

# 183A Commercial Condominiums



**Karl Haussmann | Broker Associate | 512-422-4000**

## **The Offer**

Premium commercial office warehouse buildings and/or units, under construction in the hottest part of Leander.

Project is located directly off 183A between San Gabriel Pkwy and Bryson Ridge Trail and will have multiple access points both at the front and back of the property.

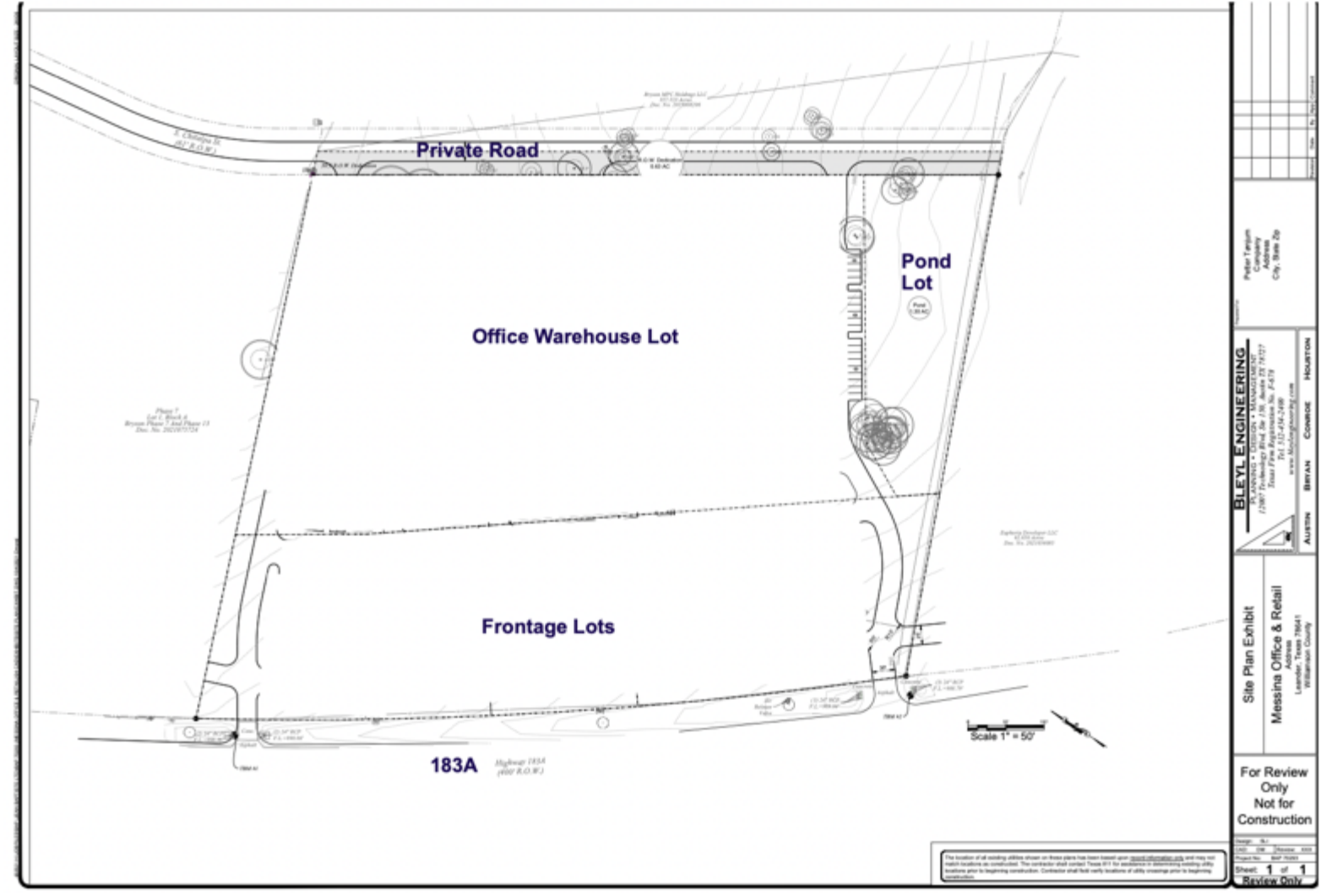
Finished buildings will include masonry exteriors, metal roofs, 18' minimum eave heights, 3-Phase power, concrete walkways & driveways, and more.

