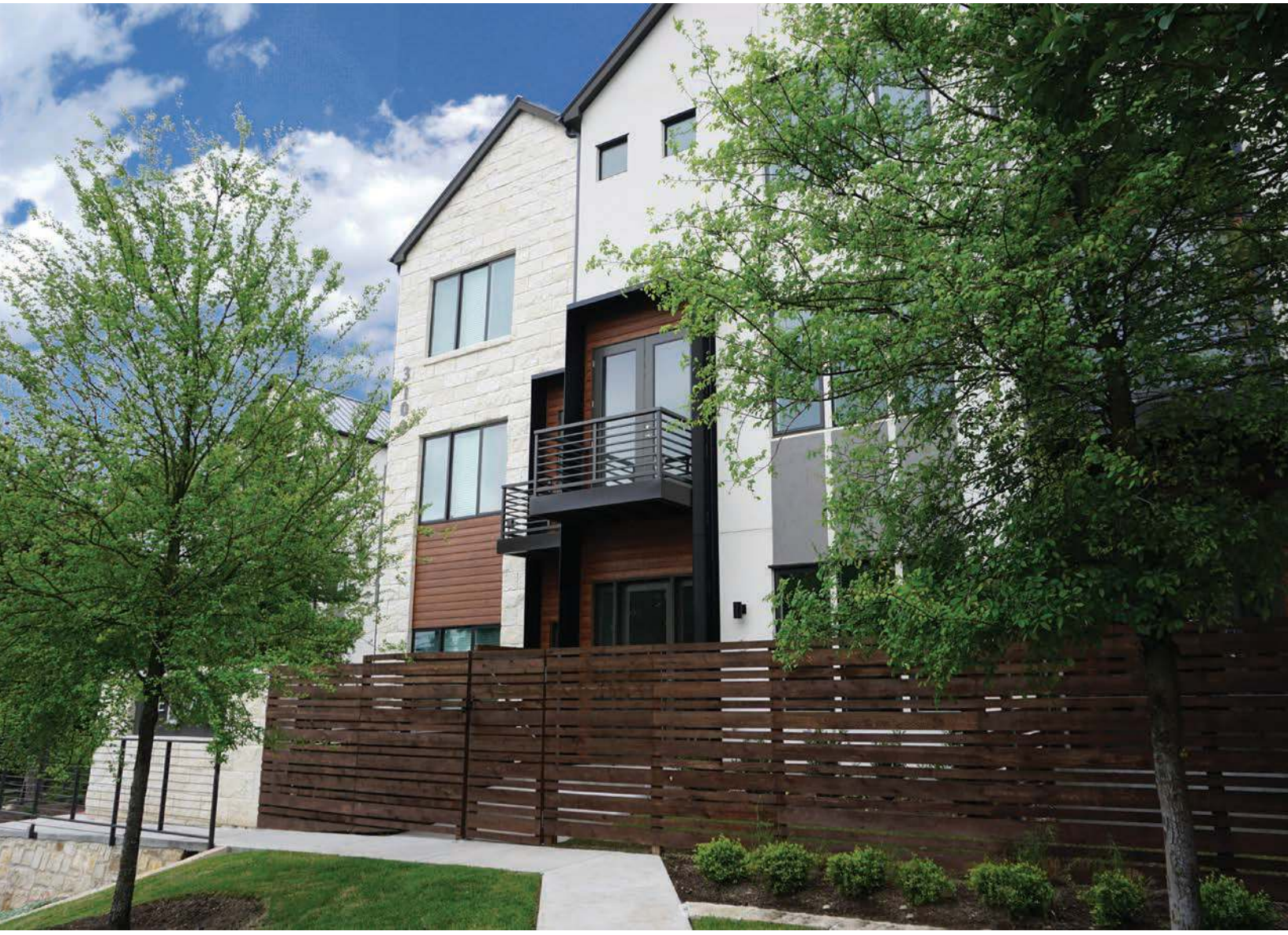
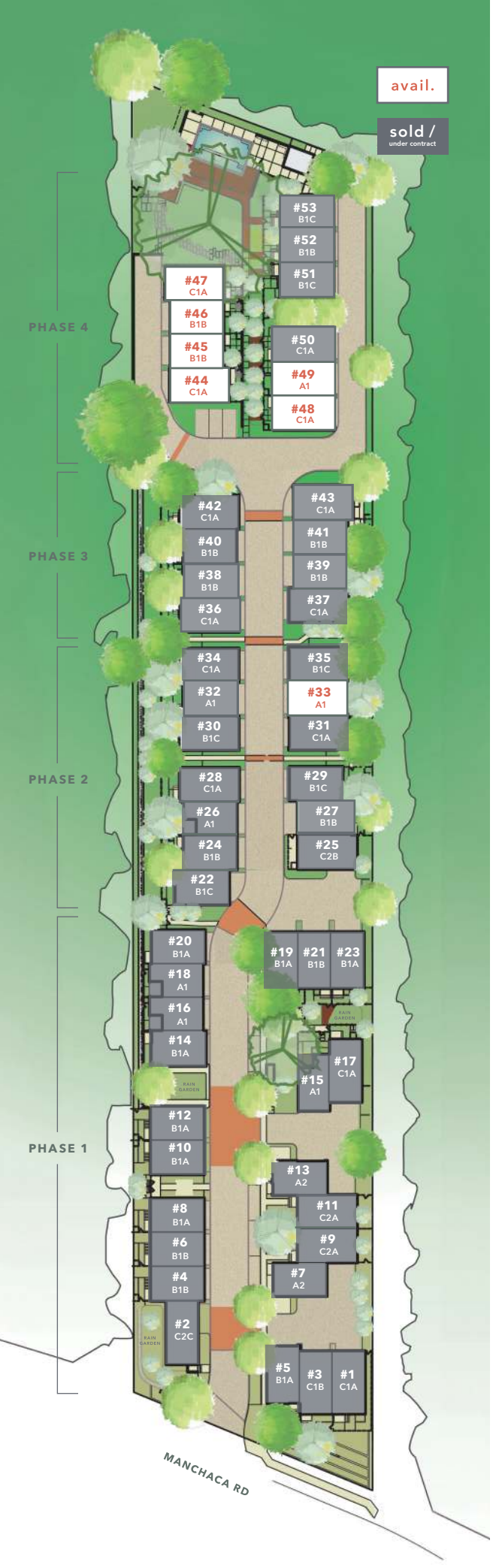
THE LAAN

RESIDENCES



FINAL PHASE NOW SELLING



QUICK FACTS

- The LAAN (pronounced like "*lawn*")
- Located at 3100 Manchaca in the heart of iconic South Austin
- Inspired architectural design meets elegantly approachable interior finishes
- Timeless Dutch farmhouse style invokes an approachable South Austin aesthetic
- 53 residential units, offering 2-bedroom and 3-bedroom condos
- The LAAN sits on a 3 acre site divided into 4 phases
- Prices ranging from the mid $500s to the low $700s
- Highly-optimized floorplans with private outdoor spaces
- Walkable 78704 location within vibrant South Austin
- Enchanting community amenities including a lounge pool, outdoor grill and outdoor community patio
- Phase 4 now selling
- All remaining homes now under construction

« **FULL SITE PLAN**

CURRENT AVAILABILITY

PHASE 4

THE LAAN'S FINAL PHASE IS SELLING NOW

Unit #	Type	Beds / Baths	Sq.Ft.	Garage	Finish	Price
44	C1-A	3 beds / 3.5 baths	1,970	2 car garage	buyer's choice	$695,000
45	B1-B	3 beds / 3.5 baths	1,750	2 car garage	buyer's choice	$640,000
46	B1-B	3 beds / 3.5 baths	1,750	2 car garage	buyer's choice	$640,000
47	C1-A	3 beds / 3.5 baths	1,970	2 car garage	buyer's choice	$705,000
48	C1-A	3 beds / 3.5 baths	1,970	2 car garage	buyer's choice	$695,000
49	A1	2 beds / 2 baths / 2 half-baths	1,600	2 car garage	buyer's choice	$570,000
50	C1-A	3 beds / 3.5 baths	1,970	2 car garage	buyer's choice	Under Contract
51	B1-C	3 beds / 3.5 baths	1,750	2 car garage	buyer's choice	Under Contract
52	B1-B	3 beds / 3.5 baths	1,750	2 car garage	buyer's choice	Under Contract
53	B1-C	3 beds / 3.5 baths	1,750	2 car garage	buyer's choice	Under Contract

PHASE 2

Unit #	Type	Beds / Baths	Sq.Ft.	Garage	Finish	Price
33	A1	2 beds / 2 baths / 2 half-baths	1,600	1 car garage + carport	Industrial	$555,000

Prices effective July 26, 2019. Plans, prices, specifications, and availability are subject to change without notice. All square footage is approximate.

FINISHES

Choose from four sleek, modern, and tailor-made finish palettes created by Urbanspace Interiors – designed to be fresh yet elegant, and embrace simplicity of design.

