

**FOR SALE**  
**OFFICE / MEDICAL**

**Pointe 183 – Building 7, Suite 730**

Leander, TX 78641

- Cold Dark Shell – Ready for Custom Buildout
- High-Growth Corridor in North Leander
- Strong Surrounding Commercial & Medical Tenancy



**Darren Siegel**  
Principal/Associate  
512.964.3656  
dsiegel@newedgecre.com

**Neerja Kwatra**  
Principal/Broker  
512.698.2730  
nkwatra@newedgecre.com

**Sale Price : \$1,275,000**  
**Area : 3,310 SF**

# Executive Summary

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## Secure your space in a high traffic neighborhood area

Pointe 183 is a premier mixed-use retail and office development located in one of Leander's fastest-growing corridors near the 183/183A split. Suite 730 offers 3,310 SF of flexible shell space ideal for office, medical office, or professional service uses.

This location provides exceptional access to the 183A Toll Road, strong traffic counts, and proximity to complementary neighbors such as Texas Orthopedics, Pointe 183 Animal Hospital, and nearby retail/service providers.

## Property Features

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### Property Highlights:

- ± 3,310 SF of flexible office/medical shell space
- Cold Dark Shell – ready for custom buildout
- \$40/SF Tenant Improvement Allowance
- Strong parking ratio: 4.5 : 1,000 SF
- Modern mixed-use development with professional tenant mix
- Multiple access points to 183 & 183A
- Positioned within a rapidly expanding growth corridor

### Location Highlights:

- Located near the 183 & 183A split in North Leander
- Direct access to 183A Toll Road, San Gabriel Pkwy, and adjoining parcels
- Minutes from St. David's Hospital Leander (0.6 miles)
- Surrounded by high-growth residential communities
- Excellent visibility from 183A service road
- Close connectivity to QuickTrip, regional retail, and Leander activity centers
- One of the fastest-growing submarkets in Central Texas

### Heavy traffic counts:

- 183A Service Road: ~28,706 CPD
- US 183 / San Gabriel Rd: ~19,485 CPD
- 183A Toll On/Off Ramps: Heavy continuous flow

**Disclaimer: All information and highlights are for marketing and illustrative purposes only and have not been independently verified. Details are deemed reliable but not guaranteed and are subject to change without notice.**



# Property Details

<b>Sale Price</b>	\$1,275,000
<b>Available Space:</b>	3,310 SF
<b>Delivery Condition:</b>	Cold Dark Shell
<b>Availability:</b>	Immediate
<b>Lease Term:</b>	3-10 Years
<b>Year Built:</b>	New Construction
<b>Zoning:</b>	Neighborhood Commercial
<b>Parking:</b>	4.5:1,000
<b>Ideal For:</b>	Professional services Health and Wellness, Personal Care

