



SPILLAR
PROPERTIES



**183 HWY, LEANDER
TX 78641**

SIZE

1.48 ACRES

FRONTAGE

OVER 700FT ON
US HWY 183

**DAILY TRAFFIC
COUNTS**

18,000



NORTHSIDE



SOUTHSIDE



TREES ON LOT



FULL LOT VIEW

UNIT OVERVIEW

This property is all about location, with great visibility on US Hwy 183. The property is located close to the new Leander Northline development and surrounded by thousands of new homes in the area.

The property has new zoning, General Commercial with so many options for development.

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Austin Texas 78701



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Frontage	Over 700ft on US Hwy 183
Entrances	Two available from US Hwy 183
Utilities	All available across the street
Daily Traffic Counts	Over 18,000
Zoning	General Commercial
Flood Zone	None

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Future Heritage Grove
Office / Warehouse
434,163SF

Proposed Pioneer Farmstead
Mixed-Use | 15.5AC of Retail
77 Townhomes
156 Single-Family Lots
52,500SF of Office

Tylerville

Proposed Tylerville
Mixed-Use Development | 12.25AC



Honda Leander



Austin Community College
606 Students | 124 Employees



H-E-B plus!
140 employees | 296.9K Daily Visits



Proposed The Home Depot

Proposed Lifestyle Leander
Mixed-Use | 321 Multi-family Units

Proposed Chloe Leander

Future Hero Way West
Light Industrial | 227,200SF

Leander Springs
\$1.5B Mixed-Use Development
78 Total Acres
4AC Lagoon
1,600 Multi-Family Units
311,382SF of Retail
904,407SF of Office
275 Key Hotel
20K SF Conference Center