



## Commercial Development Site

## 183A & RM 2243 Leander, Texas

### Highlights

- Curb Cut
- Frontage on 183A
- Sewer & Water to site
- Minutes from major retail

### For Sale

- SqFt : 31,494
- Available Acres : 0.72
- Asking Price: \$899,000

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**McALLISTER**  
**& ASSOCIATES**  
REAL ESTATE SERVICES

# OFFERING SUMMARY



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Location	Northwest Corner of 2243 and 183A in Leander, Texas
County	Williamson
Jurisdiction	City of Leander
Zoning	CD - Conventional Development Sector
Size	0.72 Acres
Sewer	12" & 18" Wastewater lines to site
Water	12" Water line, Fire Hydrants, and Water Valves to site
Parcels	Parcel No. R448912    AW0006 AW0006 - Harmon, E. D. Sur., ACRES 0.667 Parcel No. R484387    AW0006 AW0006 - Harmon, E. D. Sur., ACRES 0.056

**WW Facilities**

- Active Site / Station
- Inactive Site / Station

**Gravity Main**

- Diameter**
- Abandoned
  - 6"
  - 8"
  - 10"
  - 12"
  - 15"
  - 18"
  - 21"
  - 24"
  - 27"
  - 30"
  - 36"
  - Gravity Mains - Approximate

**Force Main**

- Diameter**
- Abandoned
  - 2
  - 2.5
  - 3
  - 4
  - 6
  - 8
  - 10
  - 12
  - 18
  - Force Mains - Approximate
  - Gate Valve
  - WW ARV

**Leander City Limit**

- 10' Contour
- WCAD
- TCAD

**Wastewater Basin Name**

- Brushy Creek Regional
- Georgetown
- Liberty Hill
- OnSite Septic
- Travisso
- Leander Sewer CCA Area

**Leander WWTP**

LS 09

LS 10

6-inch 12-inch 18-inch 21-inch 27-inch

10-inch

HERO W

CR 269

**Subject Tracts**

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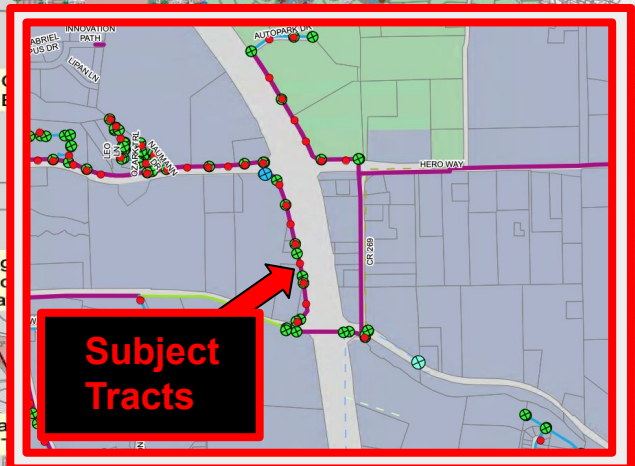
# City of Leander Water System

As Of: 1/12/2023

- County Line
  - Parcel Boundary
  - Reclaimed ARV
  - Reclaimed GV
  - Reclaimed Plug
- Reclaimed Water Lines**
- Size**
- 1
  - 2
  - 3
  - 4
  - 6
  - 8
  - 12
  - 16
  - 18
- Potable Water Lines**
- Size**
- Abandoned
  - Unknown
  - 1
  - 2
  - 3
  - 4
  - 6
  - 8
  - 10
  - 12
  - 14
  - 16
  - 18
  - 24
- Pressure Reducing Valve
  - Control Valve
  - Diverter Valve
  - Pressure Relief
  - ARV
  - Fire Hydrants

- Water Valve
- Flush Valve
- Check Valve
- Plug
- Raw Water Transmission
- Sleeve

- Pressure Plane**
- 30
  - 36
  - 42
  - 1127
  - 1200
  - 1252
  - 1255
  - 1272



Kaufmann Loop EST

San Gabriel Booster Station

Travisso Booster Station  
From Sandy Creek WTP

Terminus GST  
From BCRUA WTP

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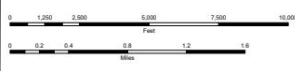
Notes: The City of Leander and its officers, agents, and employees are not responsible for the content or accuracy of any information on this map or that the use will not infringe on any copyright, patent, or other rights of any third party. The City shall have no liability for any errors or omissions on this map.