Completed units feature sealed concrete floors, open warehouses, overhead rollup doors, private offices, etc. Units may be customized prior to construction.

# Location

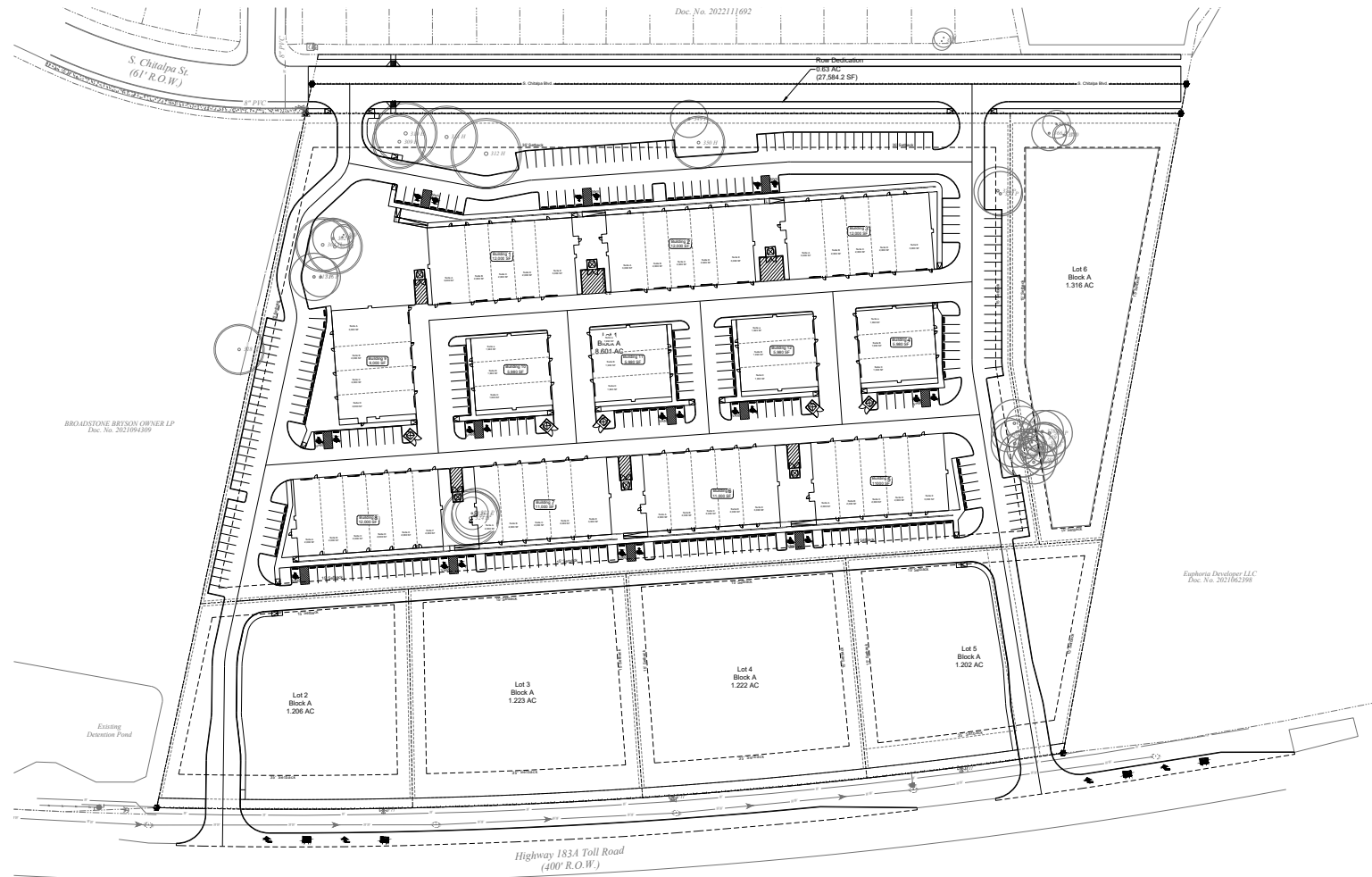


# Lot



<p><b>BLEY ENGINEERING</b>          PLANNING • DESIGN • MANAGEMENT          12817 Fossil Road, Suite 100, F.A.S.          Dallas, TX 75244-2488          www.bleyengineering.com</p>		<p>Project Name          Company          Address          City, State Zip</p>
<p>ALUSTON          BRYAN          CONROE          HOUSTON</p>	<p><b>Site Plan Exhibit</b>          Messina Office &amp; Retail          Leander, Texas 78641          Williamson County</p>	
<p>For Review Only          Not for Construction</p>		
<p>Sheet: 1 of 1          Review Only</p>	<p>The location of all existing utility lines on these plans has been based upon ground conditions only and may not reflect location as constructed. The contractor shall contact Texas 811 for assistance in determining utility locations prior to beginning construction. Contractor shall verify locations of utility crossings prior to beginning construction.</p>	

