

**FOR SALE  
OR LEASE**

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

**2205 Downing Ln,  
Leander, TX 78641**

**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 Q3 2025. 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<br>New Construction,<br>Shell Condition or BTS |
| Land Area:         | 2.2 Acres   |
| Zoning:            | Leander ETJ   |
| Parking:           | 53 Parking Spaces<br>or 2.12/1,000 SF                             |
| Year Built:        | Q3 2025 Projected Delivery  |
| Other:             | 32' Clear Height  |



## CONCEPTUAL EXTERIOR PHOTOS

FOR SALE OR LEASE: 2205 Downing Lane, Leander, TX 78641





## CONCEPTUAL INTERIOR PHOTOS

FOR SALE OR LEASE: 2205 Downing Lane, Leander, TX 78641





## CONCEPTUAL INTERIOR PHOTOS

FOR SALE OR LEASE: 2205 Downing Lane, Leander, TX 78641



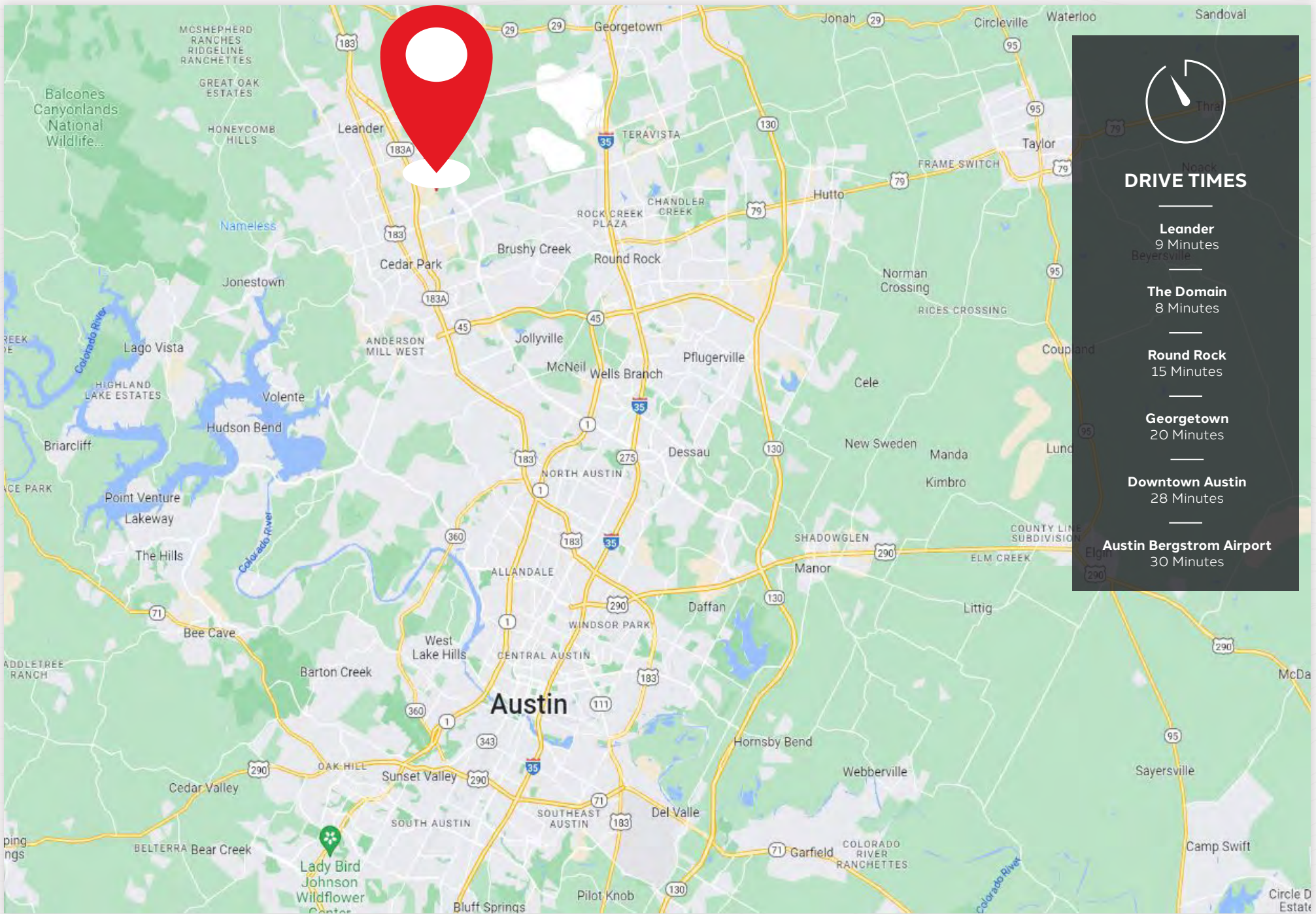


CONSTRUCTION  
READY  
BUILDING 3  
25K SF FOR SALE  
OR  
10-25K SF FOR  
LEASE

BUILD TO SUIT OPPORTUNITY

FOR SALE OR LEASE: 2205 Downing Lane, Leander, TX 78641

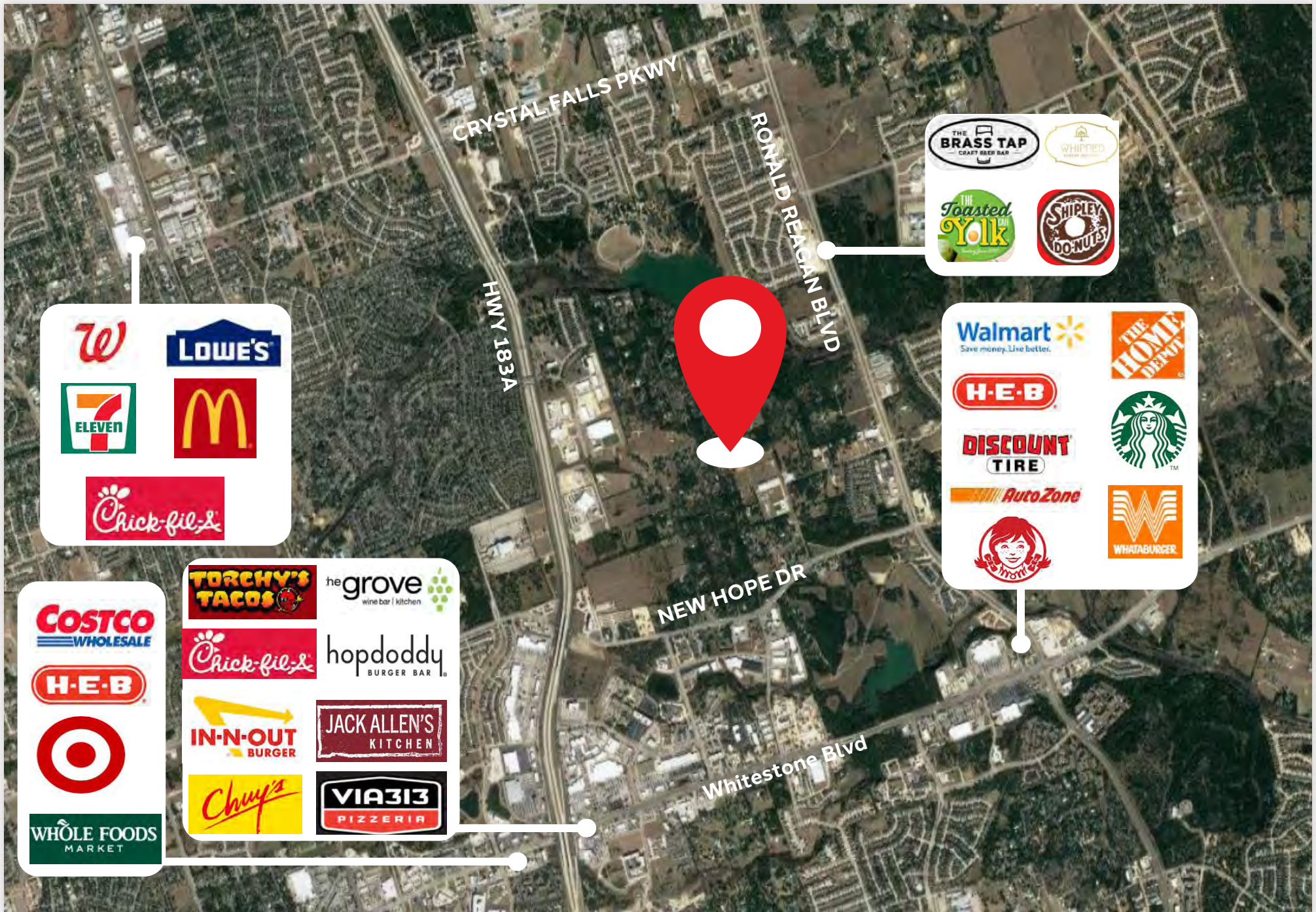




LOCATION OVERVIEW

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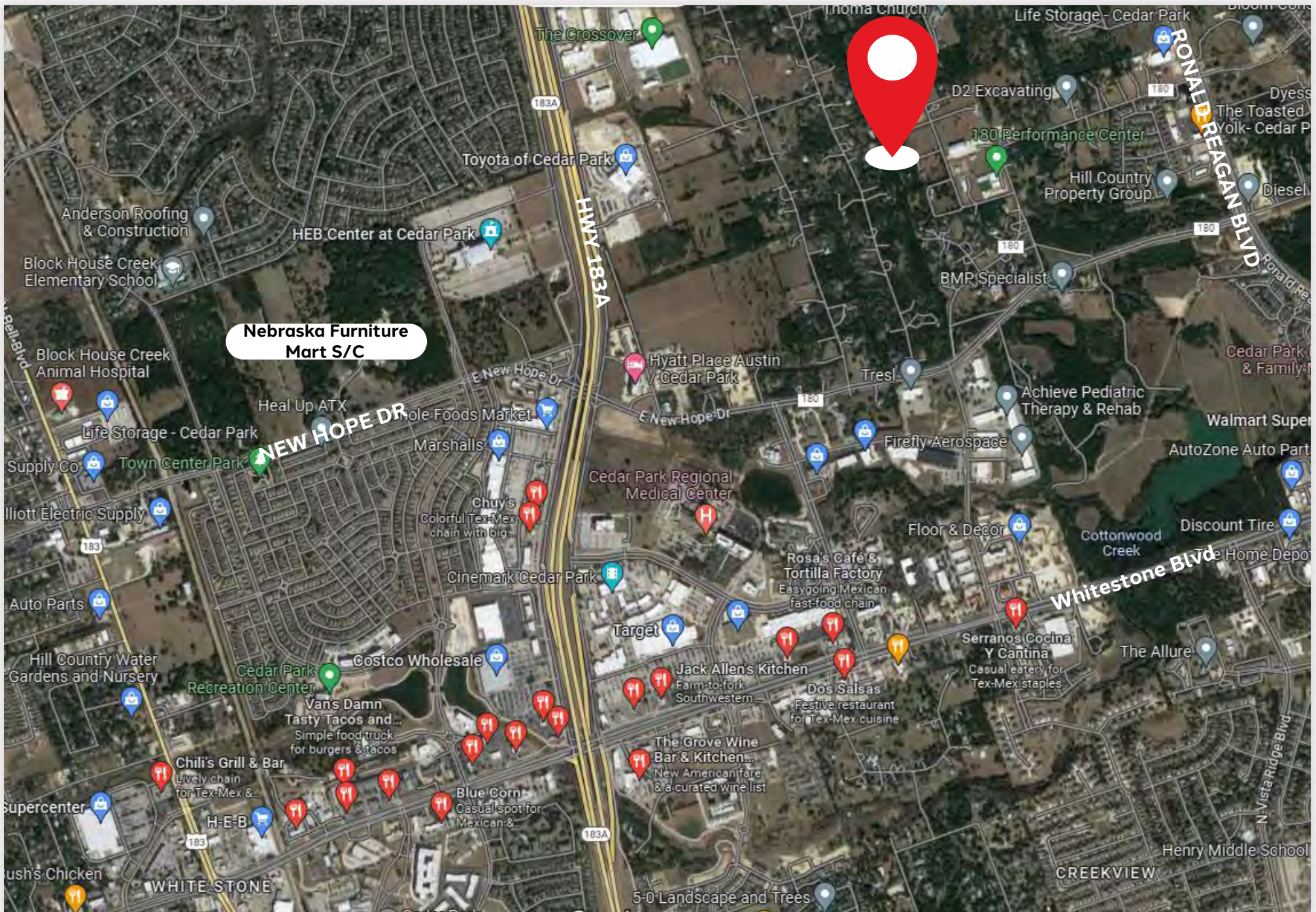