KITCHEN + DINING

Bosch Appliances | Wide-Plank Hardwood Floors | Quartz Waterfall Countertops
Gas Cooking | Built-In Oven | Ceiling-Height Tile Backsplash

FINISHES

Imagine a home that's energy efficient & environmentally sensitive, yet provides the best in technological advances. Value is an integral part of every piece of The LAAN.

MASTER BATHS

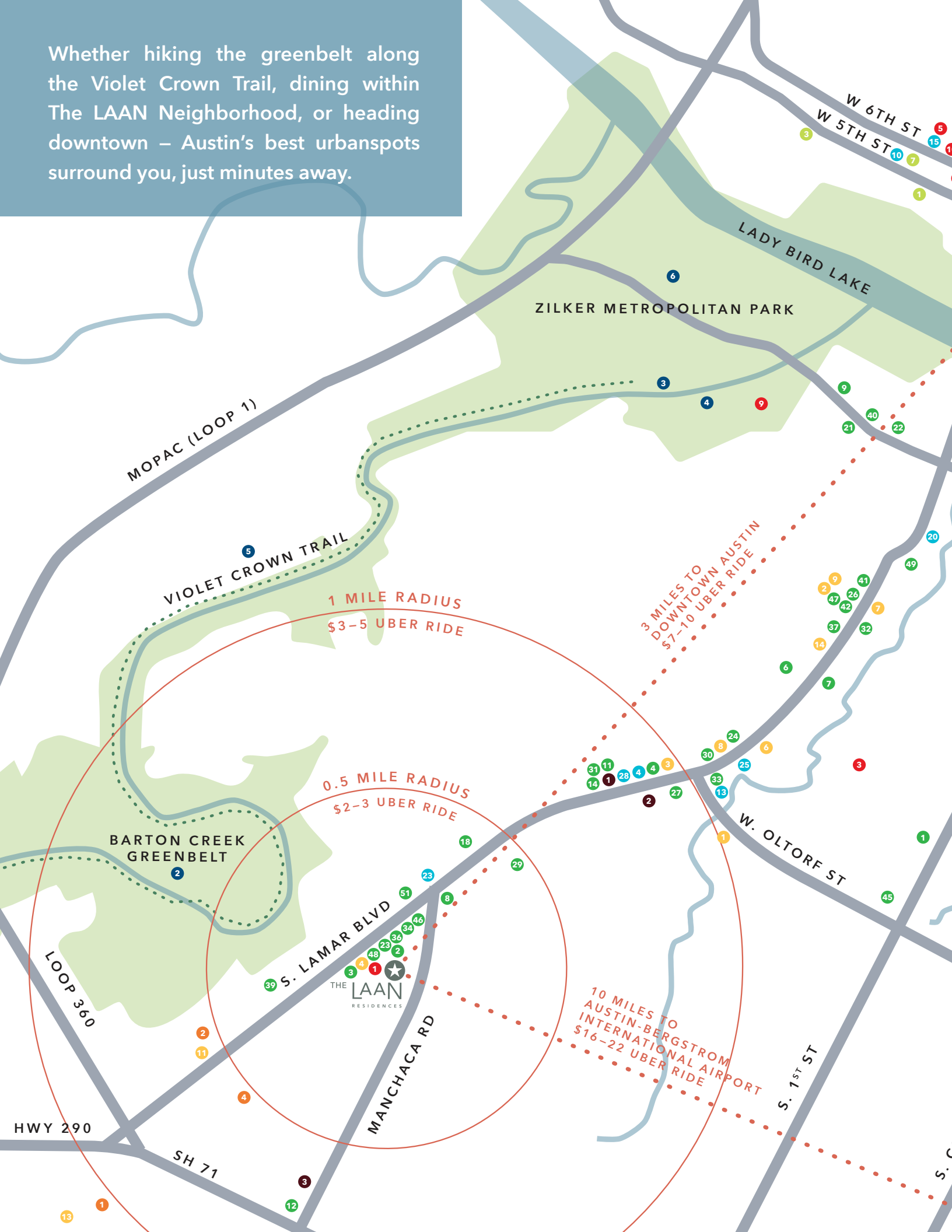
Soaking Tub | Frameless Glass Shower Door | Quartz Countertops

High-Gloss Cabinetry | Skylight for Natural Light

AMENITIES

Anchored by an iconic heritage tree and adorned with soft lighting, The LAAN's hideaway-like communal amenities space will offer a modern pool, lush rain gardens, an outdoor grilling station, and ample lounging and entertainment space.

Whether hiking the greenbelt along the Violet Crown Trail, dining within The LAAN Neighborhood, or heading downtown – Austin's best urbanspots surround you, just minutes away.



THE 78704 NEIGHBORHOOD

DINING

1. Alcomar
2. Amy's Ice Creams
3. Aroma Italian Kitchen
4. Aviary Wine & Kitchen
5. Bar Chi Sushi
6. Barley Swine
7. Chi'Lantro
8. El Chipiron
9. Chuy's
10. Clark's Oyster Bar
11. Confituras Little Kitchen
12. Dan's Hamburgers
13. Dolce Neve
14. East Side King
15. Elizabeth St. Cafe
16. Enoteca / Vespaio
17. Fixe
18. Gourdough's
19. Güero's Taco Bar
20. Home Slice Pizza
21. Juiceland
22. Juliet Ristorante
23. Kerbey Lane
24. Krau Urban Thai
25. Lambert's Downtown BBQ
26. Lick Ice Cream
27. Loro
28. Magnolia Cafe
29. Matt's El Rancho
30. El Meson
31. Moonlight Bakery
32. Odd Duck
33. Olivia
34. Papalote
35. Perla's
36. Phil's Ice House
37. Ramen Tatsu-Ya
38. Ranch 616
39. Red's Porch
40. Shady Grove
41. Shake Shack
42. Soto
43. South Congress Cafe
44. Sway
45. Tacorrido
46. Thundercloud Subs
47. TLC Austin
48. Torchy's
49. Uchi
50. Vinaigrette
51. Wholly Cow Burgers

RETAIL

1. Allen's Boots
2. American Apparel
3. The Austin Wine Merchant
4. Aviary
5. Blackmail
6. Book People
7. By George
8. Crofts Original
9. Design Within Reach
10. Found
11. Free People
12. Hemline
13. Hoiden Supply Co.
14. JM Dry Goods
15. Julian Gold
16. Kendra Scott
17. Limbo Jewelry
18. Maya Star
19. Mockingbird Domestics
20. Moss
21. Parts & Labour
22. Service Menswear
23. Sparrow Interiors
24. Spartan
25. Spruce Upholstery
26. St. Bernard Sports
27. Stag
28. Strut
29. Toms
30. Urbanspace Interiors
31. Uncommon Objects
32. Waterloo Records
33. West Elm

GYM / SPA

1. Black Swan Yoga
2. CorePower Yoga
3. Hiatus Spa & Retreat
4. Mecca
5. Milk & Honey
6. Pure Austin Fitness
7. PureRyde Indoor Cycling
8. Spark Fitness
9. Viva Day Spa
10. YMCA

ENTERTAINMENT

1. The ABGB
2. Alamo Drafthouse
3. Black Sheep Lodge
4. Broken Spoke
5. The Continental Club
6. Corner Bar
7. Gibson Bar
8. Golden Goose
9. The Highball
10. Moody Theatre
11. The Park
12. Rattle Inn
13. Regal Cinemas Westgate 11
14. Saxon Pub
15. Star Bar
16. Tinest Bar in Texas
17. Trifecta on 3rd
18. Violet Crown Cinema

OUTDOOR FITNESS

1. Auditorium Shores
2. Barton Creek Greenbelt
3. Barton Springs Pool
4. Lady Bird Lake Trail
5. Violet Crown Trail
6. Zilker Park

GROCERY

1. Central Market
2. Sprouts
3. Trader Joe's
4. Wheatsville Co-Op
5. Whole Foods

ARTS & CULTURE

1. Art on 5th
2. Austin City Hall
3. Austin Public Library
4. Ballet Austin
5. Capital Fine Art
6. The Long Center
7. Russell Collection Fine Art Gallery
8. Seaholm Power Plant
9. Umlauf Sculpture Garden
10. Wally Workman Gallery
11. ZACH Theater

