

4-ACRE COMMERCIAL SITE

9800 RM-2243 | LEANDER, TX 78641



COMMERCIAL
MARKET EXCHANGE



MATT DELAHOUSSEY // Broker

matt@cmeatx.com // 512.585.5313

ANTHONY GONZALES, CCIM // Associate Broker

anthony@cmeatx // 512.786.1482

CMEATX.COM // 2301 Bagdad Rd, #405, Cedar Park, TX 78613

PROPERTY FOR SALE

LEANDER, TEXAS

EXECUTIVE SUMMARY

9800 RM-2243 | LEANDER, TX 78641

OFFERING SUMMARY

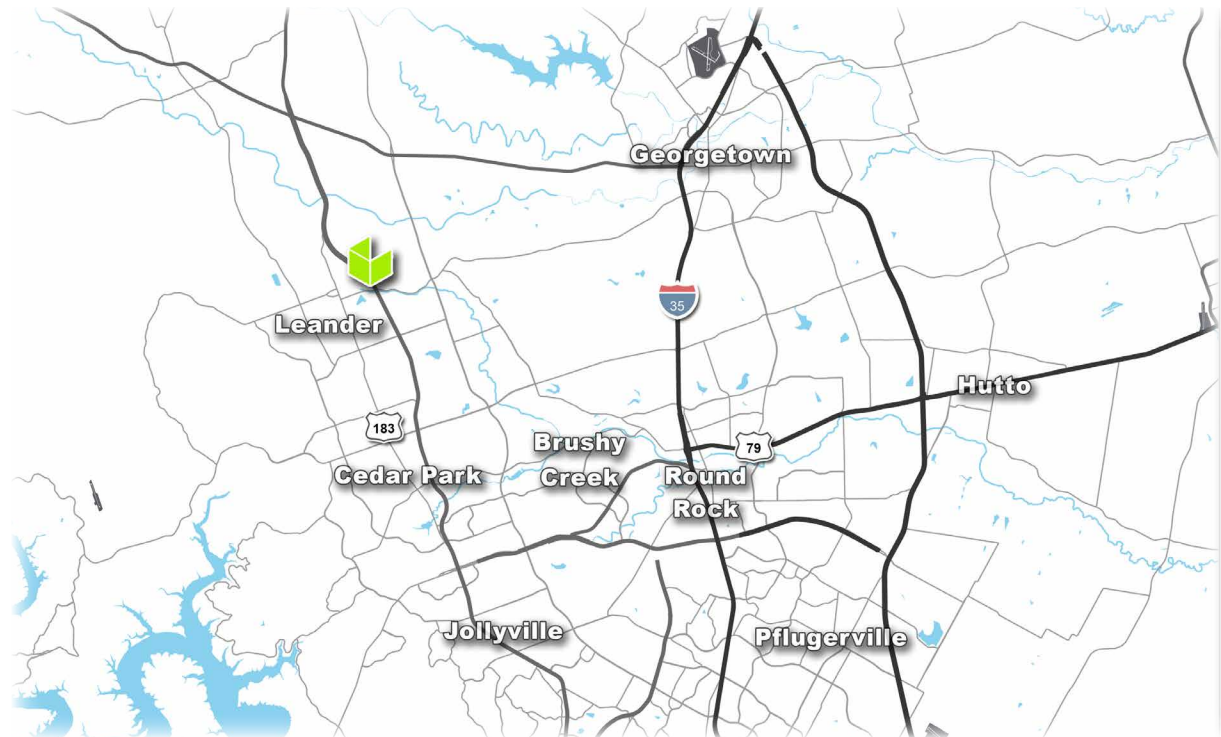
Sale Price: Call for Pricing
Lot Size: 4 Acres
Zoning: General Commercial PUD

PROPERTY OVERVIEW

4 Acre General Commercial (GC-2-A) site for sale. This newly zoned property offers buyers a wide variety of commercial uses for the site such as retail, medical, hospitality, office and food & beverage concepts.

