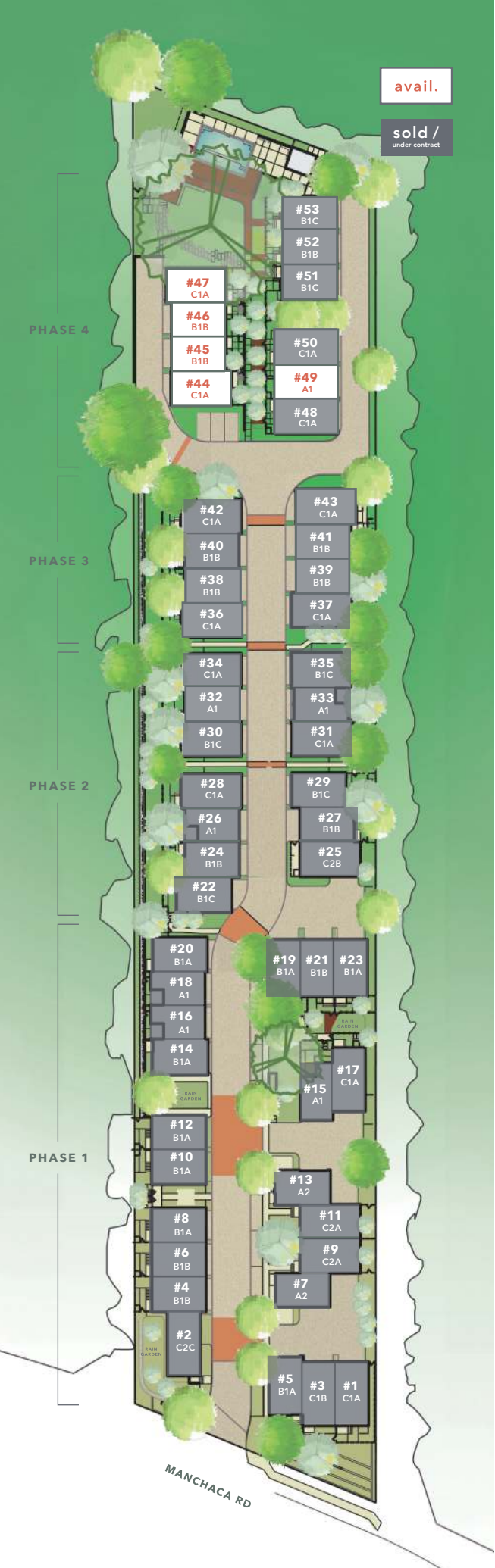


THE **LAAN**  
RESIDENCES



**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 upper \$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	Modern	\$700,000
45	B1-B	3 beds / 3.5 baths	1,750	2 car garage	Industrial	\$645,000
46	B1-B	3 beds / 3.5 baths	1,750	2 car garage	Farmhouse	\$645,000
47	C1-A	3 beds / 3.5 baths	1,970	2 car garage	Modern	\$710,000
48	C1-A	3 beds / 3.5 baths	1,970	2 car garage	buyer's choice	Under Contract
49	A1	2 beds / 2 baths / 2 half-baths	1,600	2 car garage	Modern	\$575,000
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

MODERN



BOHO



# 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.

FARMHOUSE



INDUSTRIAL



## KITCHEN + DINING

Bosch Appliances

Gas Cooking

Wide-Plank Hardwood Floors

Built-In Oven

Quartz Waterfall Countertops

Ceiling-Height Tile Backsplash

MODERN



BOHO



# 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.

FARMHOUSE



INDUSTRIAL



## MASTER BATHS

Soaking Tub

Frameless Glass Shower Door

Quartz Countertops

High-Gloss Cabinetry

Skylight for Natural Light



# AMENITIES

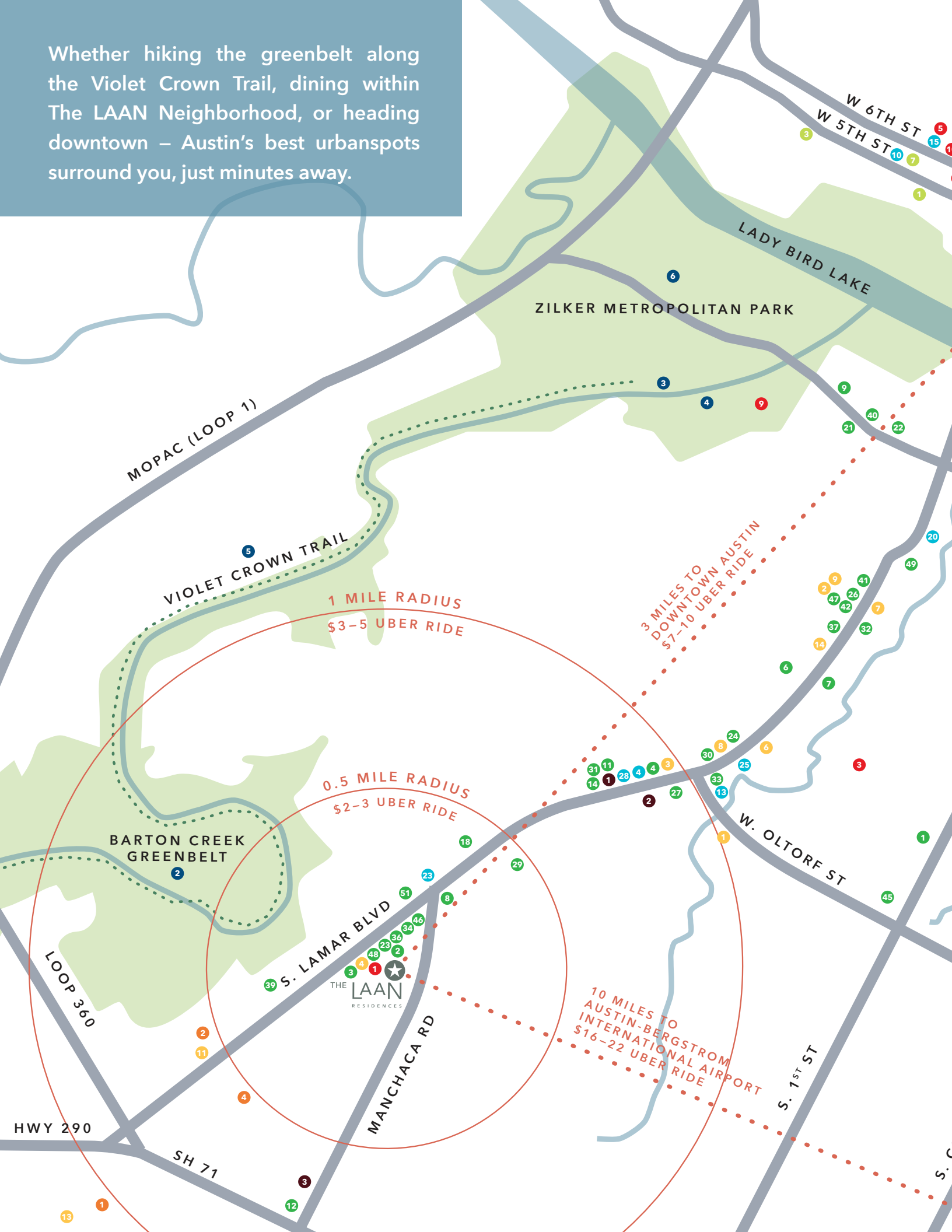
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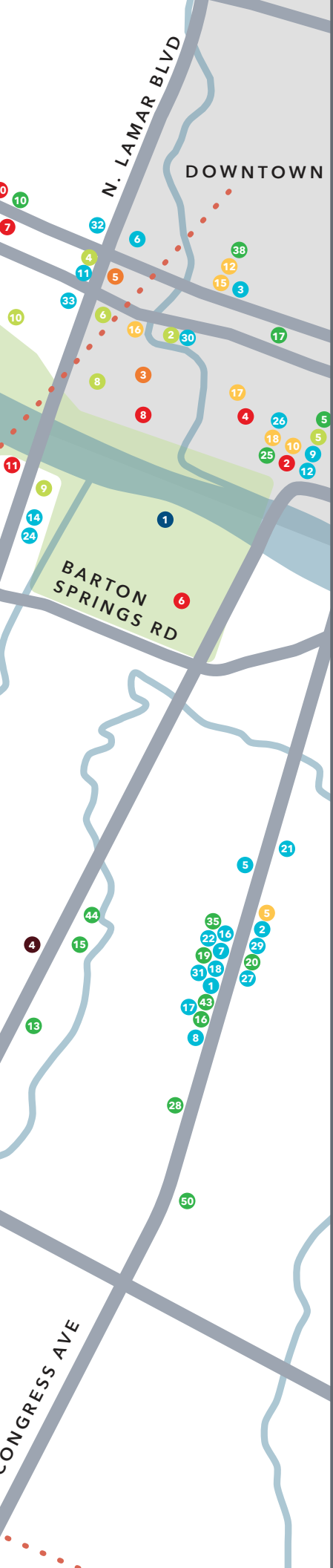




