

# 183A Commercial Frontage Lots

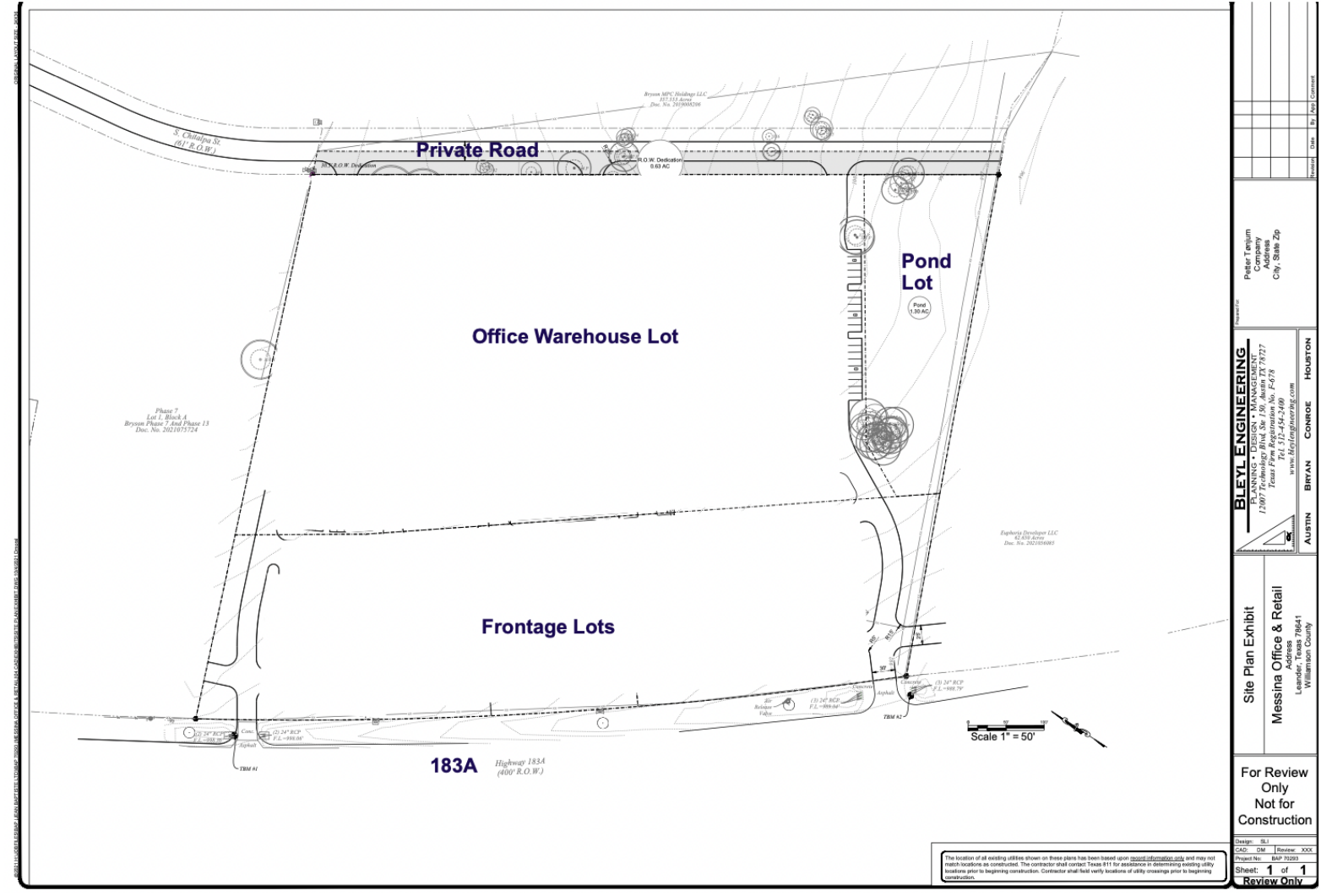


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# Location



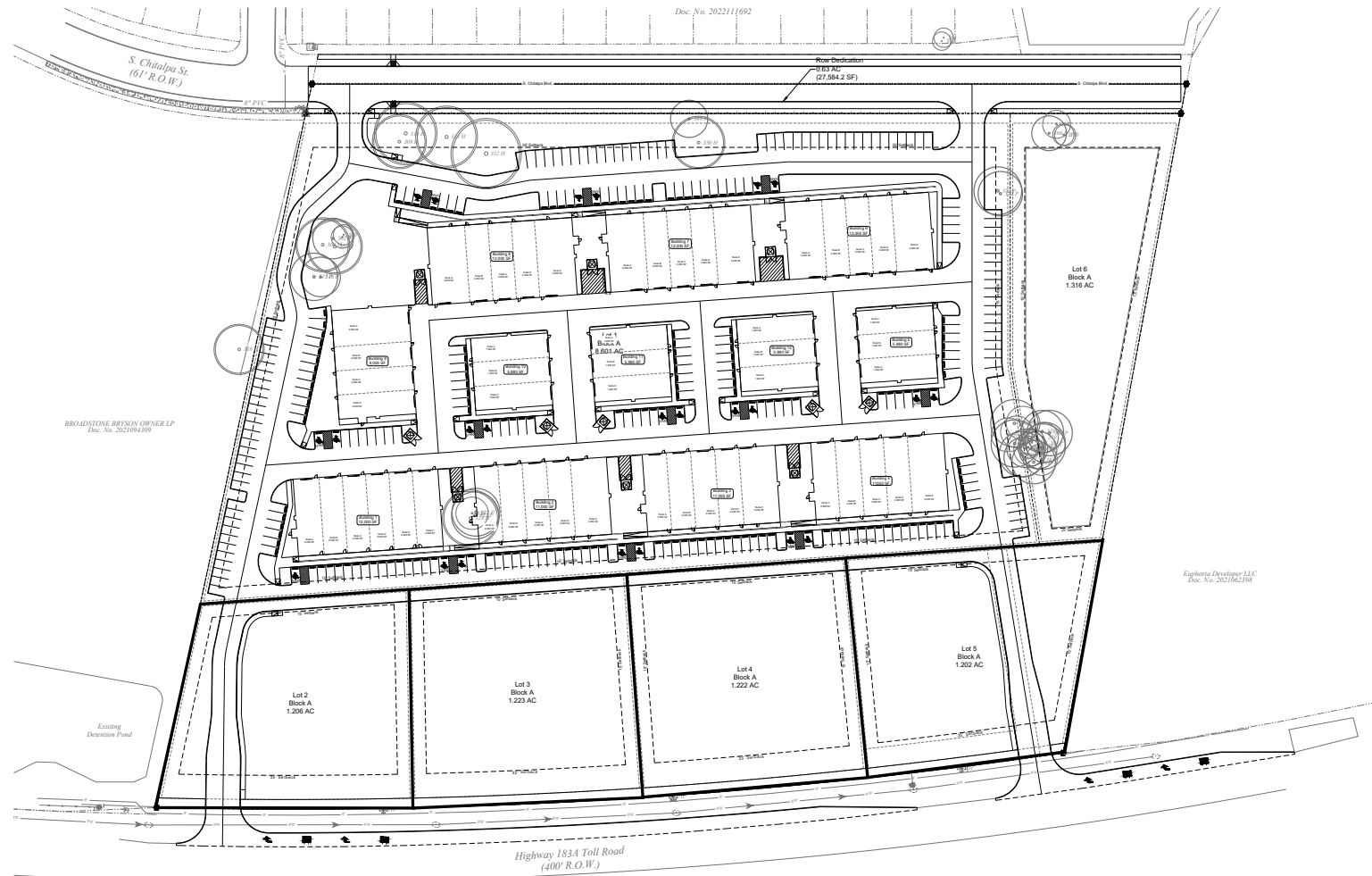
# Lot



<b>Site Plan Exhibit</b> <b>Messina Office &amp; Retail</b> Leander, Texas 78641 Williamson County		<b>BLEYL ENGINEERING</b> PLANNING • DESIGN • MANAGEMENT 120077 Colangelo Blvd, Suite 100, Austin, TX 78727 Austin, TX 78727 • Tel: 512-541-2480 www.bleylengineering.com		Project Name Company Address City, State Zip
For Review Only Not for Construction		AUSTIN    BRYAN    CONROE    HOUSTON		
Design: S1 CAD: OM    Review: XXX	Project No.: 1007-2023	Date: _____ By: _____ Content: _____		
Sheet: 1 of 1 <b>Review Only</b>				

The location of all existing utilities shown on these plans has been based upon ground information only and may not match locations as constructed. The contractor shall contact Texas 811 for assistance in determining existing utility locations prior to beginning construction. Contractor shall field verify locations of utility crossings prior to beginning construction.

