

HERO WAY DEVELOPMENT OPPORTUNITY

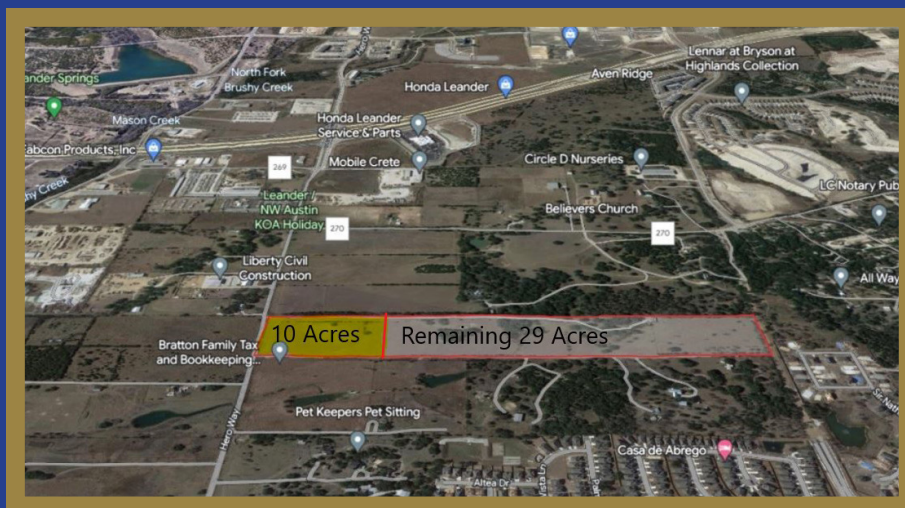
3034 Hero Way • Leander, TX 78641

\$4,140,000

- Planned expansion & extension of Hero Way to start in 2024
- Large water/sewer/electric utilities at the property
- Zoned HC4 & HC5 which allows for almost all development types



