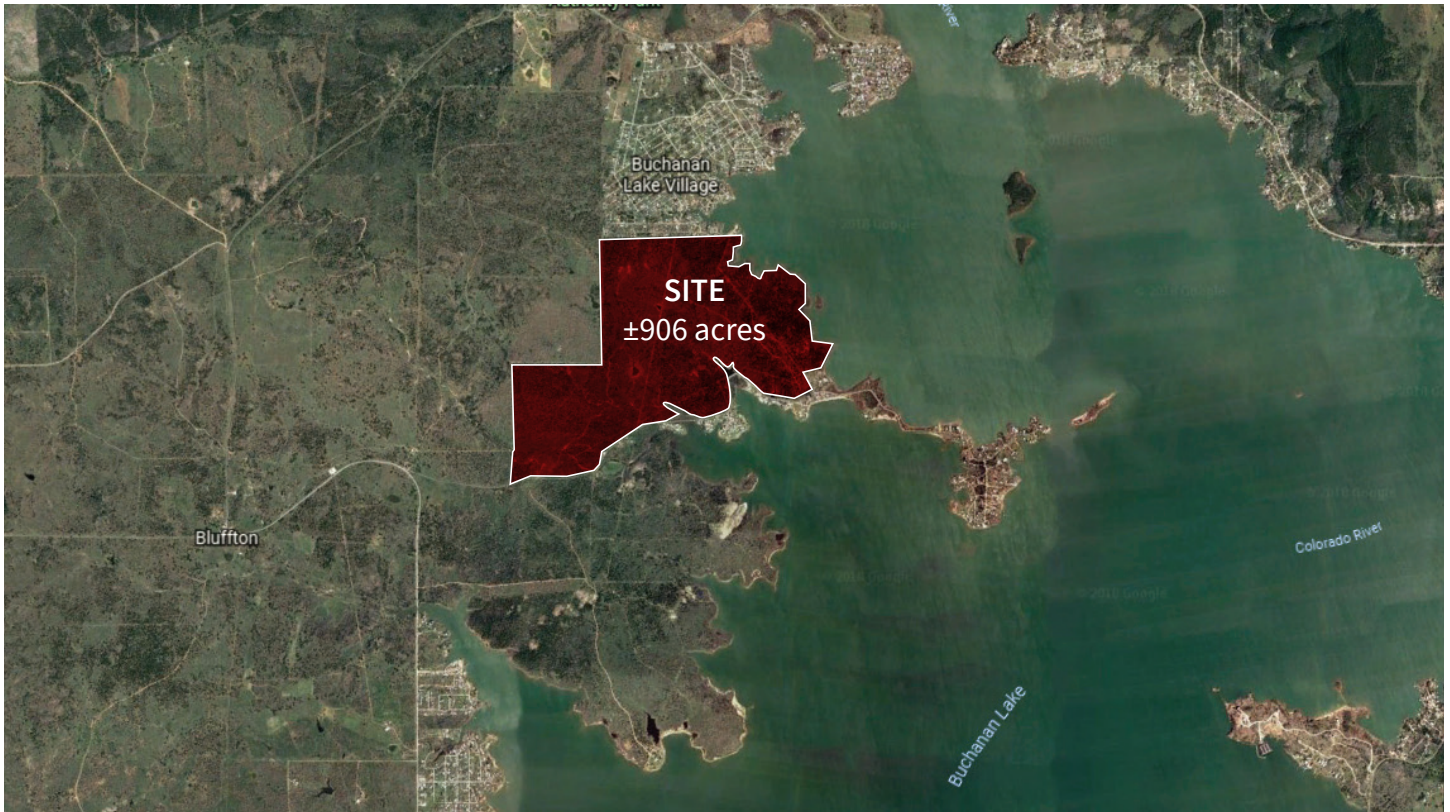




Lake Buchanan

±906 acres of waterfront land

*...the most significant remaining lake
front development opportunity
in the Hill Country.*



AVAILABILITY

The available property is made up of approximately 906 acres with more than 1.5 miles of lake frontage and is located along Lake Buchanan, in Llano County, Texas. The largest lake in the Hill Country and Central Texas, Lake Buchanan is the northernmost lake in the Highland Lakes chain of the Colorado River. This iconic development opportunity has the potential of becoming the premier lake-front development in the Texas Hill Country.

