

LEANDER 270

775 CR-270 | LEANDER, TEXAS 78641



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INVESTMENT SALE OFFERING

EXECUTIVE SUMMARY

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PROPERTY SUMMARY

Sales Price:	\$7,250,000
NOI:	\$482,544
Occupancy: Current	100% Leased
Tenants:	11
WALT:	2.13 Years
Avg Base Rental Rate:	\$14.19
Lot Size:	3.7 AC (34,000 RSF)
County:	Williamson
Zoning:	Outside of City Limits & Jurisdiction

PROPERTY OVERVIEW

Leander 270 is a 34,000 SF multi-tenant shallow bay industrial business park located in the thriving submarket of Leander of the Northwest Austin MSA. With 11 companies that call Leander 270 home, the park has a diverse tenant base with businesses occupying spaces from 2,000 SF to 10,000 SF. Leander 270 is 100% occupied and offers investors a great value-add opportunity with below market rents in a thriving portion of the Greater Austin, TX area.

PROPERTY HIGHLIGHTS

- Fully Leased Shallow Bay Business Park
- Diverse Tenant Base
- New Construction
- 2,000 - 10,000 SF Users



TENANT PROFILES

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NATIONAL VENDOR PROMOTIONS

National Vendor Promotions is a distributor of branded promotional products and customized merchandise serving businesses and organizations nationwide. The company provides a wide range of customizable items—including apparel, drinkware, office products, and corporate gifts—used for marketing campaigns, trade shows, corporate events, and client engagement initiatives. Through its online platform and sourcing network, National Vendor Promotions offers thousands of promotional items designed to help businesses enhance brand visibility and marketing outreach. The promotional products industry represents a large and established sector supporting companies across virtually every industry seeking branded merchandise solutions.



AVID ELECTRICAL CONTRACTING

Avid Electrical Contracting is a commercial electrical contractor specializing in electrical installation, design-build services, tenant finish-outs, and power distribution systems for industrial and commercial projects. The company serves clients across Texas, with operations supporting the Dallas-Fort Worth and Austin markets.



DRYMEDIC RESTORATION SERVICES

DRYmedic Restoration Services is a disaster restoration and property remediation company providing emergency services for residential and commercial properties. The company specializes in water and flood damage restoration, fire and smoke damage cleanup, mold remediation, and structural drying, helping property owners restore buildings following unexpected damage events.



ONE HOUR HEATING & AIR CONDITIONING

One Hour Heating & Air Conditioning is a nationally recognized HVAC service brand providing residential heating, air conditioning, and indoor air quality solutions. Services include HVAC repair, installation, system replacement, ductwork, and routine maintenance designed to keep residential systems operating efficiently year-round.

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WILD WEST SYSTEMS

Wild West Systems is an Austin-based defense technology company focused on the development of autonomous defense systems and advanced military technologies. The company designs scalable solutions intended to counter modern security threats, including AI-driven and unmanned systems, through autonomous detection, tracking, and response capabilities.



SILVANO REAL CONTRACTORS & BUILDING CONSULTANTS

Silvano Real Contractors & Building Consultants is a Central Texas construction and contracting company specializing in roofing, remodeling, and outdoor living construction services. The company provides residential and commercial solutions including roof repair and replacement, interior renovations, fencing and gutter installation, and custom outdoor living features such as patios, pergolas, and outdoor kitchens.



AQUA PEARL POOLS

Aqua Pearl Pools is a swimming pool service and repair company providing maintenance, equipment installation, and renovation services for residential and commercial pools. The company specializes in routine pool maintenance, equipment repair, pool automation systems, resurfacing, and water chemistry management designed to keep pools operating safely and efficiently.



SET THE STAGE

SET THE STAGE

Set The Stage is a professional home staging and interior furnishing company that partners with homeowners, real estate agents, builders, and investors to prepare properties for sale and marketing. The company provides curated furniture, décor, and design services that transform vacant or lived-in homes into visually appealing spaces designed to attract buyers and maximize sale potential. .

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CAPITAL MEATS

Capital Meats is a wholesale meat supplier specializing in high-quality lamb, beef, goat, and poultry products sourced from Texas and regional producers. The company focuses on providing halal-compliant meats and specialty protein products distributed through local grocery stores, international markets, and specialty food retailers throughout Central Texas.



THE BABY BOTTLE HOLDER

The Baby Bottle Holder is a consumer products company specializing in an innovative hands-free baby feeding accessory designed to help parents feed infants more conveniently. The company's flagship product is a flexible, ergonomic bottle holder that supports a baby's bottle during feeding, allowing caregivers greater freedom to perform other tasks while ensuring the bottle remains securely positioned.