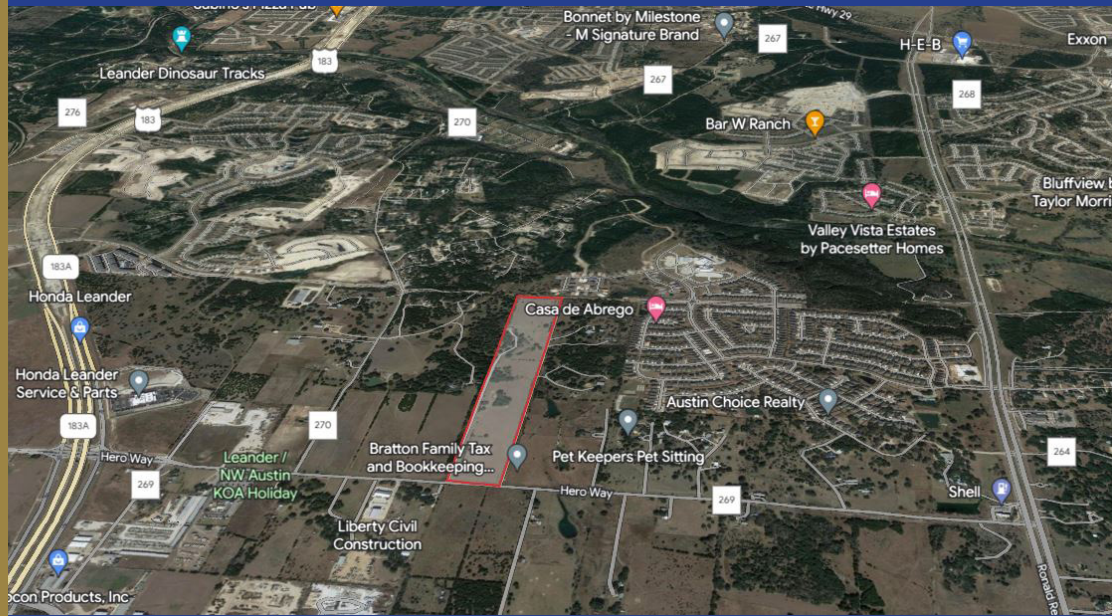
\$9.50
 Per sq. ft. for 10 acres



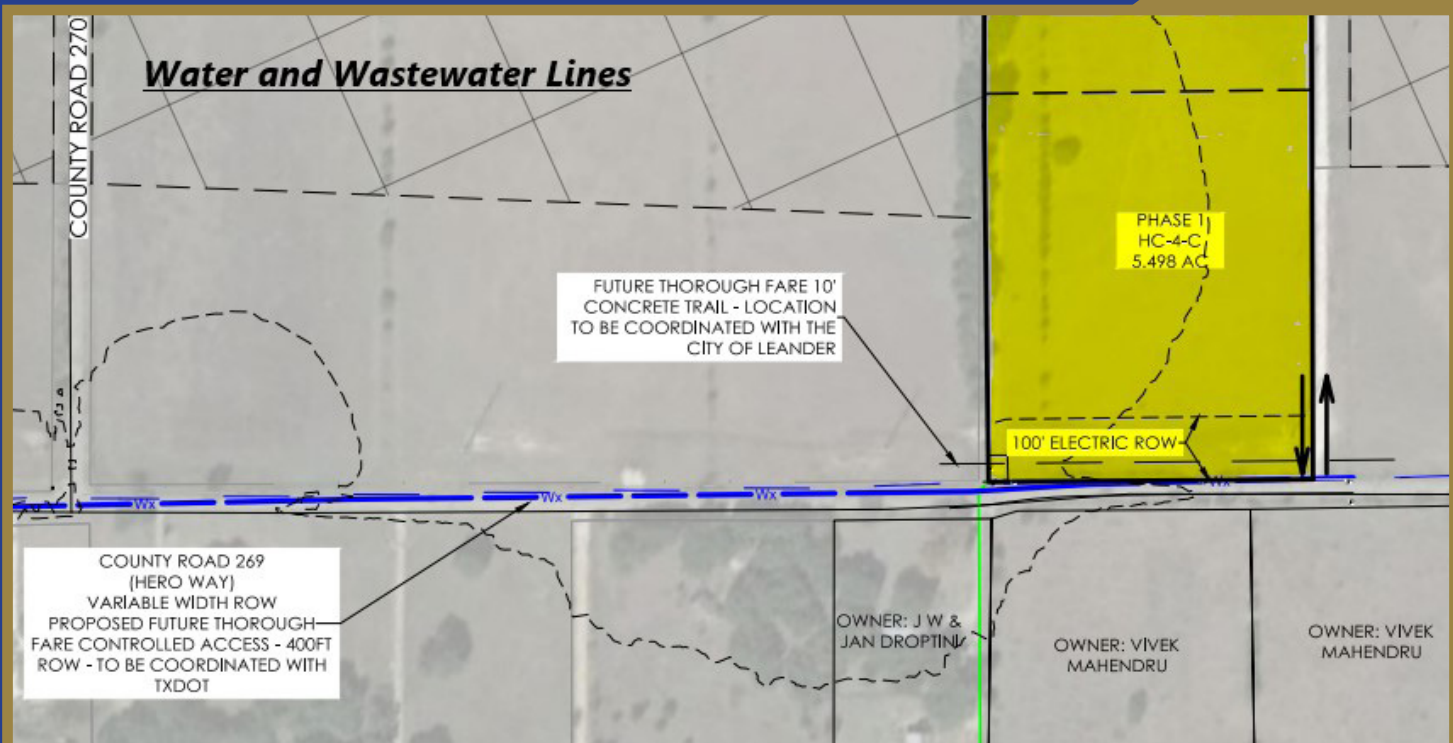
**Fantastic
 Property In
 An Area Of
 Massive
 Growth!**

Come Get This Now Before Its Gone!

