

# Leander183 Commerce Center

**1.3 Million+ SF Industrial Space  
For Lease or Sale in Leander, Texas**

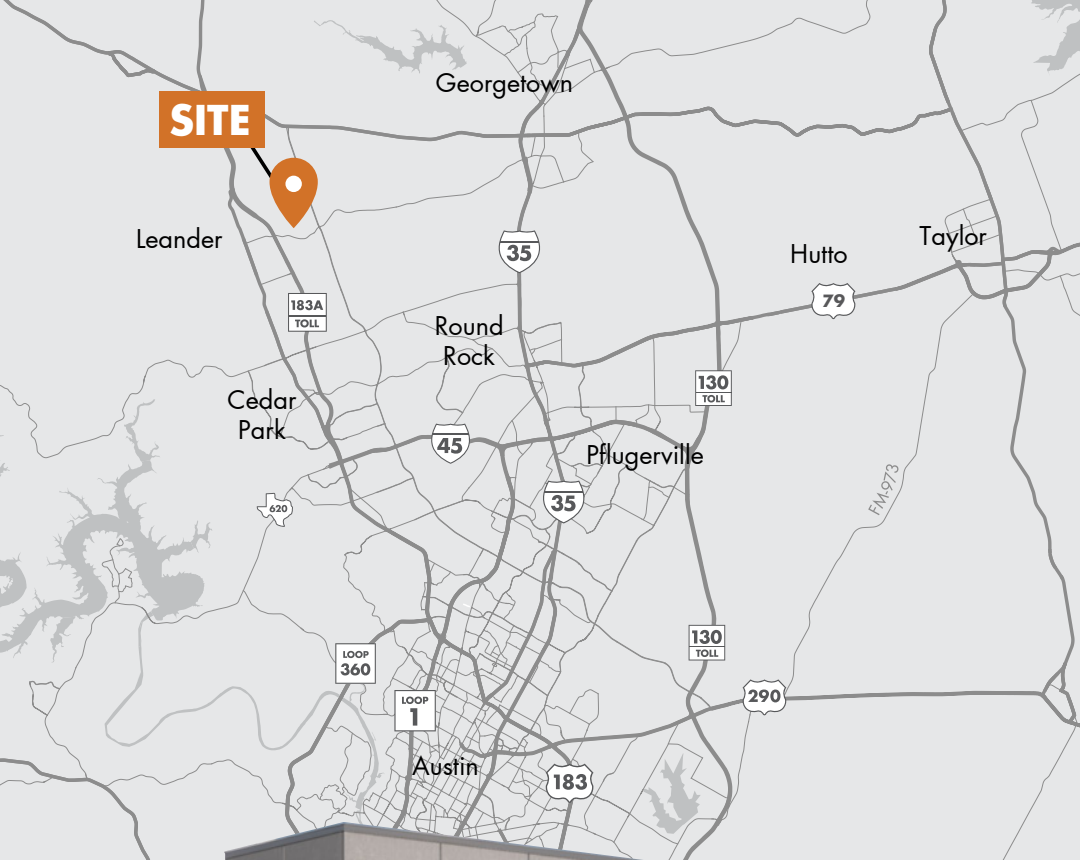


DEVELOPED BY



LEASED BY





**1.3 million+**  
SQUARE FEET AVAILABLE

**11**  
BUILDINGS

## ABOUT THE PROJECT

### 11-BUILDING INDUSTRIAL CENTER

Starting with Buildings 1 and 2, this industrial center will consist of eleven buildings once complete.

### BUILDING 1: 141,960 SF REAR LOAD

Construction Start: Q4 2024

Delivery: Q3 2025

### BUILDING 2: 141,960 SF REAR LOAD

Construction Start: Q4 2024

Delivery: Q3 2025

### INFRASTRUCTURE

Powered-up site with wet and dry utilities readily available;  
Road improvements construction commencing Q3 2024  
(Hero Way expansion and CR 270 improvements)

