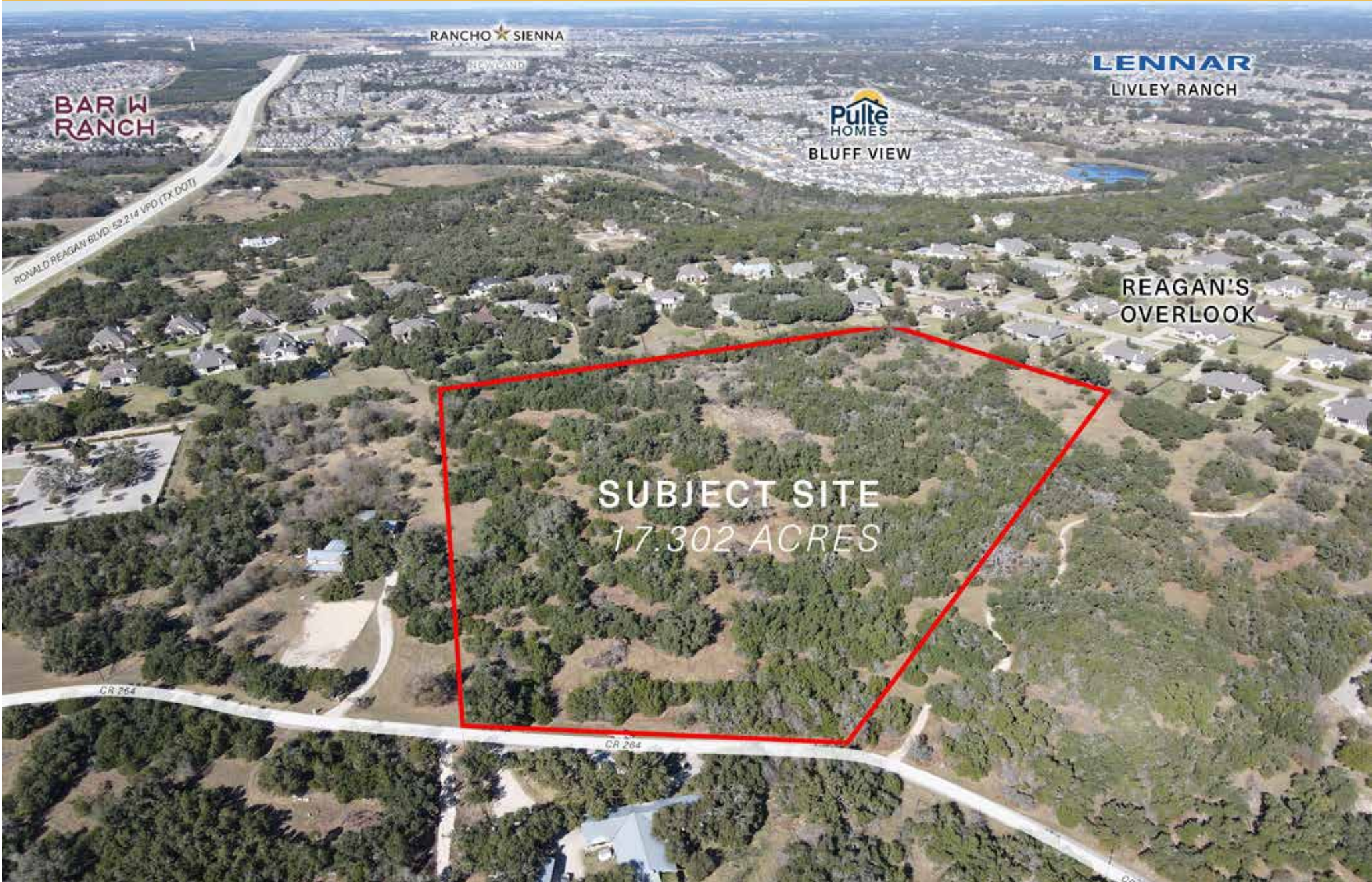


# For Sale: Leander 17 Acres



PRIME SINGLE FAMILY HOME DEVELOPMENT SITE | CR 264 LEANDER, TEXAS 78641



BAR W  
RANCH

RONALD REAGAN BLVD. 52.214 VPO (TX DOT)