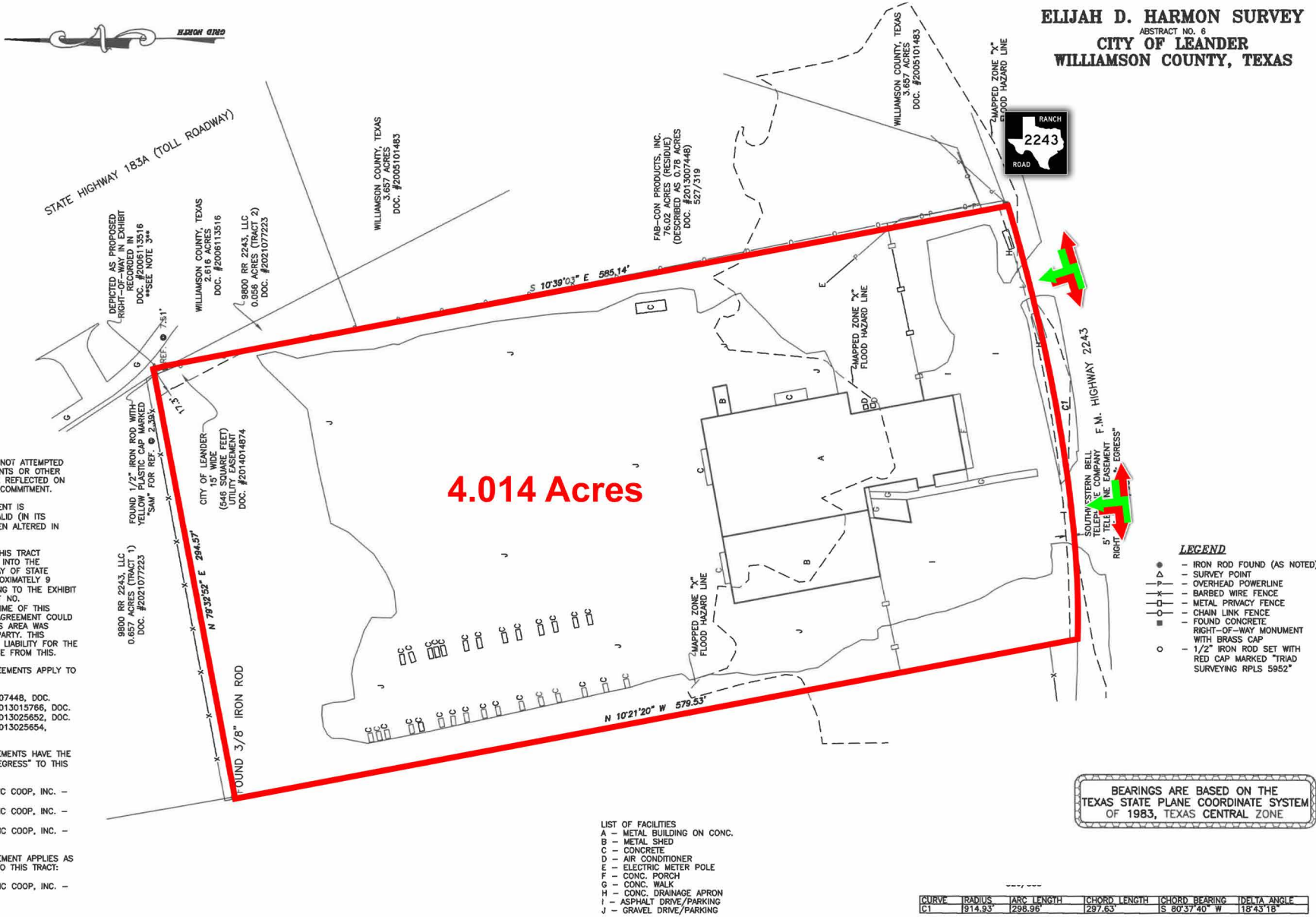
PROPERTY HIGHLIGHTS

- 4 AC Site in Leander
- General Commercial PUD Zoning (GC-2-A)
- 16,288 SF Office/Warehouse
- Highly Visible from HWY 183A
- All Utilities Available
- NOT PERMITTED: Fuel service stations & Car Washes



