

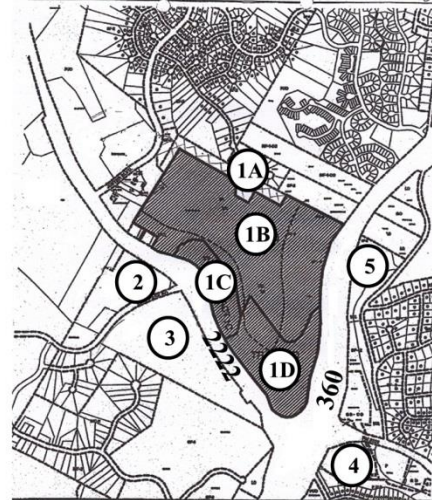
Champion Tracts

FM 2222 at 360

Austin, TX



1A	6 ac	SF-2-CO	Hilltop SF land
1C	13 ac	LR-CO	Skeet Range tract
2	17 ac	LR-CO	City Park West
3	43 ac	GO-CO	City Park East
4	8 ac	GR-CO	SEC 2222/360 ground lease
5	11 ac	GR-CO	Bluff over 360
1B	60 ac	MF	Gables Grandview
1D	28 ac	GO-CO	Office tract previously sold



Location: 2222 at 360 & 2222 at City Park Rd , Austin, TX.

Size: 6 tracts totaling 90 acres gross in sizes shown above.

Entitlements: All tracts subject to settlement agreement (1996), zoning with CO conditions (2000) and Lake Austin Watershed ordinances prior to CWO. Contact broker for details.

Utilities: Water and wastewater from City of Austin needing engineering verification of capacity, location and commitment.

Development standards: Those in effect on December 8, 1993 including the Lake Austin Watershed ordinances.

Prices:

- 1C: Sold
- 2: Under contract
- 3: Sold
- 4: Under contract - ground lease starting at \$221K/yr
- 5: Call for price
- 1A: Not priced.

Comments: One of the best locations in all of Austin for office, townhouse, multifamily and retail development. Some of the tracts have floodplain and slopes that affect buildable area.



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