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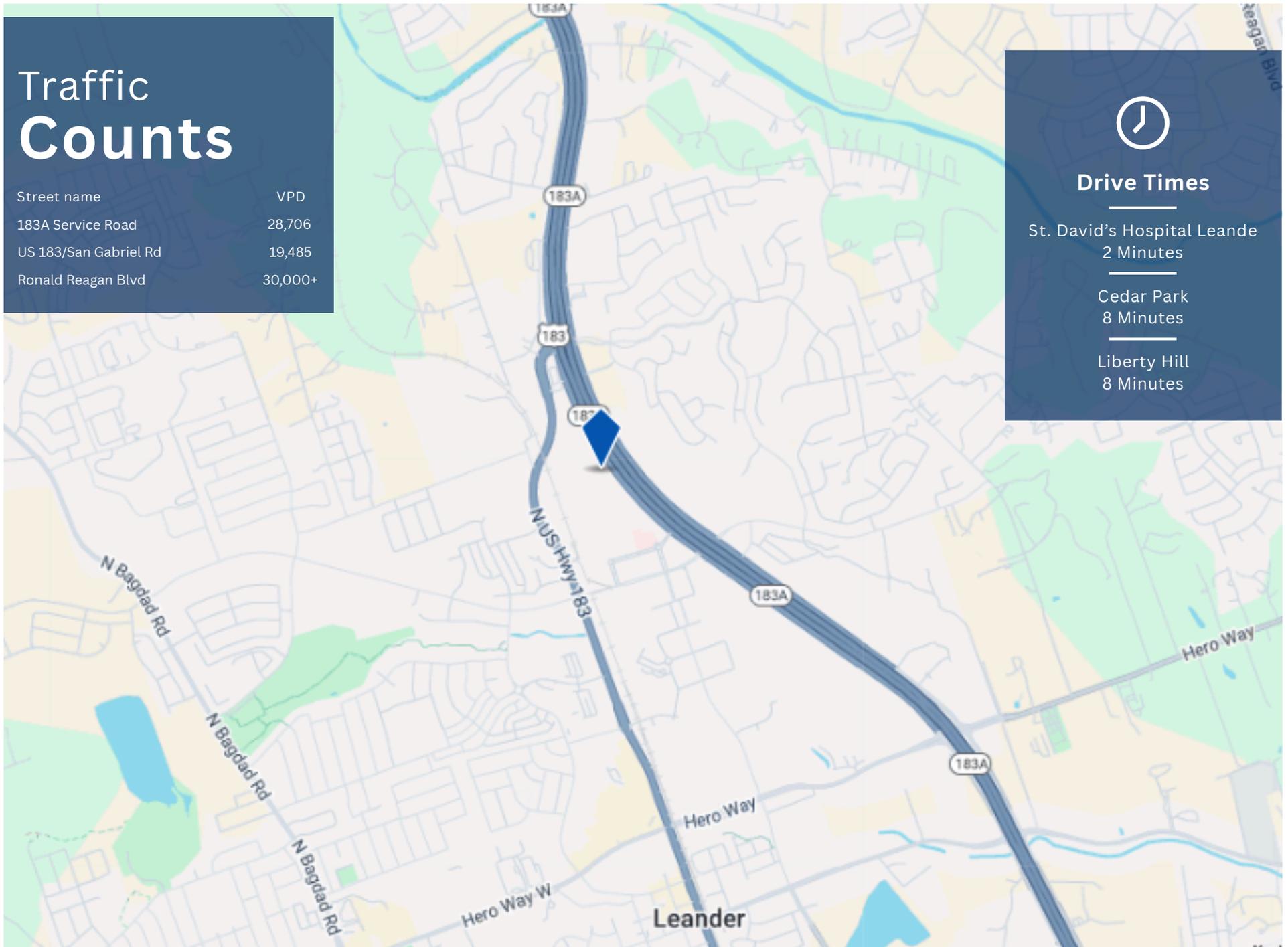
# Traffic Counts

Street name	VPD
183A Service Road	28,706
US 183/San Gabriel Rd	19,485
Ronald Reagan Blvd	30,000+

