

For Sale

JAMES MORENO

Commercial Advisor

512.669.6280

james@lifebydesignrealty.com

Anderson Trl & Chaparral Dr

0 ANDERSON TRL, LEANDER, TX 78641

WWW.LIFEBYDESIGNCOMMERCIAL.COM

Life by Design
Commercial Group

BROKERED BY
exp
REALTY

For Sale

Anderson Trl & Chaparral Dr

0 ANDERSON TRL, LEANDER, TX 78641



Property Description

Nestled in the coveted Leander area, this remarkable property presents an exceptional opportunity for residential investors or Community Services owner users. Boasting a desirable zoning classification of Single Family Rural, the property offers the potential for large residential lots or uses like community centers, places of worship and like uses. Its prime location in the booming Leander corridor provides convenient access to local amenities and the city's burgeoning opportunities. With its expansive size and strategic zoning, this property is primed for development, representing a remarkable prospect for those seeking to invest in the flourishing residential market. Whether you're looking to build or develop, this property in Leander holds immense promise for creating a dream residential community.

Property Highlights

- 10.92 Acres
- Water & Electricity on Site
- Single Family Rural Zoning
- \$1.36 psf asking price

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	5	49	271
Total Population	14	143	798
Average HH Income	\$135,570	\$135,570	\$135,451

