

1107 Leander Dr

LEANDER, TX 78641

FOR SALE

\$1,000,000



PROPERTY DESCRIPTION

This 1-acre heavy commercial property presents a great opportunity for business owners and developers alike who are looking to establish a presence in an area poised for continued growth. The property is surrounded by established businesses like Dennis Steel Company, Austin Crane Service, Braun & Butler Construction, Suncoast Contractors, and McClendon Electrical Services. There are two structures on site, including a 1,947 sqft former residence, which could be renovated into office space or demolished for redevelopment, and a metal building currently used for storage. With the areas' consistent population growth, strong median income, and a landscape of upcoming commercial and residential developments, this property is well positioned for your next project or business venture.

PROPERTY HIGHLIGHTS

- 1.03 acres with existing structures
- Zoned HC - Heavy Commercial
- All utilities at site - 6 inch wastewater and water lines
- less than .5 miles from Highway 183

LOCATION DESCRIPTION

Situated in Leander, TX, a rapidly growing city in Williamson County, just north of Austin. The property is positioned in a high-traffic area, minutes from Highway 183, E Crystal Falls Pkwy, and Ronald Reagan Blvd.



Mark Haynie

BROKER

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TX #644160

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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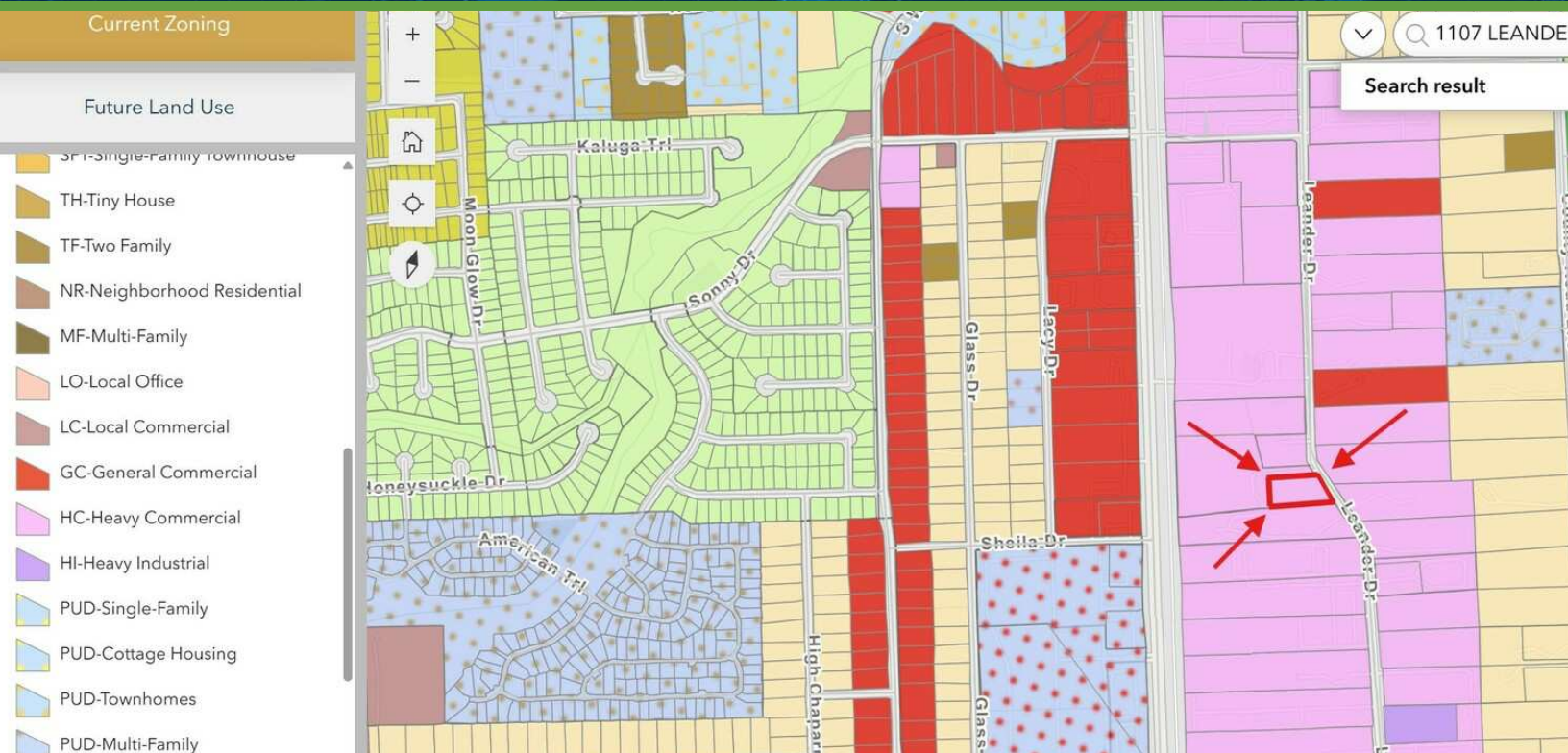
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Leander Utilities Map



