

FOR SALE OR LEASE

**2101 S. HWY 183**

**Leander, TX 78641**



CARR  
Development, Inc.



Scott A. Carr  
5121 Bee Cave Rd., Suite 207  
Austin, TX 78746  
Phone: (512) 306-1771  
[scott@carrdevelopment.com](mailto:scott@carrdevelopment.com)



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## PROPERTY INFO

- Former Sticker Stop vehicle inspection located in Leander just north of Austin in one of the fastest growing areas of Central Texas.
- The property is located on US Hwy 183 just north of the HEB Center at Cedar Park, an 8,000-seat arena bringing high traffic from all over the Austin area.
- Free-standing building on approximately .69 acres with C2 zoning.
- The property allows easy access to and from the surrounding retail and restaurant options along Highway 183.
- Great opportunity for an owner/user, investor or single tenant.

## PRICING

- Owner will consider selling or leasing the property.
- Please contact broker for pricing.

## AREA RETAILERS AND RESTAURANTS

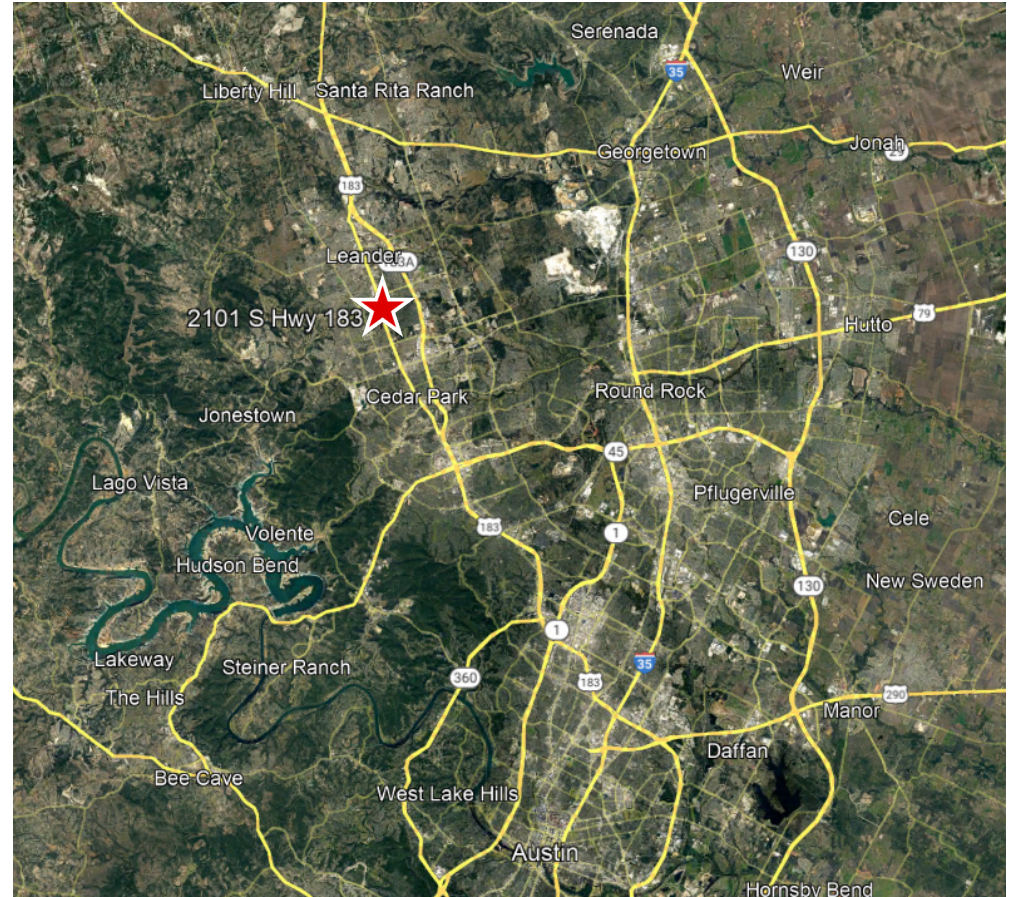


**TARGET**



**CINEMARK**

5121 Bee Cave Rd., Ste. 207 Austin, TX 78746



## CONTACT US

**Scott A. Carr**

**Phone:** (512) 306-1771

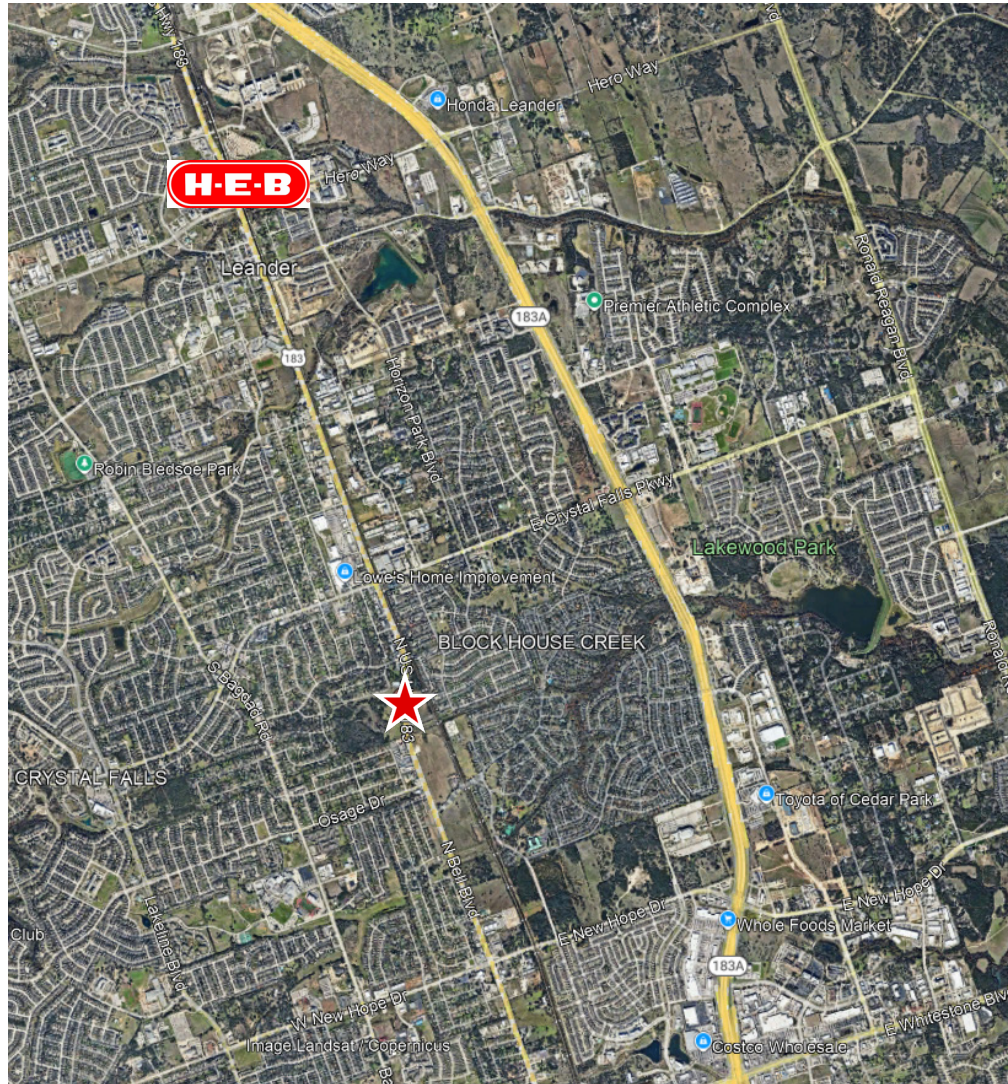
[scott@carrdevelopment.com](mailto:scott@carrdevelopment.com)

[www.carrdevelopment.com](http://www.carrdevelopment.com)

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**AVAILABLE** | 2101 S. HWY 183, LEANDER, TEXAS 78641