Anchored by an iconic heritage tree and adorned with soft lighting, The LAAN's hideaway-like communal amenities space will offer a modern pool, lush rain gardens, an outdoor grilling station, and ample lounging and entertainment space.

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





# THE 78704 NEIGHBORHOOD

## DINING

- |                               |                            |                         |
|-------------------------------|----------------------------|-------------------------|
| 1. ALCOMAR                    | 18. GOURDOUGH'S            | 35. PERLA'S             |
| 2. AMY'S ICE CREAMS           | 19. GÜERO'S TACO BAR       | 36. PHIL'S ICE HOUSE    |
| 3. AROMA ITALIAN KITCHEN      | 20. HOME SLICE PIZZA       | 37. RAMEN TATSU-YA      |
| 4. AVIARY WINE & KITCHEN      | 21. JUICELAND              | 38. RANCH 616           |
| 5. BAR CHI SUSHI              | 22. JULIET RISTORANTE      | 39. RED'S PORCH         |
| 6. BARLEY SWINE               | 23. KERBEY LANE            | 40. SHADY GROVE         |
| 7. CHI'LANTRO                 | 24. KRAU URBAN THAI        | 41. SHAKE SHACK         |
| 8. EL CHIPIRON                | 25. LAMBERT'S DOWNTOWN BBQ | 42. SOTO                |
| 9. CHUY'S                     | 26. LICK ICE CREAM         | 43. SOUTH CONGRESS CAFE |
| 10. CLARK'S OYSTER BAR        | 27. LORO                   | 44. SWAY                |
| 11. CONFITURAS LITTLE KITCHEN | 28. MAGNOLIA CAFE          | 45. TACORRIDO           |
| 12. DAN'S HAMBURGERS          | 29. MATT'S EL RANCHO       | 46. THUNDERCLOUD SUBS   |
| 13. DOLCE NEVE                | 30. EL MESON               | 47. TLC AUSTIN          |
| 14. EAST SIDE KING            | 31. MOONLIGHT BAKERY       | 48. TORCHY'S            |
| 15. ELIZABETH ST. CAFE        | 32. ODD DUCK               | 49. UCHI                |
| 16. ENOTECA / VESPAIO         | 33. OLIVIA                 | 50. VINAIGRETTE         |
| 17. FIXE                      | 34. PAPALOTE               | 51. WHOLLY COW BURGERS  |

## RETAIL

- |                             |                           |                           |
|-----------------------------|---------------------------|---------------------------|
| 1. ALLEN'S BOOTS            | 12. HEMLINE               | 23. SPARROW INTERIORS     |
| 2. AMERICAN APPAREL         | 13. HOIDEN SUPPLY CO.     | 24. SPARTAN               |
| 3. THE AUSTIN WINE MERCHANT | 14. JM DRY GOODS          | 25. SPRUCE UPHOLSTERY     |
| 4. AVIARY                   | 15. JULIAN GOLD           | 26. ST. BERNARD SPORTS    |
| 5. BLACKMAIL                | 16. KENDRA SCOTT          | 27. STAG                  |
| 6. BOOK PEOPLE              | 17. LIMBO JEWELRY         | 28. STRUT                 |
| 7. BY GEORGE                | 18. MAYA STAR             | 29. TOMS                  |
| 8. CROFTS ORIGINAL          | 19. MOCKINGBIRD DOMESTICS | 30. URBANSPEACE INTERIORS |
| 9. DESIGN WITHIN REACH      | 20. MOSS                  | 31. UNCOMMON OBJECTS      |
| 10. FOUND                   | 21. PARTS & LABOUR        | 32. WATERLOO RECORDS      |
| 11. FREE PEOPLE             | 22. SERVICE MENSWEAR      | 33. WEST ELM              |

## GYM / SPA

- BLACK SWAN YOGA
- COREPOWER YOGA
- HIATUS SPA & RETREAT
- MECCA
- MILK & HONEY
- PURE AUSTIN FITNESS
- PURERYDE INDOOR CYCLING
- SPARK FITNESS
- VIVA DAY SPA
- YMCA

## ENTERTAINMENT

- |                         |                               |
|-------------------------|-------------------------------|
| 1. THE ABGB             | 11. THE PARK                  |
| 2. ALAMO DRAFTHOUSE     | 12. RATTLE INN                |
| 3. BLACK SHEEP LODGE    | 13. REGAL CINEMAS WESTGATE 11 |
| 4. BROKEN SPOKE         | 14. SAXON PUB                 |
| 5. THE CONTINENTAL CLUB | 15. STAR BAR                  |
| 6. CORNER BAR           | 16. TINEST BAR IN TEXAS       |
| 7. GIBSON BAR           | 17. TRIFECTA ON 3RD           |
| 8. GOLDEN GOOSE         | 18. VIOLET CROWN CINEMA       |
| 9. THE HIGHBALL         |                               |
| 10. MOODY THEATRE       |                               |