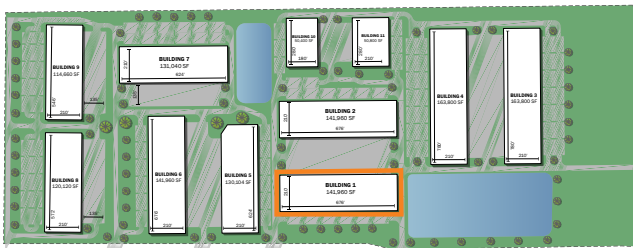
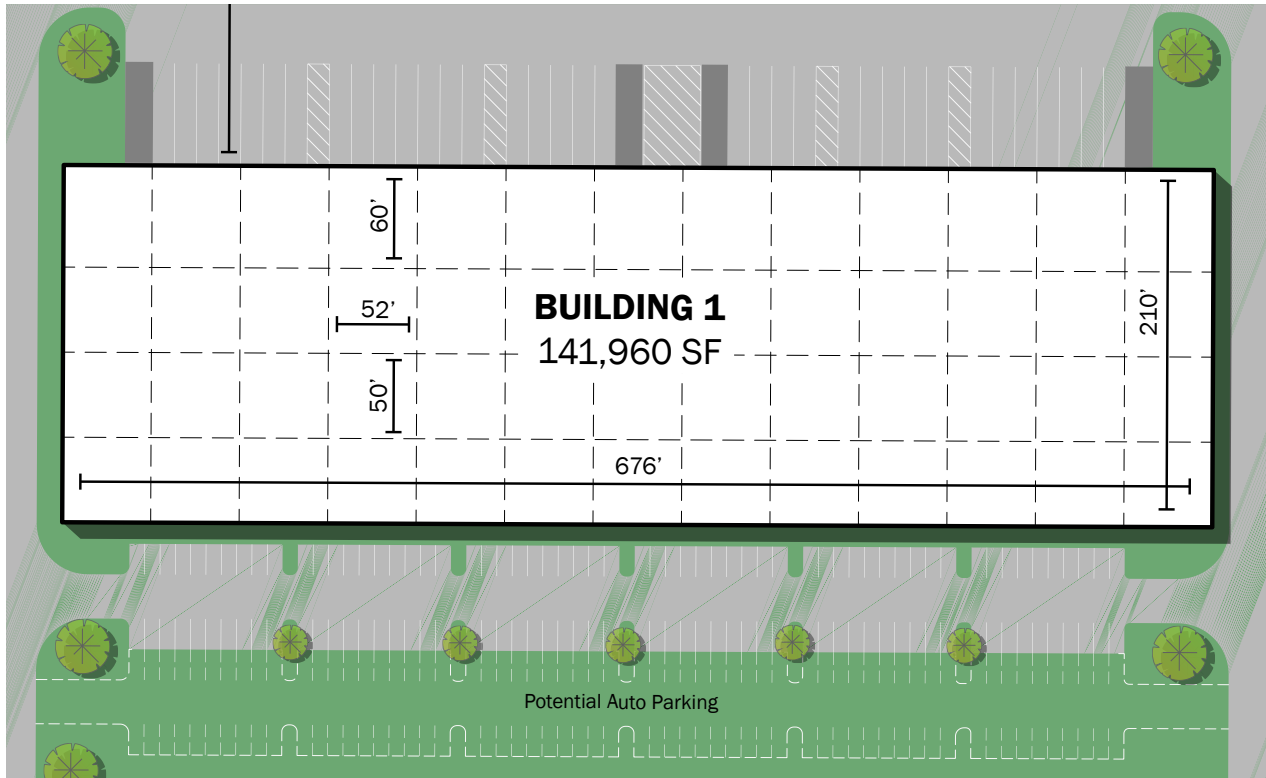
### EASY ACCESS

Located just east of the US-183A, the site offers easy access with multiple access points.

### GREAT OPPORTUNITY

Great opportunity for an industrial user looking for big-block space in the Austin Metro.