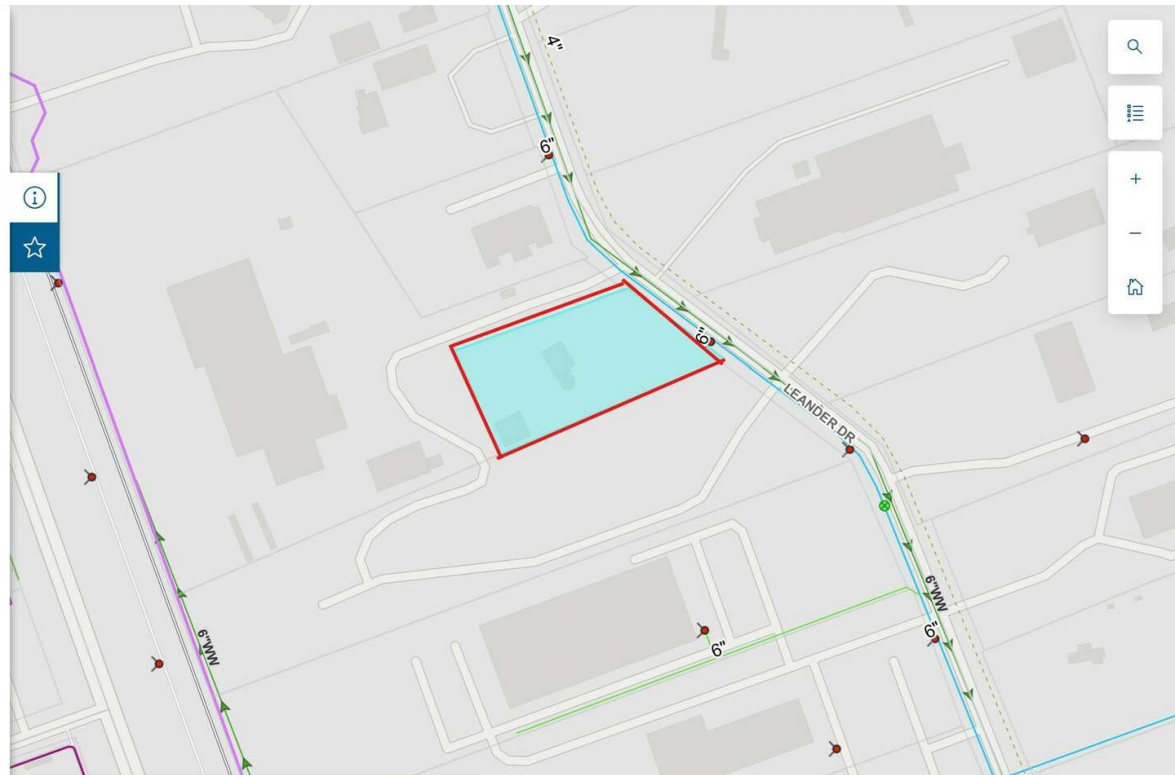
Summary

City of Leander Utilities Map

[View Full Details](#)

Details

- Map**
Web Map
- September 10, 2024**
Date Updated
- February 17, 2023**
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