## OUTDOOR FITNESS

- AUDITORIUM SHORES
- BARTON CREEK GREENBELT
- BARTON SPRINGS POOL
- LADY BIRD LAKE TRAIL
- VIOLET CROWN TRAIL
- ZILKER PARK

## GROCERY

- CENTRAL MARKET
- SPROUTS
- TRADER JOE'S
- WHEATSVILLE CO-OP
- WHOLE FOODS

## ARTS & CULTURE

- ART ON 5TH
- AUSTIN CITY HALL
- AUSTIN PUBLIC LIBRARY
- BALLET AUSTIN
- CAPITAL FINE ART
- THE LONG CENTER
- RUSSELL COLLECTION FINE ART GALLERY
- SEAHOLM POWER PLANT
- UMLAUF SCULPTURE GARDEN
- WALLY WORKMAN GALLERY
- ZACH THEATER

## COFFEE

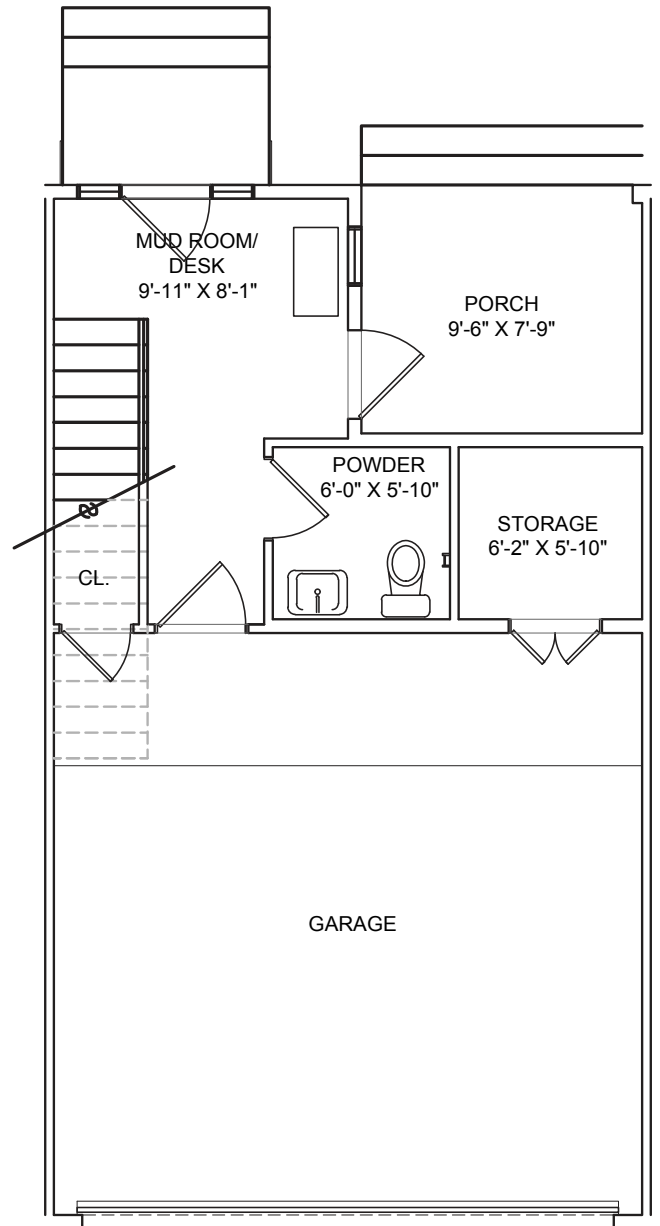
- |                     |                        |
|---------------------|------------------------|
| 1. IRIE BEAN COFFEE | 3. RADIO COFFEE & BEER |
| 2. PATIKA           | 4. SEVENTH FLAG COFFEE |

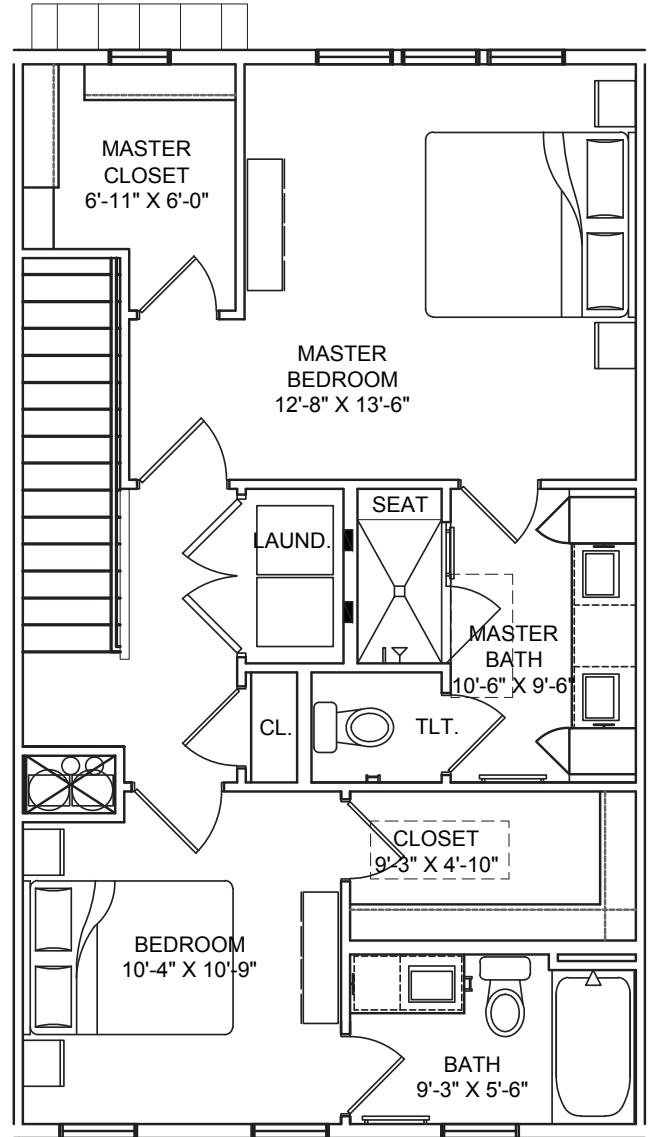
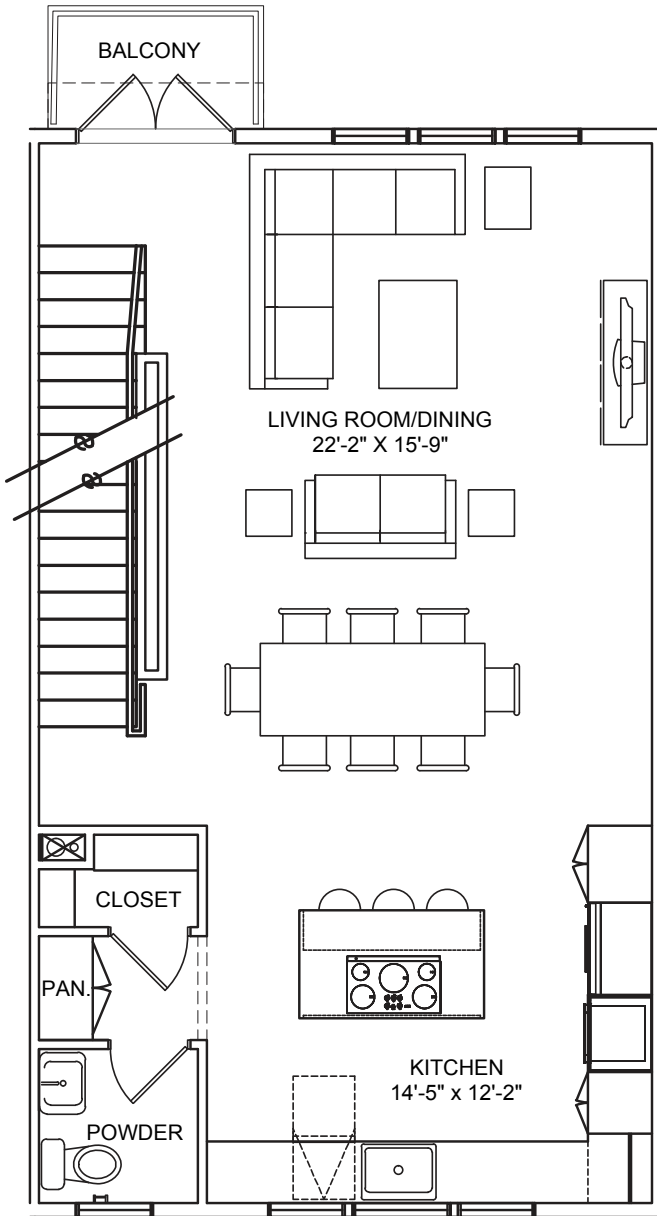
# A1 PLAN

