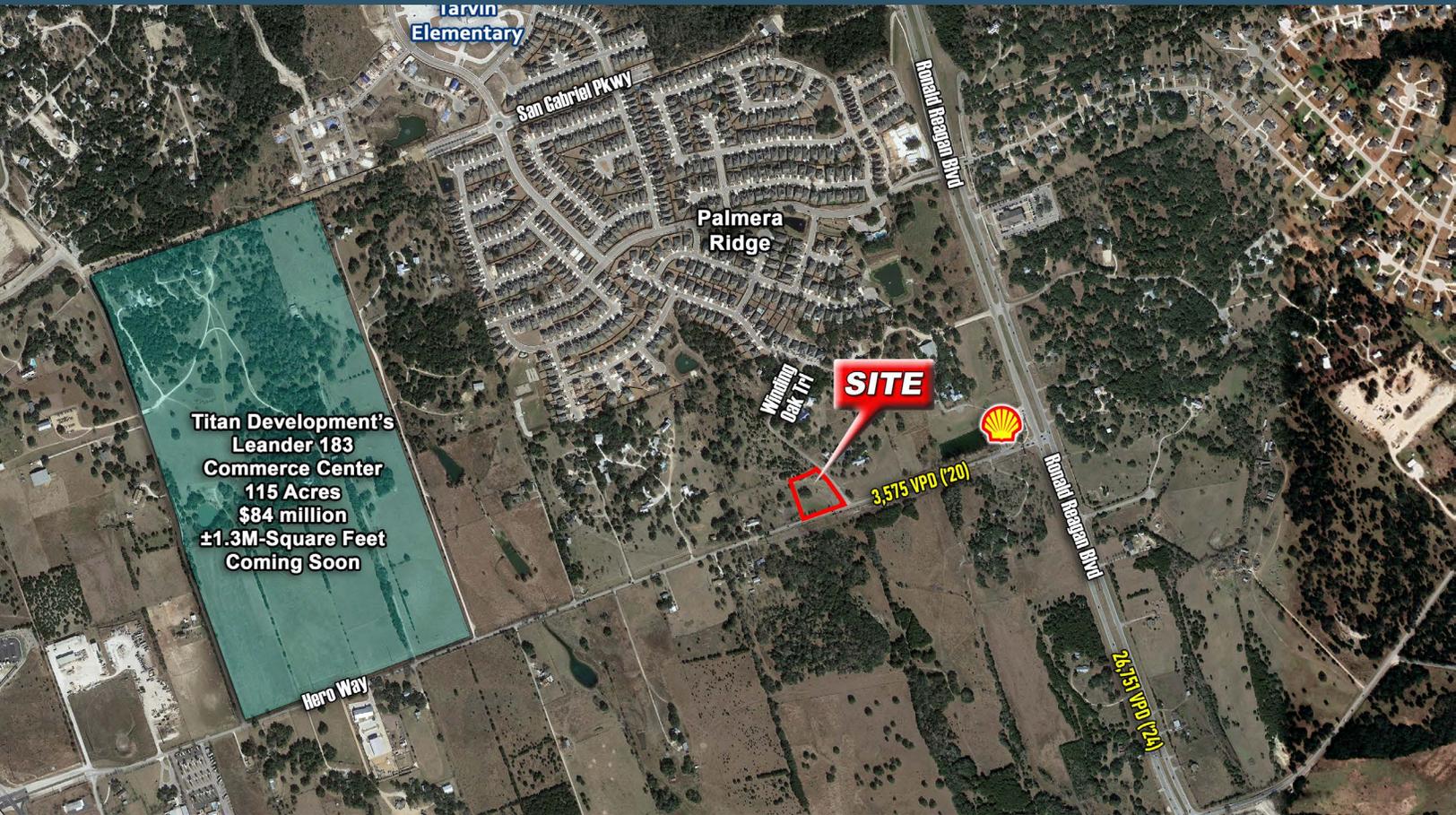


FOR SALE

2.15± Acres  
Hero Way & Winding Oak Trail  
Leander, Texas 78641



REPUBLIC  
COMMERCIAL  
LAND & BROKERAGE



HIGHLIGHTS

- SIZE: 2.15± Acres
- UTILITIES: All public utilities are available to the site (Contact Broker for additional information)
- JURISDICTION: City of Leander full purpose
- ZONING: Contact Broker
- FRONTAGE: Approximately 350± ft of frontage on Hero Way and 350± on Winding Oak Trail
- FLOODPLAIN: None
- PRICE: Contact Broker



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2025 TOTAL POP	2,988	51,670	149,996
2030 PROJ. POP	3,872	61,117	173,942
AVG HH INCOME	\$199,598	\$172,288	\$166,231

Contact For More Information:  
Jordan Johnson | (512) 775-8042 | jordan@rclb.com  
Garrett Yarbrough | (512) 924-9236 | garrett@rclb.com

Republic Commercial Land & Brokerage  
1609 W 6th St., Austin, Texas 78703  
www.rclb.com