RANCHO SIENNA

NEWLAND

Pulte  
HOMES  
BLUFF VIEW

LENNAR  
LIVLEY RANCH

REAGAN'S  
OVERLOOK

SUBJECT SITE  
17.302 ACRES

CR 264

CR 264





# GOLD TIER

EXCLUSIVELY LISTED BY

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**Taylor Golden**

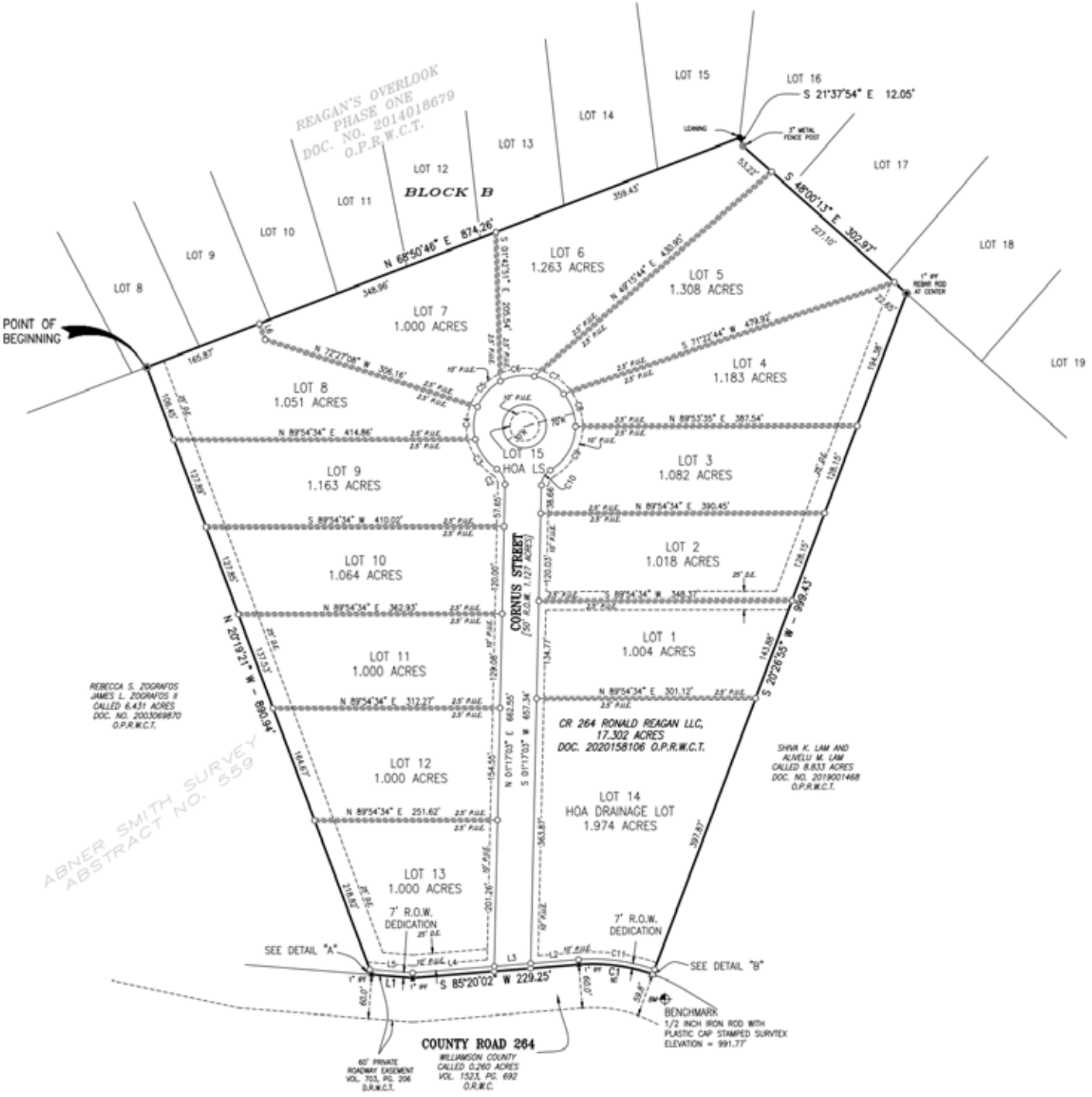
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taylor@goldtier.net

