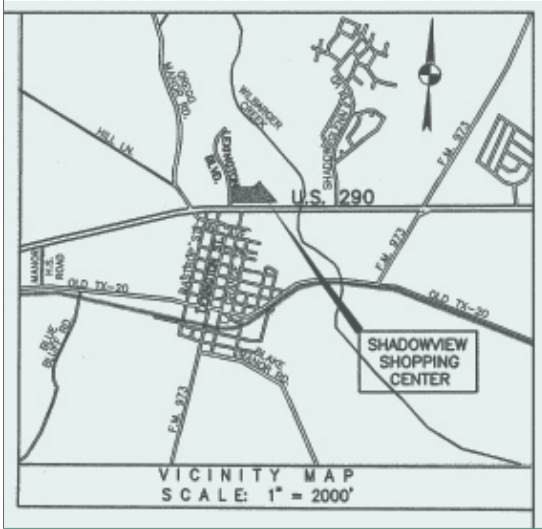


ShadowGlen Commercial

MANOR, TX

SHADOWVIEW



“The opportunity for development and commercial potential at ShadowGlen are limitless. Buyers should approach us with what they need and chances are; we have it to offer.”

DESC.	PARCEL	ACRES	\$/SQFT	PRICE
Corner Pad	Lot 1	1.452	\$12.00	\$750,000.00
In Line Commercial	Lot 2	5.950	\$7.50	\$1,950,000.00
R.O.W.		.948		



DESCRIPTION: Approximately 8.3 acres as part of the ShadowGlen Master Planned Development. The property has frontage on both Lexington and US 290 East.

PROPERTY TYPE: Commercial frontage

TOTAL AVAILABLE AREA: up to 250,000 s.f.

LOCATION: The parcel is located on Lexington Blvd, just north of US 90 East

ZONING: PUD (Planned Unit Development), C-1 (Light Commercial)

PRICING: \$7.50-12.00/s.f.

TERRAIN: Rolling to flat

UTILITIES: Water and Sewer: City of Manor
 Electric: Bluebonnet Electric
 Cable: Time Warner
 Telephone: SBC

TAXES:

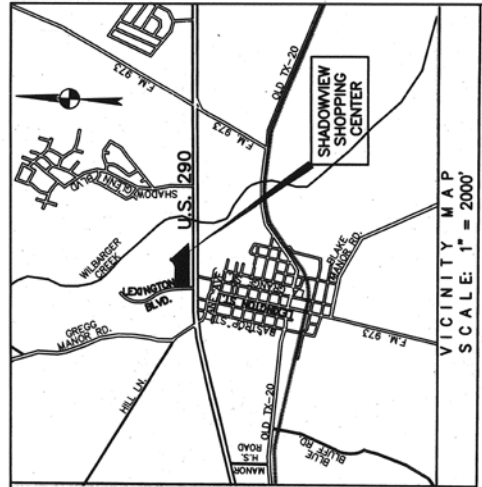
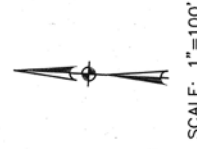
Travis County	.42160
City of Manor	.61350
Travis County Healthcare District	.06930
Manor ISD	1.51500
Austin Comm. College District	.09650
Travis County ESD No. 12	.10000

All information regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price, terms, prior sale or other disposition or withdrawal without notice.



PROPOSED ACREAGE AND USAGE	
DEDICATED ROW	ACRES
40' ROW	0.948
TOTAL ACRES	
1	1.432
2	5.950
TOTAL ACRES	
1	7.402
2	8.350
TOTAL ACRES	
1	1.432
2	5.950
TOTAL ACRES	
1	7.402
2	8.350
TOTAL ACRES	

- LEGEND**
- FOUND BENCHMARK
 - FOUND BENCHMARK
 - SET 'X' CUT
 - SET CONCRETE MONUMENT
 - SIDEWALK
 - TRANSFER OF RECORDS
 - PUBLIC RECORDS OF TRANSFER
 - T.C.P.R.
 - P.O.B.
 - BENCHMARK
 - R.U.E.
 - PUBLIC UTILITY EASEMENT
 - BUILDING SETBACK LINE