AMENITIES

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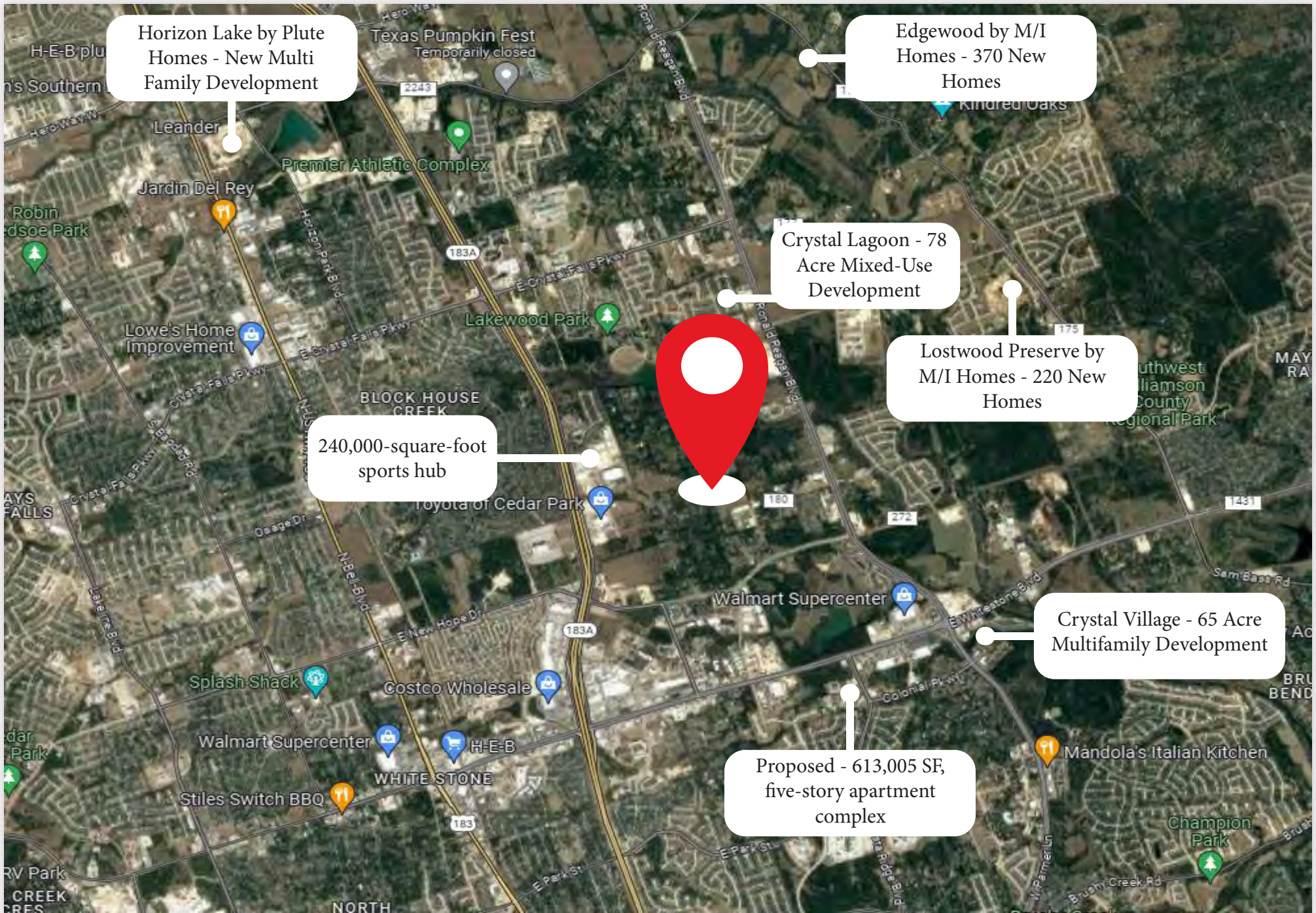