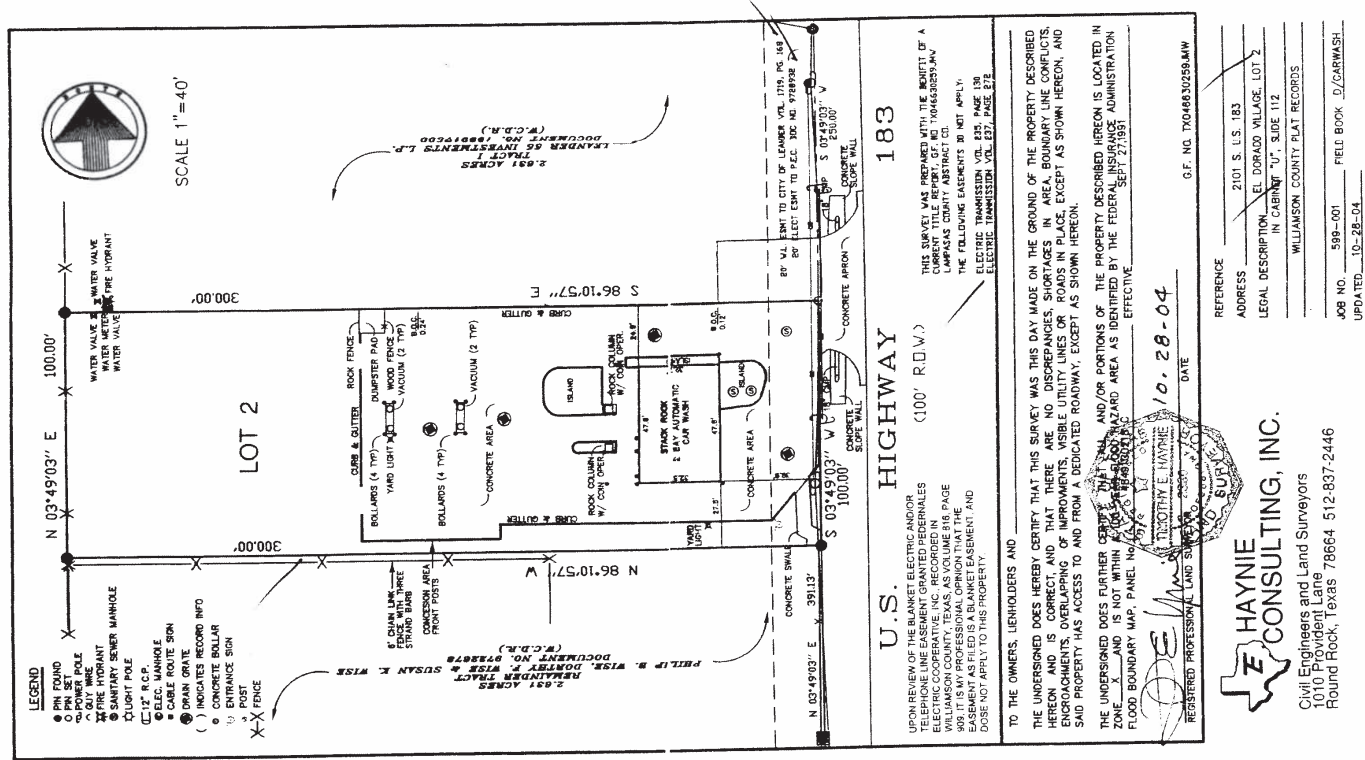


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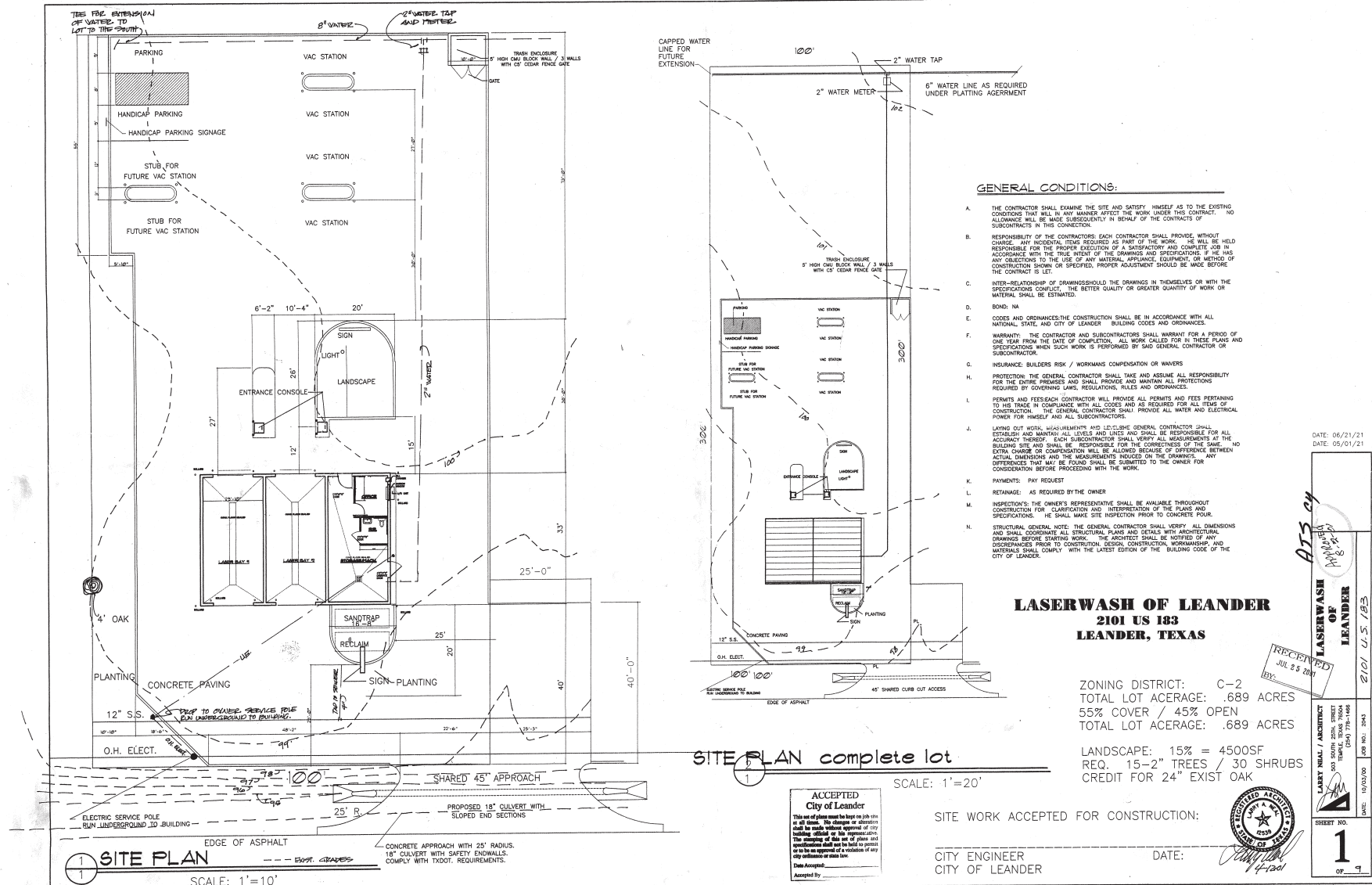
[www.carrdevelopment.com](http://www.carrdevelopment.com)