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SITE PLAN

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PROPERTY PHOTOS

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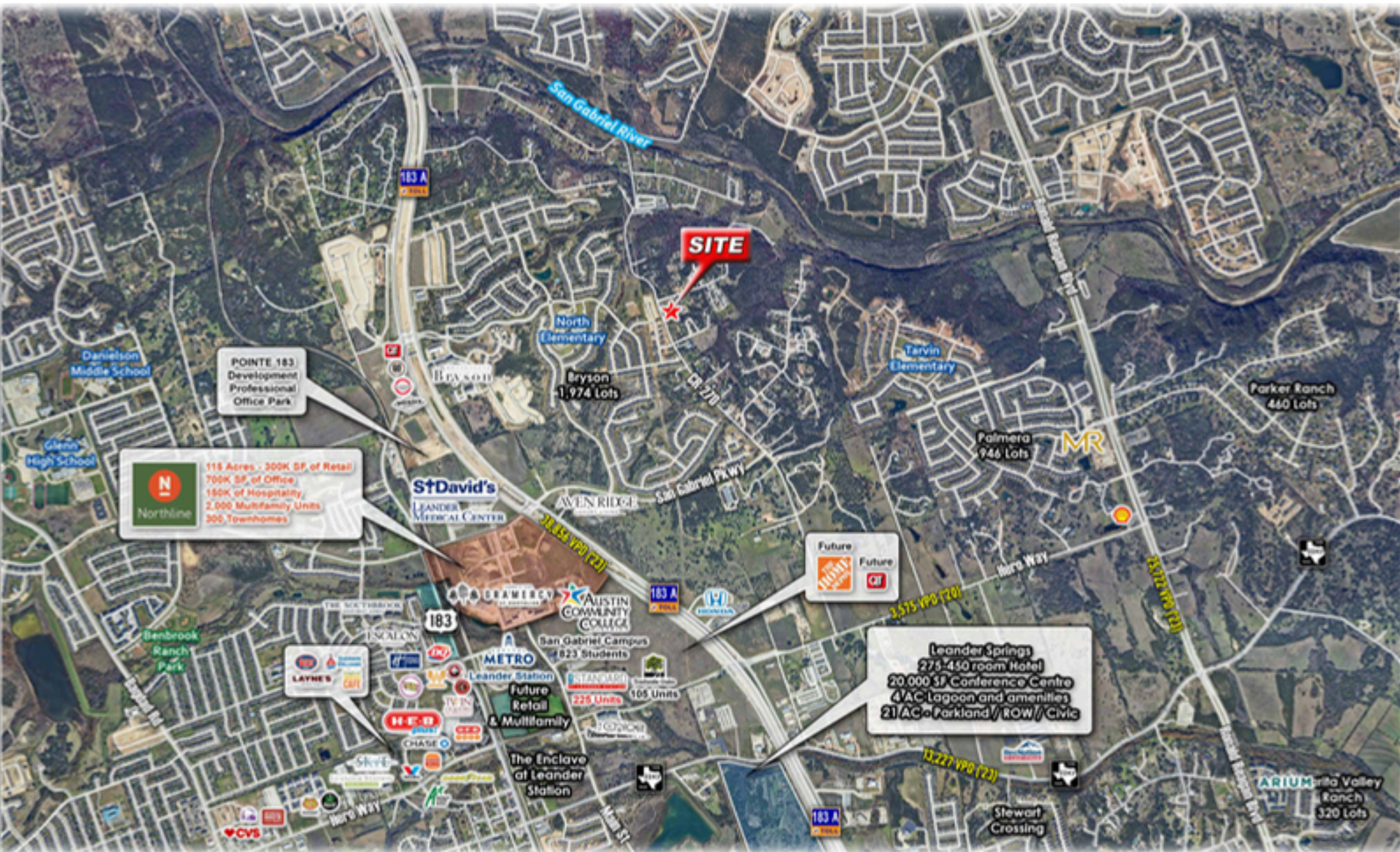
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NEIGHBORHOOD AERIAL

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MARKET AERIAL

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AREA DEMOGRAPHICS

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RADIUS RINGS 1 Mile 3 Mile 5 Mile

Source: Esri Community Profile 2025/2030 Forecasts | U.S. Census Bureau ACS | March 2026

1 mi RADIUS RING 1 1 Mile	3 mi RADIUS RING 2 3 Mile	5 mi RADIUS RING 3 5 Mile
2025 TOTAL POPULATION 5,547 2030 projected: 6,624	2025 TOTAL POPULATION 59,697 2030 projected: 70,067	2025 TOTAL POPULATION 134,101 2030 projected: 156,098
2025 MEDIAN HH INCOME \$129,923 2030 projected: \$140,467	2025 MEDIAN HH INCOME \$129,335 2030 projected: \$141,630	2025 MEDIAN HH INCOME \$135,605 2030 projected: \$150,659
AVG HOUSEHOLD INCOME \$177,953 2025 estimate	2025 TOTAL HOUSEHOLDS 20,926 2030 projected: 24,792	2025 DAYTIME POPULATION 95,565 Workers: 29,708
2025-2030 POP. GROWTH RATE ▲ 3.61% Annual — rapid expansion	2025-2030 HH GROWTH RATE ▲ 3.45% Annual household formation	2025-2030 POP. GROWTH RATE ▲ 3.08% Annual — sustained growth
HOUSING TENURE (2025) Own 49.7% Rent 32.3%	2025 INCOME \$100K+ HHS \$100K+ 65.6% \$200K+ 23.9%	EDUCATIONAL ATTAINMENT (25+) Bach+ 52.7% Grad+ 17.1%
2025 MEDIAN HOME VALUE \$663,766 2030 projected: \$687,239	2025 MEDIAN AGE 35.6 Established family market	AVG FAMILY SIZE (2025) 3.24 Strong family-oriented market

+263% POP. GROWTH 2010-2025 (1 MI)	\$177,953 AVG HH INCOME 1-MILE RADIUS	57.8% MARRIED HHS 1-MILE RADIUS	97.2% EMPLOYMENT RATE 1-MILE LABOR FORCE
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Leander ONE OF TX'S FASTEST-GROWING CITIES	\$135.6K 5-MI MEDIAN HH INCOME	3.61% ANNUAL POP. GROWTH 2025-2030	2.85 AVG HH SIZE 3-MILE RADIUS	46,207 HHS WITHIN 5-MILE RADIUS
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Information About Brokerage Services

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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:
 - 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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<u>Anthony Gonzales</u>	<u>738482</u>	<u>anthony@cmeatx.com</u>	<u>(512) 786-1482</u>
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