RESTAURANTS

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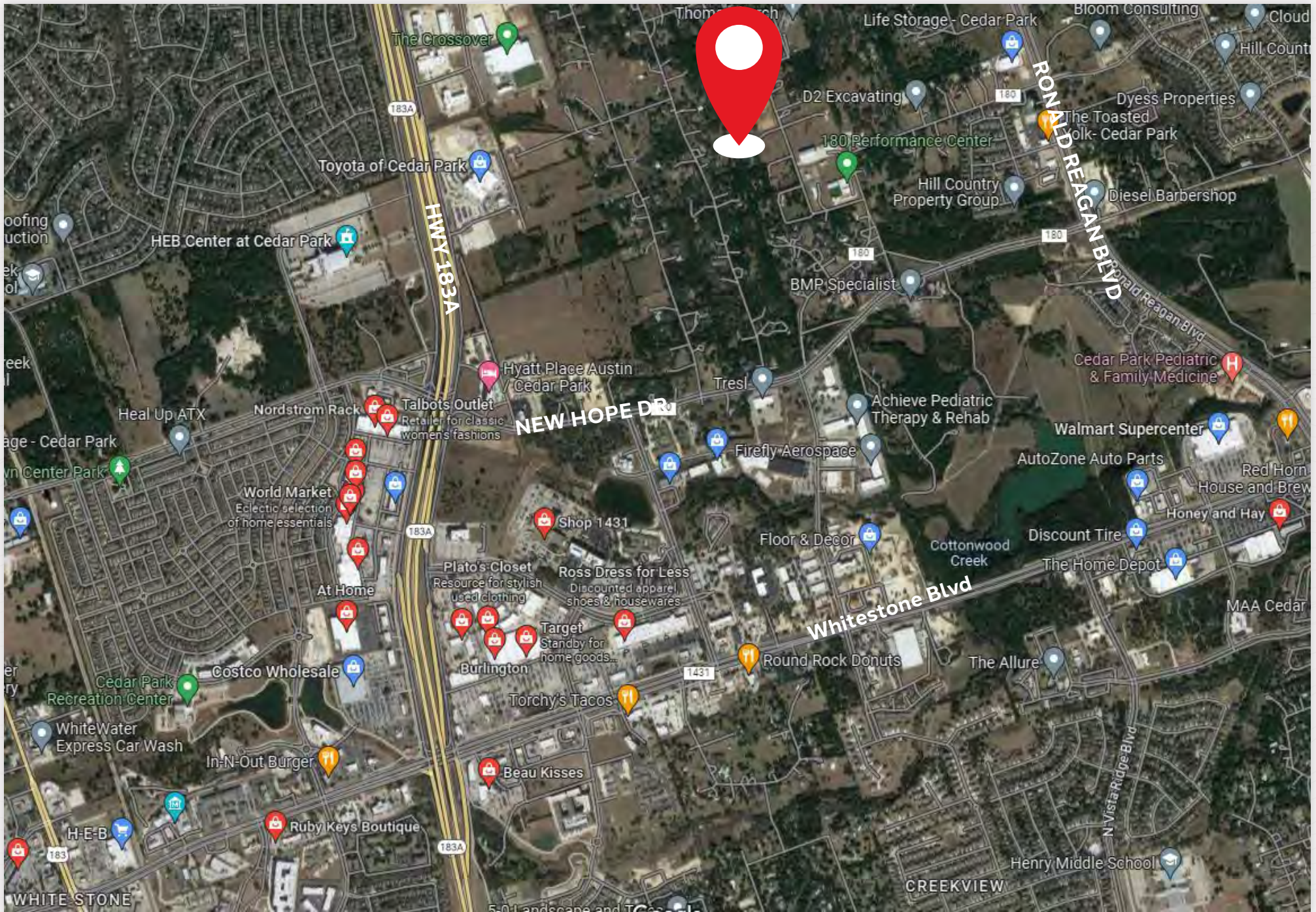




