

FOR SALE - OFFICE CONDOMINIUM PROJECT

3805 Juniper Trace City of Bee Cave, Texas 78738



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| LOCATION: | .2 Miles east of Bee Caves Rd and Hwy 71 West intersection • Walking distance to Hill Country Galleria | SCHEDULED COMPLETION: | As early as end of year 2011. • +/- 12 months from the sale of 40% of the 11,000 SF building (financing requirement) |
| SIZE: | 11,000 SF total building size, divisible to 1,500 SF on 1 acre | PRICE: | \$248/SF |
| UTILITIES: | Water and Wastewater | COMMENTS: | To be Built Office Building offered for sale as Office Condominiums. |
| ZONING: | Retail which allows for Office Use | | INCLUDES • Completion of an interior "vanilla box" defined as finished painted demising walls, ceiling tile, lighting, electrical and HVAC. |
| PARKING: | 46 total parking spaces • 1 : 240 | | OTHER • Walk out the door and access the Hill Country Galleria walking trails |

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