



Larkspur: 1,500+ Homes

Casagave at Larkspur: 254 Units



Flex: 101,420 SF
Retail: 37,874 SF

Future Office Development



TXDOT AADT:
38,018 (2022)

Spur Plaza

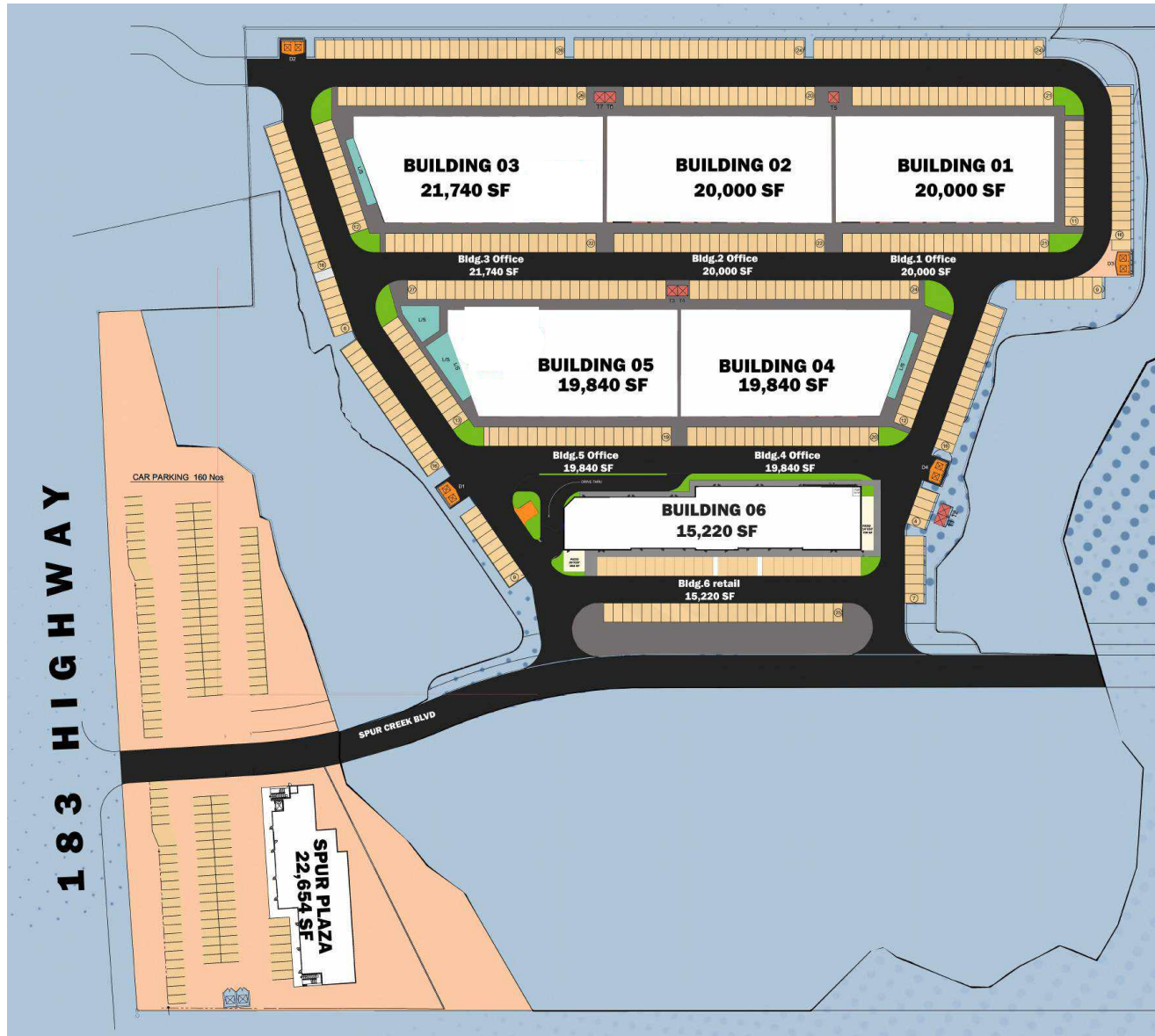
Approximately 140,000 square feet of commercial space coming soon to Leander and Liberty Hill! Strategically located just south of the entrance to Larkspur and directly east of Summerlyn with a combined total of over 2,500 homes, Spur Plaza is directly in the path of growth on 183 connecting Leander to Liberty Hill. The development is also located in the Liberty Hill ETJ so it is un-zoned, which allows for a variety of different uses. Flexible unit sizes as small as 970 square feet for retail and 1,650 square feet for the Class A flex units. Landlord also has the ability to offer turnkey delivery for the flex units depending on tenant specifications. Construction will begin January 2025 and shell units will be delivered fourth quarter of 2025.