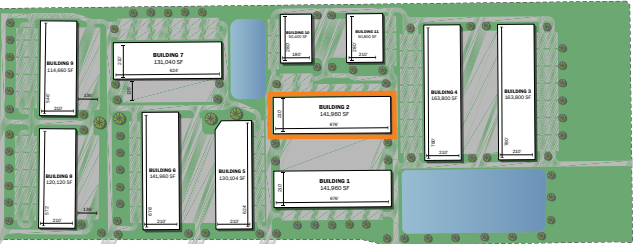
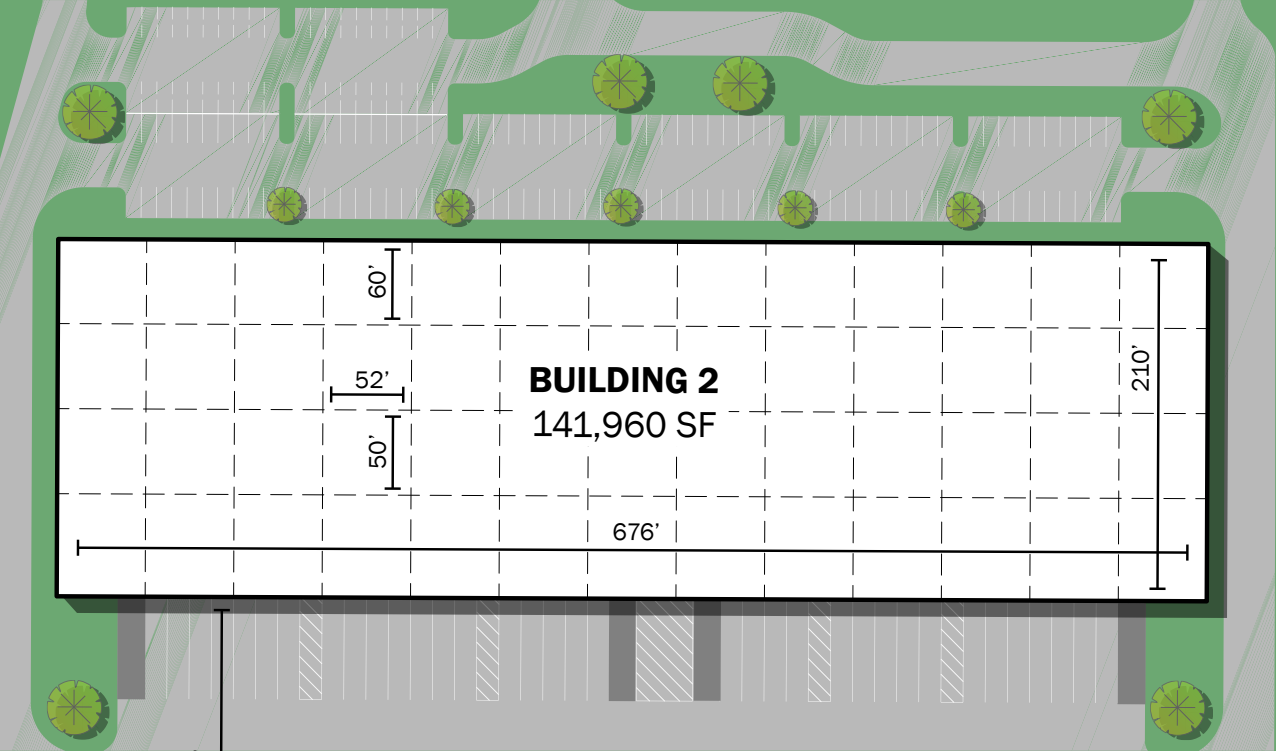
# BUILDING SPECS



<b>TOTAL SIZE</b>	141,960 SF
<b>AVAILABLE SPACE</b>	141,960 SF
<b>DIVISIBLE TO</b>	32,760 SF
<b>BUILDING TYPE</b>	Rear Load
<b>BUILDING DEPTH</b>	210'
<b>COLUMN SPACING</b>	52' x 50' Typical Bay 52' x 60' Speed Bay
<b>CLEAR HEIGHT</b>	32'
<b>RAMPS</b>	4 (12' x 14')
<b>DOCK DOORS</b>	35
<b>TRUCK COURT DEPTH</b>	215' shared
<b>AUTO PARKING</b>	120 spaces with ability to add
<b>TRIPLE FREEPORT TAX EXEMPT</b>	Yes
<b>SPRINKLERS</b>	ESFR
<b>POWER</b>	2,000 Amps, 3 Phase 480v