Offering Summary

Sale Price:	\$650,000
Lot Size:	10.92 Acres

JAMES MORENO

Commercial Advisor
512.669.6280
james@lifebydesignrealty.com



For Sale

Anderson Trl & Chaparral Dr

0 ANDERSON TRL, LEANDER, TX 78641



JAMES MORENO

Commercial Advisor

512.669.6280

james@lifebydesignrealty.com

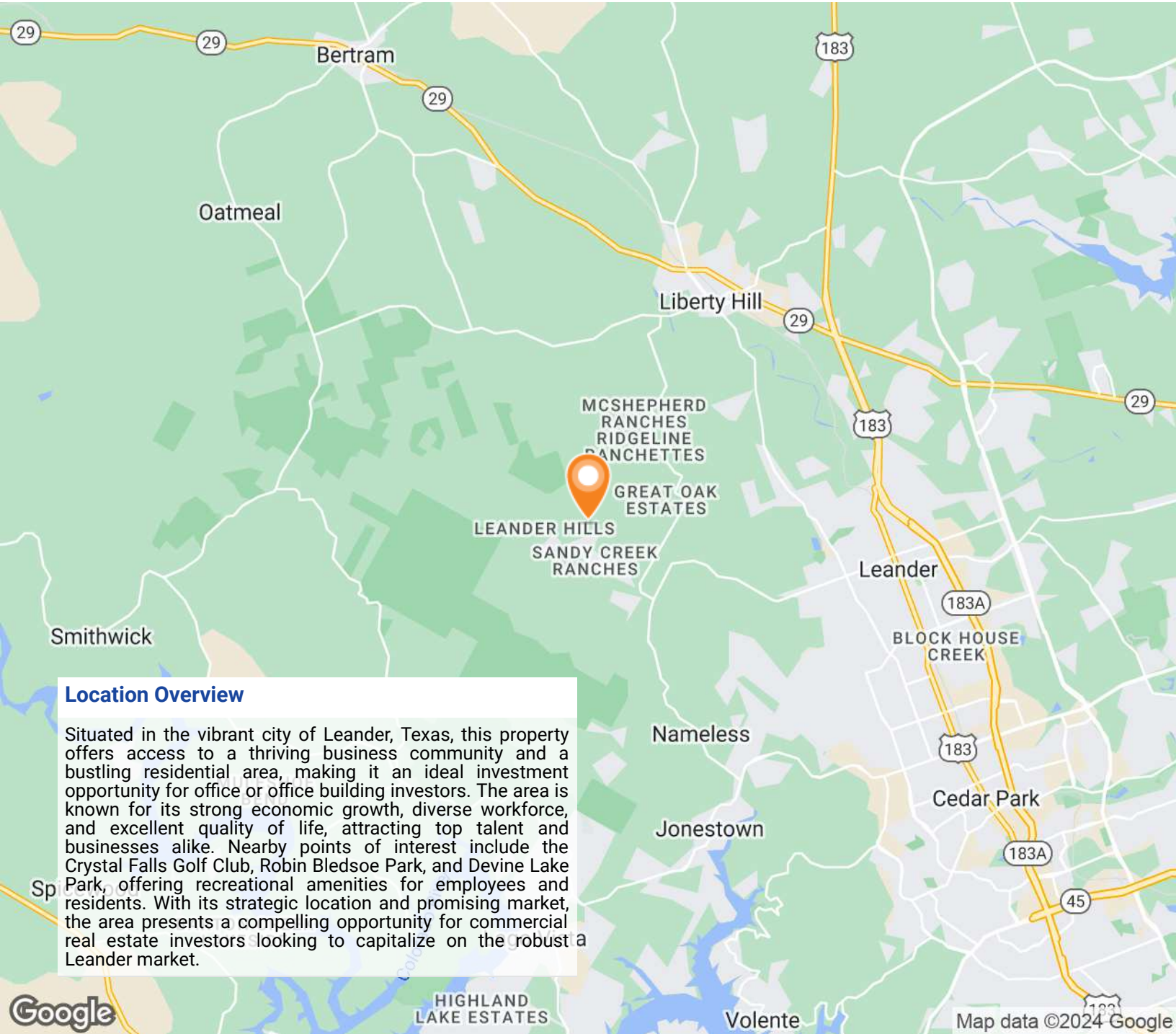
Life by Design
Commercial Group

BROKERED BY
exp
REALTY

For Sale

Anderson Trl & Chaparral Dr

0 ANDERSON TRL, LEANDER, TX 78641



Location Overview

Situated in the vibrant city of Leander, Texas, this property offers access to a thriving business community and a bustling residential area, making it an ideal investment opportunity for office or office building investors. The area is known for its strong economic growth, diverse workforce, and excellent quality of life, attracting top talent and businesses alike. Nearby points of interest include the Crystal Falls Golf Club, Robin Bledsoe Park, and Devine Lake Park, offering recreational amenities for employees and residents. With its strategic location and promising market, the area presents a compelling opportunity for commercial real estate investors looking to capitalize on the robust Leander market.

JAMES MORENO

Commercial Advisor

512.669.6280

james@lifebydesignrealty.com

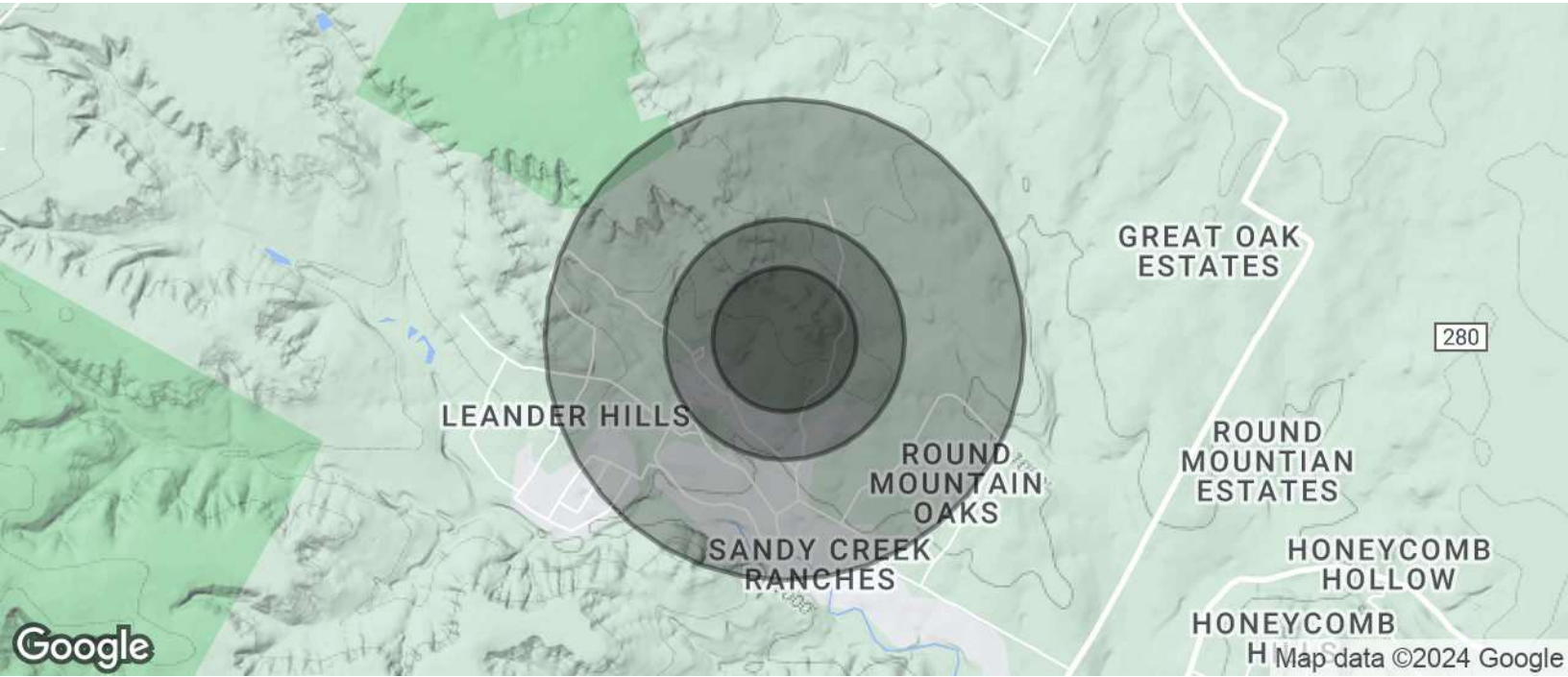
Life by Design
Commercial Group

BROKERED BY
exp
REALTY

For Sale

Anderson Trl & Chaparral Dr

0 ANDERSON TRL, LEANDER, TX 78641



Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	14	143	798
Average Age	41	41	41
Average Age (Male)	41	41	41
Average Age (Female)	42	42	42

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	5	49	271
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$135,570	\$135,570	\$135,451
Average House Value	\$555,266	\$555,266	\$554,913

Demographics data derived from AlphaMap

JAMES MORENO

Commercial Advisor

512.669.6280

james@lifebydesignrealty.com

