

1107 Leander Dr

LEANDER, TX 78641

FOR SALE

\$1,000,000



PROPERTY DESCRIPTION

This 1-acre heavy commercial property at 1107 Leander Dr, in Leander TX, presents a great opportunity for business owners and developers alike looking to establish a presence in an area poised for continued growth. Surrounded by established businesses like Dennis Steel Company, Austin Crane Service, Braun & Butler Construction, Suncoast Contractors, and McClendon Electrical Services, this location offers good visibility, and easy access to Highway 183 and Whitestone Blvd, placing Austin just 30 minutes away and keeping in close proximity to nearby Georgetown, Cedar Park and Round Rock. The property has two structures on site, including a 1,947 sqft former residence, which could be renovated into office space or demolished for redevelopment, and a metal building currently used for storage (approx 1800sf). Conceptual design for a divisible 10k+ sqft warehouse/office available - contact Broker/agent for more info.

PROPERTY HIGHLIGHTS

- 1.03 acres with existing structures
- Zoned HC - Heavy Commercial
- All utilities at site - 6 inch wastewater and water lines
- less than .5 miles from Highway 183

LOCATION DESCRIPTION

Situated in Leander, TX, a rapidly growing city in Williamson County, just north of Austin. The property is positioned in a high-traffic area, minutes from Highway 183, E Crystal Falls Pkwy, and Ronald Reagan Blvd.

Mark Haynie

BROKER

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TX #644160



www.SperryCGA.com

Each office independently owned and operated.

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.

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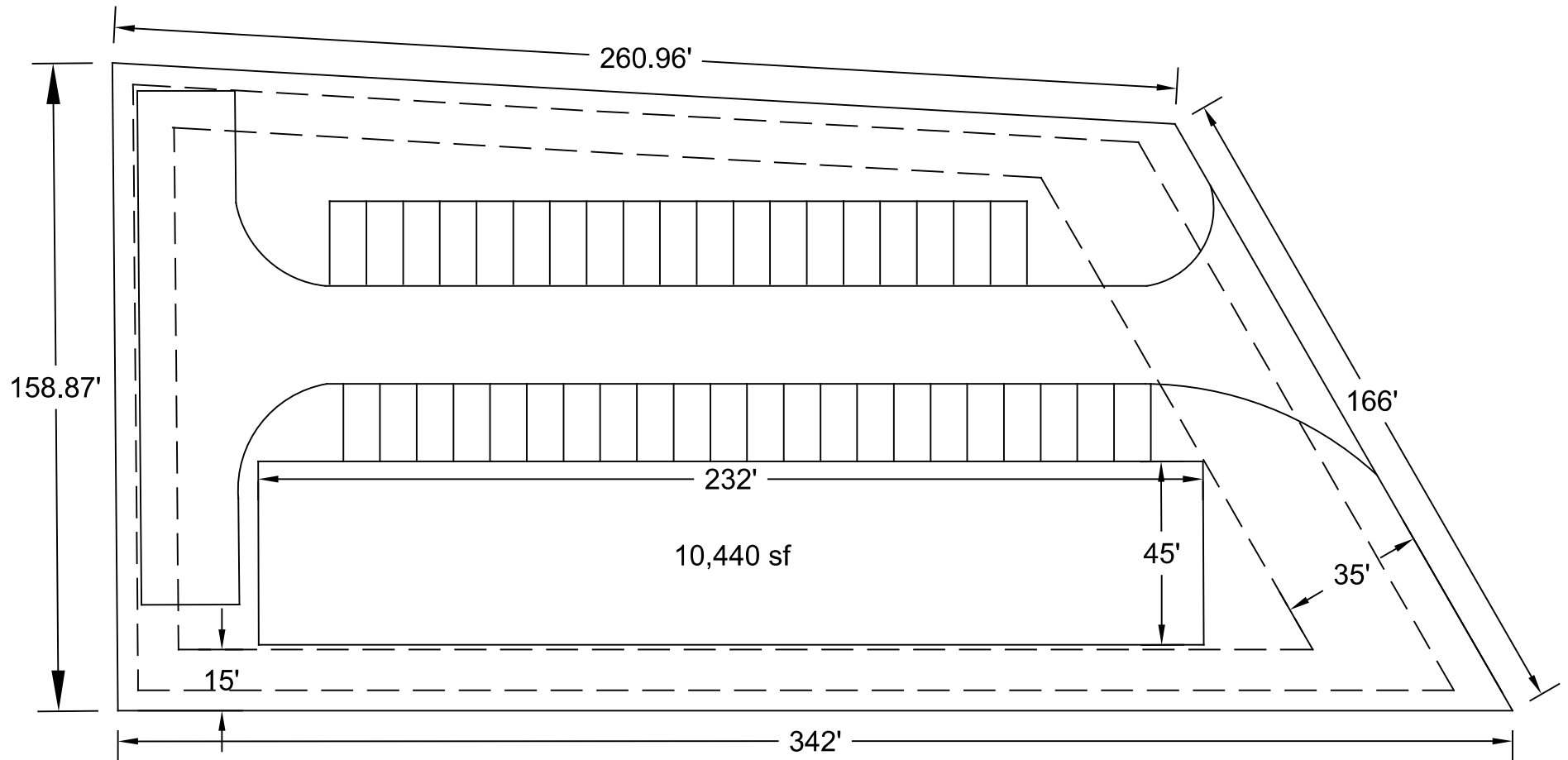
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CONCEPTUAL PLAN ONLY

This drawing is conceptual and provided for informational purposes only. It is not a survey, engineering plan, architectural plan, construction document, permit approval, or representation that the improvements shown can be constructed as depicted.