# BUILDING 1

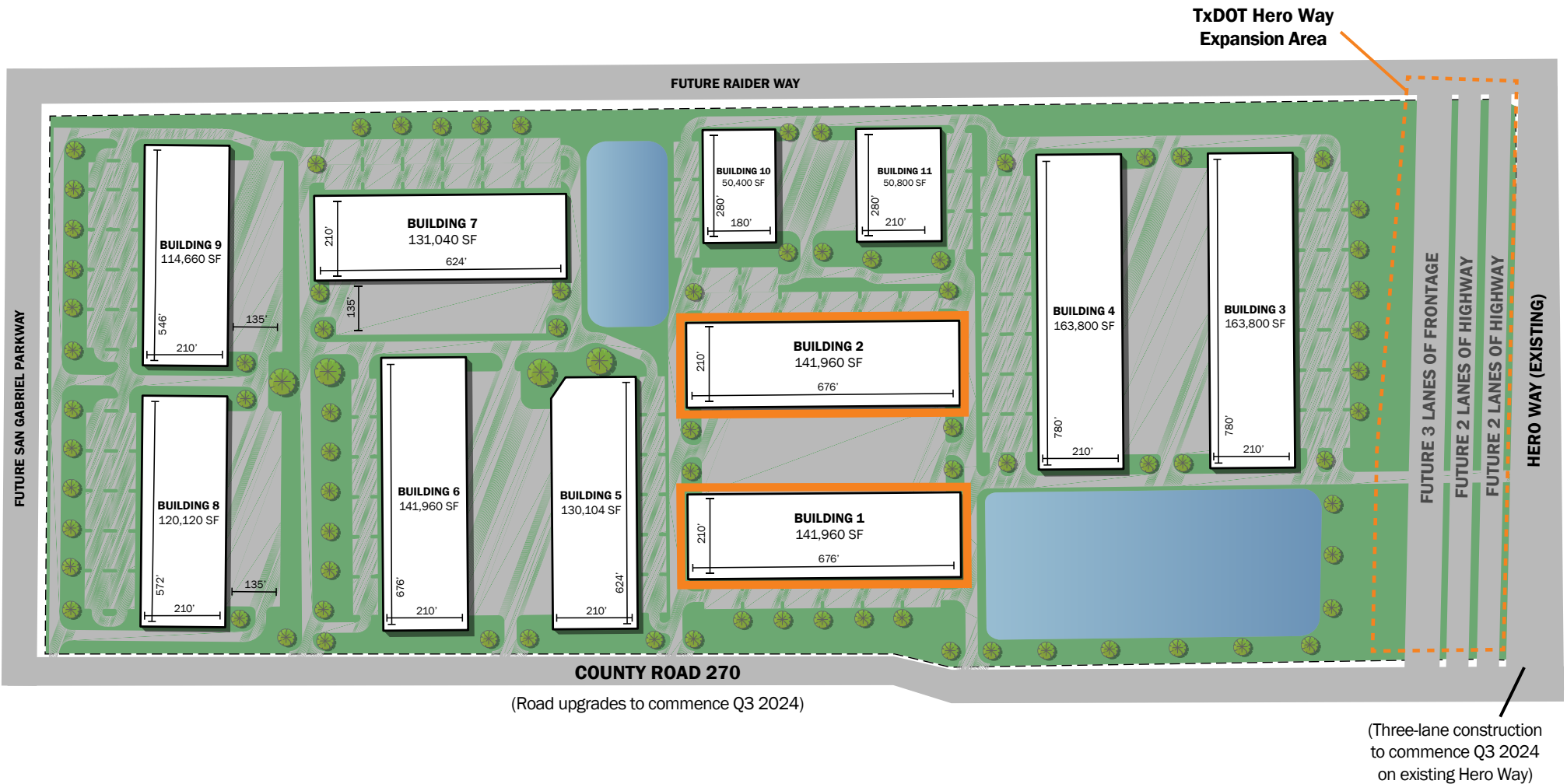
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<b>RAMPS</b>	4 (12' x 14')
<b>DOCK DOORS</b>	35
<b>TRUCK COURT DEPTH</b>	215' shared
<b>AUTO PARKING</b>	160 spaces
<b>TRIPLE FREEPORT TAX EXEMPT</b>	Yes
<b>SPRINKLERS</b>	ESFR
<b>POWER</b>	2,000 Amps, 3 Phase 480v