LAKE BUCHANAN

Lake Buchanan is the last remaining lake in the Highland Lakes chain with significant available lake frontage. What makes Lake Buchanan unique amongst the rest of the lakes in Central Texas are the abundance of natural elements found in and around the area. The towering oaks and mature cedar trees provide shade to an assortment of flora and fauna that grow naturally here and provide a sense of security to the deer, wild turkey and the other natural wildlife that consider the area their home. To its visitors, Lake Buchanan provides a sense of adventure. Beautiful trails and creeks, waterfalls, unique rock walls, sandy beaches perfect for swimming and sunbathing, and enough lake coverage to feel like you are the only person on the water.

The size and typography of the site provides tremendous flexibility in the development concept and overall theme of the community. This land can support a pure "lake-oriented" mixed-use community with multiple amenities like nature trails and a marina or even a state-of-the-art vacation concept like Crystal Lagoons (www.crystal-lagoons.com). With close proximity to Texas Wine Country, a neighborhood vineyard and winery would blend well with the current demographic. A golf-oriented resort community as well as a natural reserve showcasing the wildlife that is already there would aid in making Lake Buchanan a pure destination to those living in nearby large cities like Austin and San Antonio. This flexibility will enable a very precisely designed environment which responds effectively to the markets needs and demands at this location. The relative seclusion of the site will further contribute to a sense of privacy and intimacy for prospective buyers.

Projects at the two lakes to the south, Lake LBJ and Lake Travis, have been tremendously successful over the past several years and have experienced continued increases in lot prices and sales paces. As inventory along these lakes has been built out and lot availability has become scarce, the development has expanded to Lake Buchanan.