COFFEE

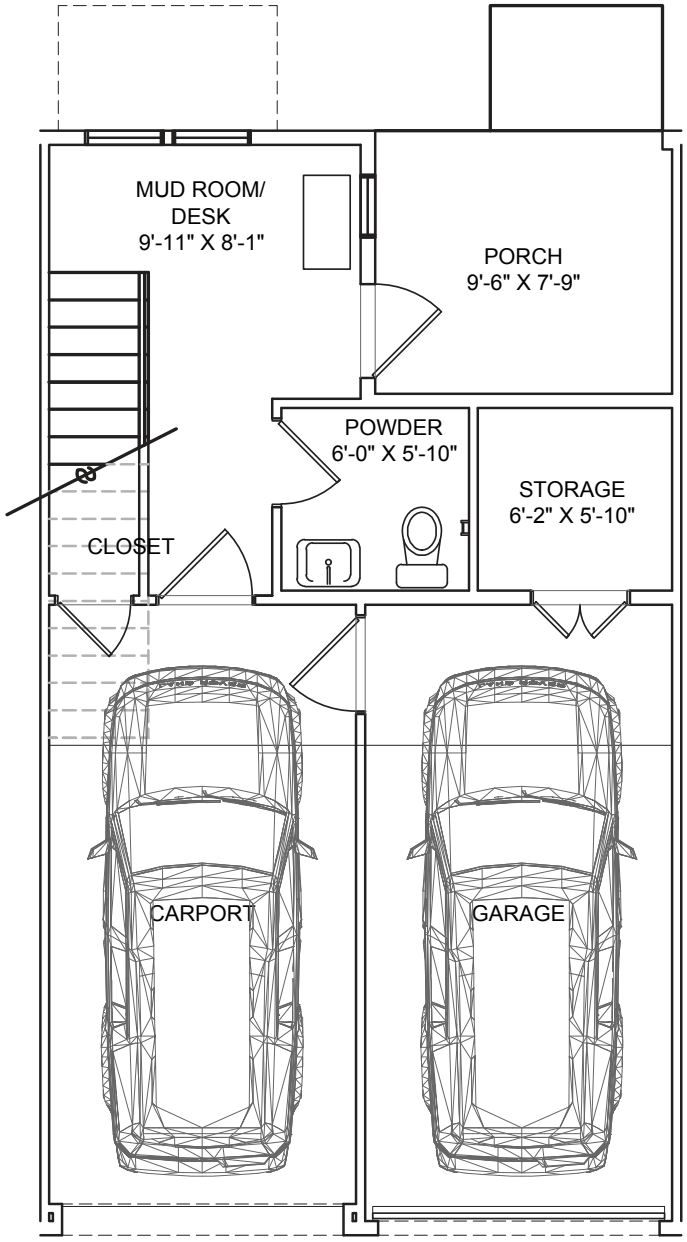
1. Irie Bean Coffee
2. Patika
3. Radio Coffee & Beer
4. Seventh Flag Coffee

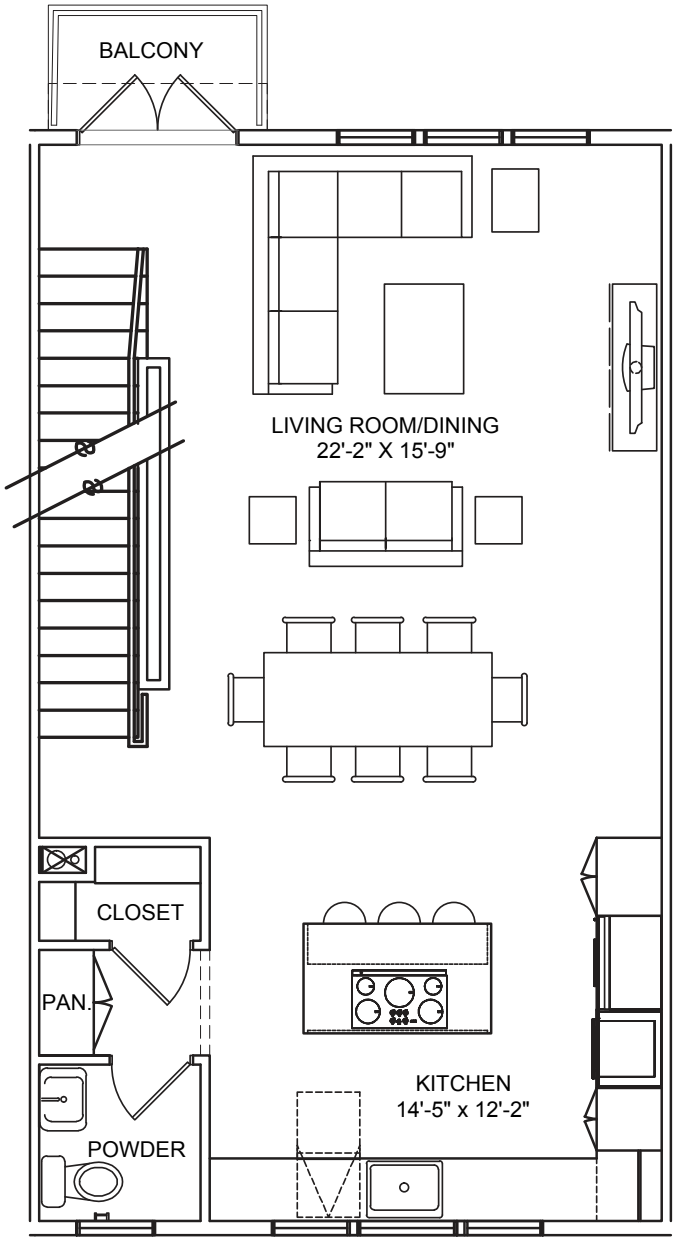
A1
PLAN

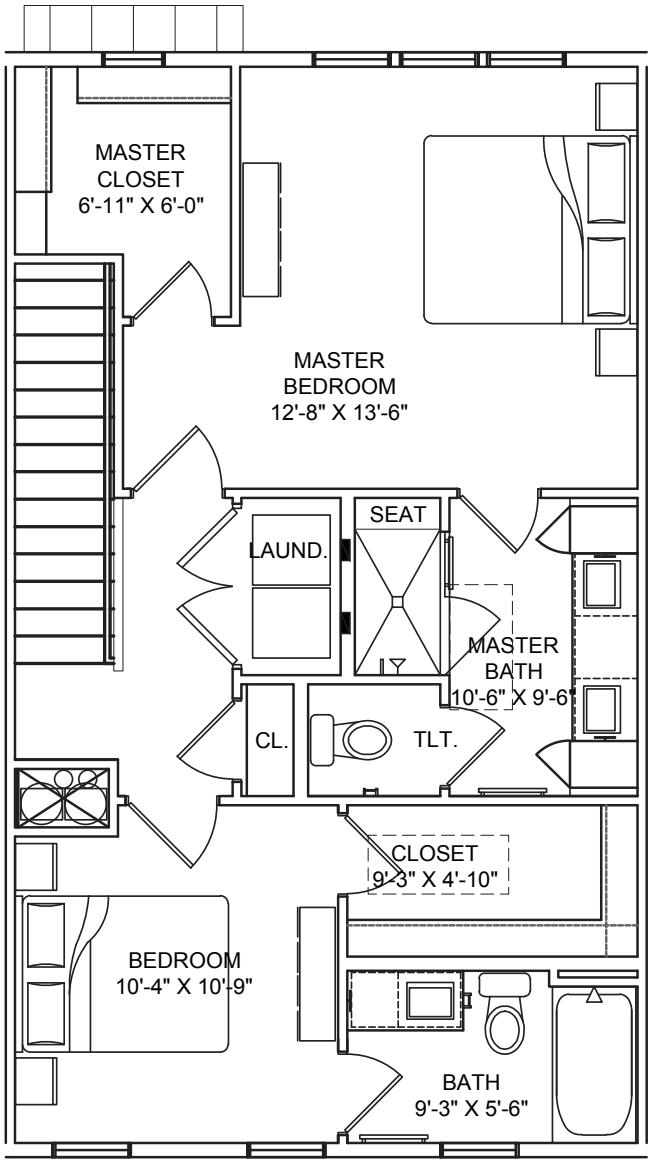
2 bed, 2 bath, 2 half-bath
1,600 SF (approx.)
1 car garage + carport*

#33 • $555,000
Industrial finish + hardwood floors

#49 • $570,000
Industrial finish + hardwood floors
*This unit has a 2 car garage.