# BUILDING 2

# OVERALL SITE PLAN



Ingress  Egress 

San Gabriel Pkwy

Ronald Reagan Blvd

CR 270

Hero Way

**2243**  
Hero Way  
EXIT ONLY

**183A**  
TOLL

**2243**  
Hero Way  
EXIT ONLY



# HERO WAY (RM 2243) EXPANSION

## DESCRIPTION

- The expansion will reconstruct and widen the existing two-lane roadway (Hero Way) to a controlled-access highway with two main lanes in each direction.
- At full build-out, the highway will have a total of ten lanes.
- Direct connections to 183A, Ronald Reagan Blvd. and Southwest Bypass (connecting to IH-35 and Georgetown).
- Will also include three-lane frontage roads with access ramps on either side of the mainlanes.

## Phase 1

- Improved three-lane road from 183A to Garey Park.
- Single frontage road would serve two-way traffic until the other frontage road is built.

## STATUS

### Phase 1 Construction (183A to Garey Park):

- Est. Start: Fall 2024
- Est. Completion: Summer 2026



RM 2243  
IMPROVEMENTS



LEGEND

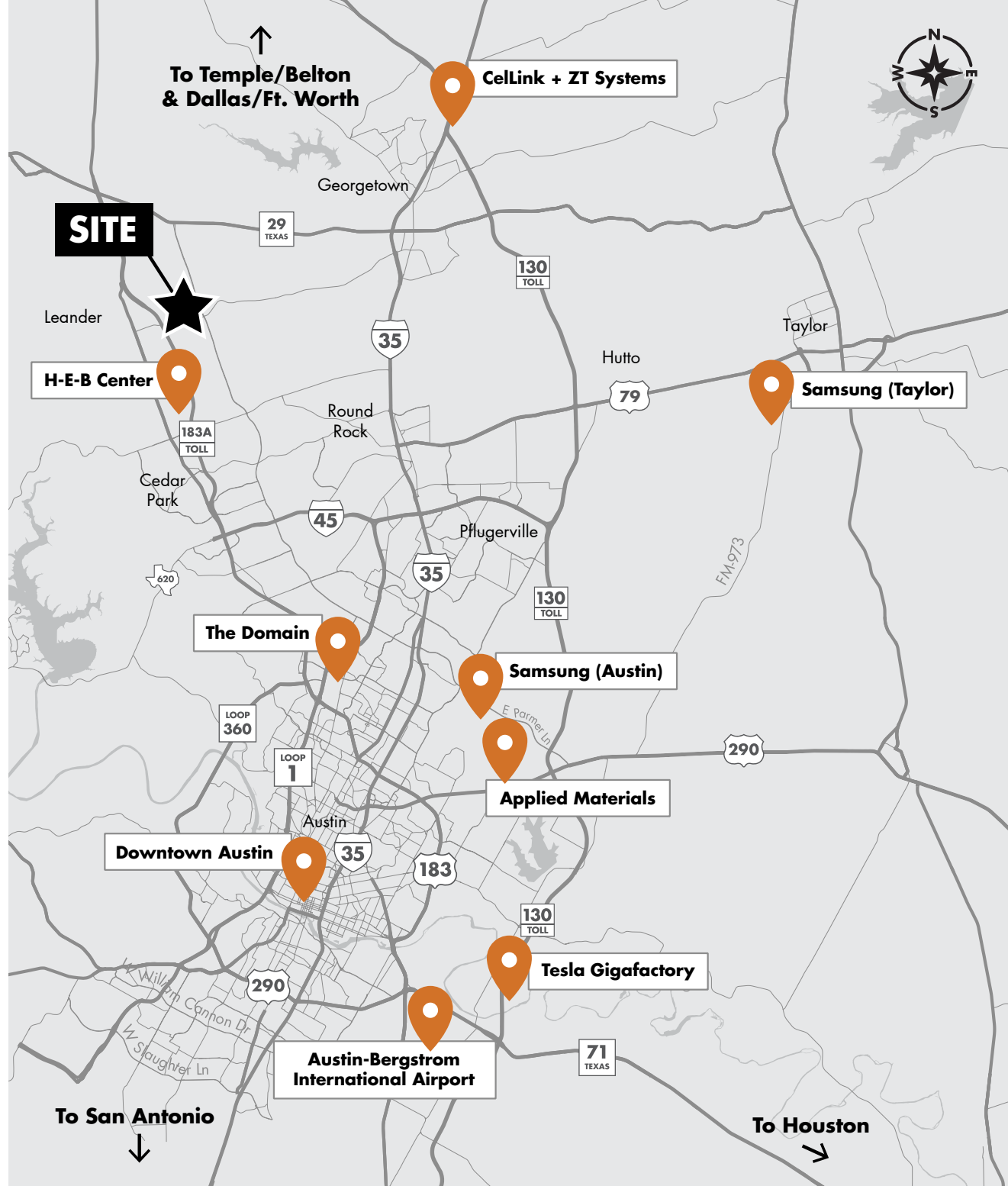
Project Corridor



Scan or Click  
For More Details

# PROXIMITY

Destination	Distance	Drive Time
<b>US-183A</b>	< 1 mi.	< 1 min.
<b>H-E-B Center at Cedar Park</b>	4 mi.	6 min.
<b>Cedar Park</b>	7 mi.	9 min.
<b>IH-35</b>	10 mi.	14 min.
<b>Georgetown</b>	11 mi.	15 min.
<b>Round Rock</b>	13 mi.	20 min.
<b>The Domain</b>	17 mi.	20 min.
<b>Samsung (Austin)</b>	22 mi.	30 min.
<b>Downtown Austin</b>	25 mi.	26 min.
<b>Applied Materials</b>	27 mi.	30 min.
<b>ABIA Airport</b>	30 mi.	30 min.
<b>Samsung (Taylor)</b>	31 mi.	35 min.
<b>Tesla Gigafactory</b>	35 mi.	35 min.
<b>Temple/Belton</b>	50 mi.	50 min.
<b>San Antonio</b>	100 mi.	2 hours
<b>Dallas/Ft. Worth</b>	175 mi.	2.5 hours
<b>Houston</b>	180 mi.	3 hours