# Zoning Map

Effective February 17th, 2023



www.leandertx.gov



Future Annexation Per DA

## Current Zoning

### RESIDENTIAL

- SR - Single-Family Rural
- SFE - Single-Family Estate
- SFS - Single-Family Suburban
- SFU - Single-Family Urban
- SFU/MH - Single-Family Urban/Manufactured Home
- SFC - Single-Family Compact
- SFL - Single-Family Limited
- CH - Cottage Housing

CH - Cottage Housing

SFT - Single-Family Townhouse

TH - Tiny House

TF - Two Family

NR - Neighborhood Residential

MF - Multi-Family

### RETAIL / COMMERCIAL

LC - Local Commercial

GC - General Commercial

HC - Heavy Commercial

## INDUSTRIAL

HI - Heavy Industrial

PUD LAND USE

PUD - Single-Family

PUD-CH

PUD - Townhomes

PUD - Multi-Family

PLD - Mixed Use

PUD - Local Office

PUD - Local Commercial

PUD - General Commercial

PUD - Heavy Commercial

## SECTORS

OS - Open Space

CD - Conventional Sector

S1 - General Sector

S2 - Station Sector

### TRANSECTS

Civic Building

T4 - General Urban

T5 - Urban Center

T6 - Urban Core

SD - Special District

If the Site and Architecture Components are not specifically listed on the zoning map, the following apply:

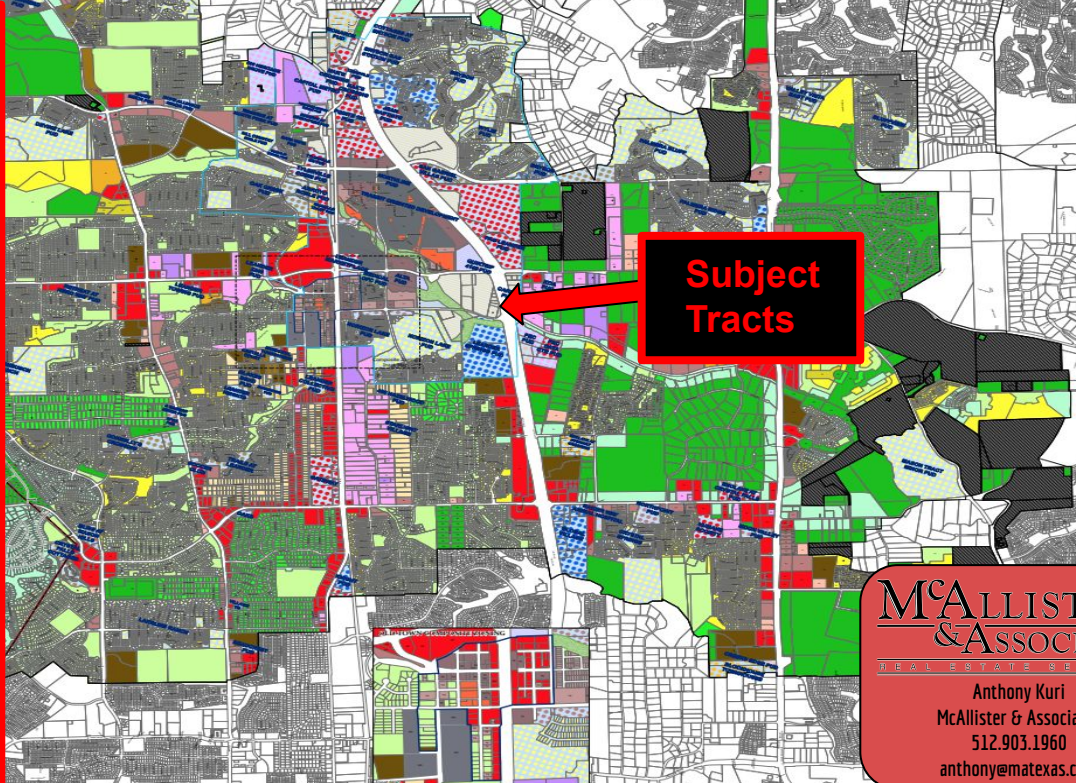
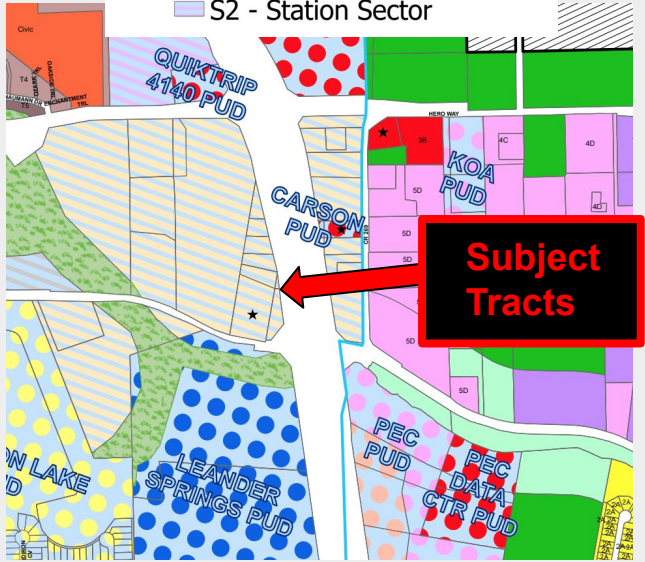
- SFL-2A SFLU-2B SFL-2B TH-2B WF-2B GC-4C SFR-2-B
- SFE-2-B SFUMH-2-B CH-2-B TF-2-B LO-2-B HC-4-D SFC-2-A
- SFS-2-B SFC-2B SFT-2-B NR-2-B LC-2-B H&D SFC-2-A