PRICING

Call broker for pricing





AREA DEMOGRAPHICS



Average Household Income

\$56,126	\$61,380	\$62,519
five miles	ten miles	fifteen miles



Median Age

58.9	55.6	50.7
five miles	ten miles	fifteen miles



Population Summary

2,130	7,152	22,318
five miles	ten miles	fifteen miles



Occupied Housing

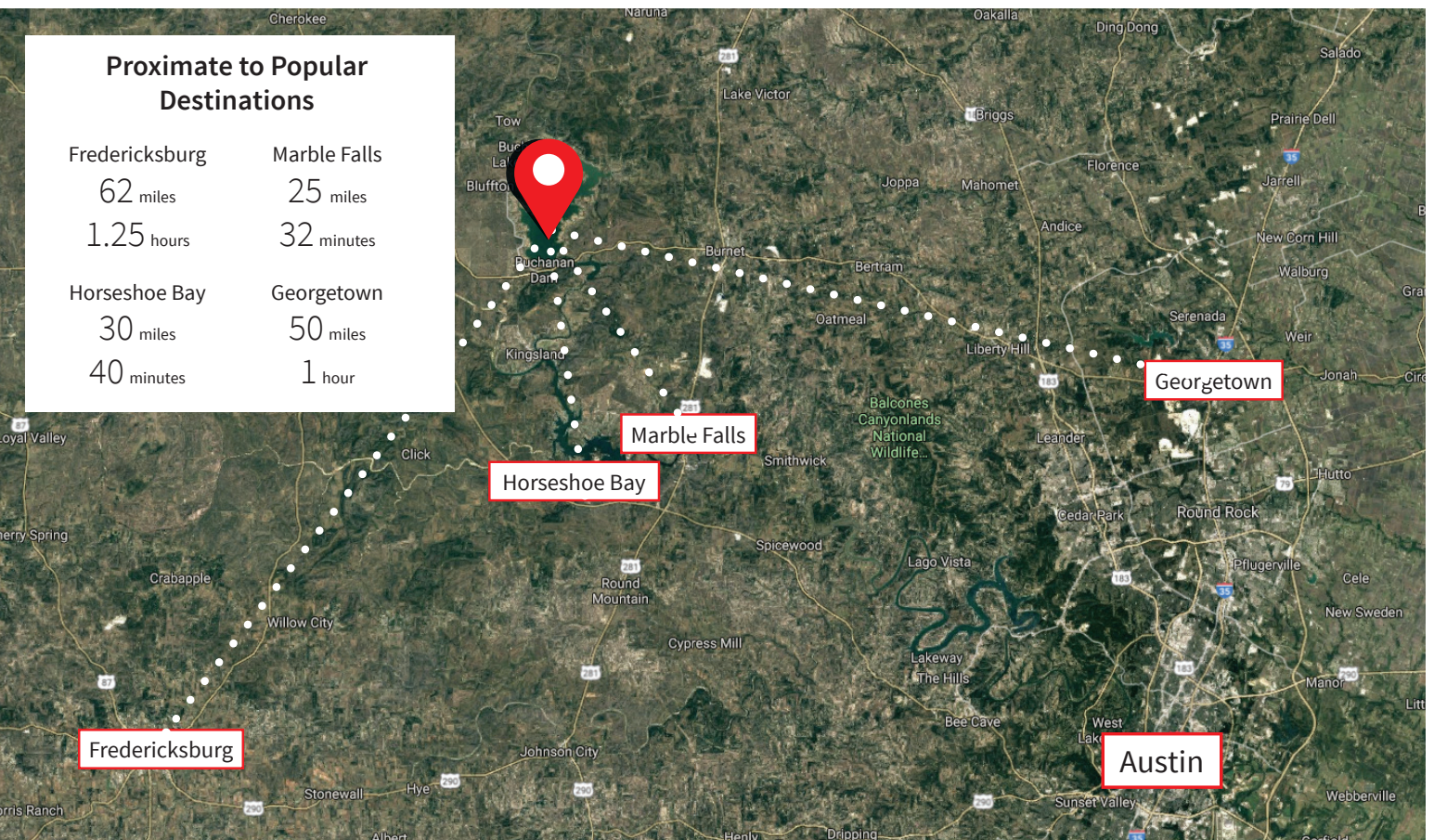
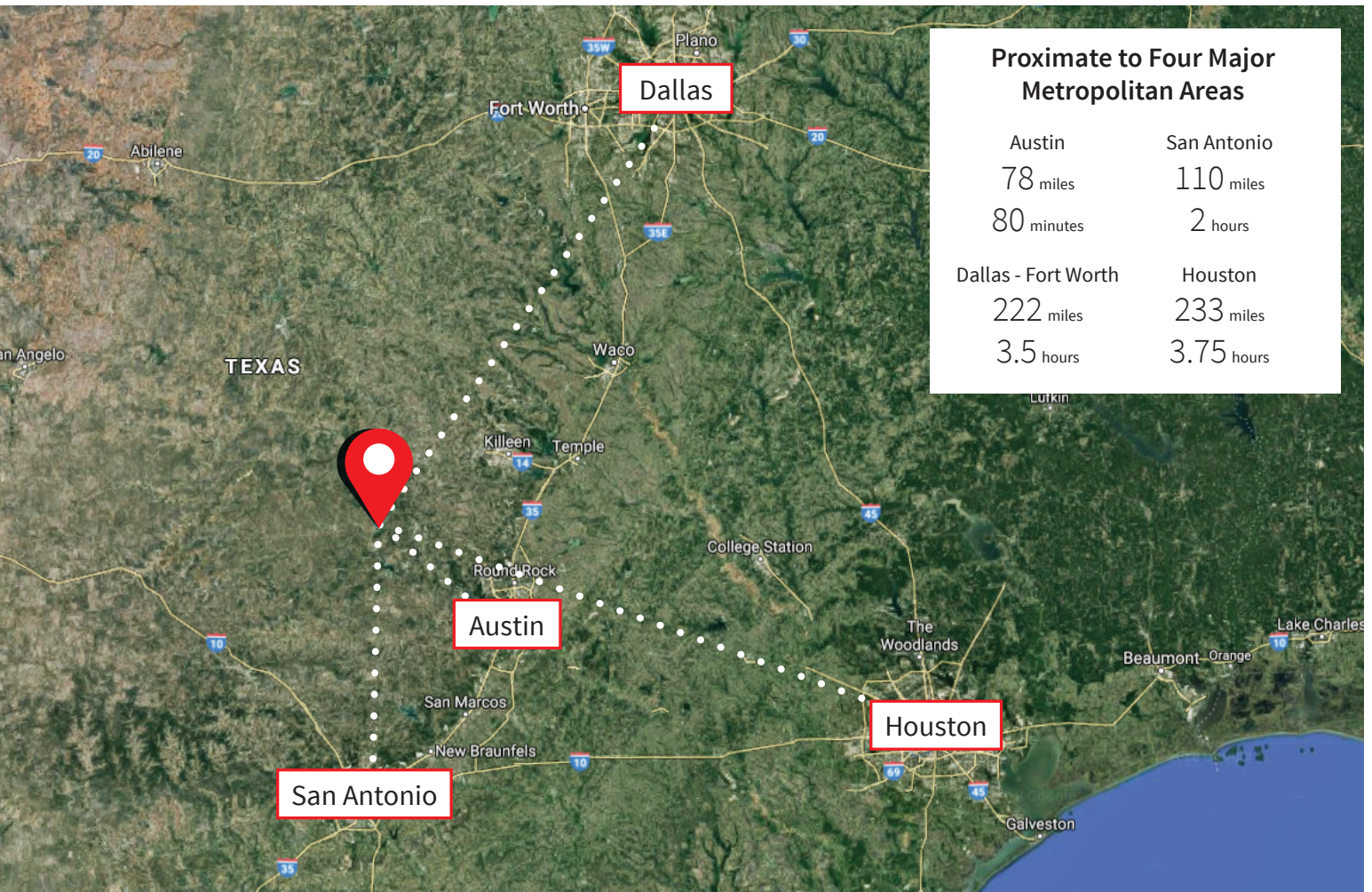
913	2,757	7,319
five miles	ten miles	fifteen miles