**N** Northline

**AUSTIN COMMUNITY COLLEGE**  
DISTRICT  
SAN GABRIEL CAMPUS

**183**

**183A**  
TOLL

**SITE**

**JAMES AVERY**  
artisan jewelry  
REGIONAL CORPORATE OFFICE

**THE CROSSOVER**  
SPORTS | WELLNESS | ENTERTAINMENT

**H-E-B CENTER**  
CEDAR PARK

**SCHEELS**  
OPENING 2026

**FIREFLY**  
AEROSPACE

Cedar Park

**Nebraska Furniture Mart**  
DEVELOPMENT WITH HOTEL & CONFERENCE

E WHITESTONE BLVD

**183**

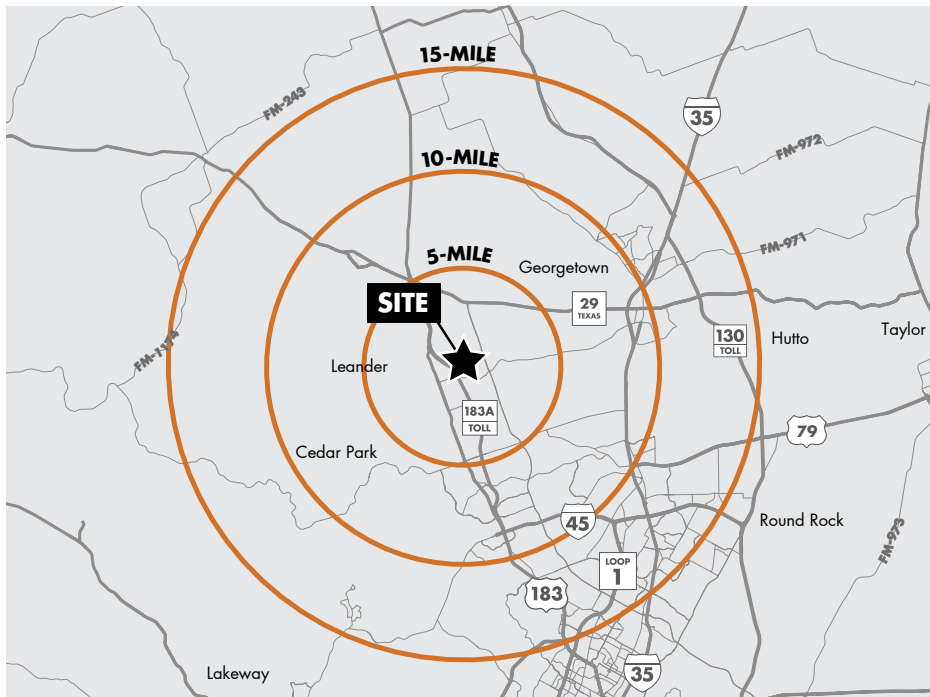
**HYLIION**

BRUSHY CREEK RD

Brushy Creek

# WHY LEANDER?

**Leander stands out as a thriving community** characterized by remarkable population growth. This trajectory has positioned it among the top five fastest growing cities in the U.S. for five consecutive years. One of its key assets is its highly skilled workforce, fueled by excellent educational opportunities including top-ranking K-12 schools and higher education institutions. Additionally, Leander's transportation infrastructure ensures seamless connectivity, with access to major roadways and proximity to the MetroRail for easy transit. Leander presents a dynamic and prosperous environment for residents and businesses alike.



## AREA DEMOGRAPHICS:

5-MILE	10-MILE	15-MILE
<b>Population</b>		
<b>135,237</b>	<b>462,561</b>	<b>835,482</b>
<b>Population Increase in the Past Two Years</b>		
<b>14.4%</b>	<b>7.2%</b>	<b>5.6%</b>
<b>Households</b>		
<b>46,146</b>	<b>168,670</b>	<b>322,025</b>
<b>Household Median Income</b>		
<b>\$123,214</b>	<b>\$116,840</b>	<b>\$107,012</b>
<b>Median Home Value</b>		
<b>\$467,752</b>	<b>\$507,056</b>	<b>\$487,318</b>
<b>Median Age</b>		
<b>36.5</b>	<b>37.8</b>	<b>37.4</b>
<b>High School Graduate or Higher</b>		
<b>95.2%</b>	<b>95.1%</b>	<b>94.7%</b>
<b>Bachelor's Degree or Higher</b>		
<b>48.1%</b>	<b>51.7%</b>	<b>51.4%</b>

# LEANDER'S WORKFORCE & INFRASTRUCTURE

The location has access to a highly skilled workforce capable of meeting any need.



## Employed Population

within 30-min drive-time radius

**1,125,248**



## Bachelor's Degree or Higher

**51%**

## FACTORS CONTRIBUTING TO LEANDER'S EXCEPTIONAL WORKFORCE:

### Excellent K-12 School Districts:

- Leander Independent School District (Leander ISD):
  - One of Texas' top 20% ranked public school districts
  - State-of-the-art facilities and dedicated educators
  - Serving over 42,000 students, LISD operates 45 campuses across Leander
  - LISD emphasizes innovative educational approaches, including advanced programs in STEM and arts, and diverse extracurricular activities
  - LISD's integration of technology in education prepares students for future challenges

### Higher Education Hub (within a 45-minute drive):

- The University of Texas at Austin (UT Austin), Austin Community College (ACC), Texas State University, St. Edward's University, Southwestern University, Concordia University Texas, Huston-Tillotson University, Texas A&M University - Central Texas, Temple College

## TRANSPORTATION INFRASTRUCTURE:

### Major Roadways:

- Seamless travel on US-183, US-183A, Hwy 29, IH-35, and SH-45

### Airports:

- 30 minutes from Austin-Bergstrom International Airport
- 25 minutes from Georgetown Municipal Airport
- 25 minutes from Austin Executive Airport

### MetroRail Proximity:

- The site is close to the MetroRail Leander Station, offering direct access to Downtown Austin and other areas

### Fast Access via Toll 45:

- Quick east-west transit to North Austin's tech hub

# Interested in more information?



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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## 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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Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_