# Hero Way & Winding Oak Trail Leander, Texas 78641

# 2.15± AC FOR SALE



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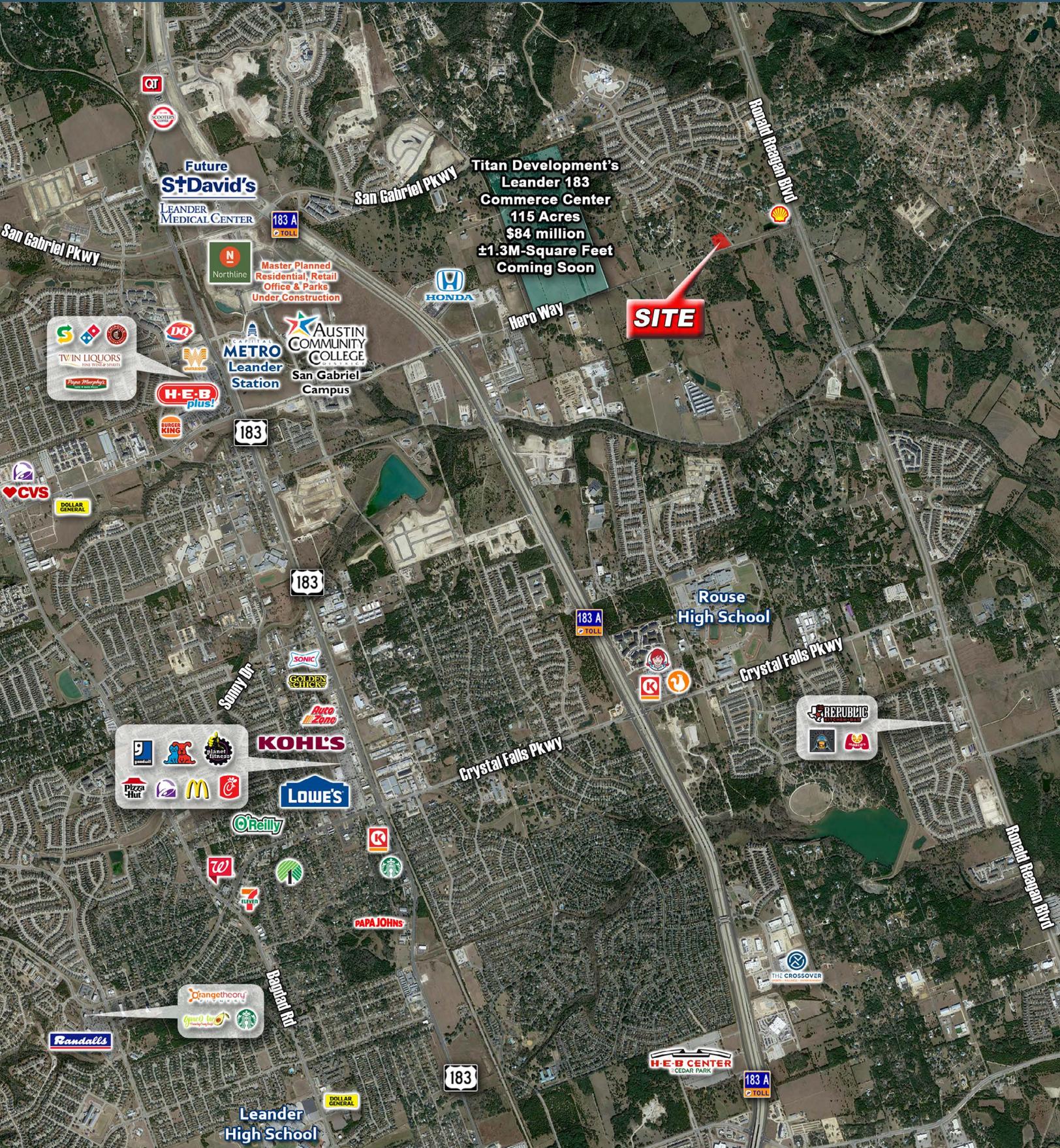
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# 2.15± AC FOR SALE



Lots	Lot Size SF	Lot Size AC	Story	Building Size	Building Type	Parking Required	Parking Provided
1	69,753	1.60	1	10,650	Medical / Dental Clinic/ Office, Personal Service, Mixed Use Retail Center less than 20k SF	1:200 sf	54
			1	3,000	Restaurant	1:100 sf	30
			2	1,500	Professional office suites	1:275 sf	6
			2	2,000	Professional Studio	1:250 sf	8
			<b>Total</b>	<b>17,150</b>	<b>Total</b>	<b>98</b>	<b>98</b>
2	104,030	2.39	1	12,800	Medical / Dental Clinic/ Office, Personal Service, Mixed Use Retail Center less than 20k SF	1:200 sf	64
			1	3,000	Restaurant	1:100 sf	30
			2	4,000	Professional office suites	1:275 sf	15
			2	6,500	Professional Studio	1:250 sf	26
			<b>Total</b>	<b>26,300</b>	<b>Total</b>	<b>135</b>	<b>136</b>
3	61,011	1.40	1	10,200	Medical / Dental Clinic/ Office, Personal Service, Mixed Use Retail Center less than 20k SF	1:200 sf	51
			<b>Total</b>	<b>10,200</b>	<b>Total</b>	<b>51</b>	<b>53</b>
4	83,635	1.92	1	5,250	Restaurant	1:100 sf	53
			1	3,000	Drive Through	1:100 sf	30
			<b>Total</b>	<b>8,250</b>	<b>Total</b>	<b>83</b>	<b>83</b>
5	93,654	2.15	1	4,850	Gas Station	1:200 sf	25
			1	3,000	Restaurant	1:100 sf	30
			<b>Total</b>	<b>7,850</b>	<b>Total</b>	<b>55</b>	<b>76</b>
6	319,730	7.34	1	71,400	Flex Warehouse / Indoor Sports	1:600 sf	119
			<b>Total</b>	<b>71,400</b>	<b>Total</b>	<b>119</b>	<b>129</b>

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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.



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

Republic Commercial Land & Brokerage	9013147	info@rclb.com	512-960-4676
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John Wallace	378278	john@republicranches.com	361-442-1001
Designated Broker of Firm	License No.	Email	Phone
Jordan Johnson	617193	jordan@rclb.com	512-775-8042
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Garrett Yarbrough	706982	garrett@rclb.com	512-924-9236
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date