Annual Population Growth

1.90%	1.38%	1.49%
five miles	ten miles	fifteen miles

Renter Occupied

181	587	2,457
five miles	ten miles	fifteen miles



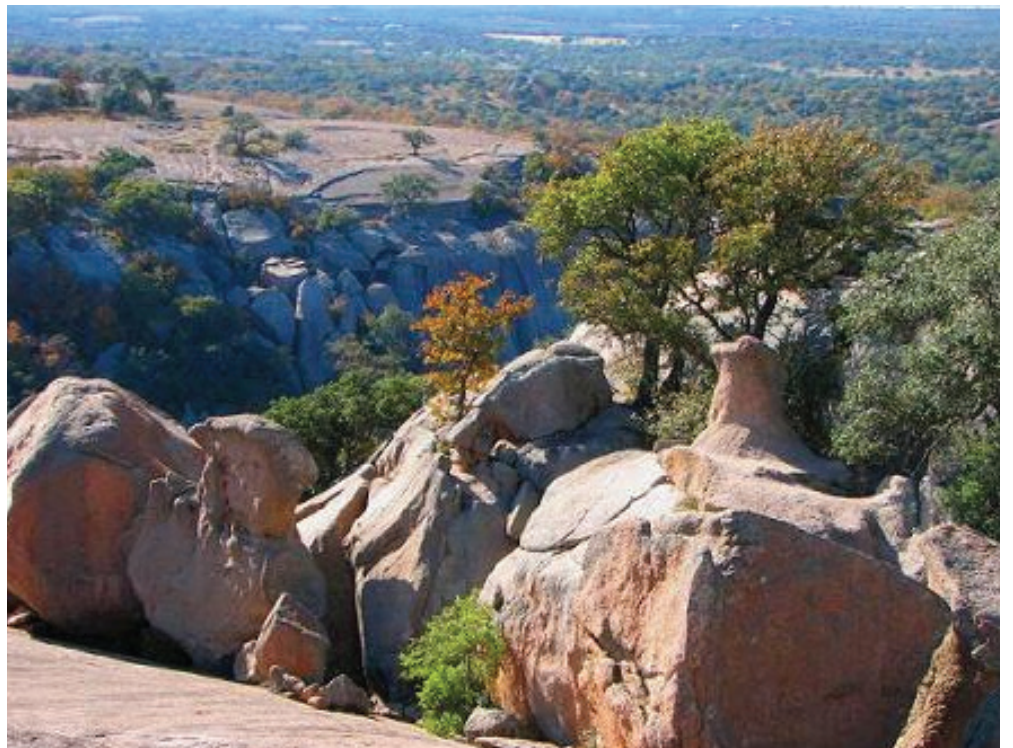
TOPOGRAPHICAL AND NATURAL ELEMENTS

Expansive views
Rolling hills and topographical diversity
Deep, wide lakes
Temperate climate
Existing wildlife
Beautiful seasonal blooms

HILL COUNTRY RECREATIONAL ACTIVITIES

Hiking
Biking
Hunting and fishing
Equestrian activities
Water sports and boating
Wineries
Annual festivals





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±906 acres of waterfront land

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