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

**#49 • \$575,000**

Modern finish





# B1-B PLAN

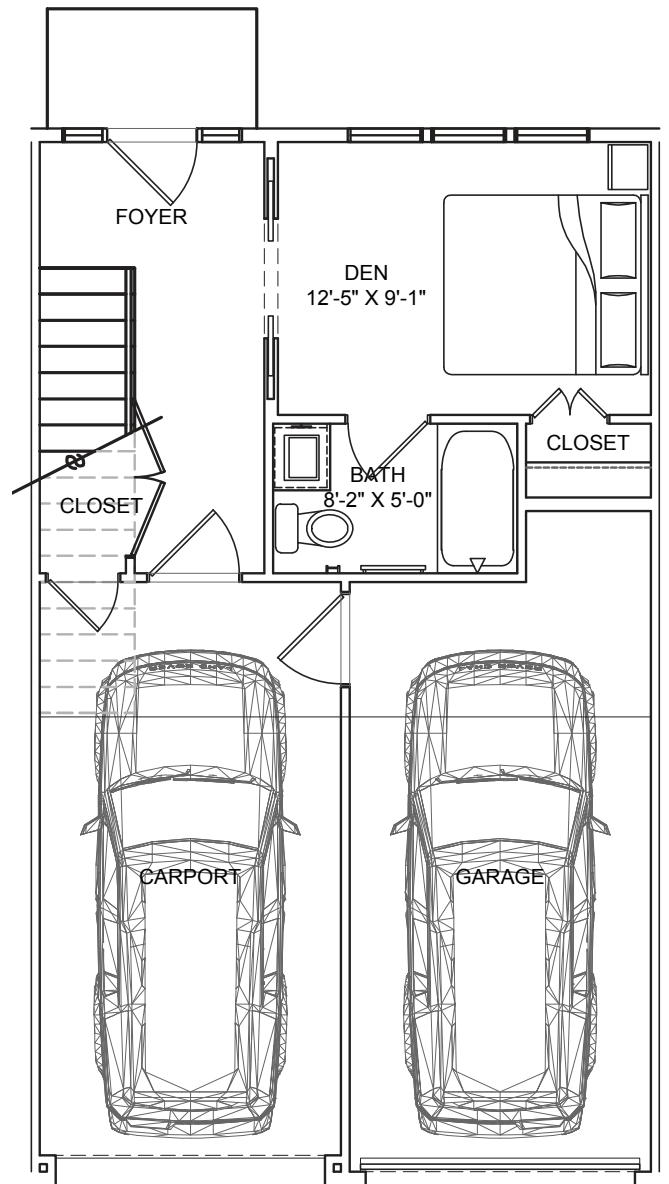
WITH 1 CAR GARAGE  
+ CARPORT

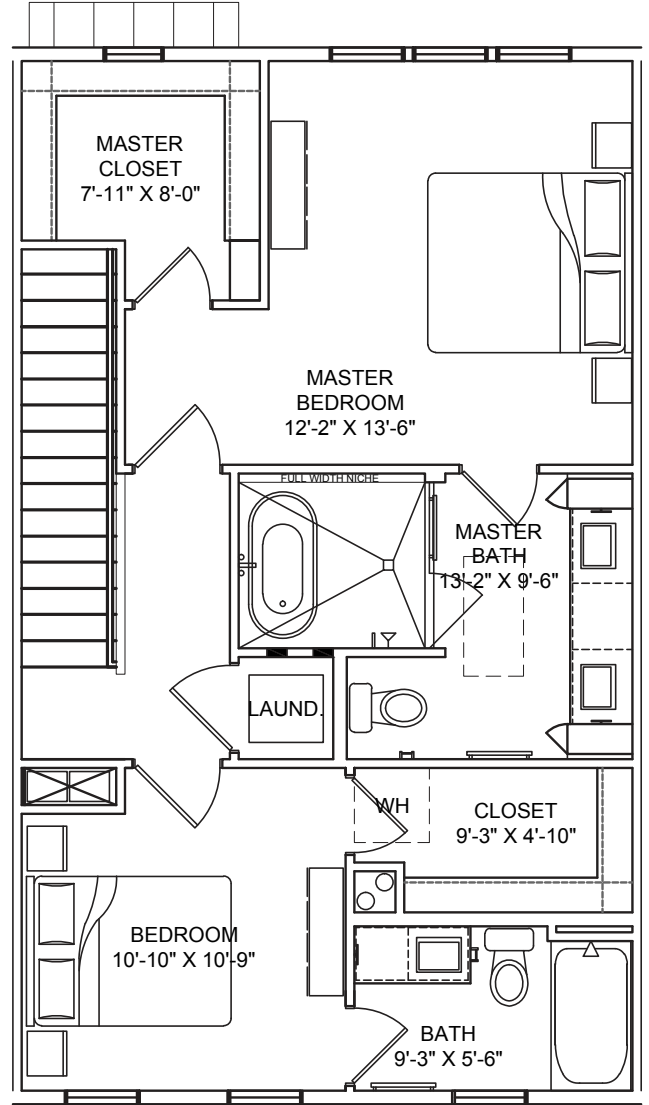
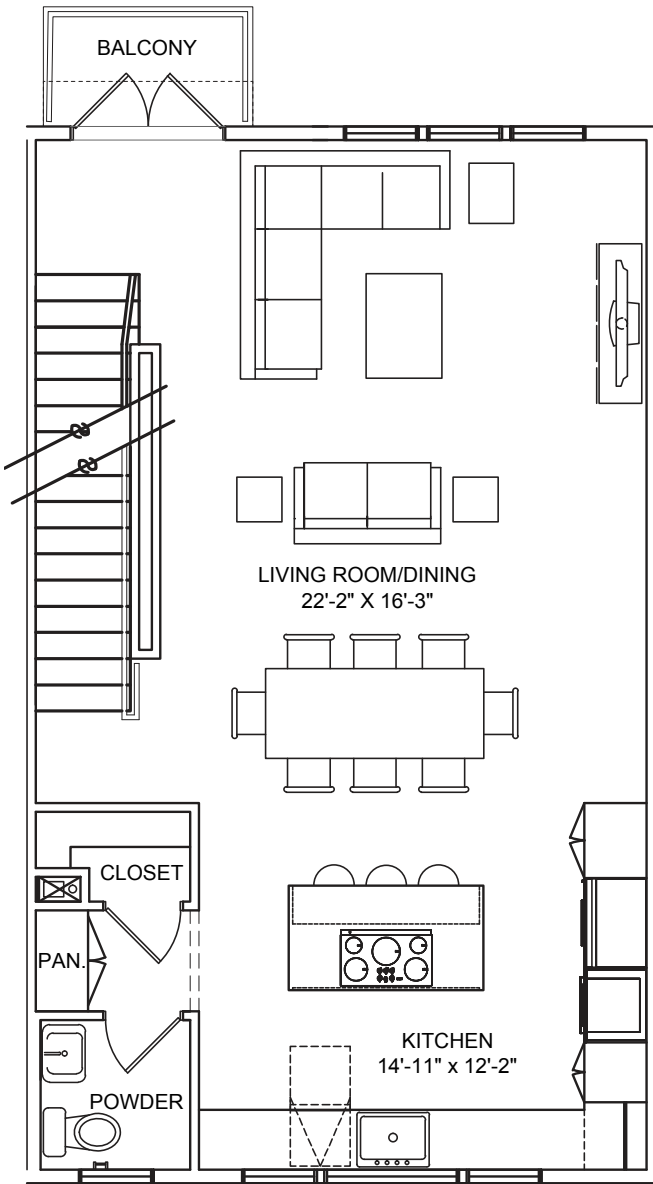
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3 bed, 3.5 bath  
1,750 SF (approx.)  
1 car garage + carport