Buyer is responsible for conducting its own independent investigation and due diligence regarding zoning, setbacks, parking, fire access, utilities, drainage, easements, title, survey, permitting, and all governmental requirements. Seller, Broker, and their representatives make no warranty or representation regarding the accuracy, completeness, feasibility, or approval of this conceptual drawing.

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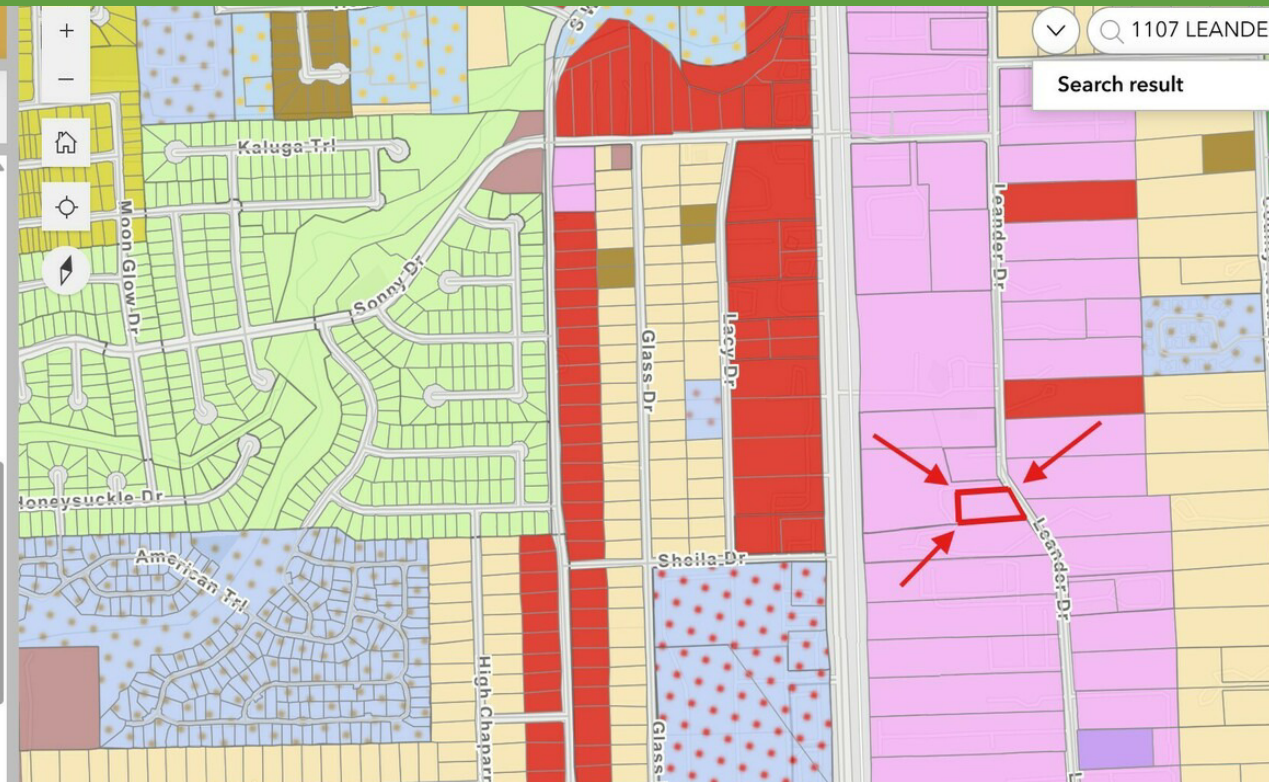
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Current Zoning

Future Land Use

- SRF-Single-Family Townhouse
- TH-Tiny House
- TF-Two Family
- NR-Neighborhood Residential
- MF-Multi-Family
- LO-Local Office
- LC-Local Commercial
- GC-General Commercial
- HC-Heavy Commercial
- HI-Heavy Industrial
- PUD-Single-Family
- PUD-Cottage Housing
- PUD-Townhomes
- PUD-Multi-Family



Leander Utilities Map



Summary

City of Leander Utilities Map

[View Full Details](#)

Details

- [Map](#)
- [Web Map](#)
- September 10, 2024**
Date Updated
- February 17, 2023**
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