SURVEY

9800 RM-2243 | LEANDER, TX 78641



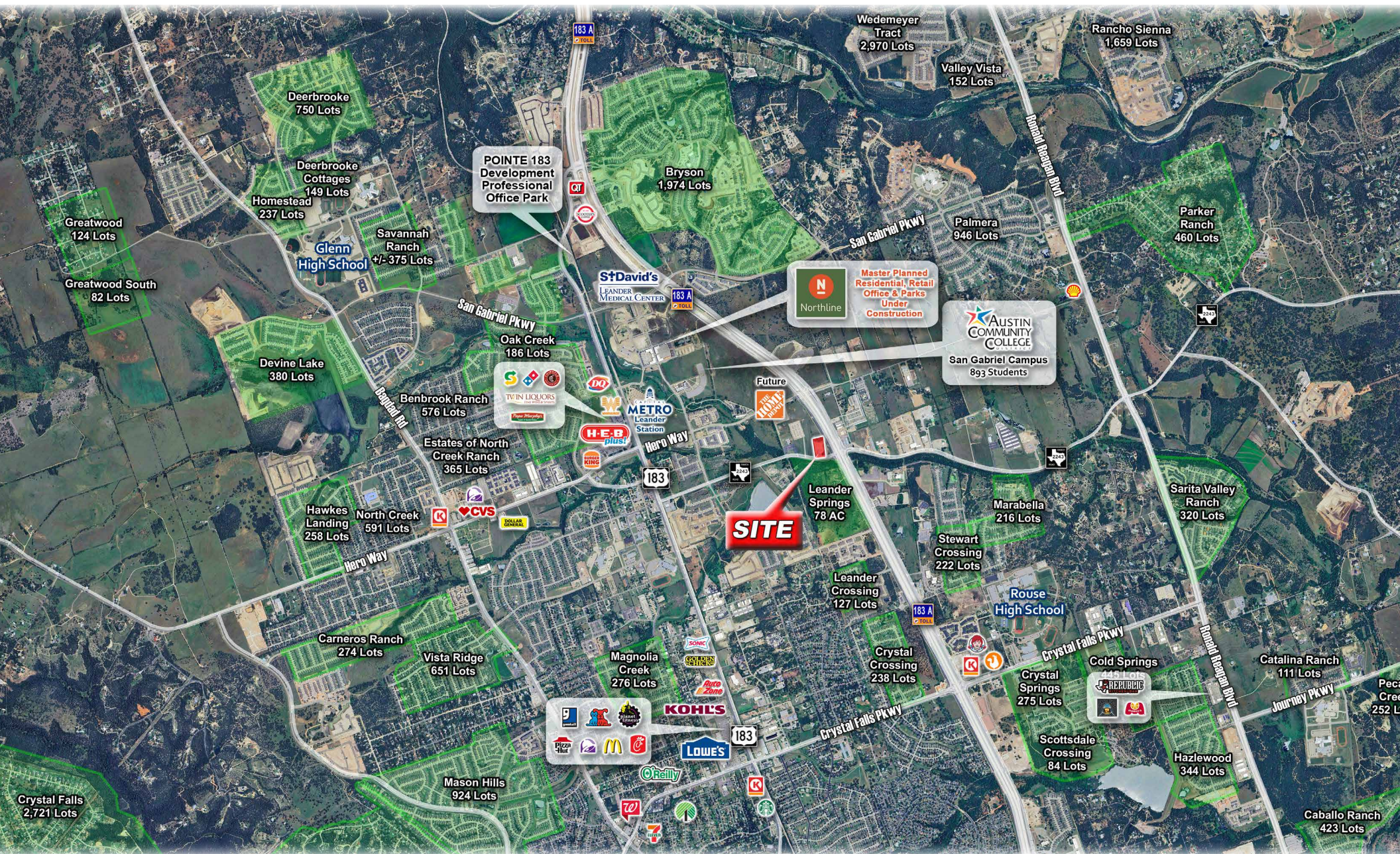
9800 RM-2243 | LEANDER, TX 78641



ANTHONY GONZALES, CCIM
anthony@cmeatx // 512.786.1482

MARKET AERIAL

9800 RM-2243 | LEANDER, TX 78641



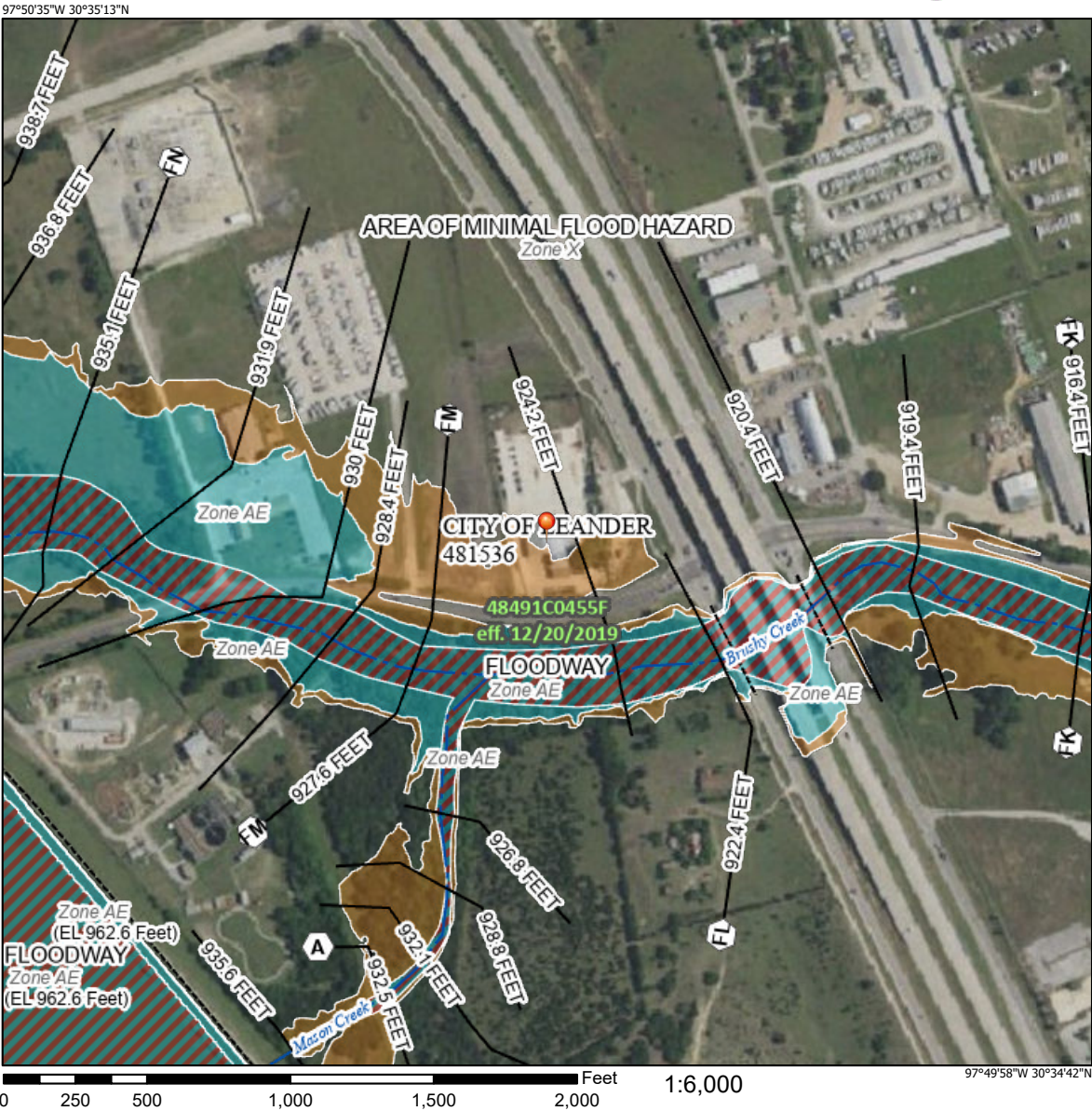
MATT DELAHOSSAYE

matt@cmeatx.com // 512.585.5313

ANTHONY GONZALES, CCIM























anthony@cmeatx // 512.786.1482

National Flood Hazard Layer FIRMMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
OTHER FEATURES		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