BALCONY
LIVING ROOM/DINING
22'-2" X 15'-9"
CLOSET
PAN.
POWDER
KITCHEN
14'-5" x 12'-2"


MASTER
CLOSET
6'-11" X 6'-0"
MASTER
BEDROOM
12'-8" X 13'-6"
SEAT
LAUND.
MASTER
BATH
10'-6" X 9'-6"
CL.
TLT.
CLOSET
9'-3" X 4'-10"
BEDROOM
10'-4" X 10'-9"
BATH
9'-3" X 5'-6"

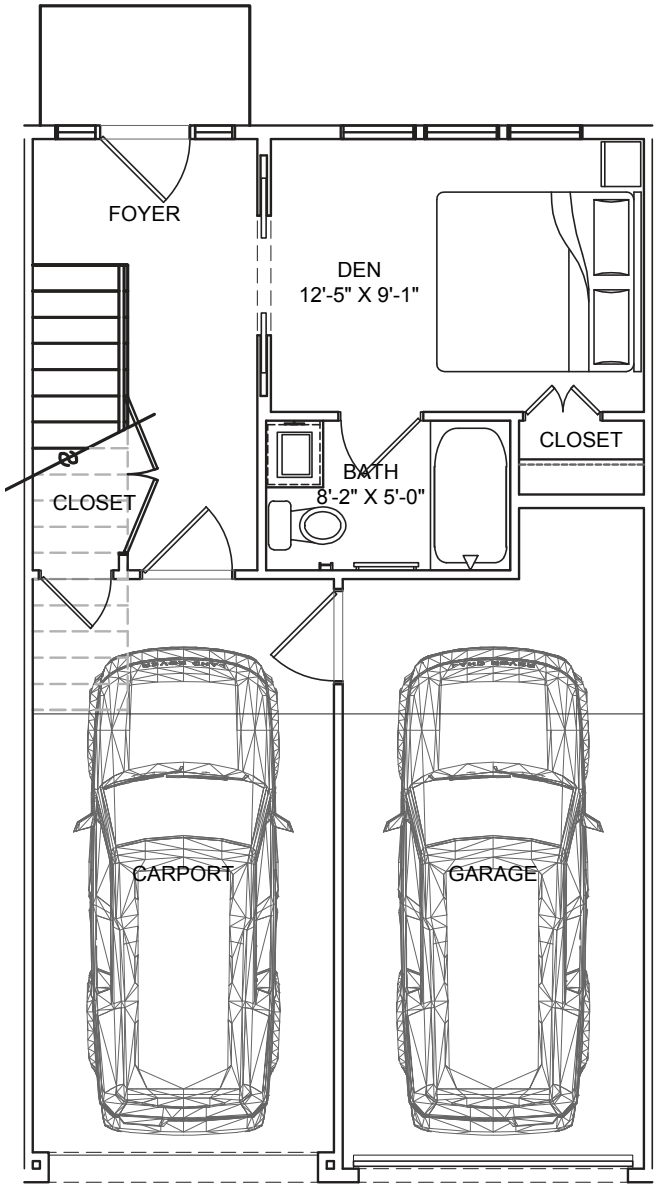
#23 B1A
#17 C1A
#21 B1B
#15 A1
#19 B1A
#13 A2
#11 C2A
#9 C2A
#7 A2
#1 C1A
#3 C1B
#5 B1A
#20 B1A
#18 A1
#16 A1
#14 B1A
#12 B1A
#10 B1A
#8 B1A
#6 B1B
#4 B1B
#2 C2C

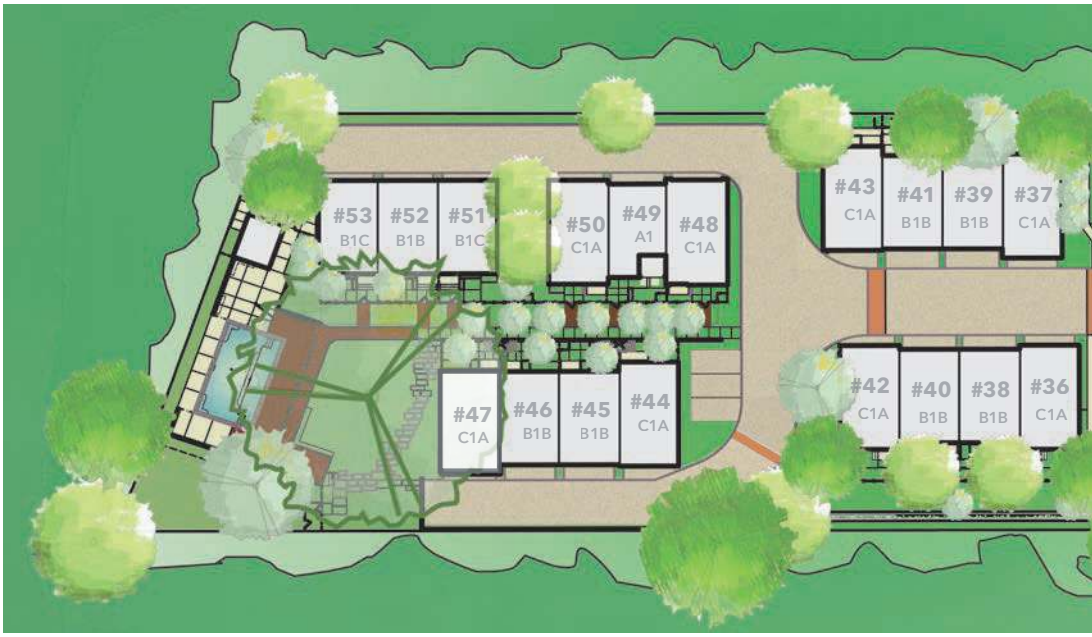
B1-B
PLAN

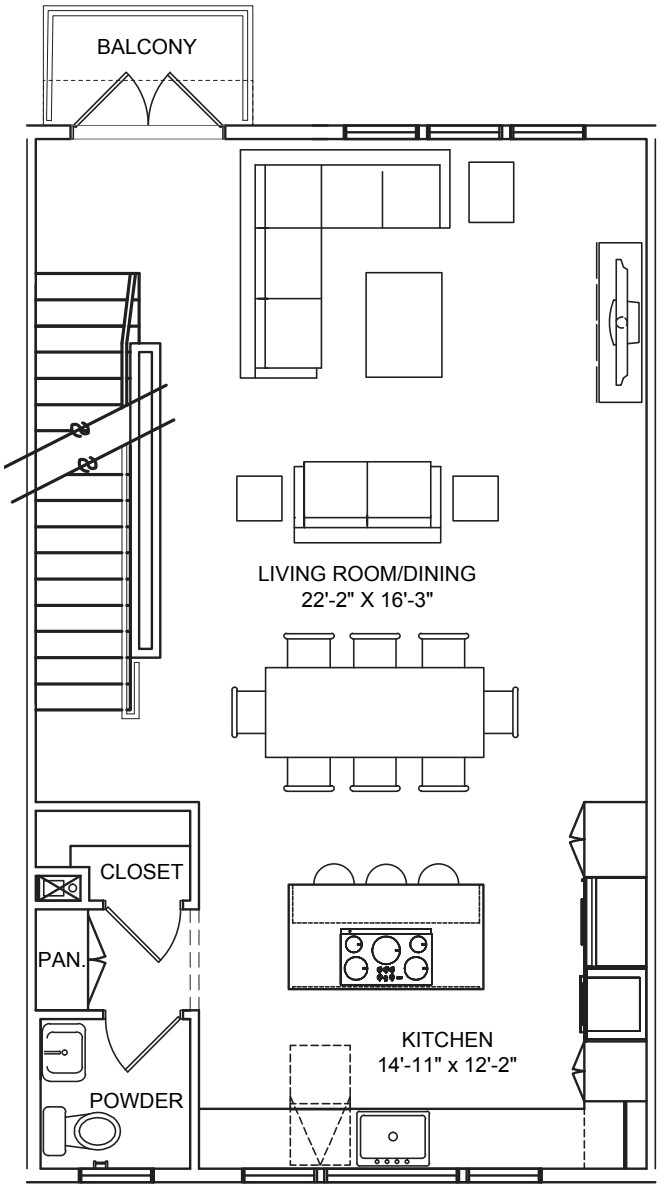
WITH 1 CAR GARAGE + CARPORT

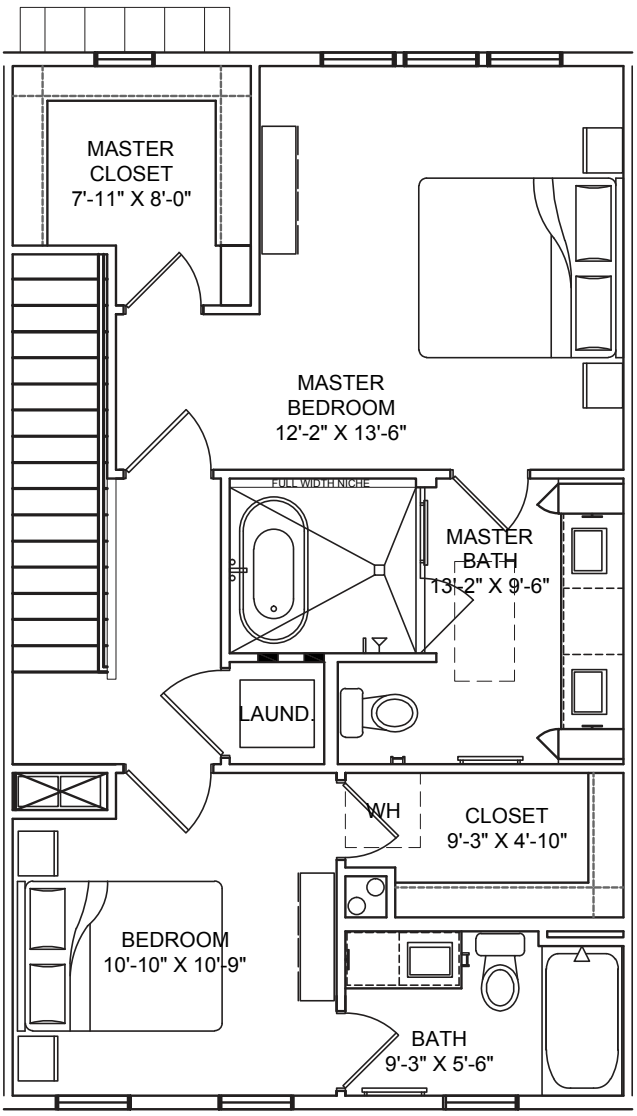
3 bed, 3.5 bath
1,750 SF (approx.)
1 car garage + carport