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# PRELIMINARY PLAT





183

Pulte  
HOMES  
HORIZON LAKE

Choice  
Development

183

ASTOR  
COMMUNITY  
COLLEGE

N Northline

183

BRYSON

TARVIN  
ELEMENTARY

PALMERA  
RIDGE

MR  
MAPLE RANCH  
TOWNHOMES

RONALD REAGAN BLVD: 52,214 VPD (TX DOT)

CR 254

SUBJECT SITE  
17.302 ACRES

REAGAN'S  
OVERLOOK





# PROPERTY HIGHLIGHTS

**ADDRESS:** CR 264, Leander, Texas 78641

**ACREAGE:** 17.302 Acres

**PRICING:** \$2,900,000

**ZONING:** Single-Family Rural

**UTILITIES:**

- 8" City of Leander Water Line

- 12" Wastewater Line Nearby

**FRONTAGE:** 380' CR 264 Frontage

**SCHOOL DISTRICT:** Leander ISD

**REMARKS:**

- Preliminary Plans for 13 Single Family Home Lots

- 1+ Acre Lots

- The site development permit is under review with the City of

Leander. It is expected to be issued in mid 2025

- Close proximity to Ronald Reagan Blvd & Hwy 183

*\*Buyer to do all independent research on development potential.*





**P**  
PALMERA  
RIDGE

**MR**  
MAPLE RANCH  
TOWNHOMES

RONALD REAGAN BLVD. 52.214 VPD (TX DOT)

REAGAN'S  
OVERLOOK

SUBJECT SITE  
17.302 ACRES

FUTURE HERO WAY EXTENSION



HERO WAY





183  
TEXAS

29  
TEXAS

STONEWALL RANCH

LIBERTY PARKE

SANTA RITA RANCH

CIMARRON WILDS

OAKS OF SAN GABRIEL

29  
TEXAS

WILDLEAF

ORCHARD RIDGE

183  
TEXAS

SUMMERLYN

HIGHLAND TERRACE

LARKSPUR

RANCHO SIENNA

LIVLEY

BAR W RANCH

BLUFFVIEW

WHITT RANCH

DEERBROOKE

MONARCH

BRYSON

PALMERA RIDGE

REAGANS OVERLOOK

LEANDER ESTATES

GREATWOODS MOCKINGBIRD

HOMESTEAD

HAVEN OAKS

SAVANNA RANCH

MAYA VISTA

HILLTOP RANCH

GREATWOODS SOUTH

DEVINE LAKE

OAK CREEK

183  
TEXAS

**SUBJECT SITE**  
17.3 ACRES



LARIAT

GEORGETOWN EXECUTIVE AIRPORT

LIBERTY HILL

29 TEXAS

SANTA RITA RANCH

CIMARRON HILLS

35

GEORGETOWN

ORCHARD RIDGE

29 TEXAS

LARKSPUR

RANCHO SIENNA

WOLF RANCH

183 TEXAS

BAR W RANCH

BRYSON

PALMERA RIDGE

**SUBJECT SITE**  
17.3 ACRES

N Northline

LEANDER

183 TEXAS

35

TERAVISTA

KONKLE BEGAN BLVD





### Information About Brokerage Services

Texas law requires all real estate license holders 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 acts performed by sales agents 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 all 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.

**A 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.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's 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.

**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' written 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 your records.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
_____ Licensed Supervisor of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date