

10,000 - 25,000 SF Flex Office/Warehouse

2205 Downing Ln, Leander, TX 78641

**FOR SALE
OR LEASE**

**CONSTRUCTION
READY**



Conceptual Photo for Built-to-Suit

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 **ASTERRA**[®]

Executive Summary

2205 Downing Ln is a new 25,000 SF warehouse building under construction in the Leander ETJ, projected for completion in Q1 2027. Available in raw shell condition or as a build-to-suit option, it can be demised from 10,000 to 25,000 SF for flex office/warehouse uses.

With a 32' clear height warehouse space, 6 loading docks (2 ramps with oversized doors and 4 dock-high docks with 12' roll-up doors), 53 parking spaces (2.12/1,000 SF), and approximately 2 acres of space, the property is ideal for flexible loading and semi-truck deliveries.

Located 1.5 miles from Hwy 183A and E New Hope Rd, it offers convenient access to dining, shopping, and major highways in a park-like, country setting.

Highlights

- 6 Loading Docks - 2 ramps with oversized doors and 4 dock high loading docks
- 32' clear height
- 150' shared court truck
- 3 Phase Power - 600 AMPS
- Tilt wall, high quality construction and materials

Listing Details

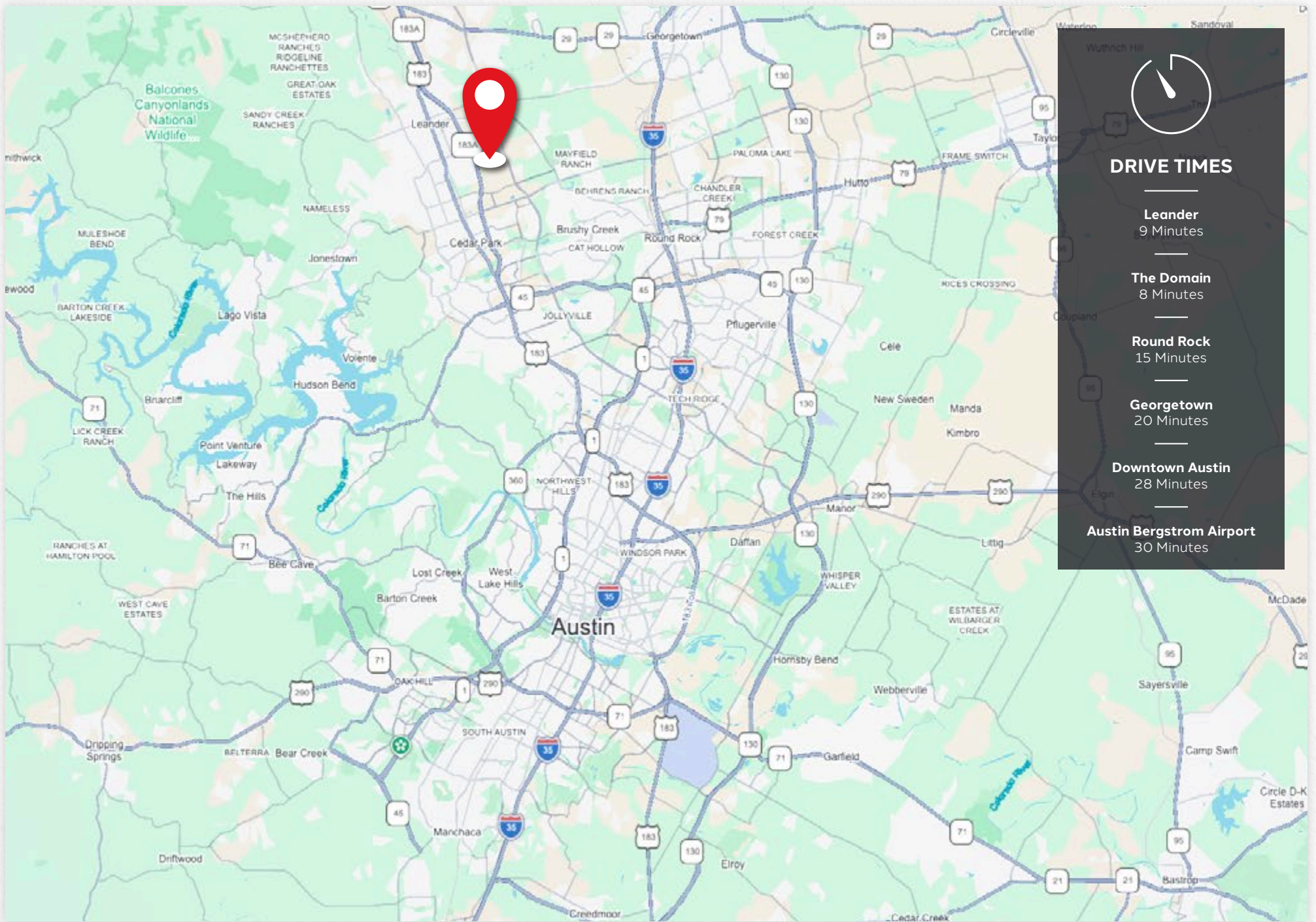
Lease Rate:	\$17.25/SF NNN
Sale Price:	Contact for Price
Property Type:	Flex Office/Warehouse
Total Building SF:	10,000 - 25,000 SF New Construction, Shell Condition or BTS
Land Area:	2.2 Acres
Zoning:	Leander ETJ
Parking:	53 Parking Spaces or 2.12/1,000 SF
Year Built:	Q1 2027 Projected Delivery
Other:	32' Clear Height