SOLD OUT






BALCONY
LIVING ROOM/DINING
22'-2" X 16'-3"
CLOSET
PAN.
POWDER
KITCHEN
14'-11" x 12'-2"


MASTER
CLOSET
7'-11" X 8'-0"
MASTER
BEDROOM
12'-2" X 13'-6"
FULL WIDTH NICHE
MASTER
BATH
13'-2" X 9'-6"
LAUND.
WH
CLOSET
9'-3" X 4'-10"
BEDROOM
10'-10" X 10'-9"
BATH
9'-3" X 5'-6"

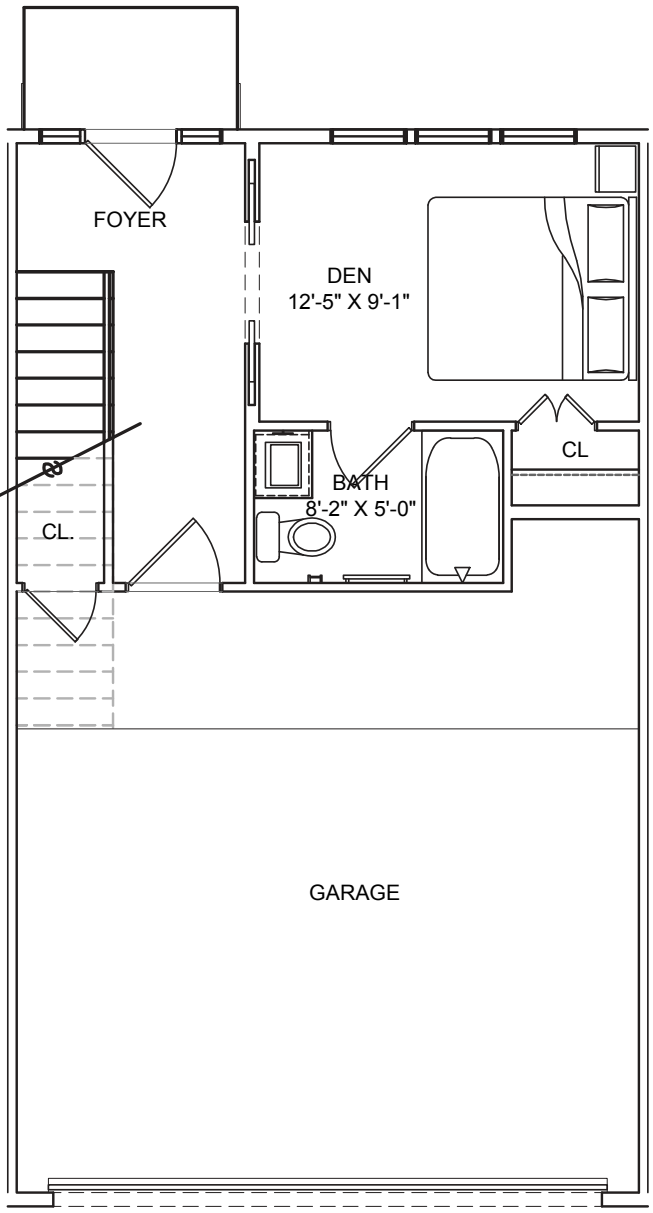
#35 B1C
#33 A1
#31 C1A
#29 B1C
#27 B1B
#25 C2B
#23 B1A
#21 B1B
#19 B1A
#17 C1A
#15 A1
#13 A2
#11 C2A
#9 C2A
#7 A2
#1 C1A
#3 C1B
#5 B1A
#34 C1A
#32 A1
#30 B1C
#28 C1A
#26 A1
#24 B1B
#22 B1C
#20 B1A
#18 A1
#16 A1
#14 B1A
#12 B1A
#10 B1A
#8 B1A
#6 B1B
#4 B1B
#2 C2C

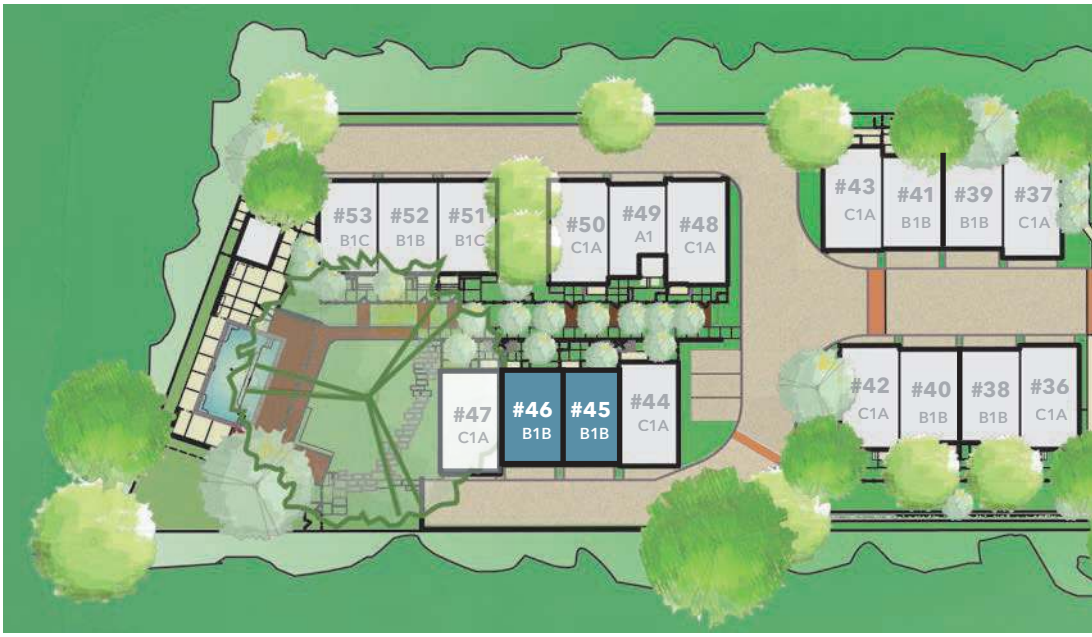
B1-B
PLAN
WITH 2 CAR GARAGE

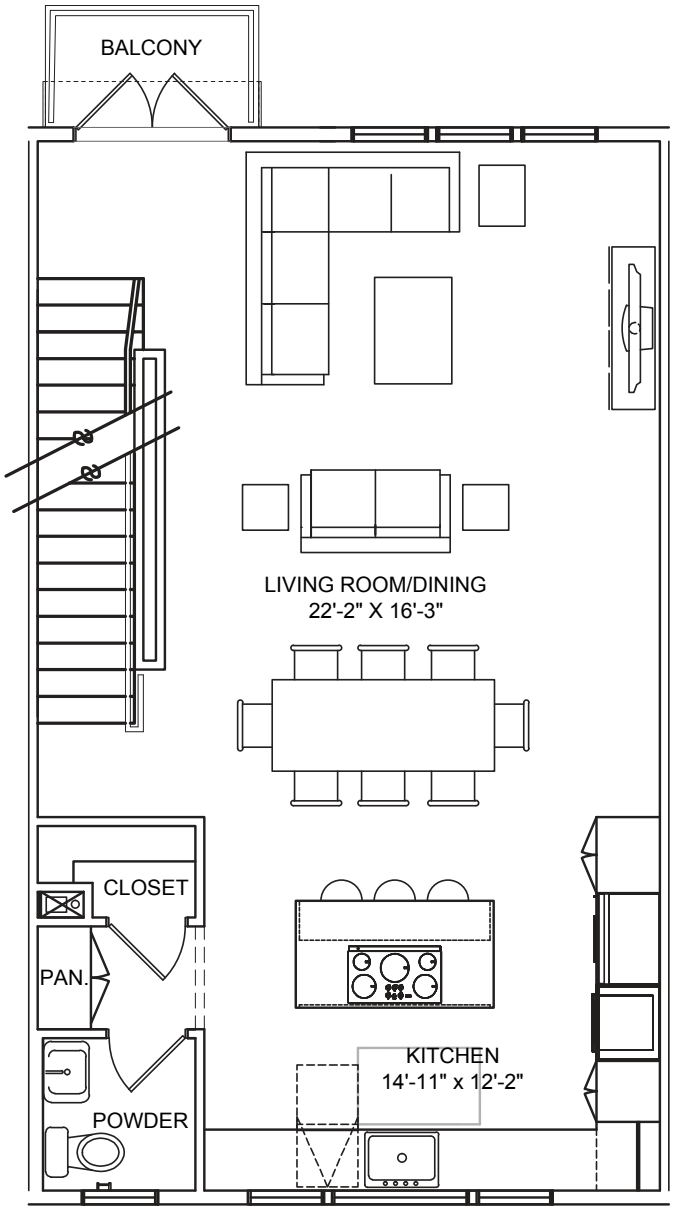
3 bed, 3.5 bath
1,750 SF (approx.)
2 car garage