NOTE: Except for SFR districts, all single-family and two-family existing lots and future lots on lots that currently contain single-family or two-family zoning should be broken up or sold to a major arterial roadway or highway, have a Type A Architectural Component.

This map has been prepared by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy; please refer to the official ordinance for zoning verification. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.

## SECTORS

- OS - Open Space
- CD - Conventional Sector
- S1 - General Sector
- S2 - Station Sector



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**DEVELOPMENT STANDARDS FOR THE CONVENTIONAL DEVELOPMENT SECTOR (CD) - (IN ADDITION TO THE STANDARDS IN THE COMPOSITE ZONING ORDINANCE)**

**1. INSTRUCTIONS**

**1.1 The following standards apply to the land areas marked Conventional Development Sector (“CD Sector”) on the Leander Sector Map.** The provisions of the Composite Zoning Ordinance and these CD Sector Standards shall apply to the CD Sector. When in conflict, the CD Sector Standards shall prevail.

1.2 The Conventional Development Sector allows conventional single-use and mixed-use development with some basic design standards to provide a transition to adjacent neighborhoods and pedestrian-oriented communities, and for the possibility of future retrofit of the area to a more pedestrian-oriented pattern.

1.3 As an option to replace the Composite Zoning Ordinance in the CD Sector, developers may use the Leander SmartCode to design communities in the pattern of Clustered Land Development (CLD) or Traditional Neighborhood Development (TND) as provided in Article 4 of the SmartCode. If the SmartCode is elected, it shall be applied in its entirety for the CLD or TND, and not mixed with another code.

**2. STREETS**

**2.1 STREET TYPES**

Streets in the CD Sector are designated as A-Streets, B-Streets or C-Streets. A-Streets provide the highest level of pedestrian amenities and are intended to provide a walkable connection between commercial and residential uses. B-Streets are more automobile-oriented, but still provide pedestrian amenities and limit the amount of surface parking between buildings and the street. C-Streets are the most automobile-oriented and provide for significant amounts of surface parking between buildings and the public right-of-way.

**2.2 ALLOCATION OF A-STREET, B-STREETS AND C-STREETS IN COMMERCIAL AND MULTI-FAMILY ZONING DISTRICTS**

Each quadrant of Town Center, Community Center or Neighborhood Center nodes as designated in the Comprehensive Plan shall include at least one A-Street which shall provide a pedestrian-oriented streetscape and shall be designed to provide connectivity through the entire quadrant and connect to adjacent residential neighborhoods. Commercial and multi-family projects within each quadrant of Town

Center, Community Center and Neighborhood Center nodes shall have frontage on or connect to the A-Street. All other Arterial and Collector Streets identified on the Transportation Plan within the CD Sector and not designated as an A-Street are designated B-Streets. The frontage roads of 183A Toll Road are designated C-Streets.