# Site Plan



## **General**

Frontage lots will be located on 183A between San Gabriel Pkwy and Bryson Ridge Trail in Leander, Williams County, Texas. The site will have multiple access points both at the front and back of the property.

## **Pricing** – Upon Request

## **Zoning** – General Commercial (GC) in Leander, TX

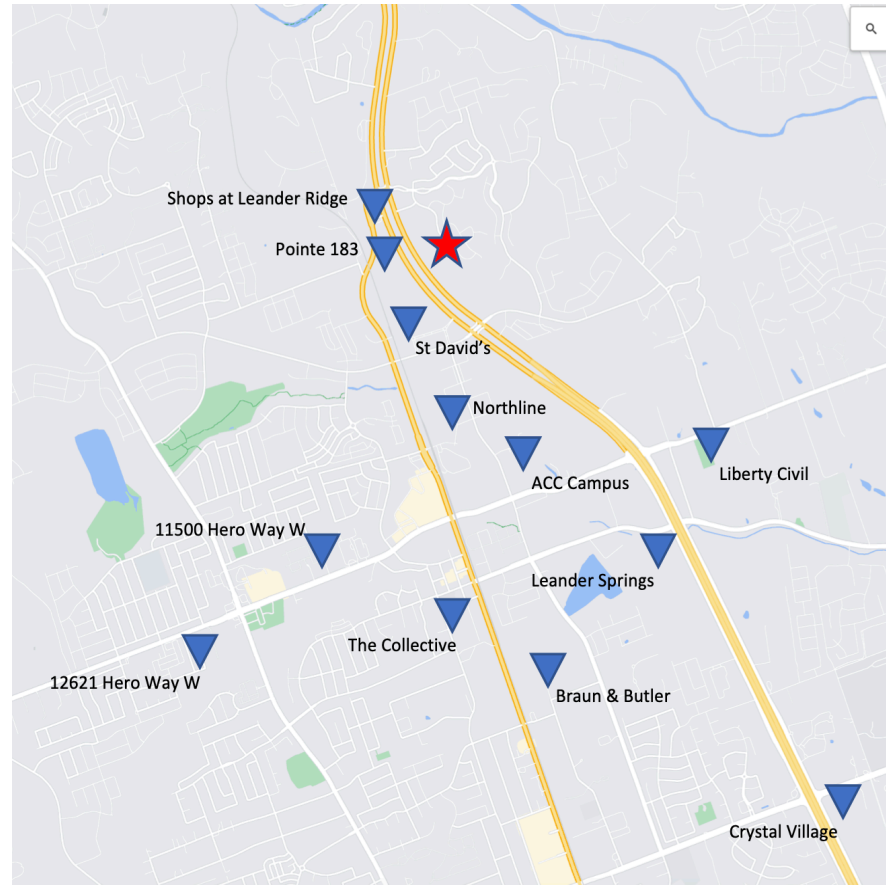
Conforming GC uses include (but not limited to):

1. Assisted Living or Nursing Home
2. Bar, nightclub, or private club
3. Cosmetic Services
4. Entertainment venues including bowling alleys, golf practice ranges, miniature golf establishments, theaters, amusement parks, arcades, arenas, stadiums, gymnasiums, skating rinks, commercial sports venues, indoor shooting range, etc. (Note that outdoor entertainment venues involving substantial outdoor equipment, unshielded stadium lighting, noise generation, outdoor amplified sound systems or similar conditions such as golf practice ranges open at night, sports stadiums, amusement parks, rodeo arenas, etc. require a Type 4 or 5 site component.)
5. Equipment and furniture or other similar goods sales, repair and service
6. Retail sales of new products and services
7. Research, Testing, and Development Laboratory
8. Office/Warehouse
9. Grocery and dry goods sales
10. Hospital and other major medical facilities
11. Hotel / Motel, boarding houses
12. Liquor store

## Nearby Projects

★ Future 183A Commercial  
Condos

▼ New Commercial  
Development



## “Pointe 183”

Planned 22-acre development with more than 200,000 SF of Commercial Space

- Medical
- Office
- Retail
- Restaurants
- Hotel



# “Northline”

115-acre mixed use development with over 1-million SF of Commercial space

- Retail
- Office
- Hotel
- Residential