**DEVELOPMENTS**

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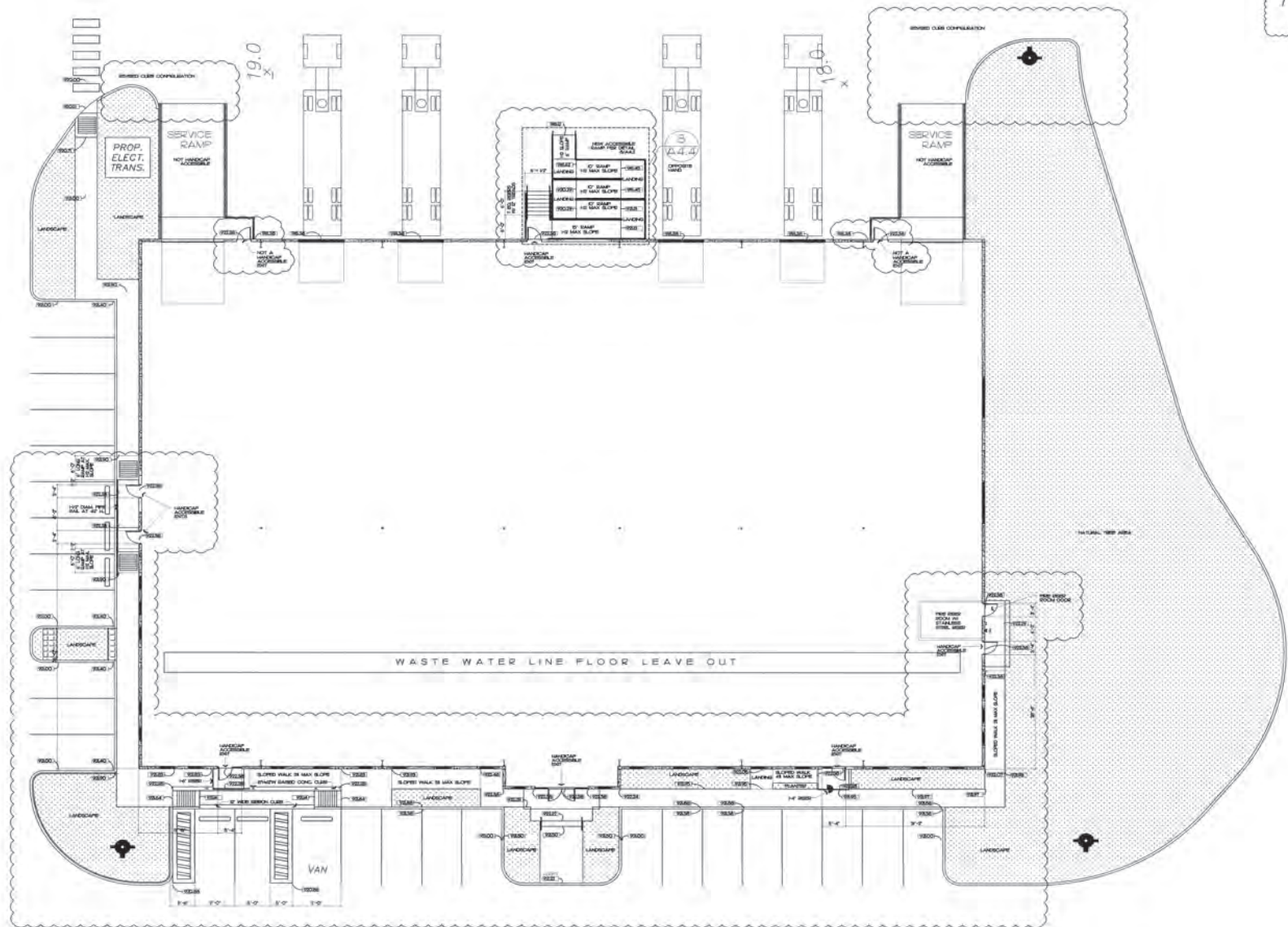