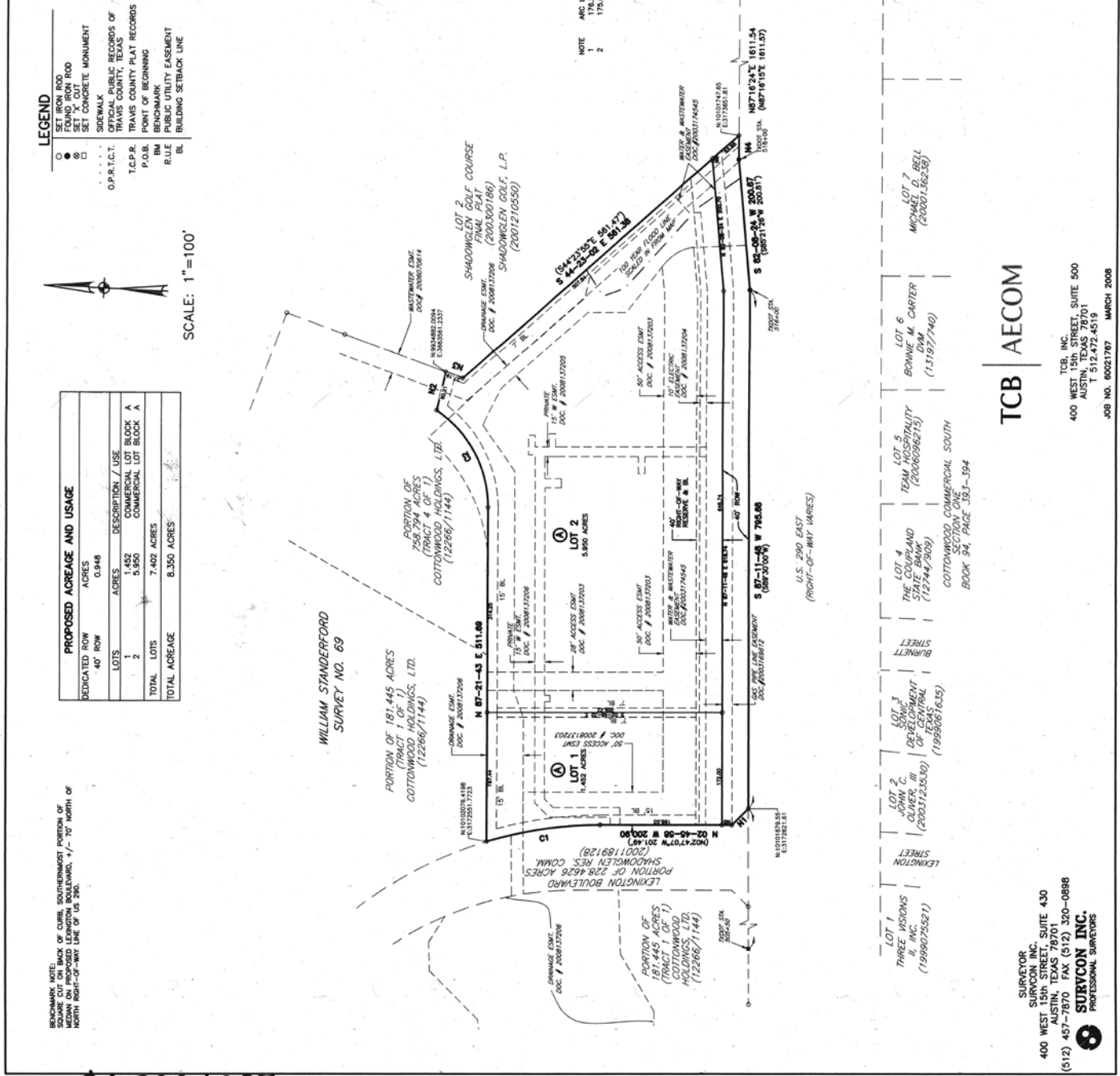


NOTE TABLE

NOTE	DISTANCE	BEARING
1	33.33	N75°28'32"W
2	27.19	N11°10'57"W
3	38.81	S87°16'57"W
4	38.81	S87°16'57"W
5	3.01	N87°16'57"E
6	3.01	N87°16'57"E

CURVE TABLE

NOTE	ARC LENGTH	DELTA	RADIUS	CHORD	CHORD BEARING
1	178.27	15-49-57	600.00	175.84	N11-10-57W
2	175.85	56-01-00	179.66	188.74	N58-21-13E



**SHADOWVIEW SHOPPING CENTER
SUBDIVISION
FINAL PLAT**

8.350 TOTAL ACRES OUT OF 758.794 ACRES OF THE COTTONWOOD HOLDINGS, LTD. (12266/1144) AND OUT OF 181.445 ACRES OF THE COTTONWOOD HOLDINGS, LTD. (12266/1144), WILLIAM STANDERFORD SURVEY NO. 69.

OWNER:
COTTONWOOD HOLDING, LTD.
9000 HIGHWAY 290 EAST
MANOR, TEXAS 78663
PHONE (512) 327-7415
FAX (512) 327-8819

TCB | AECOM
TCB, INC.
400 WEST 15TH STREET, SUITE 500
AUSTIN, TEXAS 78701
T 512.472.4513
JOB NO. 60021797 MARCH 2008

SURVCON INC.
SURVCON, INC.
400 WEST 15TH STREET, SUITE 430
AUSTIN, TEXAS 78701
(512) 457-7870 FAX (512) 320-0888
SURVCON INC.
PROFESSIONAL SURVEYORS

200900046

PHOTOGRAPHIC MYLAR