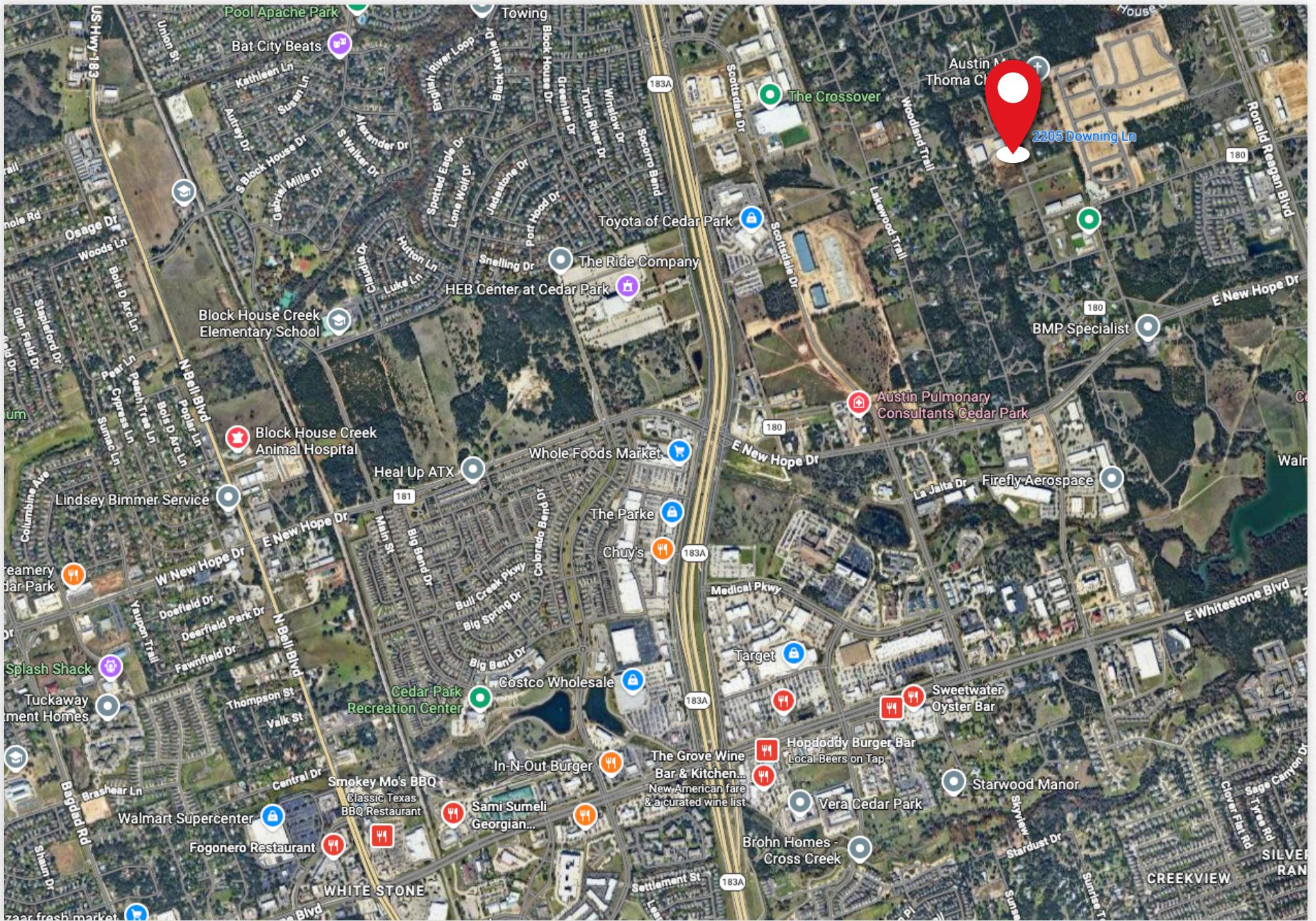


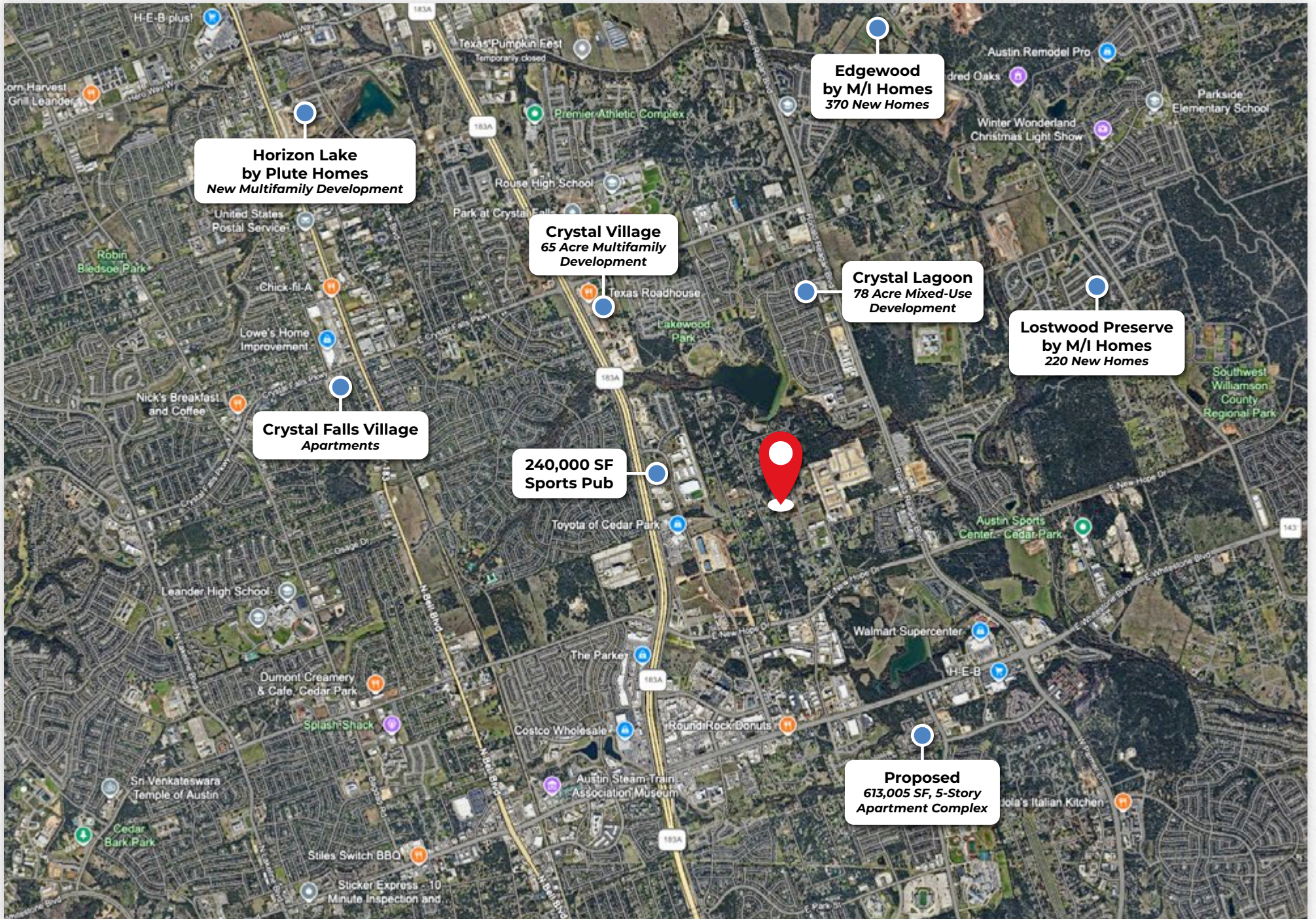












**Horizon Lake
by Plute Homes**