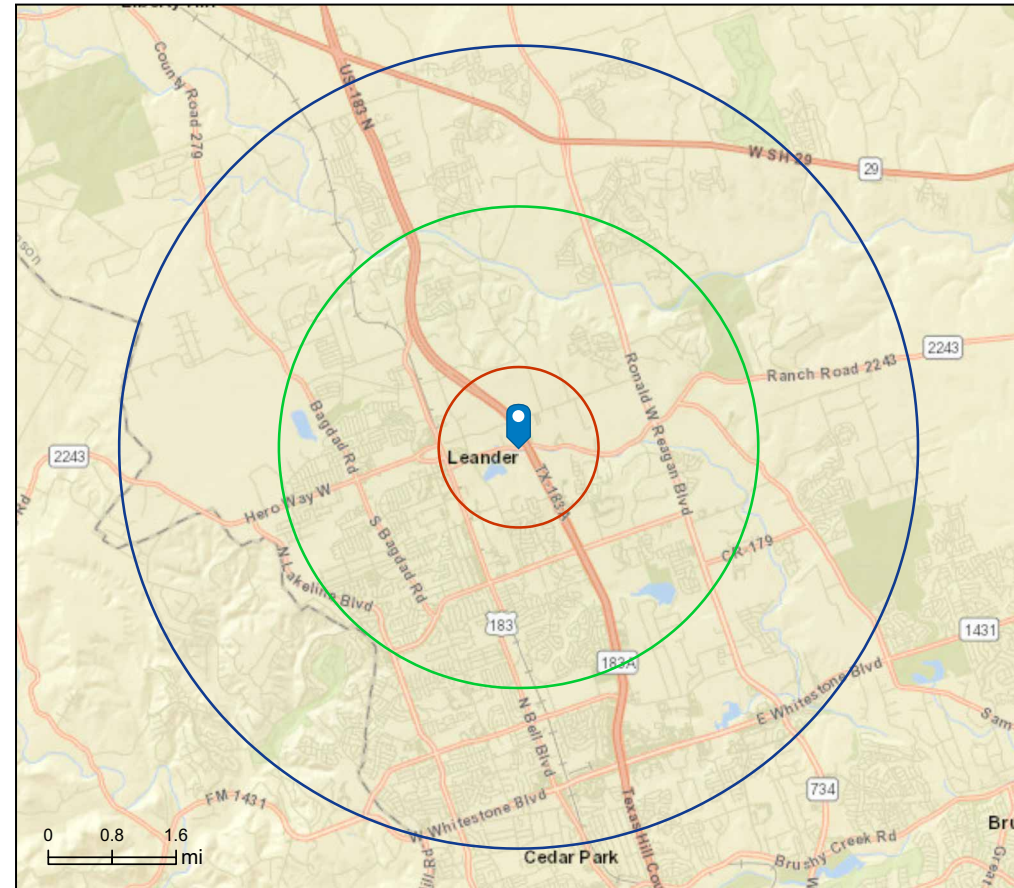
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/9/2025 at 8:03 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