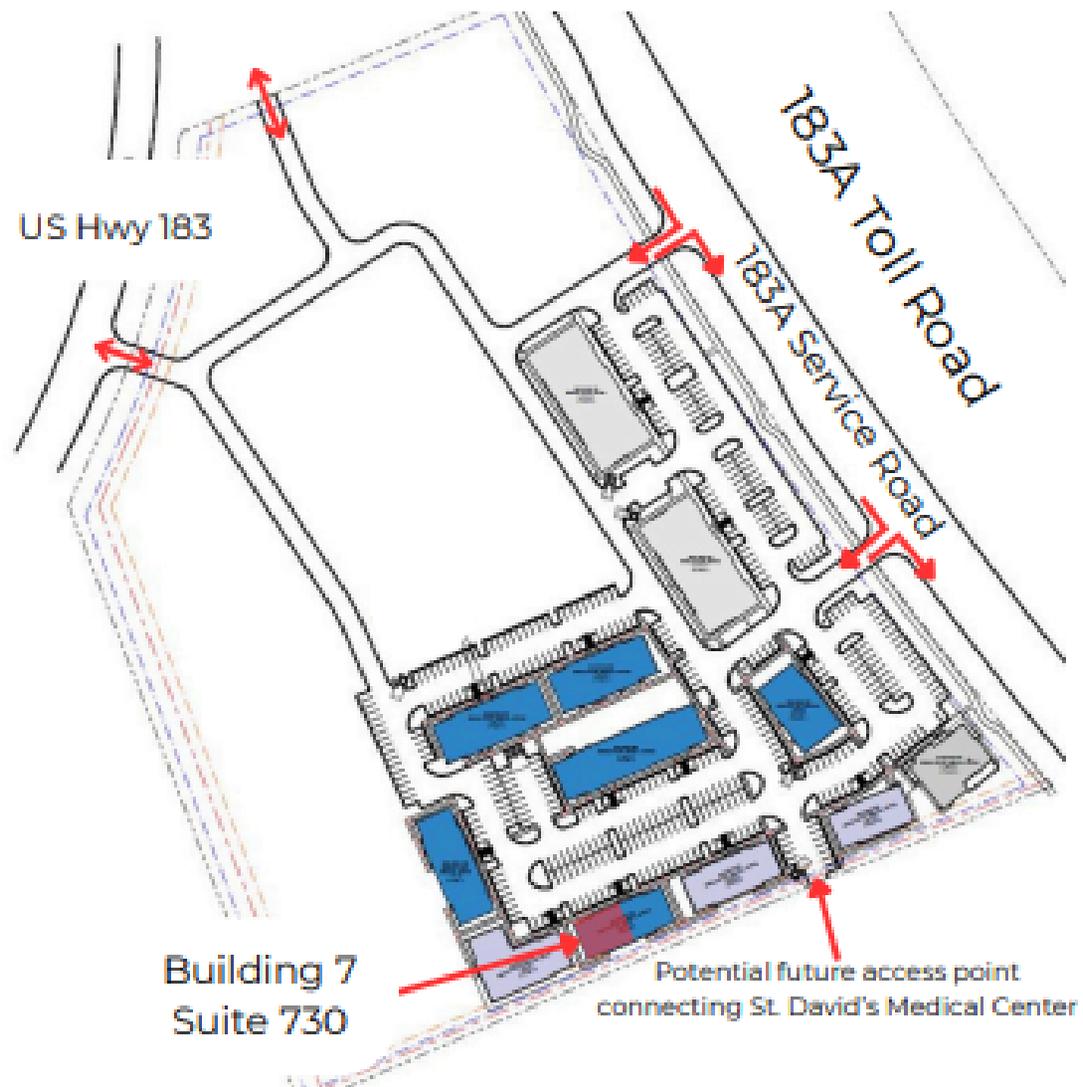


## Drive Times

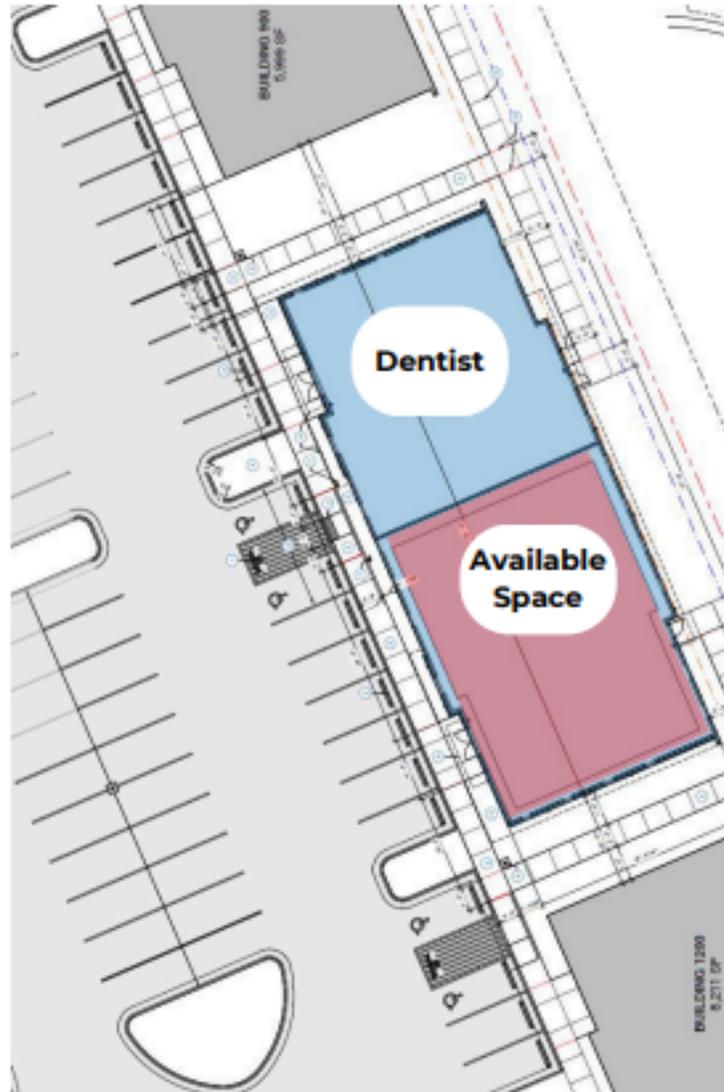
- St. David's Hospital Leander  
2 Minutes
- Cedar Park  
8 Minutes
- Liberty Hill  
8 Minutes



