

Landcreek Finishes First Phase of Ladera Park Office Project

April 17th, 2005

Land\Creek Development, a subsidiary of Ash Creek Homes, has just completed the first phase of Ladera Park Office Complex at 11671 Jollyville Road. Ladera Park is an office condominium community consisting of approximately 35,500 square feet that can accommodate 100% medical usage.

Despite the slump experienced by some in the office market, Building A was 80% pre-sold. Rick Lindley, Project Manager for Land\Creek Development, said, "We are very excited about the response Ladera Park has received from the medical community. Jollyville Road is a diamond in the rough. You have such easy access to the rest of Austin via Highway 183, but are situated in a more relaxed and pleasant setting.

We have already started construction on Building B and expect to be complete the building shell by June 2005."

Some of the professionals who will open a practice in Ladera Park are: Dr. Janet DuBois (dermatology), Dr. William Stavinoha (family practice), Dr. John Bangston (family practice) Dr. Robert Ramirez (Periodontics), Drs. Blair Bradford and Julie Beasley (Endodontics) and Worth Finance. Most plan to open by this fall.

This is Land\Creek Development's 9 th office condominium project over the past few years, making it the largest office condominium developer in the area. Many of the end-users are drawn to Land\Creek Development's use of classic Texas hill country architecture.