RETAIL

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

### SITE PLAN BUILDING 3

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# Market Overview

# Austin

The Central Texas MSA, currently the 26th largest in the United States, is home to a dynamic and growing population of approximately 1.73 million residents. Spanning an expansive area of over 4,219 square miles (10,928 km<sup>2</sup>), this region includes five pivotal counties: Bastrop, Caldwell, Hays, Travis, and Williamson. Anchored by Austin, the vibrant state capital, the MSA serves as a hub of cultural, economic, and educational activities. Notably, it hosts the University of Texas at Austin, a cornerstone of academic excellence and innovation. This area seamlessly combines the advantages of a major metropolitan center with a rich educational environment, making it a premier destination for residents and businesses alike.

## **Economy**

The Austin-Round Rock region, known as 'Silicon Hills,' is experiencing significant growth, fueled by a robust technology sector with major companies like Tesla, Dell, IBM, Apple, Google, and Meta. This surge is bolstered by a strong job market and business-friendly policies that have attracted over 66 corporate relocations to Austin in the past five years, highlighting Texas as a prime destination for business expansion.

With over 90% of residents holding at least a high school diploma and nearly 60% possessing higher education degrees, the local workforce is well-equipped to meet the high demands of the tech industry. The region's rapid growth in tech employment and high salary averages further underscore its economic vitality, making it an attractive hub for both living and business opportunities in a dynamic and innovative setting.

## **Real Estate**

Austin's real estate market continues to thrive, driven by robust demand across both residential and commercial sectors. The city's rapid population growth has fueled a competitive market environment, with significant influxes of major tech companies and startups elevating the demand for office spaces. These tech giants not only enhance the city's economic landscape but also significantly influence the commercial real estate market, increasing the need for modern office environments.

Furthermore, the rise of e-commerce has transformed Austin's industrial real estate sector, with a growing demand for distribution centers and warehouses to support logistical operations. The city's landscape is continually evolving with ongoing development projects, prominently featuring mixed-use developments that integrate residential, commercial, and retail spaces. These projects are designed to cater to the dynamic lifestyle of Austin's diverse population, providing convenience and accessibility in vibrant, community-focused settings.

# AUSTIN'S 2024 RANKINGS

- #1** FASTEST GROWING MAJOR METRO  
U.S. CENSUS BUREAU
- #1** BEST PLACE TO START A BUSINESS  
CNBC
- #2** BEST METRO FOR STEM PROFESSIONALS  
WALLETHUB
- #5** COLLEGE EDUCATED ADULTS  
CITYLAB
- #1** PEOPLE WANTING TO RELOCATE  
MONEY.CO.UK
- #1** BEST PERFORMING LARGE CITY IN THE US  
BUSINESS WIRE
- #2** BEST MARKET FOR REAL ESTATE  
WALLETHUB
- #7** MOST FUN CITY IN THE US  
WALLETHUB
- #1** BEST JOB MARKET  
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
- #7** HEALTHIEST CITY IN AMERICA  
WALLETHUB

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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.

**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' 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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|                                    |             |                       |                    |
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