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Property Summary

- Address: 2085 US-183, Leander, TX 78641
- Breaking ground summer of 2024 with shell delivery Q2 of 2025
- Owner: Prime Spur Plaza, LLC
- Zoning: None. Liberty Hill ETJ.
- Buildings 1-5 Flex: Asking **\$24 NNN** (\$6.50)
- Retail Building 6: Asking **\$36 NNN** (\$10)
- Spur Plaza First Floor: Asking **\$36 NNN** (\$10)
- Spur Plaza Second Floor: Asking **\$32 NNN** (\$10)
- Contact broker regarding TI packages and turnkey delivery options!

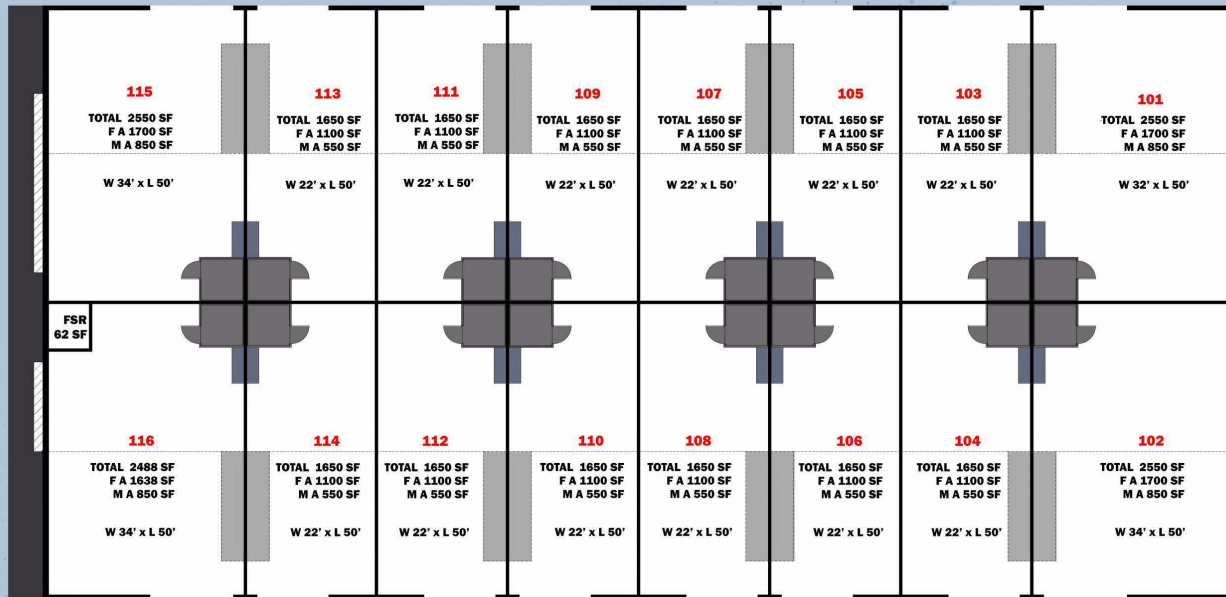
West Aerial





Building 1

Building 1



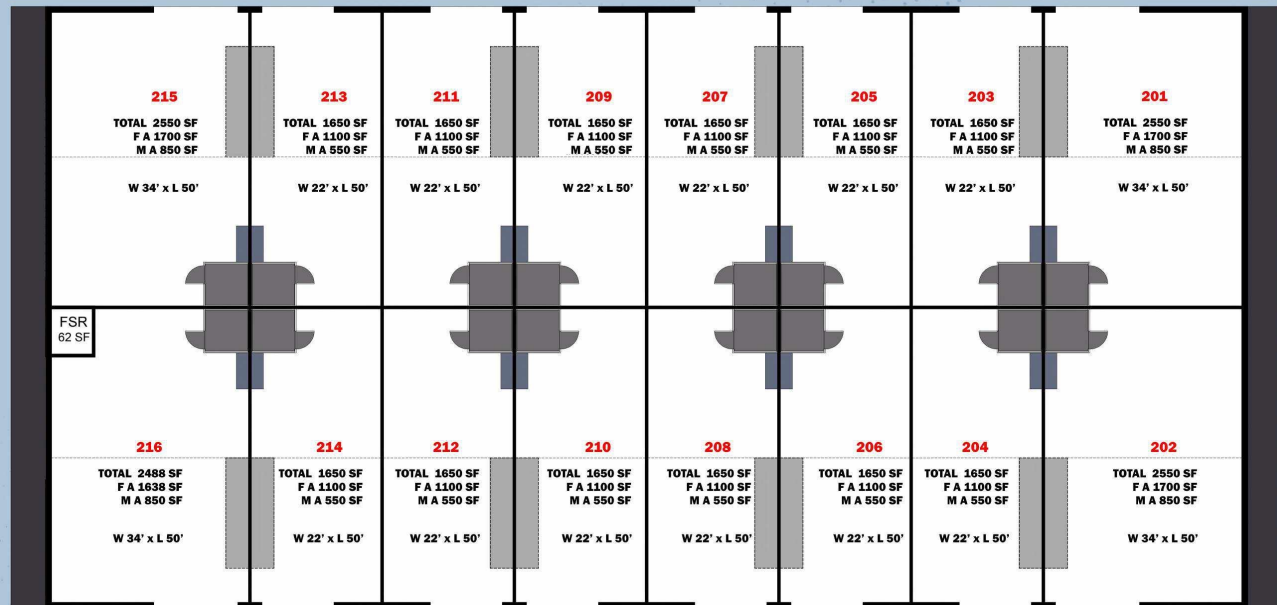
**Bldg. 01 Office
20,000 SF**

- Asking \$24 NNN
- Class A Flex 100% HVAC controlled



Building 2

Building 2



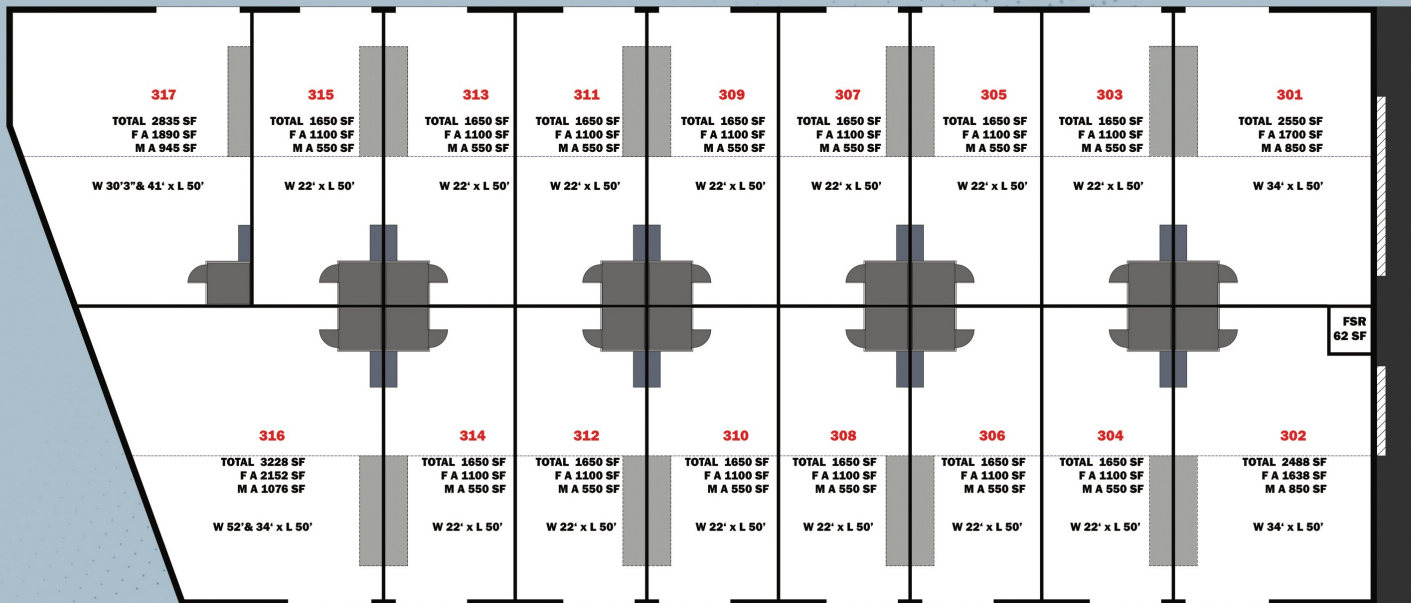
**Bldg. 02 Office
20,000 SF**

- Asking \$24 NNN
- Grade-level doors

Building 3



Building 3



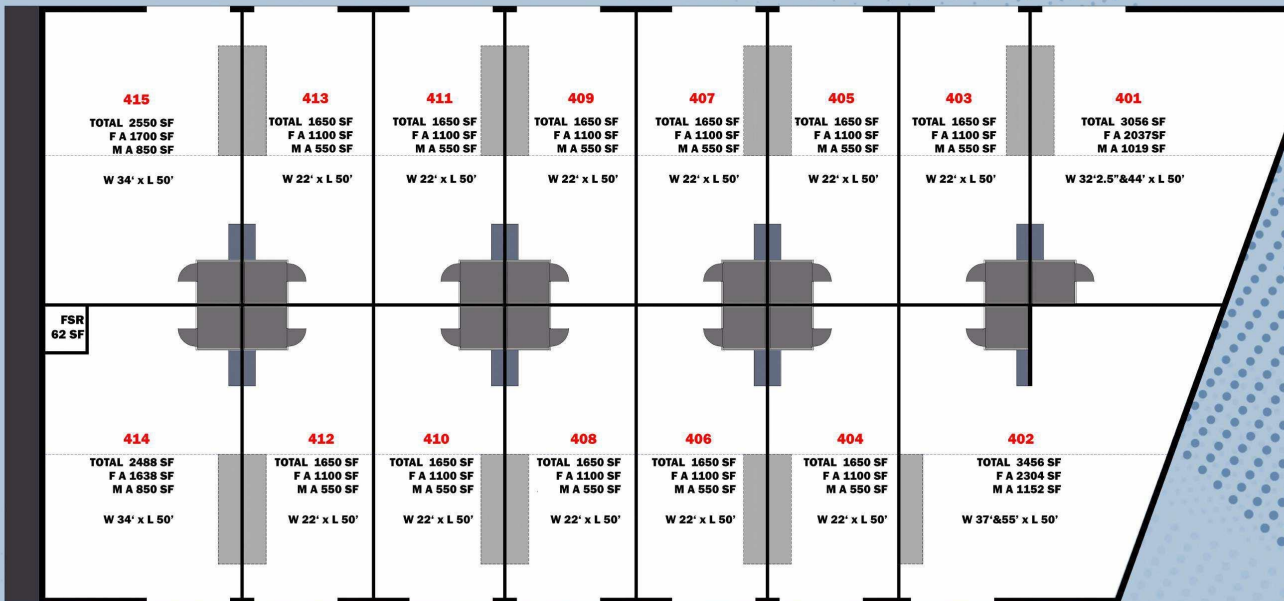
Bldg. 03 Office
21,740 SF

- Asking \$24 NNN
- Units can be combined for larger tenants



Building 4

Building 4



**Bldg. 04 Office
19,840 SF**

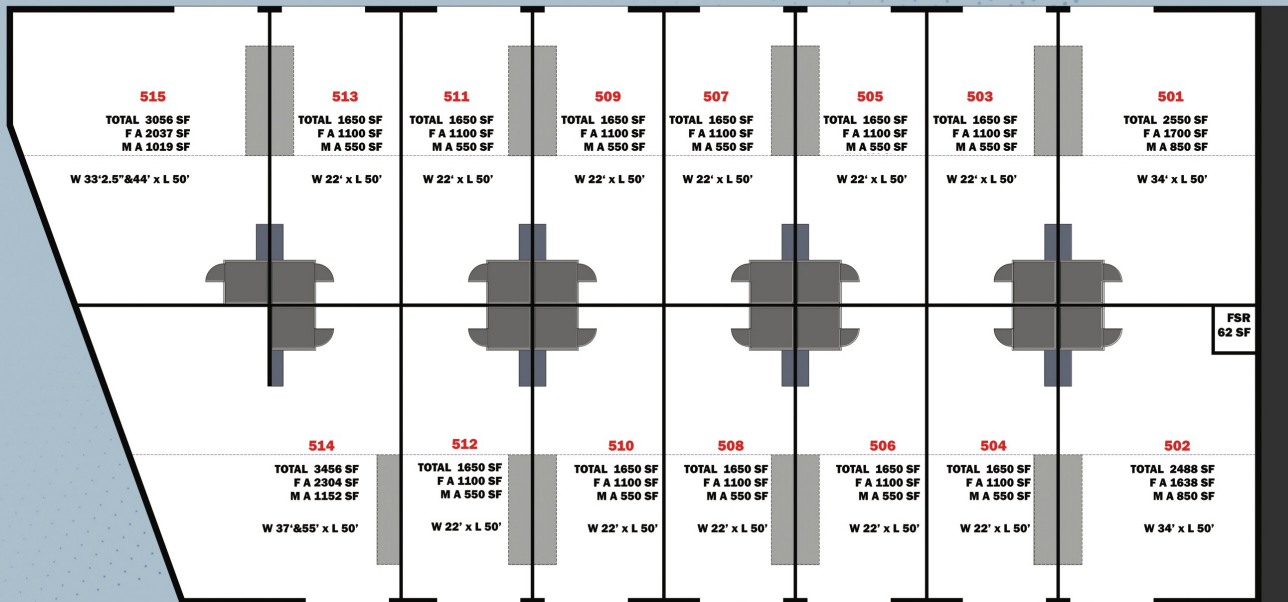
- Asking \$24 NNN
- Easy access to 183A!





Building 5

Building 5



**Bldg. 05 Office
19,840 SF**

- Asking \$24 NNN
- No zoning restrictions!





Retail Building 6



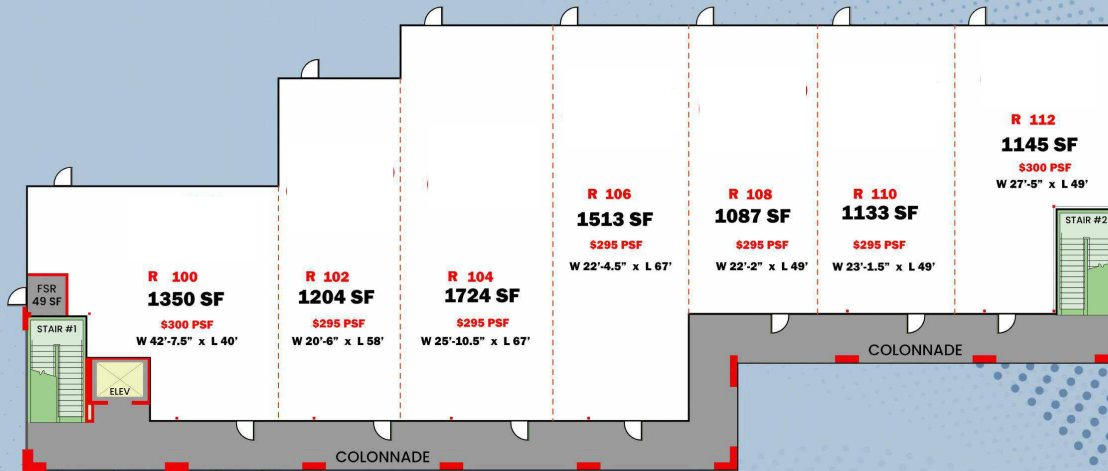
- Asking \$36 NNN
- Restaurant spaces available with outdoor patios and drive-thru

**Bldg. 6 Retail
15,220 SF**





Spur Plaza First Floor



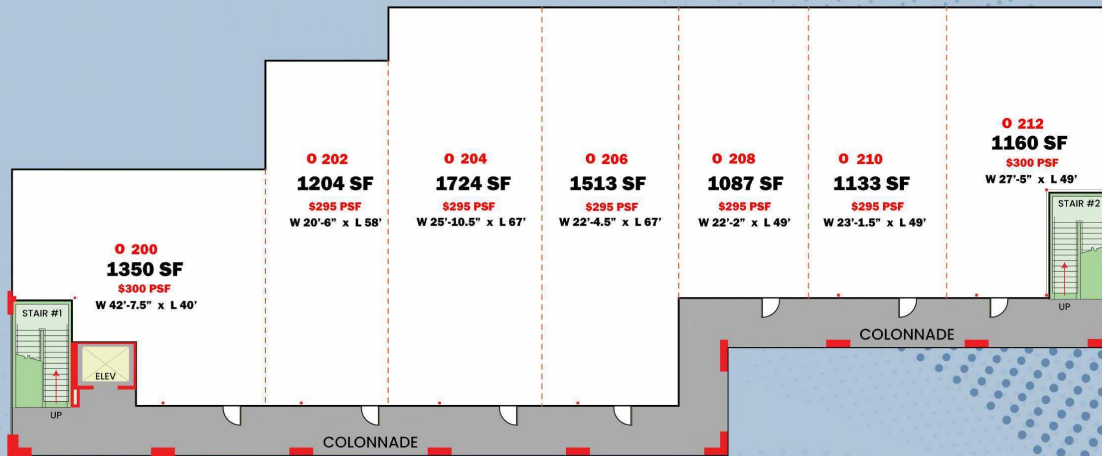
FIRST FLOOR 11,327 SF

- Asking \$36 NNN
- Prime visibility and exposure to 183





Spur Plaza Second Floor



SECOND FLOOR 11,327 SF

- Asking \$32 NNN
- Contact about turnkey delivery!