New Multifamily Development

Crystal Village
*65 Acre Multifamily
Development*

**Edgewood
by M/I Homes**
370 New Homes

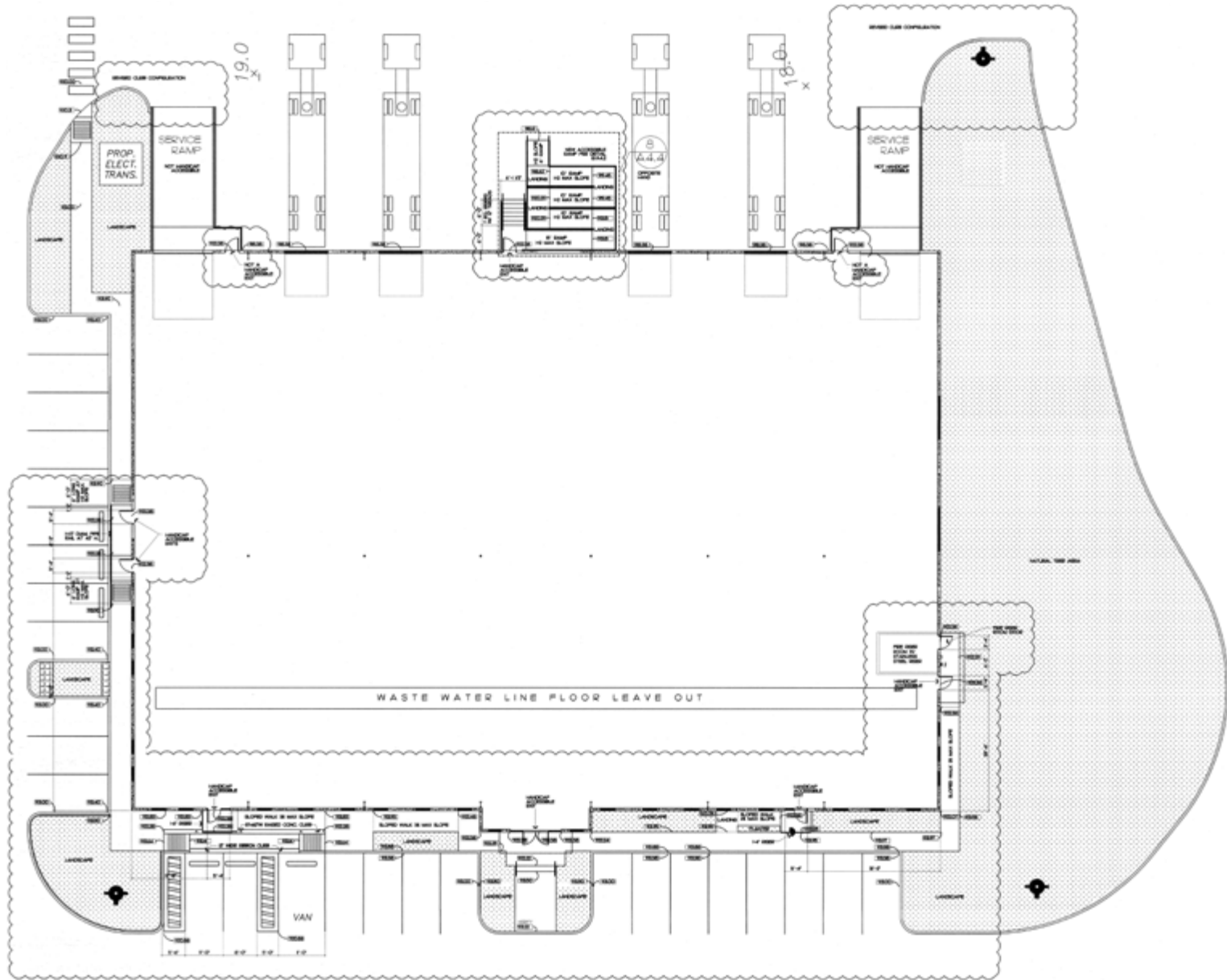
Crystal Lagoon
*78 Acre Mixed-Use
Development*