**2.3 SPECIFIC TO A-STREETS IN COMMERCIAL AND MULTI-FAMILY ZONING DISTRICTS**

- a. Parking is not allowed between the building and the right-of-way.
- b. Parallel or head-in, on-street parking spaces shall be provided.
- c. Sidewalks at least 12 feet wide shall be provided adjacent to all building frontages.
- d. Street trees are required every 30 feet.
- e. A continuous building frontage is required. The frontage may only be broken by a street, pedestrian passage, courtyard or similar feature approved by the Planning Director. For phased building construction within a block, a screen wall or landscape hedge shall be constructed at the building frontage line prior to building construction.
- f. Minimum building setbacks in the Composite Zoning Ordinance do not apply along the street frontage.
- g. The provision of pedestrian amenities such as benches, outdoor dining areas, awnings over sidewalks and other similar features is encouraged. The Planning Director may provide a reduction of the minimum parking or landscaping requirement of up to 15% for the provision of pedestrian amenities.

**2.4 SPECIFIC TO B-STREETS IN COMMERCIAL AND MULTI-FAMILY ZONING DISTRICTS**

- a. Surface parking consisting of no more than one drive aisle with head-in parking spaces on each side of the drive aisle are permitted between the building and the right-of-way. A landscape screen or wall no taller than 4 feet in height shall be constructed and maintained to screen the view of the parking from the adjacent ROW.
- b. All drive aisles shall be designed and easements conveyed to connect to existing or future drive aisles on adjacent properties.
- c. Sidewalks and street trees in compliance with the Composite Zoning Ordinance shall be required between the parking lot and the right-of-way.
- d. Sidewalks at least 12 feet wide shall be provided between the building facade and the parking lot, with trees in grates or planter boxes every 30 feet.

- e. A continuous building frontage is required. The frontage may only be broken by a street, pedestrian passage, courtyard or similar feature approved by the Planning Director. For phased building construction within a block, a screen wall or landscape hedge shall be constructed at the building frontage line prior to building construction.
- f. The provision of pedestrian amenities such as benches, outdoor dining areas, awnings over sidewalks and other similar features is encouraged. The Planning Director may provide a reduction of the minimum parking or landscaping requirement of up to 15% for the provision of pedestrian amenities.

**2.5 SPECIFIC TO C-STREETS IN COMMERCIAL AND MULTI-FAMILY ZONING DISTRICTS**

- a. Surface parking lots between buildings and the right-of-way shall be no deeper than 300 feet nor wider than 600 feet.
- b. Surface parking lots between buildings and the right-of-way shall be designed as a pattern of internal streets and parking blocks. The parking blocks may have standard parking spaces and aisles. The internal streets shall have travel lanes, curbs, street trees, sidewalks and utility easements and may have parallel parking. The parking blocks shall be left free of easements with the exception of those for drainage and parking lot lighting in order to accommodate future construction of buildings.

**3. LOTS & BUILDINGS**

- 3.1 Lots and buildings are subject to the following standards in addition to the standards of the Composite Zoning Ordinance.
- 3.2 **SPECIFIC TO LOTS & BUILDINGS ON A- AND B-STREETS IN COMMERCIAL AND MULTI-FAMILY ZONING DISTRICTS**
  - a. Buildings fronting on A- and B-Streets shall meet the Type A Architectural Component of the Composite Zoning Ordinance.
  - b. Buildings fronting on A- and B-Streets shall provide a primary entrance facing the street accessing the required sidewalk.
- 3.3 **SPECIFIC TO LOTS & BUILDINGS ON C-STREETS IN COMMERCIAL AND MULTI-FAMILY ZONING DISTRICTS**
  - a. Buildings fronting on C-Streets shall meet the Type A or Type B Architectural Component of the Composite Zoning Ordinance.

- 3.4 **SPECIFIC TO LOTS AND BUILDINGS IN RESIDENTIAL ZONING DISTRICTS**
  - a. All residential buildings shall meet the Type A Architectural Component of the Composite Zoning Ordinance.
  - b. A minimum overall gross density of 4 units per acre shall be required.
  - c. Any residential lot narrower than 50 feet shall not have driveway access from the front of the lot and must provide parking access from a rear alley. The Planning Director may waive this requirement if unusual conditions are found such as steep slopes or other restrictive topography, floodplains, existing and incompatible adjacent development or other similar features.