---

**SOLD OUT**





# B1-B PLAN

WITH 2 CAR GARAGE

---

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

---

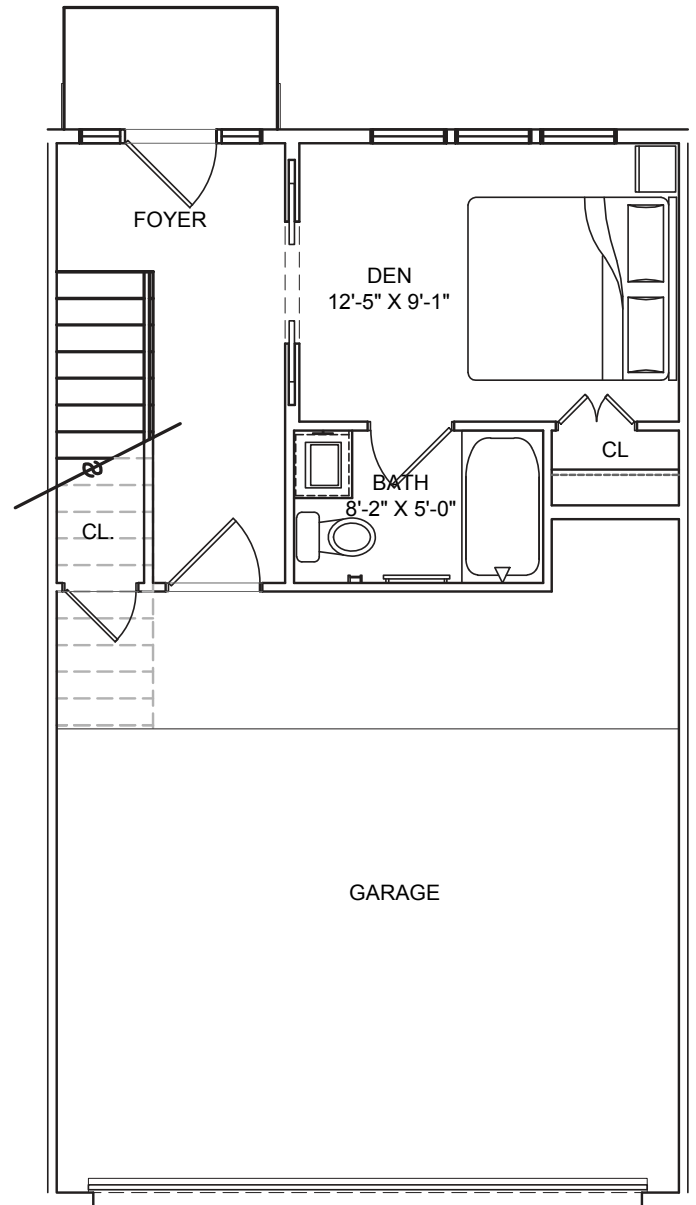
**#45 • \$645,000**

Industrial finish

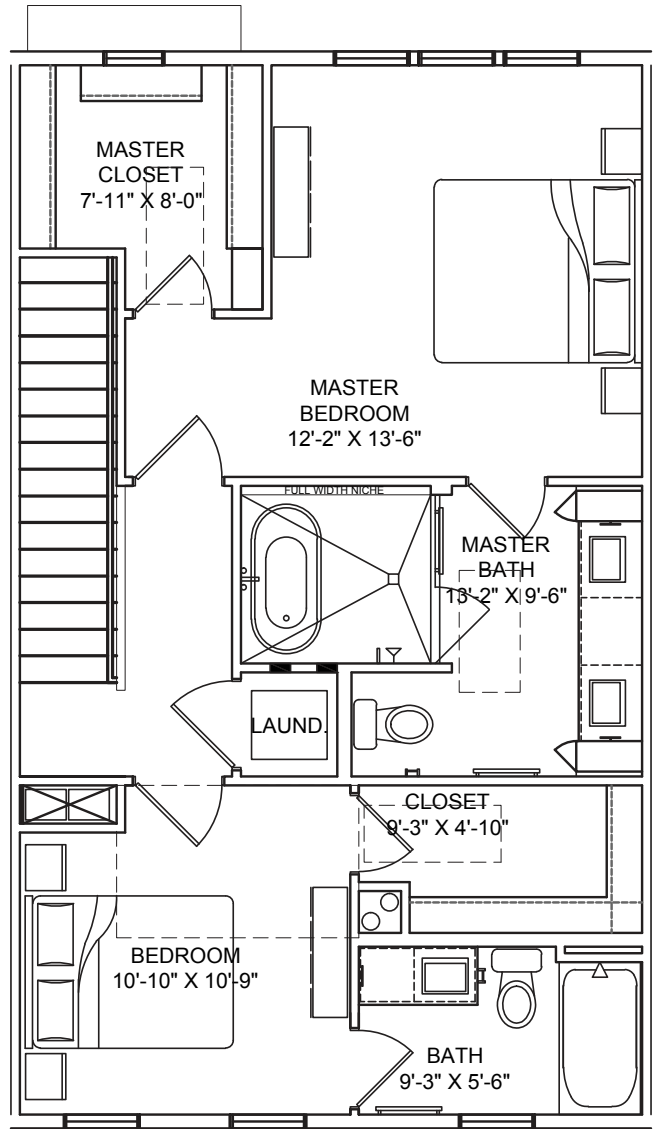
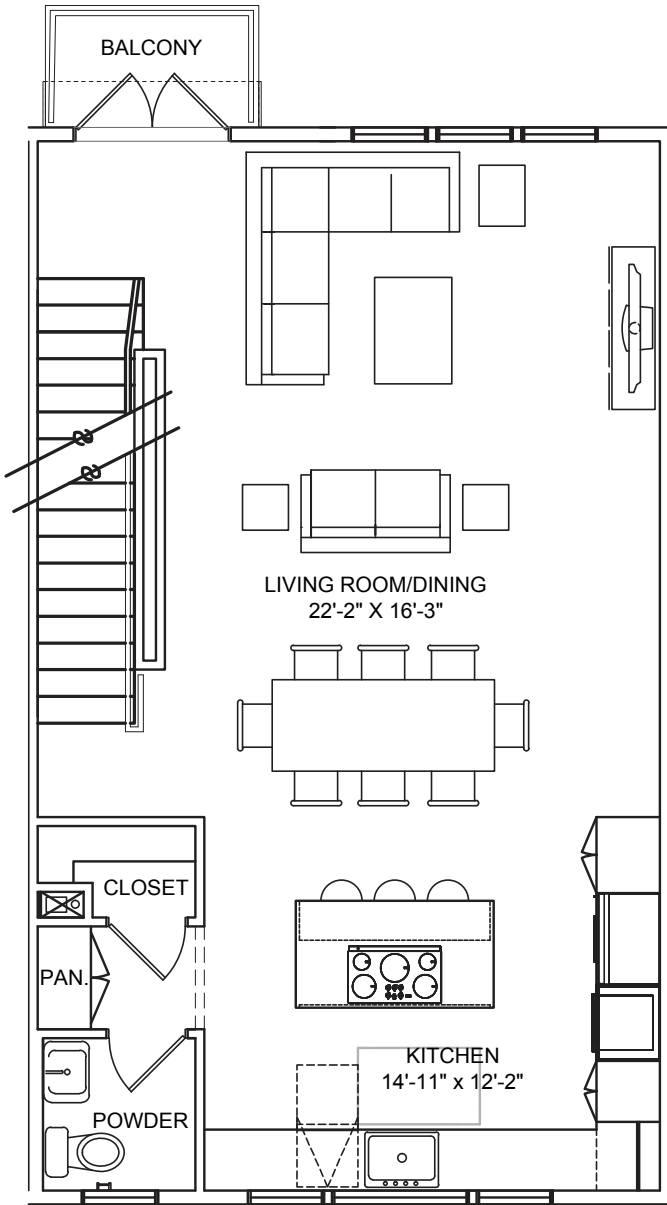
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**#46 • \$645,000**