# Site Plan



**Pricing** - Includes completed construction with spec finishes

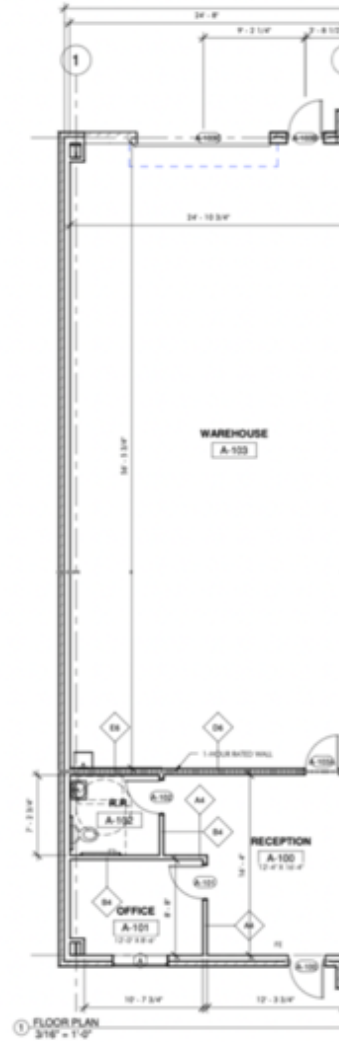
**Zoning** – City of Leander General Commercial (GC)

Conforming GC uses include (but not limited to):

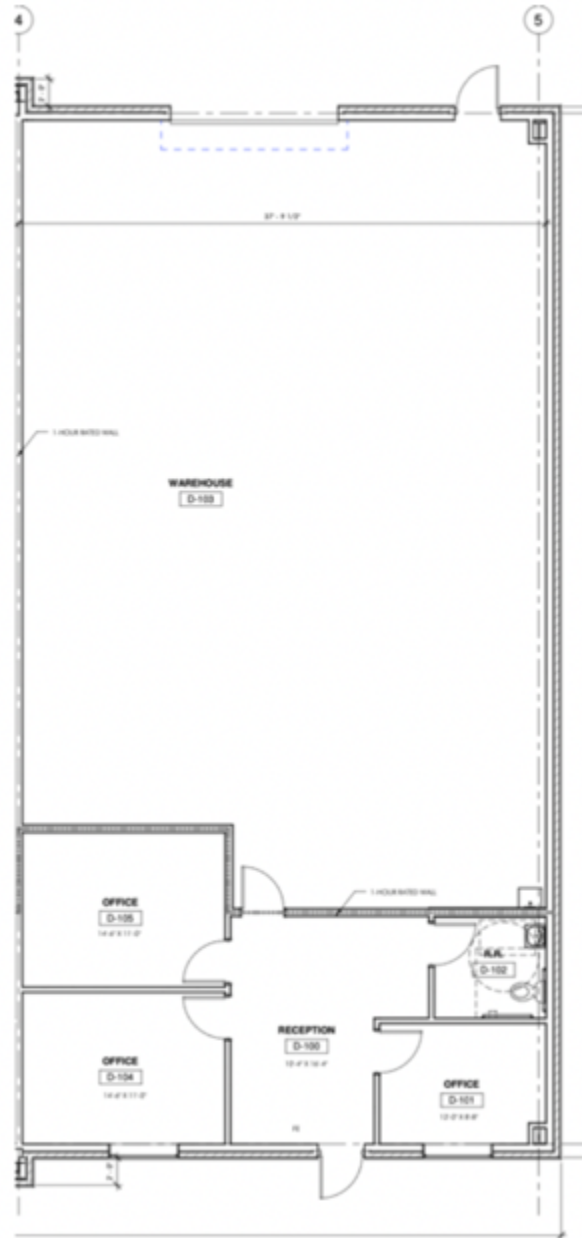
1. Assisted Living or Nursing Home
2. Bar, nightclub, or private club
3. Cosmetic Services
4. Entertainment venues including bowling alleys, golf practice ranges, miniature golf establishments, theaters, amusement parks, arcades, arenas, stadiums, gymnasiums, skating rinks, commercial sports venues, indoor shooting range, etc. (Note that outdoor entertainment venues involving substantial outdoor equipment, unshielded stadium lighting, noise generation, outdoor amplified sound systems or similar conditions such as golf practice ranges open at night, sports stadiums, amusement parks, rodeo arenas, etc. require a Type 4 or 5 site component.)
5. Equipment and furniture or other similar goods sales, repair and service
6. Office/Warehouse
7. Research, Testing, and Development Laboratory
8. Retail sales of new products and services
9. Grocery and dry goods sales
10. Hospital and other major medical facilities
11. Hotel / Motel, boarding houses
12. Liquor store