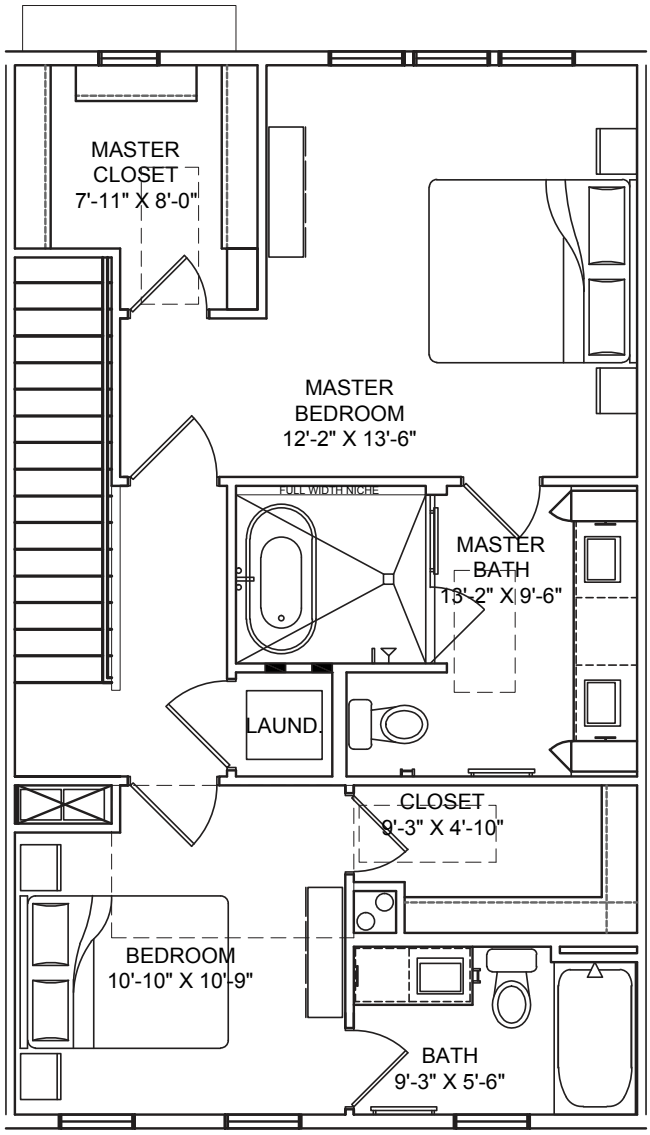
#45 • $640,000
Your choice of finish

#46 • $640,000
Your choice of finish






BALCONY
LIVING ROOM/DINING
22'-2" X 16'-3"
CLOSET
PAN.
POWDER
KITCHEN
14'-11" x 12'-2"

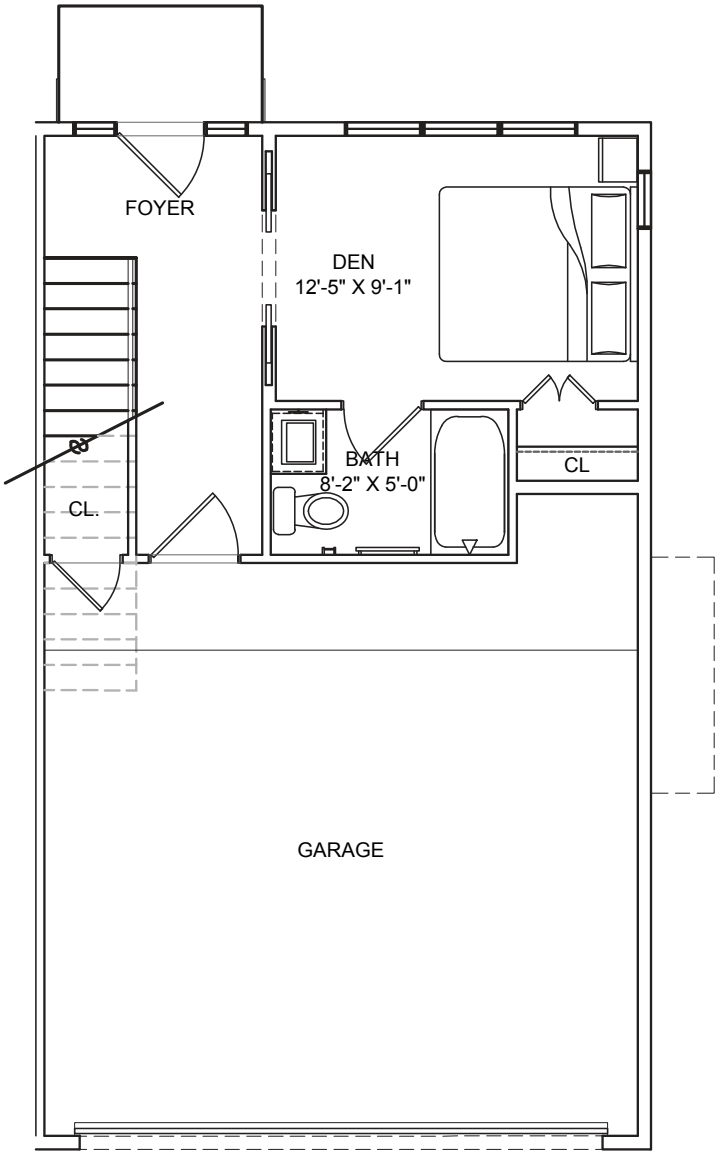

MASTER
CLOSET
7'-11" X 8'-0"
MASTER
BEDROOM
12'-2" X 13'-6"
FULL WIDTH NICHE
MASTER
BATH
13'-2" X 9'-6"
LAUND.
CLOSET
9'-3" X 4'-10"
BEDROOM
10'-10" X 10'-9"
BATH
9'-3" X 5'-6"

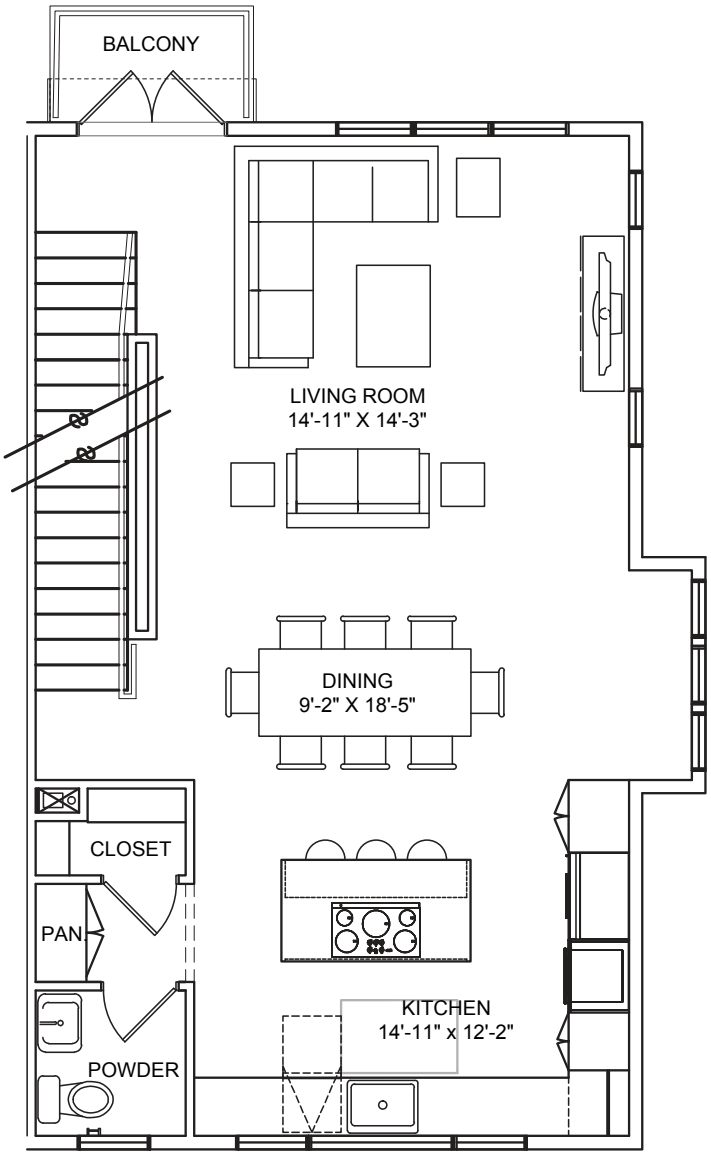
#35 B1C
#33 A1
#31 C1A
#29 B1C
#27 B1B
#25 C2B
#23 B1A
#21 B1B
#19 B1A
#17 C1A
#15 A1
#13 A2
#11 C2A
#9 C2A
#7 A2
#1 C1A
#3 C1B
#5 B1A
#34 C1A
#32 A1
#30 B1C
#28 C1A
#26 A1
#24 B1B
#22 B1C
#20 B1A
#18 A1
#16 A1
#14 B1A
#12 B1A
#10 B1A
#8 B1A
#6 B1B
#4 B1B
#2 C2C

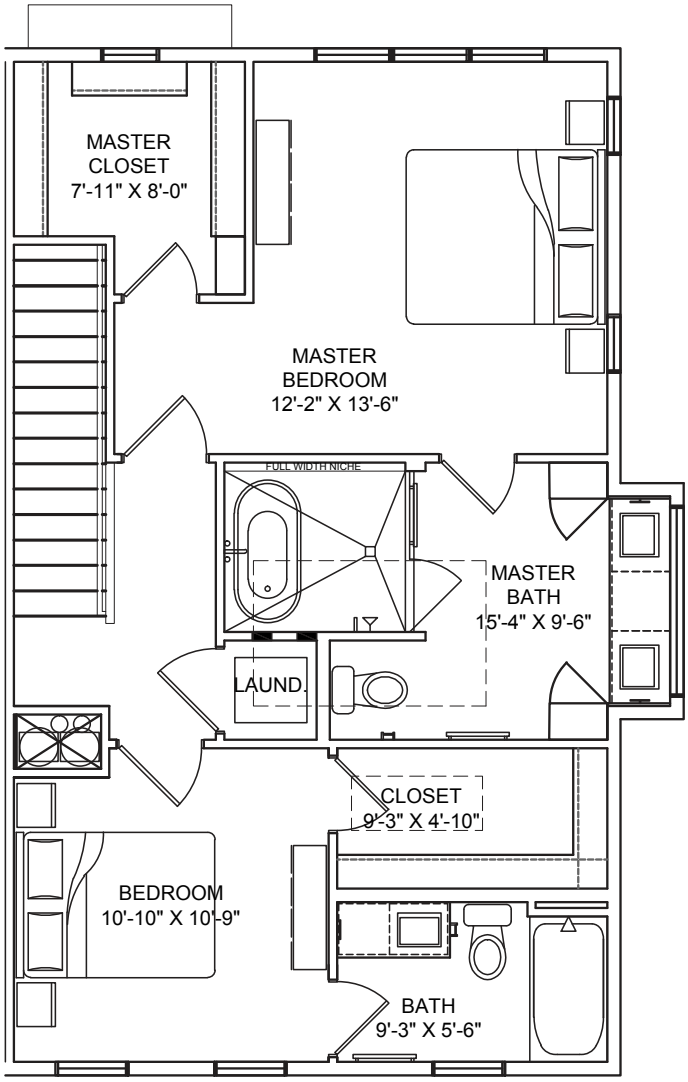
B1-C PLAN

3 bed, 3.5 bath
1,750 SF (approx.)
2 car garage

SOLD OUT




BALCONY
LIVING ROOM
14'-11" X 14'-3"
DINING
9'-2" X 18'-5"
CLOSET
PAN
POWDER
KITCHEN
14'-11" x 12'-2"


MASTER
CLOSET
7'-11" X 8'-0"
MASTER
BEDROOM
12'-2" X 13'-6"
FULL WIDTH NICHE
MASTER
BATH
15'-4" X 9'-6"
LAUND.
CLOSET
9'-3" X 4'-10"
BEDROOM
10'-10" X 10'-9"
BATH
9'-3" X 5'-6"

#23 B1A
#17 C1A
#21 B1B
#15 A1
#19 B1A
#13 A2
#11 C2A
#9 C2A
#7 A2
#1 C1A
#3 C1B
#5 B1A
#20 B1A
#18 A1
#16 A1
#14 B1A
#12 B1A
#10 B1A
#8 B1A
#6 B1B
#4 B1B
#2 C2C

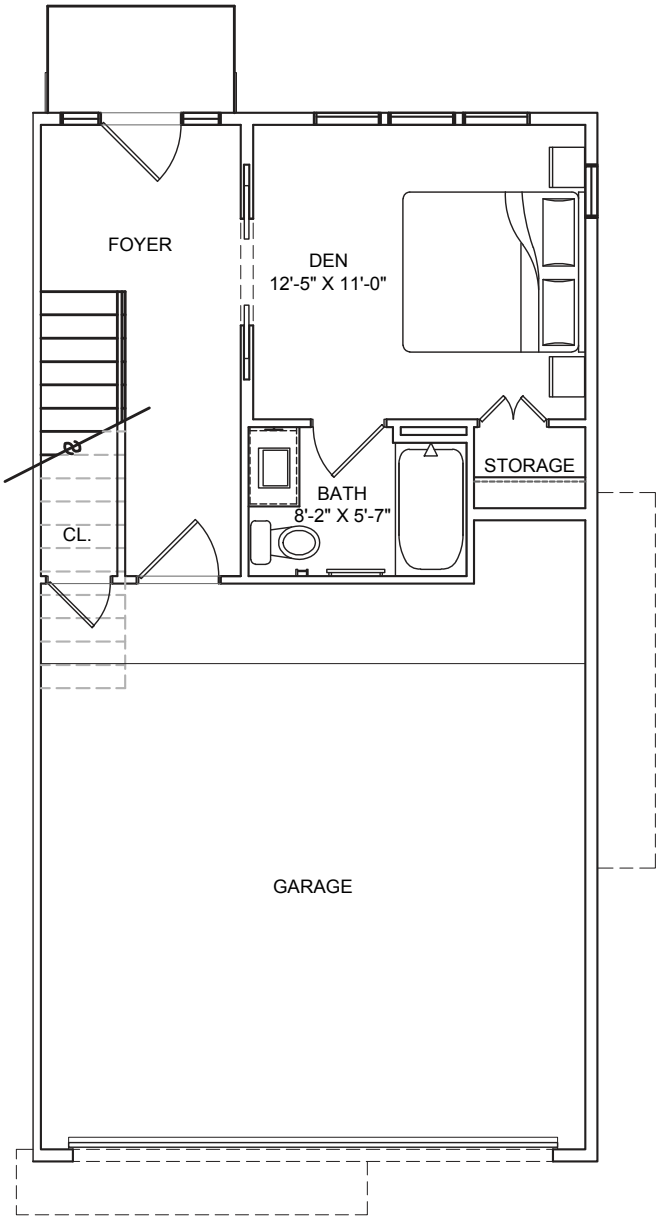
C1-A PLAN

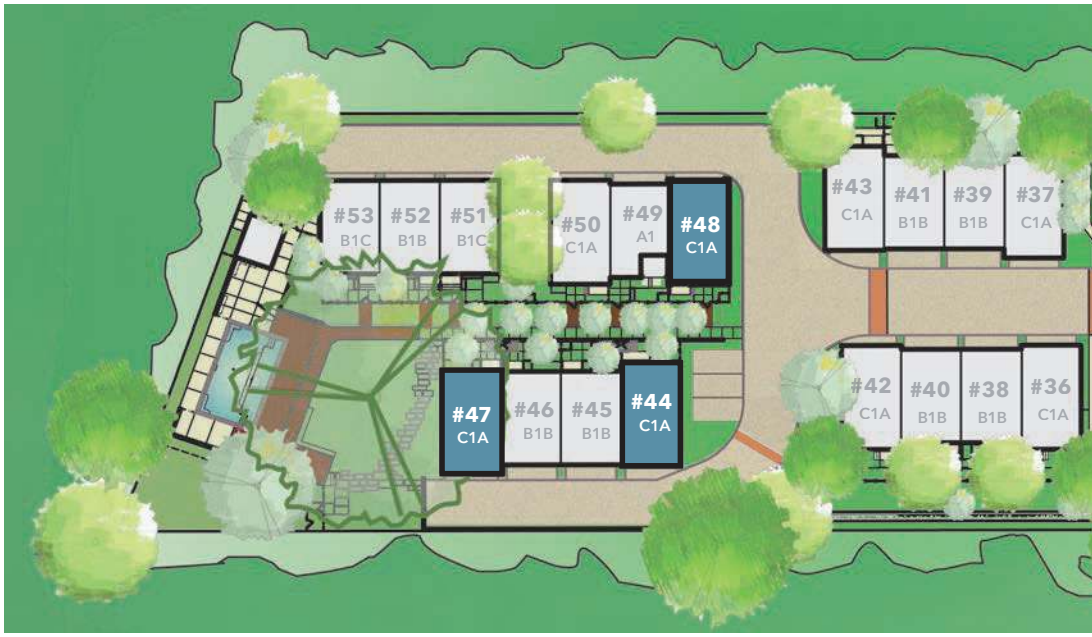
3 bed, 3.5 bath
1,970 SF (approx.)
2 car garage