Farmhouse finish



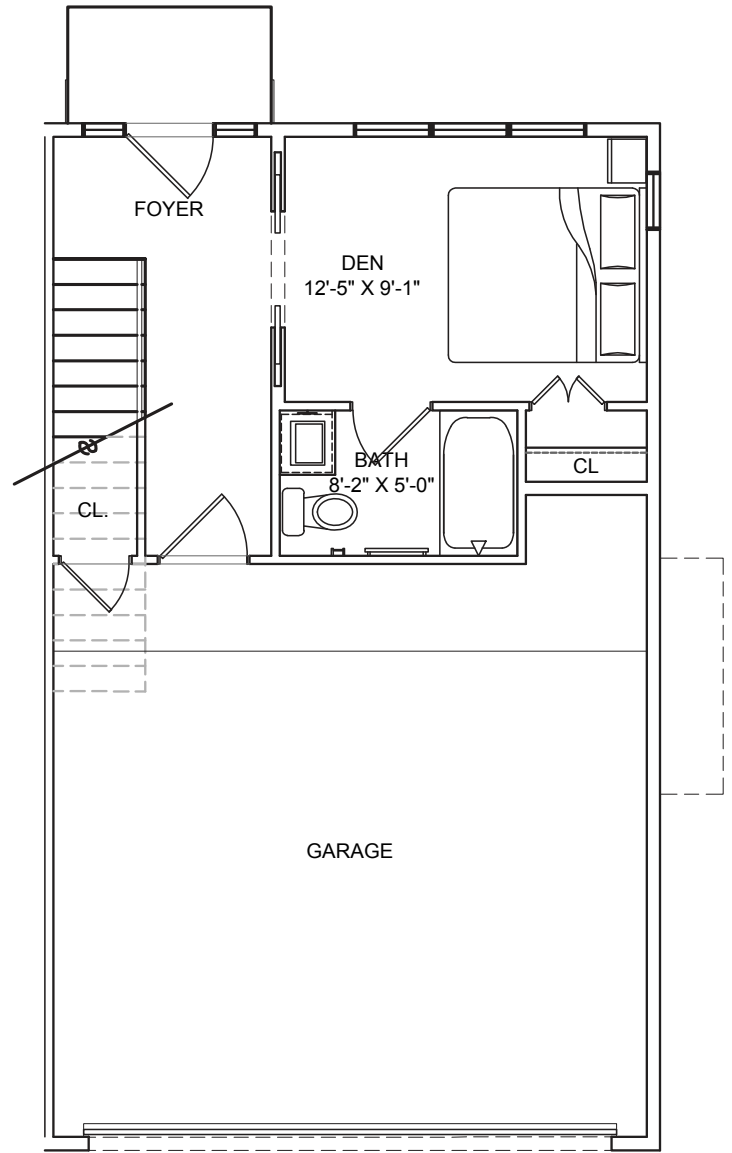


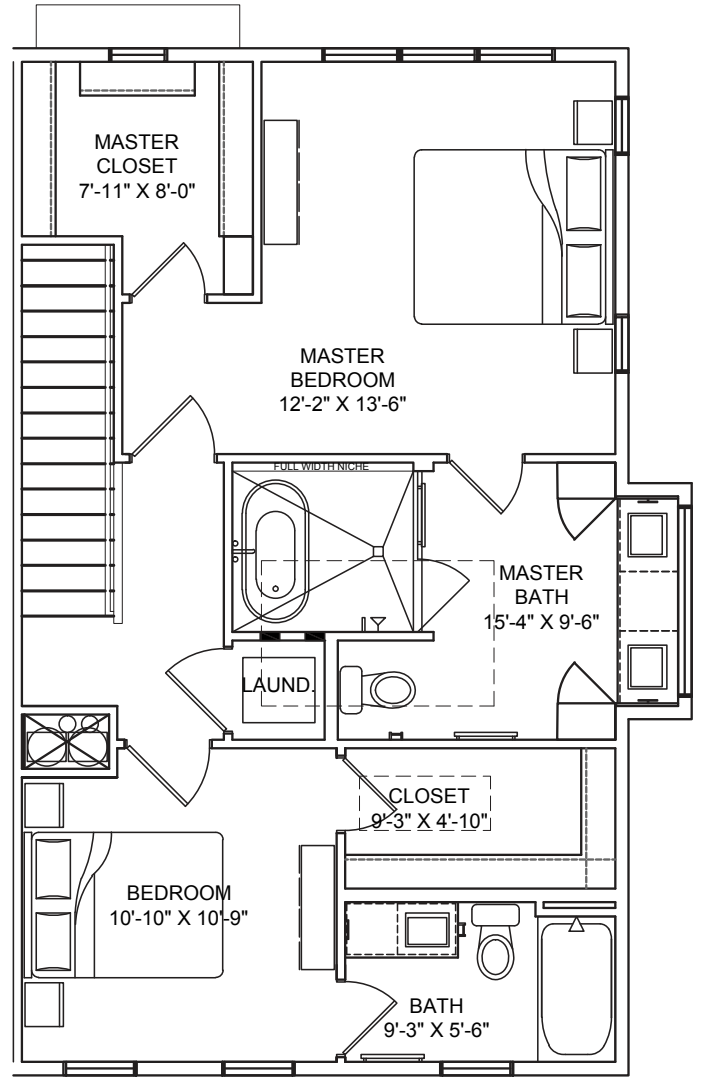
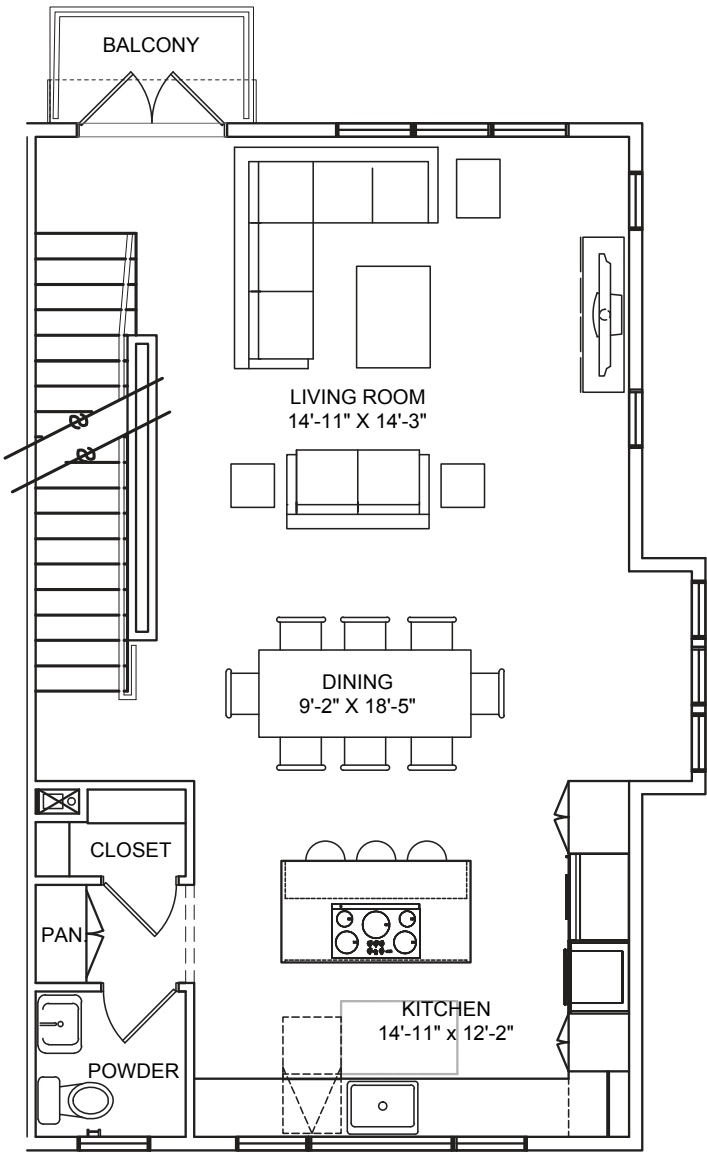