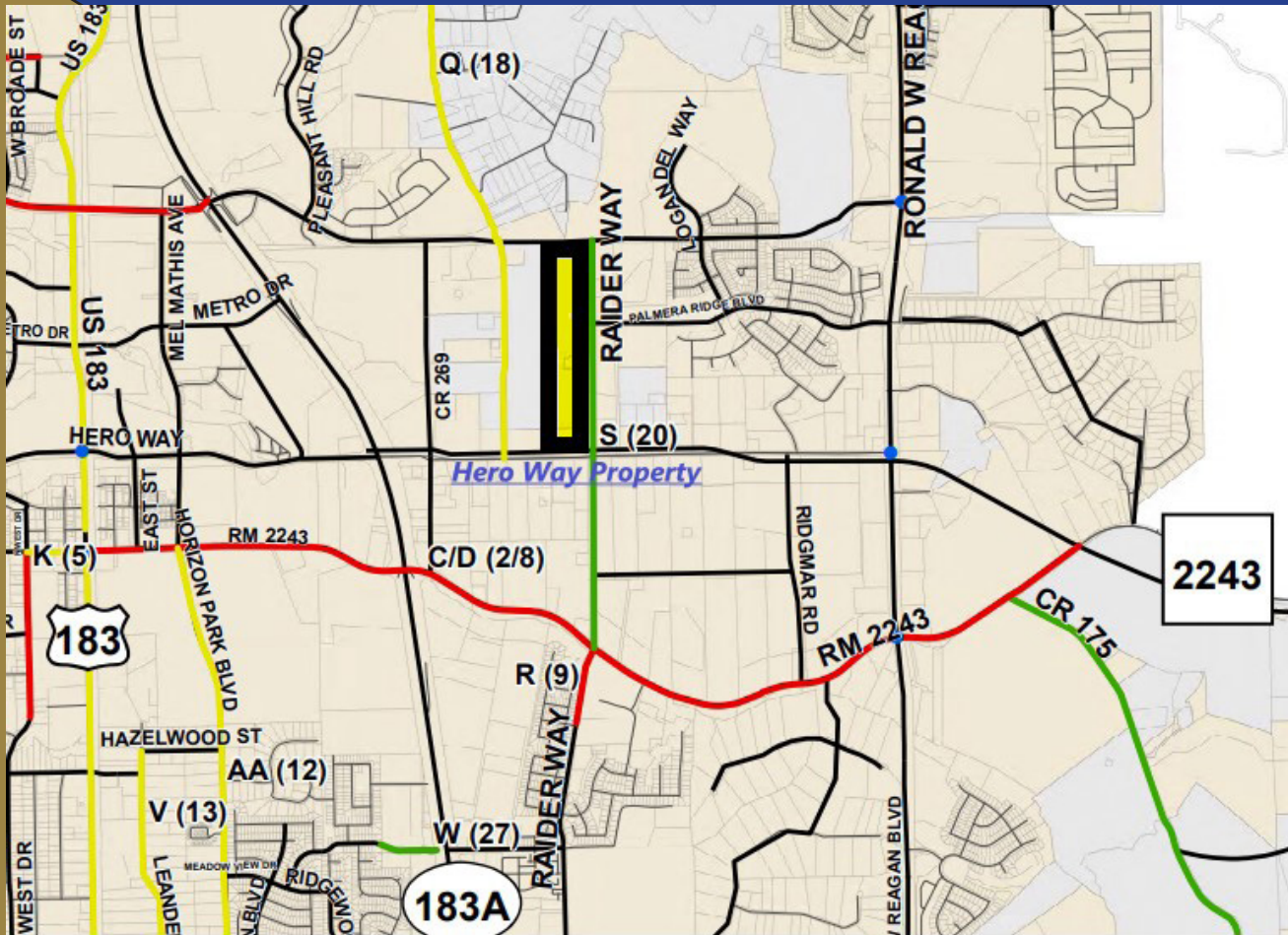
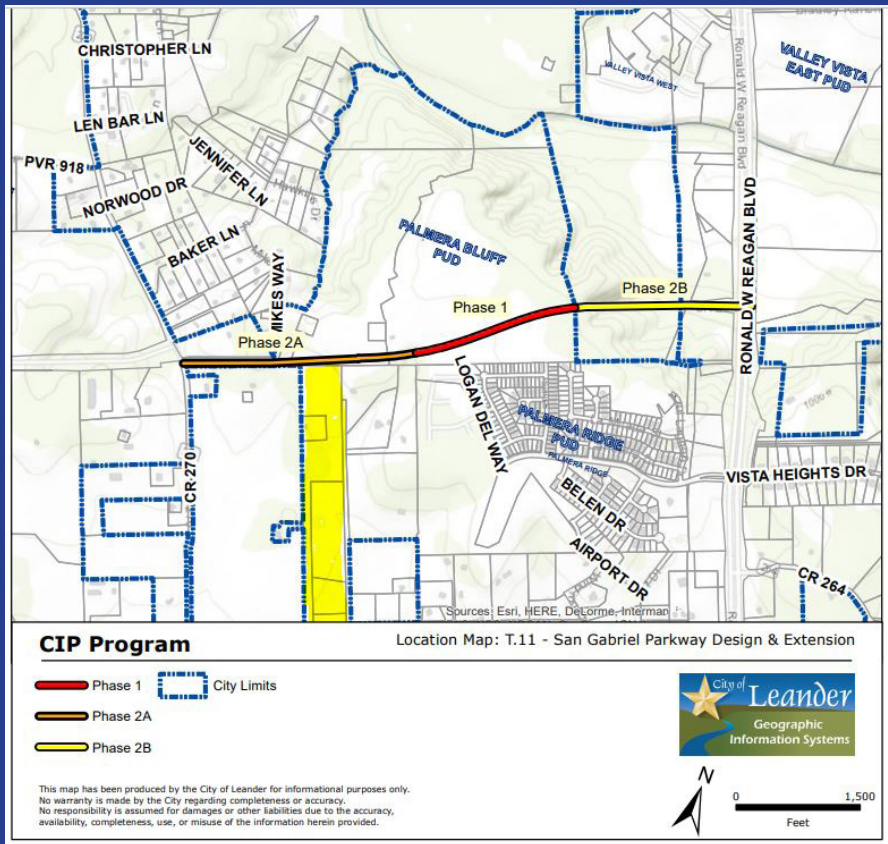
The proposed future plans for roads in this area show how Hero Way is positioned to be the main inlet into Leander from I35. The planned extension of San Gabriel Pkwy is set to border the northern boundary of this tract and the planned N/S arterial road on the eastern portion of the property will give this property a hard corner and 3X the existing frontage for these 10 acres.



Large water and wastewater lines are already to this site on Hero Way frontage along with electricity and gas. Property is zoned HC-4 and HC-5 which allows almost any use other than residential. Upon completion of the roads, this property should be the most highly trafficked in the immediate region. The only under pass on the new 6 lane highway will be at the hard corner of this property. Seller willing to sell as little as 5 acres for a higher price and willing to sell up to 15 acres.



HERO WAY PROPERTY PHOTOS



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HERO WAY

**PROPERTY
PHOTOS**