# Standard Unit Layouts

2000 SF Unit Example



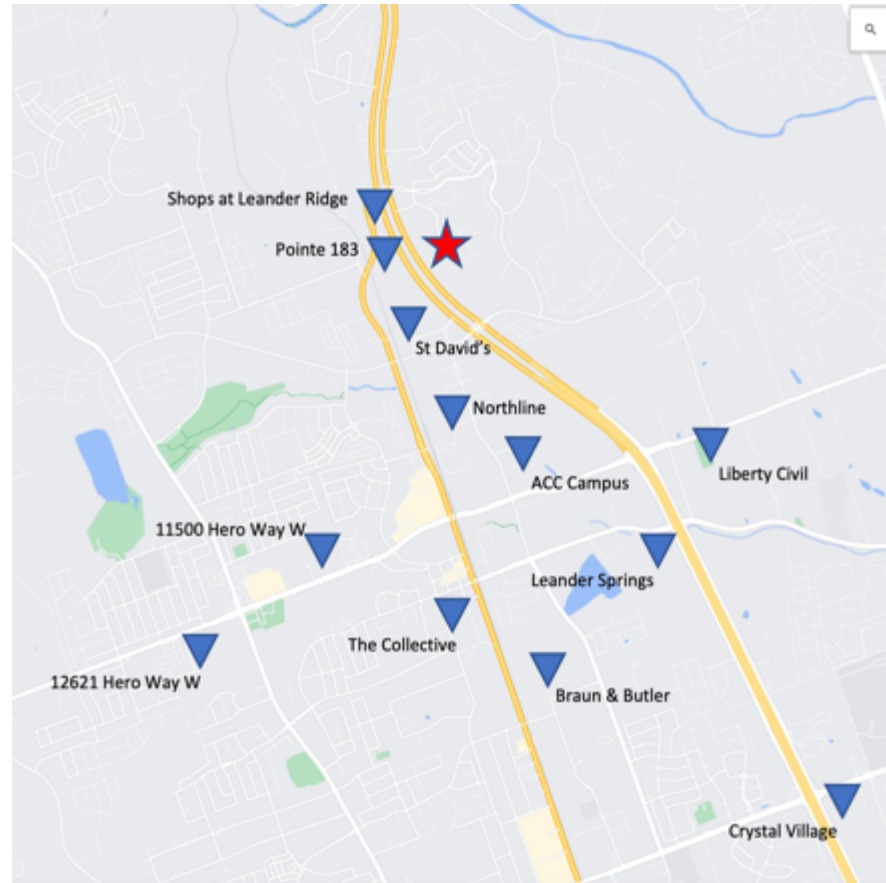
### 3000 SF Unit Example



## Nearby Projects

★ Future 183A Commercial  
Condos

▼ New Commercial  
Development



## “Pointe 183”

Planned 22-acre development with more than 200,000 SF of Commercial Space

- Medical
- Office
- Retail
- Restaurants
- Hotel



# “Northline”

115-acre mixed use development with over 1-million SF of Commercial space

- Retail
- Office
- Hotel
- Residential



## Photos