**Lostwood Preserve
by M/I Homes**
220 New Homes

**Crystal Falls Village
Apartments**

**240,000 SF
Sports Pub**

**Proposed
613,005 SF, 5-Story
Apartment Complex**



1 ACCESSIBILITY AND CONCRETE FLATWORK PLAN - NINE TOTAL EXITS, SEVEN ARE HANDICAP ACCESSIBLE, OVER 60%
SCALE 3/32"=1'-0"

Market Overview

LEANDER

Leander, Texas, is one of the fastest-growing cities in the Austin metropolitan area, known for its strong community focus, excellent schools, and access to the natural beauty of the Texas Hill Country. With its strategic location just 25 miles north of downtown Austin and proximity to major highways like 183A and RM 1431, Leander offers a desirable balance of suburban living and urban convenience. The city continues to attract families, businesses, and developers seeking growth opportunities in a high-demand market.

Economy

Leander's economy is fueled by rapid population growth, a skilled workforce, and expanding infrastructure. The city benefits from its connection to the greater Austin tech and innovation ecosystem, while also fostering local entrepreneurship and small business development. Key sectors include construction, education, healthcare, and professional services. Investments in public transportation, including the Capital Metro rail line, and infrastructure improvements continue to support economic expansion and business attraction.

Real Estate

Leander's residential market remains highly competitive, driven by sustained population growth and limited housing inventory. New master-planned communities and mixed-use developments are rising to meet demand, with homebuilders focused on a mix of single-family and multifamily options. On the commercial side, demand for flex space, retail, and service-oriented properties is increasing, particularly near major corridors like 183A. As more businesses look to serve the growing population and relocate operations from more expensive parts of Austin, Leander's commercial real estate sector is seeing robust activity and long-term potential.

AUSTIN'S 2025 RANKINGS

- #1** FASTEST GROWING MAJOR METRO
EXPLODINGTOPICS.COM
- #1** BEST PLACE TO START A BUSINESS
CNBC
- #1** BEST METRO FOR STEM PROFESSIONALS
WALLETHUB
- #5** COLLEGE EDUCATED ADULTS
CITYLAB
- #1** PEOPLE WANTING TO RELOCATE
MONEY.CO.UK
- #6** BEST PERFORMING LARGE CITY IN THE US
MILKEN INSITUTE
- #2** BEST MARKET FOR REAL ESTATE
WALLETHUB
- #7** MOST FUN CITY IN THE US
WALLETHUB
- #1** BEST JOB MARKET(2024)
WALL STREET JOURNAL
- #2** BEST CITY FOR YOUNG PROFESSIONALS
ROCKET HOMES
- #5** MOST RECESSION RESISTANT CITY
SMARTASSET
- #9** BEST EDUCATED MAJOR METRO
WALLETHUB
- #1** BEST STATE CAPITAL TO LIVE IN
WALLETHUB
- #2** BEST CITY FOR JOB OPPORTUNITIES
BUSINESS INSIDER
- #6** SAFEST LARGE CITY IN U.S.
SAFEWISE
- 53** WORLDS BEST CITIES
AUSTINCULTUREMAP

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Asterra Properties is a full service real estate brokerage firm providing professional real estate services throughout Central Texas. Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner.

We are passionate about what we do.



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Information About Brokerage Services

Texas law requires all real estate licensees 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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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' 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.

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