AREA DEMOGRAPHICS

9800 RM-2243 | LEANDER, TX 78641

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	1,045	30,189	60,914
2020 Total Population	2,607	49,265	113,047
2020 Group Quarters	8	49	511
2024 Total Population	4,626	66,705	151,769
2024 Group Quarters	9	49	510
2029 Total Population	6,025	79,426	178,996
2024-2029 Annual Rate	5.43%	3.55%	3.36%
2024 Total Daytime Population	3,750	47,558	121,996
Workers	1,414	16,210	48,432
Residents	2,336	31,348	73,564
Household Summary			
2010 Households	356	9,827	20,580
2010 Average Household Size	2.94	3.07	2.95
2020 Total Households	925	16,975	38,631
2020 Average Household Size	2.81	2.90	2.91
2024 Households	1,673	23,115	51,892
2024 Average Household Size	2.76	2.88	2.91
2029 Households	2,204	27,494	61,047
2029 Average Household Size	2.73	2.89	2.92
2024-2029 Annual Rate	5.67%	3.53%	3.30%
2010 Families	282	7,970	16,159
2010 Average Family Size	3.27	3.39	3.33
2024 Families	1,182	17,323	39,757
2024 Average Family Size	3.29	3.35	3.30
2029 Families	1,542	20,491	46,554
2029 Average Family Size	3.28	3.37	3.31
2024-2029 Annual Rate	5.46%	3.42%	3.21%
Housing Unit Summary			
2000 Housing Units	267	4,646	9,617
Owner Occupied Housing Units	85.0%	85.9%	85.4%
Renter Occupied Housing Units	12.0%	10.4%	10.6%
Vacant Housing Units	3.0%	3.7%	4.0%
2010 Housing Units	371	10,208	21,579
Owner Occupied Housing Units	80.6%	79.7%	75.5%
Renter Occupied Housing Units	15.4%	16.6%	19.9%
Vacant Housing Units	4.0%	3.7%	4.6%
2020 Housing Units	1,029	18,331	41,386
Owner Occupied Housing Units	63.2%	67.5%	69.5%
Renter Occupied Housing Units	26.7%	25.1%	23.8%
Vacant Housing Units	8.7%	7.7%	6.6%
2024 Housing Units	2,052	25,544	56,160
Owner Occupied Housing Units	56.5%	65.6%	70.6%
Renter Occupied Housing Units	25.0%	24.9%	21.8%
Vacant Housing Units	18.5%	9.5%	7.6%
2029 Housing Units	2,586	29,962	65,539
Owner Occupied Housing Units	52.5%	63.2%	69.5%
Renter Occupied Housing Units	32.8%	28.6%	23.7%
Vacant Housing Units	14.8%	8.2%	6.9%
Median Household Income			
2024	\$111,110	\$112,028	\$120,598
2029	\$126,213	\$126,378	\$136,357
Median Home Value			
2024	\$629,132	\$471,872	\$499,844
2029	\$662,438	\$523,477	\$561,371
2024 Households by Income			
Household Income Base	1,673	23,115	51,892
<\$15,000	2.6%	4.0%	3.1%
\$15,000 - \$24,999	0.8%	1.7%	1.8%
\$25,000 - \$34,999	0.5%	2.9%	2.5%
\$35,000 - \$49,999	8.6%	6.1%	5.1%
\$50,000 - \$74,999	20.4%	15.4%	13.6%
\$75,000 - \$99,999	10.8%	12.2%	11.5%
\$100,000 - \$149,999	20.7%	23.3%	23.9%
\$150,000 - \$199,999	10.7%	14.8%	15.3%
\$200,000+	24.9%	19.7%	23.2%
Average Household Income	\$152,386	\$143,162	\$155,885



2024 Population 25+ by Educational Attainment

Total	3,099	43,111	97,198
Less than 9th Grade	1.1%	1.4%	1.4%
9th - 12th Grade, No Diploma	4.6%	3.1%	2.4%
High School Graduate	13.6%	15.6%	13.3%
GED/Alternative Credential	1.9%	3.5%	2.7%
Some College, No Degree	21.6%	18.4%	17.9%
Associate Degree	8.6%	11.1%	10.9%
Bachelor's Degree	32.3%	32.0%	34.5%
Graduate/Professional Degree	16.3%	14.9%	16.9%

2024 Population 15+ by Marital Status

Total	3,695	51,840	116,689
Never Married	29.6%	28.5%	27.1%
Married	58.8%	59.4%	60.8%
Widowed	2.6%	3.4%	3.3%
Divorced	9.0%	8.7%	8.8%



Information About Brokerage Services

11-2-2015

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.

<u>Commercial Market Exchange</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>9003840</u> License No.	<u>info@cmeatx.com</u> Email	<u>(512) 912-1070</u> Phone
<u>Matt Delahoussaye</u> Designated Broker of Firm	<u>535200</u> License No.	<u>matt@cmeatx.com</u> Email	<u>(512) 535-5313</u> Phone
<u>Jennifer Bernstein</u> Licensed Supervisor of Sales Agent/ Associate	<u>605537</u> License No.	<u>jennifer@cmeatx.com</u> Email	<u>(512) 774-9520</u> Phone
<u>Anthony Gonzales</u> Sales Agent/Associate's Name	<u>738482</u> License No.	<u>anthony@cmeatx.com</u> Email	<u>(512) 786-1482</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov