

**FOR SALE
OR
LEASE**

UNITS FOR SALE OR LEASE

3.0 ACRES FOR SALE

Crystal Falls Medical/Professional Park

1632 Raider Way, Leander, TX 78641



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PROPERTY SUMMARY

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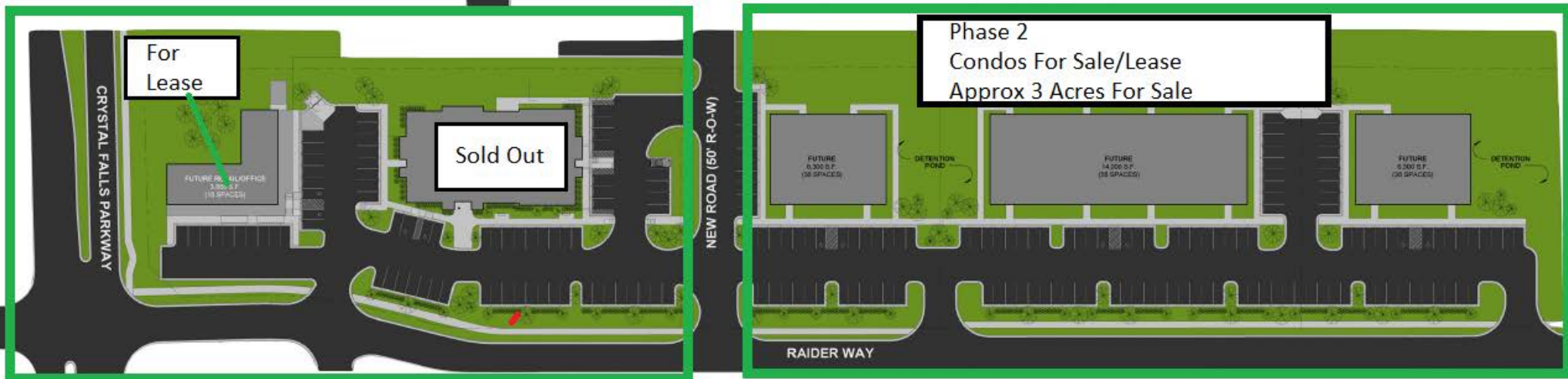
PROPERTY SUMMARY:

Crystal Falls Professional Park is a five-acre medical, professional, retail development consisting of approximately 45,000 square feet.

Phase One will consist of a unique opportunity to lease space fronting Crystal Falls Parkway, directly across the street from the Rouse High School and the Knox Wiley Middle School. The traffic on Crystal Falls as well as the soon-to-be extended Raider Way Parkway will provide excellent visibility and branding presence for any business or medical office. This lease space will be ready for build-out by tenants in late 2022. The balance of Phase One is a 10,000 sf Emergency Animal Hospital.

Phase Two is available for sale or lease, accommodating tenants/owners as small as 1,500 square feet and as large as 30,000 square feet. Office, medical clinic, and specialty medical facility interiors will be fully custom, built to tenant's custom plans and specifications, and all build out will be delivered in a turnkey fashion, with architecture, design, engineering, construction, plans, permits, interim financing, and more provided in a single delivery model.

SITE PLAN



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INFOGRAPHIC

5 Miles

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MARKET GROWTH

2021 Total Housing Units 2026 Total Housing Units

49,555



59,109

POPULATION DETAIL



41,540

2021 Millennial
Population
(1981-1998)



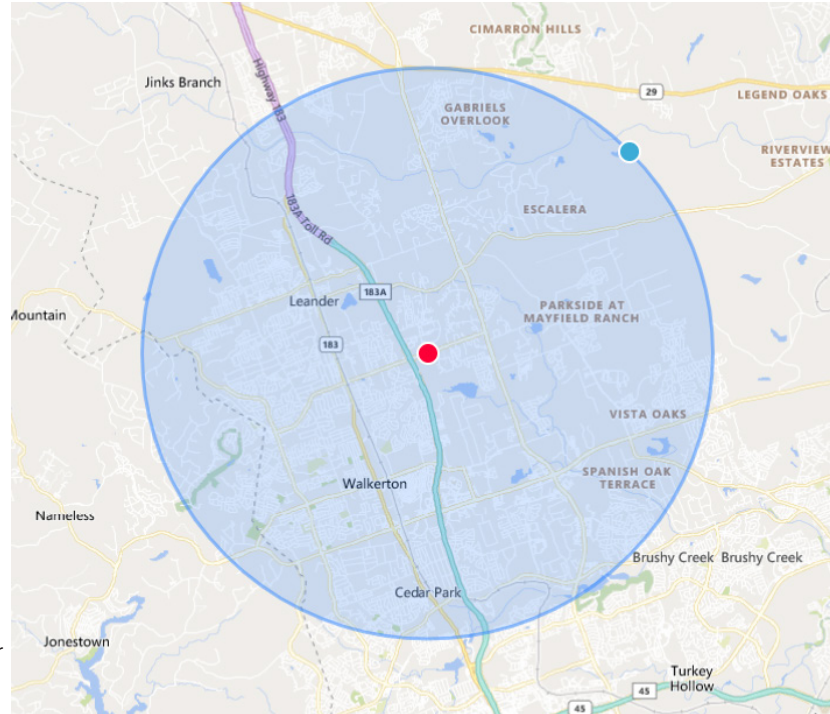
125,084

2021 Total Daytime
Population

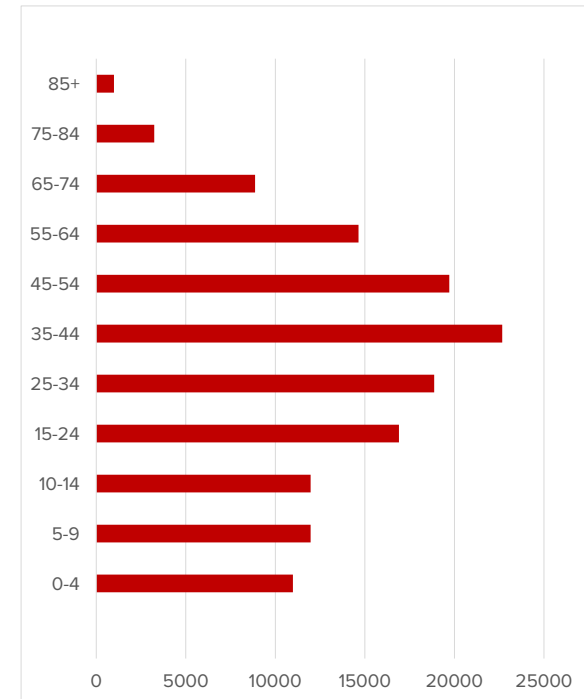


23,516

2021 Baby Boomer
Population
(1946-1964)



2021 POPULATION BY AGE



INCOME



\$102,006

2021 Average
Household Income



\$41,351

2021
Per Capita Income



\$283,398

2021
Median Home Value

CLICK HERE FOR FULL REPORT



9,116

VPD
Crystal Falls Pkwy

EDUCATION



17.2%

High School
Graduate



23.1%

Some College



54%

Bachelor's and
Higher

5.6%

No Diploma/GED

Source: This infographic contains data provided by U.S. Census Bureau, Esri. [Traffic Counts - arcgis.com](https://www.arcgis.com)



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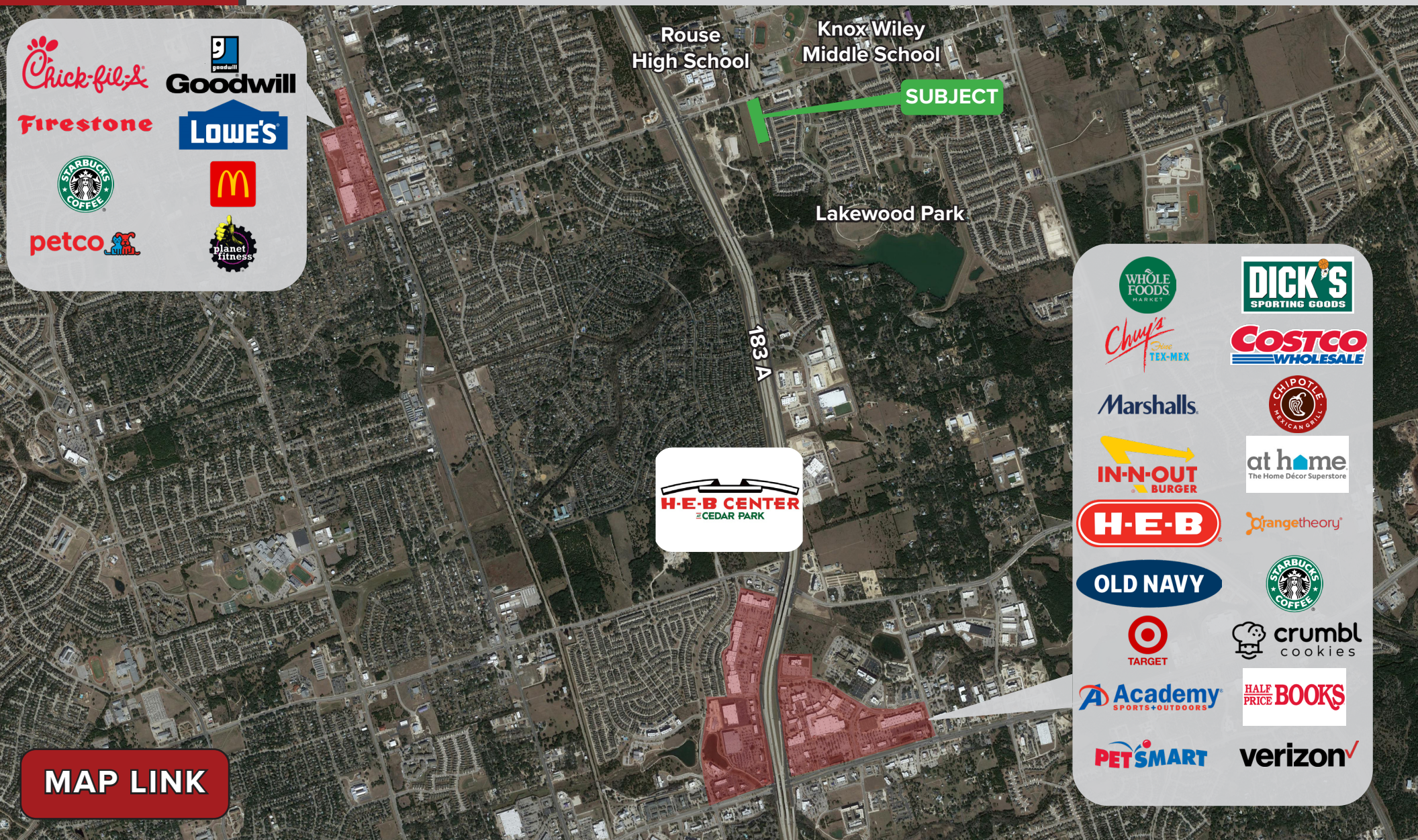
AREA MAP

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MAP LINK



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- WHOLE FOODS MARKET
- DICK'S SPORTING GOODS
- Chuy's MEX TEX-MEX
- COSTCO WHOLESALE
- Marshall's
- CHIPOTLE MEXICAN GRILL
- IN-N-OUT BURGER
- at home The Home Décor Superstore
- H-E-B
- Jangertheory
- OLD NAVY
- STARBUCKS COFFEE
- TARGET
- crumbl cookies
- Academy SPORTS+OUTDOORS
- HALF PRICE BOOKS
- PETSMART
- verizon

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