

± 1.39 AC LAND FOR SALE

115 Mourning Dove Lane, Leander TX 78641



ALISON COMMERCIAL GROUP

By: **KW Commercial**

920 South Fry Road Katy, TX 77450

Each Office Independently Owned and Operated

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By: **KW COMMERCIAL**

LOCATION & HIGHLIGHTS



Address: 115 Mourning Dove Lane

City, State, Zip: Leander TX 78641

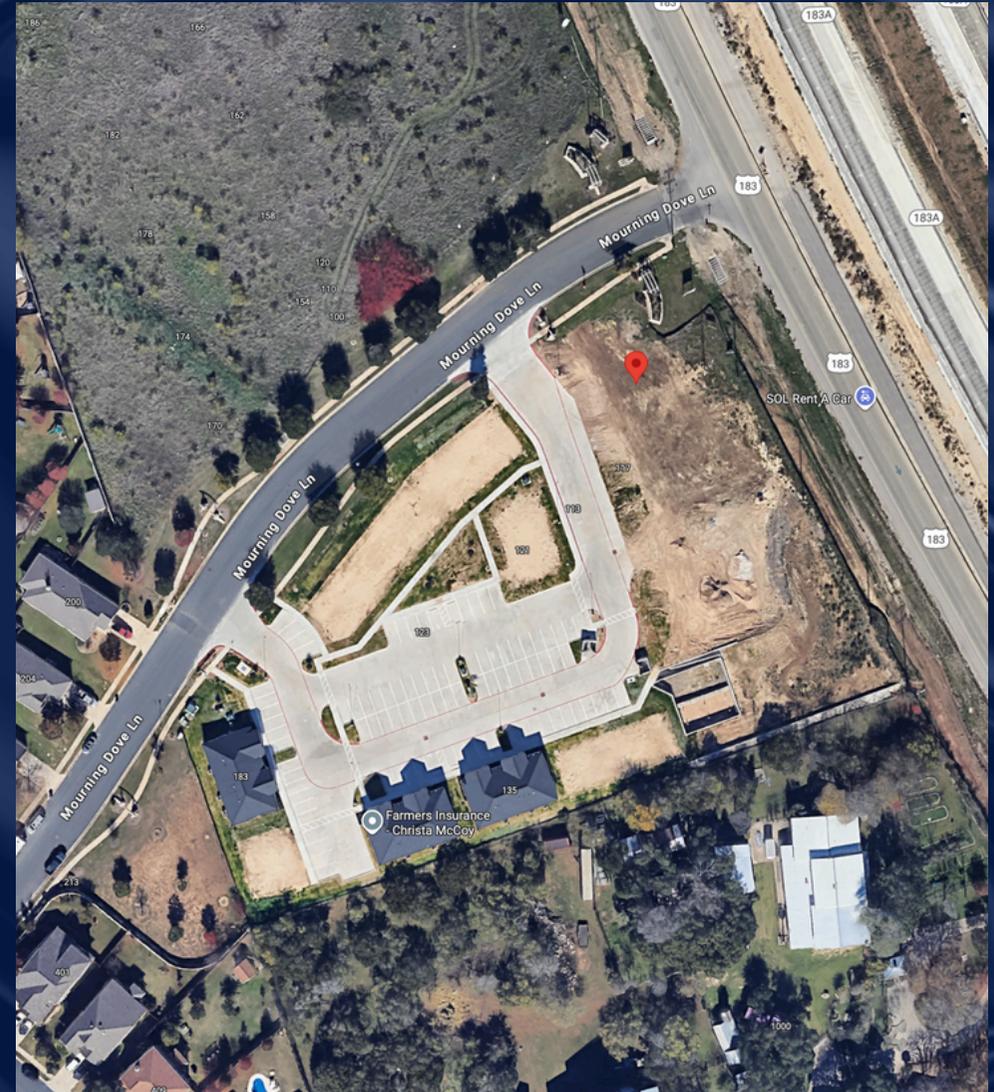
County: Williamson

Size: ± 1.39 AC

Price: Call Broker

Property & Market Highlights:

- Zoning - C3
- Utilities available on-site
- Good for retail and other uses except gas stations
- Corner of Mourning Dove & HWY 183
- No Detention Required
- Shared Water Quality Retention
- Water, Waste-Water
- Electric Lines to Site
- Shared Driveway with Office / Condos
- Excellent visibility from Hwy 183
- Full utilities are available
- Close proximities to Hwy 183 and Hwy 29 intersection.



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.