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## SURVEY



## SITE PLAN







# AREA INFO

## 2024 Demographics

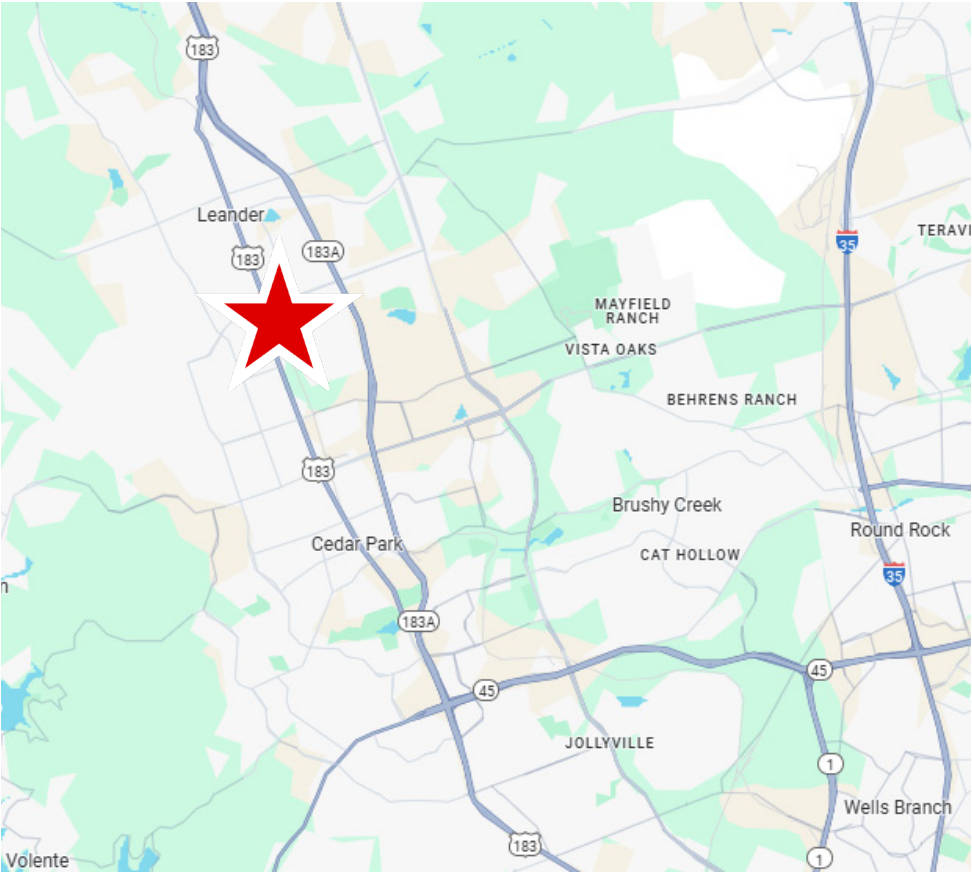
	2 Mile	5 Mile	10 Mile
Total Population	47,855	167,844	441,717
2029 Population	60,495	211,170	548,003
Median Age	37	37.8	38.1
Avg HH Income	\$119,156	\$134,079	\$134,166
Households	16,640	58,608	163,244

## Traffic counts

Hwy 183 & Osage Dr.	30,966 vpd
Hwy 183 & Bates Dr.	25,585 vpd

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## 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 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 coincidental 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.

<b>Carr Development, Inc.</b>	<b>421475</b>	<b>info@carrdevelopment.com</b>	<b>(512)306-1771</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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IABS 1-0 Date

Company name goes here, 5121 BEE CAVE RD STE 207 AUSTIN, TX 78746  
SCOTT CARR

Phone: (512)306-1771

Fax:

Broker Info.

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