# B1-C PLAN

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

**SOLD OUT**





# C1-A PLAN

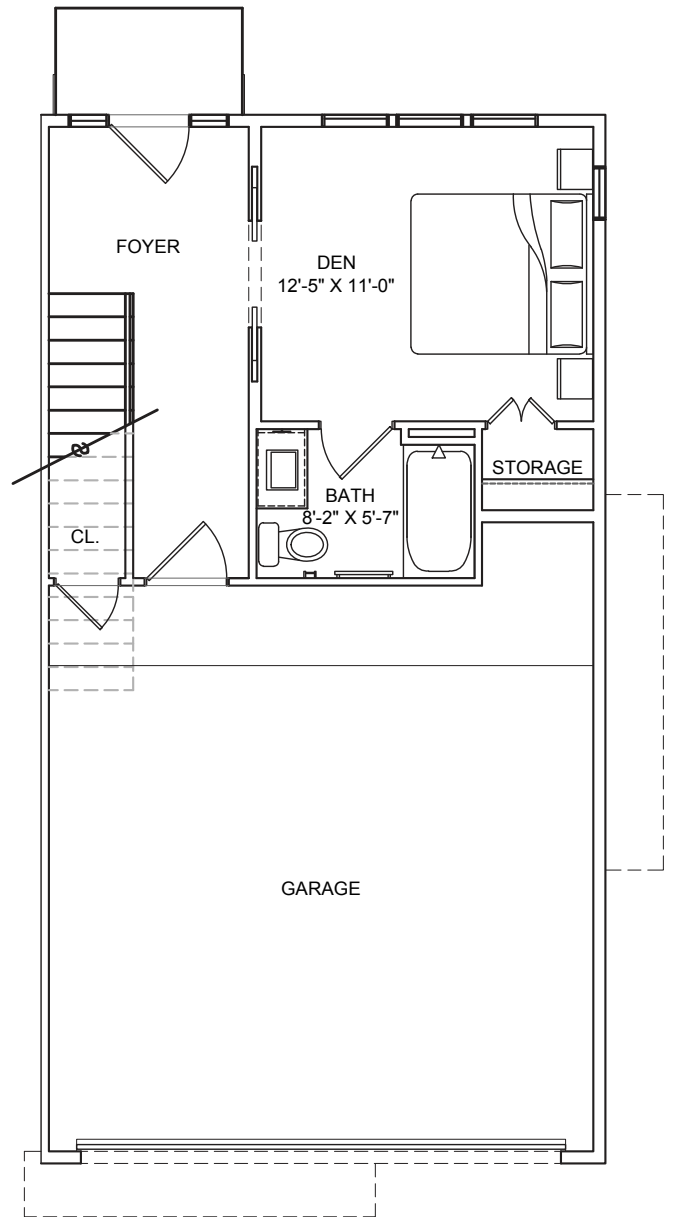
3 bed, 3.5 bath  
1,970 SF (approx.)  
2 car garage