DEMOGRAPHICS



DEMOGRAPHIC SUMMARY

115 Mourning Dove Ln, Leander, Texas, 78641

Ring of 3 miles

KEY FACTS

40,463

Population



13,349

Households

34.7

Median Age

\$106,981

Median Disposable Income

EDUCATION

4.9%

No High School Diploma



14.9%

High School Graduate



31.0%

Some College/
Associate's Degree



49.2%

Bachelor's/Grad/
Prof Degree

INCOME



\$128,807

Median Household Income



\$52,233

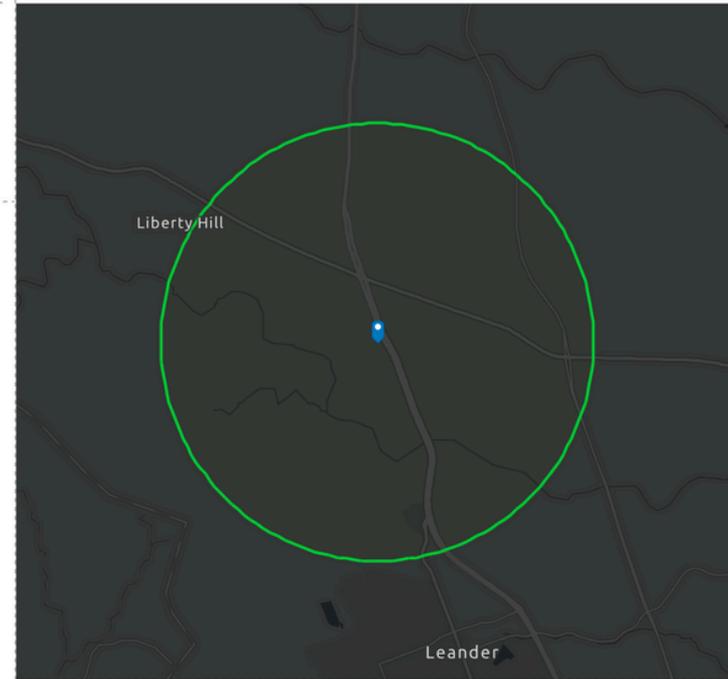
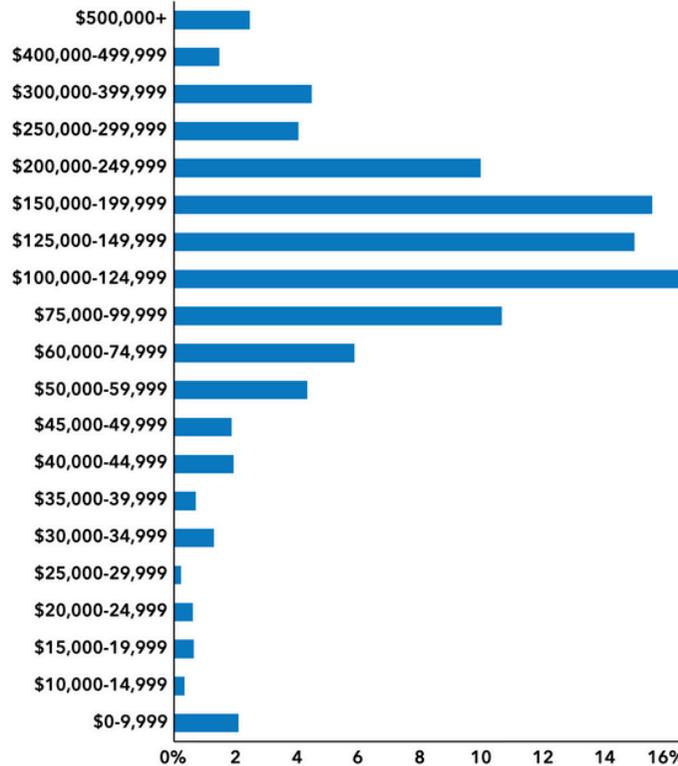
Per Capita Income



\$538,103

Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



76.4%

White Collar



14.1%

Blue Collar



12.2%

Services

2.6%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

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LEANDER TEXAS ECONOMY



Leander, Texas continues to exhibit strong economic growth and vitality as part of the Austin–Round Rock metropolitan region, with U.S. Census Bureau QuickFacts reporting a rapidly expanding population and high median household income; as of the latest estimates, Leander’s population has surged (estimates vary but reflect continued growth beyond the 2020 census figures), positioning it among the fastest-growing cities in the nation, a trend documented in city demographic data from the official City of Leander Economic Development Department.

Census Bureau statistics indicate the city’s median household income exceeds \$138,000, substantially above state and national averages, and per capita income similarly outpaces regional norms, demonstrating a relatively affluent resident base.

Leander’s labor force remains active with strong employment levels across key sectors such as professional services, retail trade, and education, contributing to local job market resilience according to American Community Survey profiles derived from Census data.

The City of Leander’s Economic Development Office reports ongoing commercial and industrial investments, including new business parks, mixed-use projects, and retail expansions that are expanding the city’s economic base and supporting job creation.

Additionally, local economic development tools and incentives promote business growth and infrastructure development, emphasizing workforce data, industry demographics, and site readiness to attract new employers.

Overall, government data depict Leander’s economy as robust with sustained demographic growth, rising incomes, expanding employment opportunities, and proactive municipal economic planning driving continued economic strength.



References: [Census.gov](https://www.census.gov), [Census Reporter](https://www.censusreporter.com), [leandertx.gov](https://www.leandertx.gov)

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ABOUT COMPANY & PROFESSIONAL BIO



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Alison Commercial Group, affiliated with KW Commercial, is a Houston-based commercial real estate firm providing clear, results-oriented representation for landlords, tenants, buyers, and investors.

We specialize in retail and land, with proven expertise in sales, acquisitions, and leasing. Our team combines deep market knowledge with hands-on transaction experience to deliver tailored strategies for investors, developers, and business owners.

Our services include 1031 exchanges, sale-leasebacks, user and investor acquisitions, consulting, and broker opinions of value all backed by data-driven market analysis to support confident decision-making.

At Alison, our goal is to provide practical, strategic solutions aligned with our clients' priorities. Backed by the national resources of KW Commercial, we bring Houston market expertise together with the reach and tools of a larger platform helping clients move confidently at every stage of their commercial real estate journey.

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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.



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

Keller Williams Signature Realty	9004054	klw17@kw.com	(281) 599-7600
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Niky Barker	706537	niky@kw.com	(281) 599-7600
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Imtiaz Ali	0728721	ialy@kwcommercial.com	(281) 599-7600
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**
 TABS 1-0