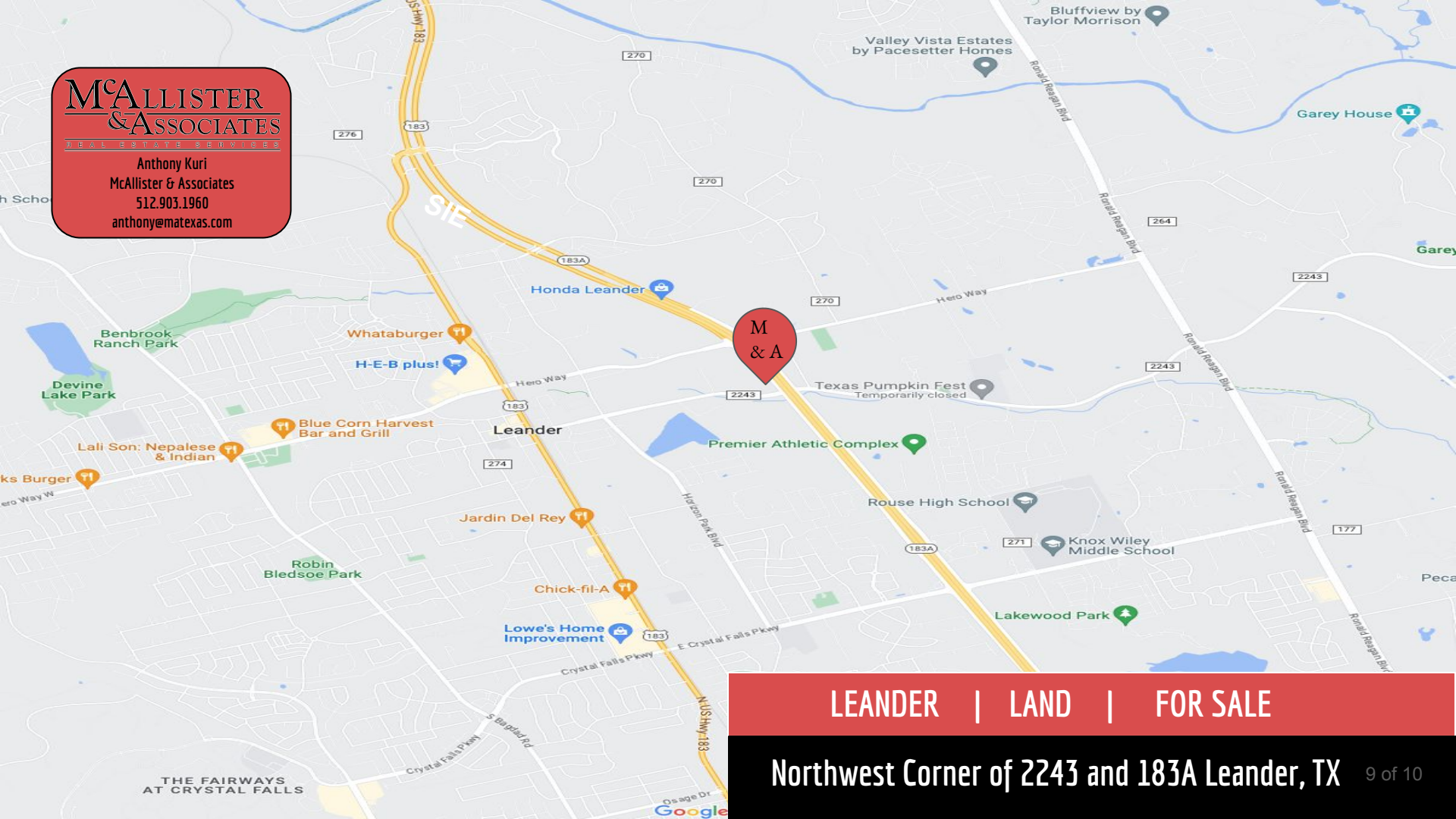
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**LEANDER | LAND | FOR SALE**

**Northwest Corner of 2243 and 183A Leander, TX** 9 of 10

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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.

11/2/2015

### 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

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<b>John T. Baker II</b>	<b>517348</b>	<b>johnbaker2@gmail.com</b>	<b>(512)472-2100</b>
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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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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11/03/2012