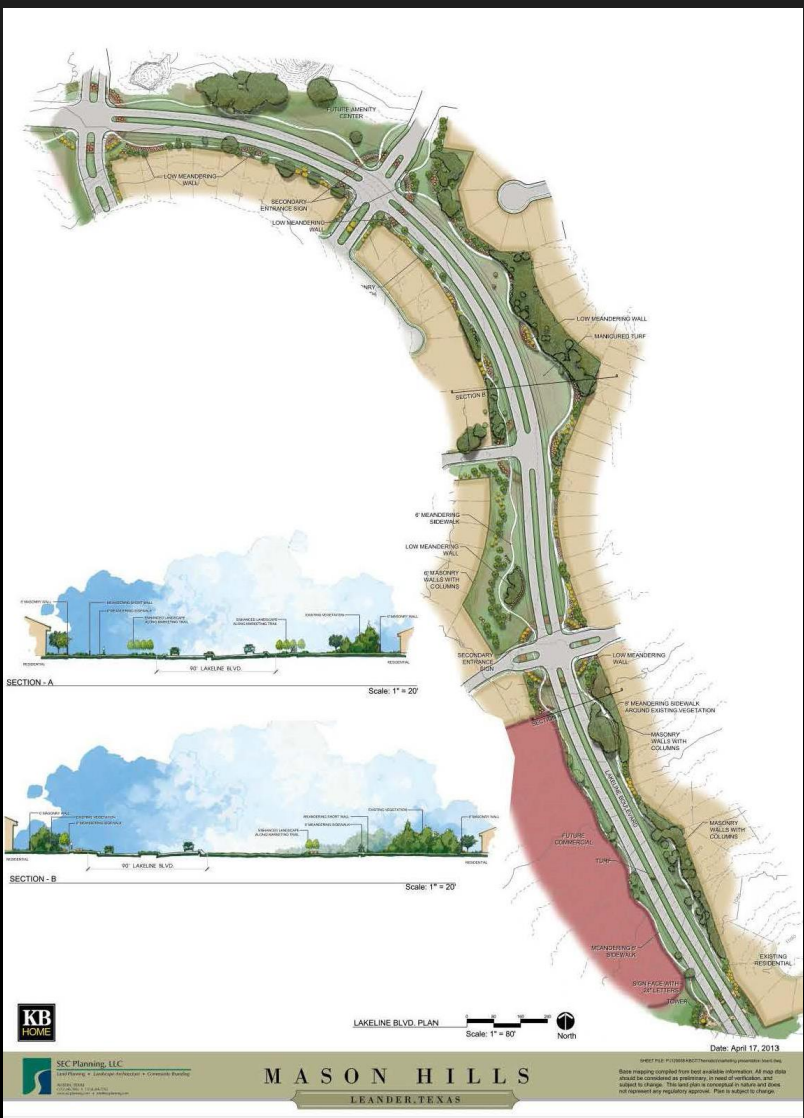


Amenity Center Layout



AMENITY CENTER
MASON HILLS
LEANDER, TEXAS

Lakeline Boulevard



Entry Monument



Internal Directional Signage



Neighborhood Images



Lakeline Boulevard exiting Mason Hills (south)



Intersection of Crystal Falls Pkwy & Lakeline Blvd



Whitestone Elementary School



Leander Public Library (adjacent to Mason Hills)



Mason Hills 70' Lots

Offering Guidelines

- Property For Sale: 42 or 76 - 70' paper lots Sections 2-3 and 2-4
- Asking Price:
Minimum offer price to start at \$53,000 per lot + \$2,500/Lot Amenity Center Fee
- Purchase Terms: Seller requires all cash close
- Letter of Intent: Non-binding LOI must be delivered by TBD. Upon mutual execution of LOI, parties will endeavor to enter into binding purchase and sale agreement
- Deposits: Initial deposit of \$50,000 shall be paid to KB Home at the time of an executed purchase and sale agreement and shall be fully refundable during the feasibility period. An amount = 10% of the total sale price (less the \$50,000 already deposited) will be due at the end of feasibility.
- Feasibility Period: Buyer shall have no more than 60 days in which to investigate all aspects of the property. Feasibility Period will begin on the effective date of the Purchase and Sales Agreement.
- Closing:
No more than 30 days after end of feasibility