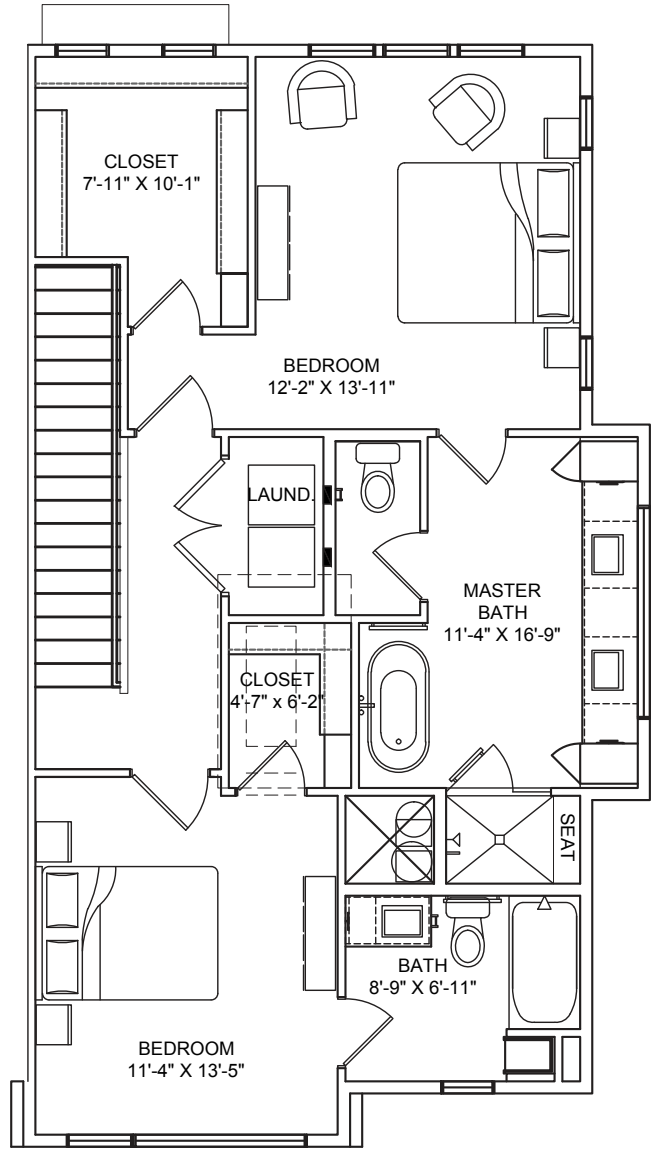
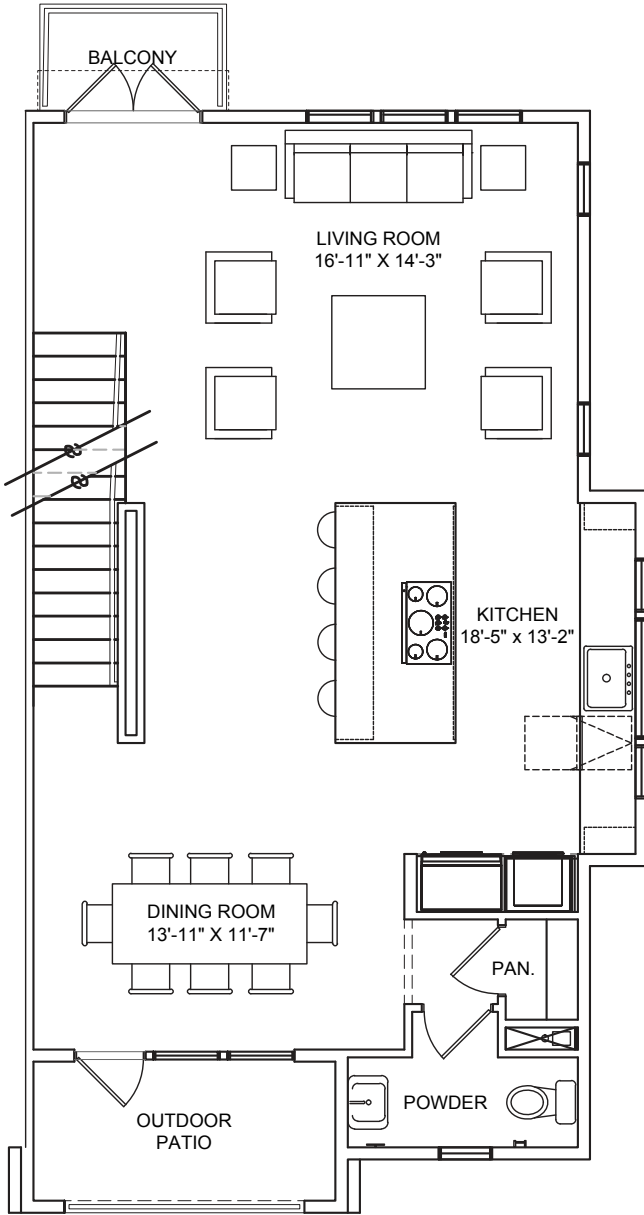
**#44 • \$700,000**

Modern finish

**#47 • \$710,000**

Modern finish





# 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



**IE<sup>2</sup> 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



**PrimeLending »**  
Zander Blunt, NMLS #188473  
512.381.4642  
zblunt@primelending.com



**UFCU Mortgage Services »**  
Christina Beitler, NMLS# 441215  
512.997.2397  
cbeitler@ufcu.org



**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

**B**efore 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 than 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.



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

**ON-SITE TOURS**

BY APPOINTMENT ONLY

TO SCHEDULE, CALL  
**(512) 599 8088**

**WEBSITE:** THELAAN.COM

**PHONE:** (512) 599 8088

**SALES CENTER:** 801 W. 5<sup>TH</sup> ST. #100

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**urbanspace**<sup>®</sup>

REAL ESTATE + INTERIORS

January 9, 2020 1:28 PM