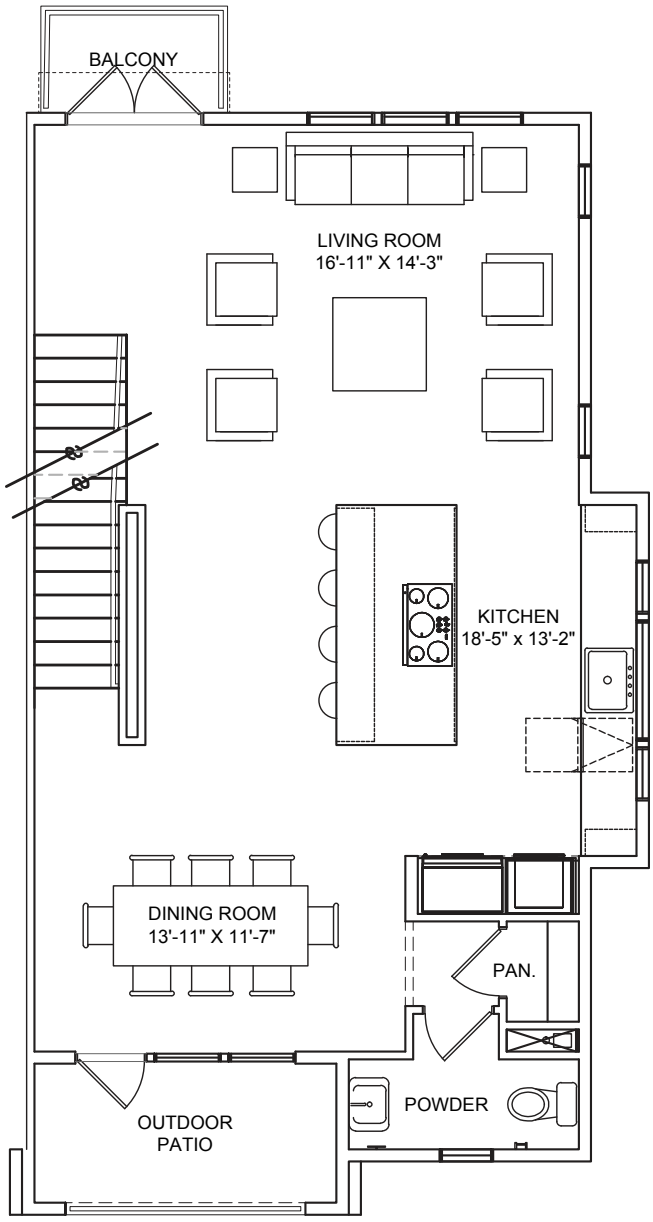
#44 • $695,000
Your choice of finish

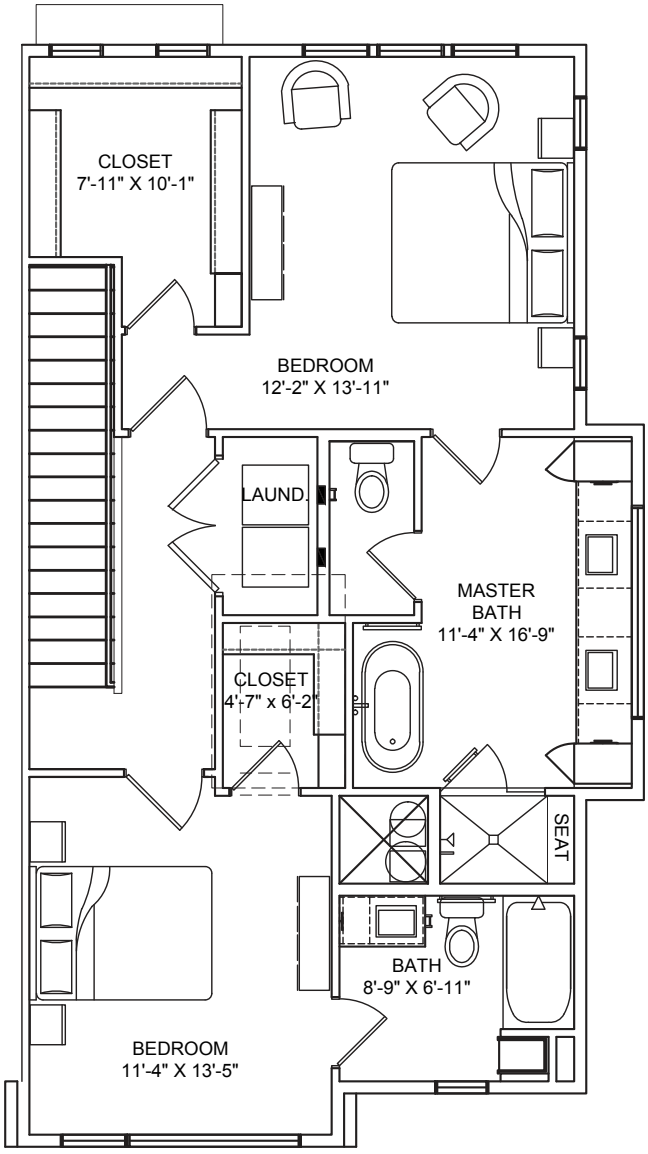
#47 • $705,000
Your choice of finish

#48 • $695,000
Your choice of finish






BALCONY
LIVING ROOM
16'-11" X 14'-3"
KITCHEN
18'-5" x 13'-2"
DINING ROOM
13'-11" X 11'-7"
PAN.
POWDER
OUTDOOR
PATIO


CLOSET
7'-11" X 10'-1"
BEDROOM
12'-2" X 13'-11"
LAUND.
MASTER
BATH
11'-4" X 16'-9"
CLOSET
4'-7" x 6'-2"
SEAT
BATH
8'-9" X 6'-11"
BEDROOM
11'-4" X 13'-5"

#35 B1C
#33 A1
#31 C1A
#29 B1C
#27 B1B
#25 C2B
#23 B1A
#21 B1B
#19 B1A
#17 C1A
#15 A1
#13 A2
#11 C2A
#9 C2A
#7 A2
#1 C1A
#3 C1B
#5 B1A
#34 C1A
#32 A1
#30 B1C
#28 C1A
#26 A1
#24 B1B
#22 B1C
#20 B1A
#18 A1
#16 A1
#14 B1A
#12 B1A
#10 B1A
#8 B1A
#6 B1B
#4 B1B
#2 C2C

THE TEAM

Industry leaders, with field-proven, world-class developmental experience, comprise The LAAN Development Team. Get to know the team behind your future home.

FourT Realty »
Development Team Principal

The Davies Collaborative »
Architecture

Coleman & Associates »
Landscaping

IE² Construction »
General Contractor

Stantec »
Design & Engineering
Consulting

Heritage Title Company »
Title Services

Frost Bank »
Construction Financing

Urbanspace »
Exclusive Sales and Marketing
Interior Design

Please consider working with a preferred lender to obtain loan pre-approval for The LAAN.
These preferred lenders are familiar with the project, thereby reducing approval times, and will also be able to provide reduced fees.

Bancorp South »
Joan Dumais, NMLS 383441
512.687.2108
joan.dumais@bxs.com

Regions Bank »
Tony Trungale, VP, Mortgage Loan Originator
512.917.2811
Tony.Trungale@Regions.com

PrimeLending »
Zander Blunt
www.zanderblunt.com/the-laan/

UFCU Mortgage Services »
Christina Beitler, NMLS# 441215
(512) 997-2397
cbeitler@ufcu.org

State Farm »
Ted Heaton
(512) 617-9390
www.TedRocks.net

EQUAL HOUSING OPPORTUNITY

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:
The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:
The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:
A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less that the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 , 512-936-3000 (http://www.trec.texas.gov)

TREC No. OP-K

The materials, designs, square footages, features and amenities depicted by artist's or computer rendering are subject to change and no guarantee is made that the project or the condominium units are of the same size or nature as depicted or described.

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We are in compliance with Title VIII of the Civil Rights Act of 1968. We have not, and will not, either directly or indirectly, discriminate against you or any other prospective purchaser on the basis of race, color, religion, sex or national origin. This is not an offer to sell, or solicitation of offers to buy condominium units in states where such offer of solicitation cannot be made.

THE LAAN
RESIDENCES

3100 Manchaca Rd | Austin, TX 78704

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