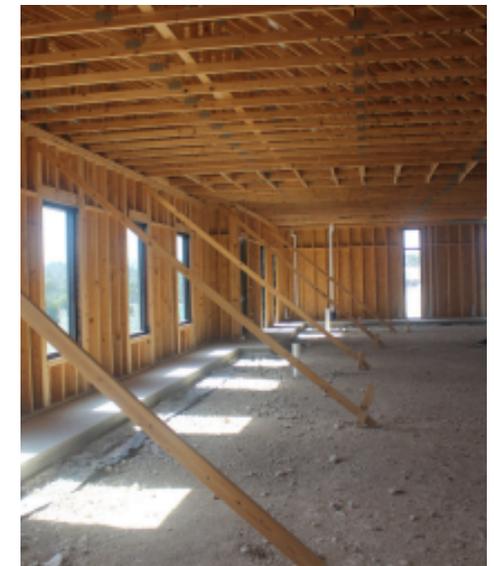
# Site Plan



# Building Plan



# Property Photos



# Overview

Leander, Texas, has experienced remarkable growth in recent years, evolving into a vibrant community that seamlessly blends the natural beauty of the Hill Country with economic prosperity. The population of Leander has grown significantly over the last number of years. This expansion is driven by factors such as a cost of living 4.7% below the national average, an acclaimed school system, and convenient access to Highway 183A and commuter rail services, providing efficient routes into Austin. Leander's commitment to thoughtful urban planning has maintained a balance between modern amenities and green spaces, making it an attractive destination for families and professionals alike. Parks like Lakewood Park and the nearby Balcones Canyonlands National Wildlife Refuge offer residents ample opportunities for outdoor recreation while preserving the area's scenic charm.

## Economy

The economic landscape in Leander is flourishing, with a diverse range of industries including technology, healthcare, and education. The city's growth-friendly policies and high quality of life have attracted major corporations like Samsung, Apple Inc., and Dell to nearby areas, creating numerous employment opportunities for residents. Sales tax collections have steadily increased over the years, indicating robust economic growth. The city government actively promotes entrepreneurship, supporting small businesses through initiatives like the Leander Chamber of Commerce. Additionally, Leander's proximity to Austin's tech hub has spurred the growth of startups and remote work opportunities, further boosting the local economy. With plans for future infrastructure improvements and commercial developments, Leander continues to position itself as a hub for innovation and business growth.

## Real Estate

In the real estate sector, Leander's housing market has seen notable activity. As of January 2025, the median listing home price was \$522,400, remaining stable compared to the previous year. Homes typically spend around 75 days on the market, reflecting a balanced supply and demand dynamic. The market is currently considered a buyer's market, with the number of homes for sale exceeding demand. New residential developments, such as Travisso and Crystal Falls, offer a range of housing options, from modern townhomes to luxury estates, catering to families, retirees, and young professionals. On the commercial front, new mixed-use developments are underway, bringing exciting opportunities for dining, shopping, and business, further enhancing Leander's appeal as a destination for both residents and entrepreneurs. The ongoing Leander Springs project, which includes retail, office space, and a lagoon centerpiece, is set to redefine the city's commercial landscape, attracting further investment and enhancing the community's lifestyle offerings.



## Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A BROKER is responsible for all brokerage activities, including OCS performed by sales sponsored by the broker
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the Client above others including the broker's own interests.
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client. and
- Treat all parties to a real estate transaction honestly and fairly.

### LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement, An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent. including information disclosed to the agent or subagent by the buyer or buyer's agent. An owner's agent fees are not set by law and are fully negotiable.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenants agent by agreeing to represent the buyer, usually through a written representation agreement A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent. including information disclosed to the agent by the seller or seller's agent. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**AS AGENT FOR BOTH – INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary:

- A broker who acts as an intermediary:
- Must treat all parties to the transaction impartially and fairly.
- May, with the parties' consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction
- Must not, unless specifically authorized in writing to do so by the party, disclose:
- that the owner will accept a price less than the written asking price;
- that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated,

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for our records.

<u>New Edge Commercial Real Estate</u>	<u>9015934</u>	<u>info@newedgecre.com</u>	<u>(512)677-9365</u>	<u>Neerja Kwatra</u>	<u>664880</u>	<u>nkwatra@newedgecre.com</u>	<u>(512)698-2730</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone	Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Neerja Kwatra</u>	<u>664880</u>	<u>nkwatra@newedgecre.com</u>	<u>(512)698-2730</u>	<u>Darren Siegel</u>	<u>640724</u>	<u>dsiegel@newedgecre.com</u>	<u>(512)964-3656</u>
Designated Broker of Firm	License No.	Email	Phone	Sales Agent/Associate's Name	License No.	Email	Phone

# Contact

**Darren Siegel**

**Principal / Associate**

512.964.3656

dsiegel@newedgecre.com

**Neerja Kwatra**

**Principal / Broker**

512.698.2730

nkwatra@newedgecre.com

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