

For Sale

CBRE

22 Acres Available

NEC San Gabriel Parkway & 183A | Leander, TX 78641



Retail

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For Sale

GC

Zoning

22

Acres

Utilities
Available
at Site



San Gabriel Parkway Expansion

The City of Leander is currently constructing the eastern extension of San Gabriel Parkway, ultimately connecting it to Ronald Reagan Boulevard. This project is being completed in three phases. Phase 1 was completed in 2020 to accommodate the new Palmera Ridge and

Palmera Bluff Developments. Phase 2 was recently approved for \$6.9M and construction beginning in February 2026. Phase 3, connecting to County Road 270, is anticipated to be bid out in late 2025 and contracted in the first quarter of 2026.

CBRE

NEQ San Gabriel Parkway and 183A

Leander, TX 78641



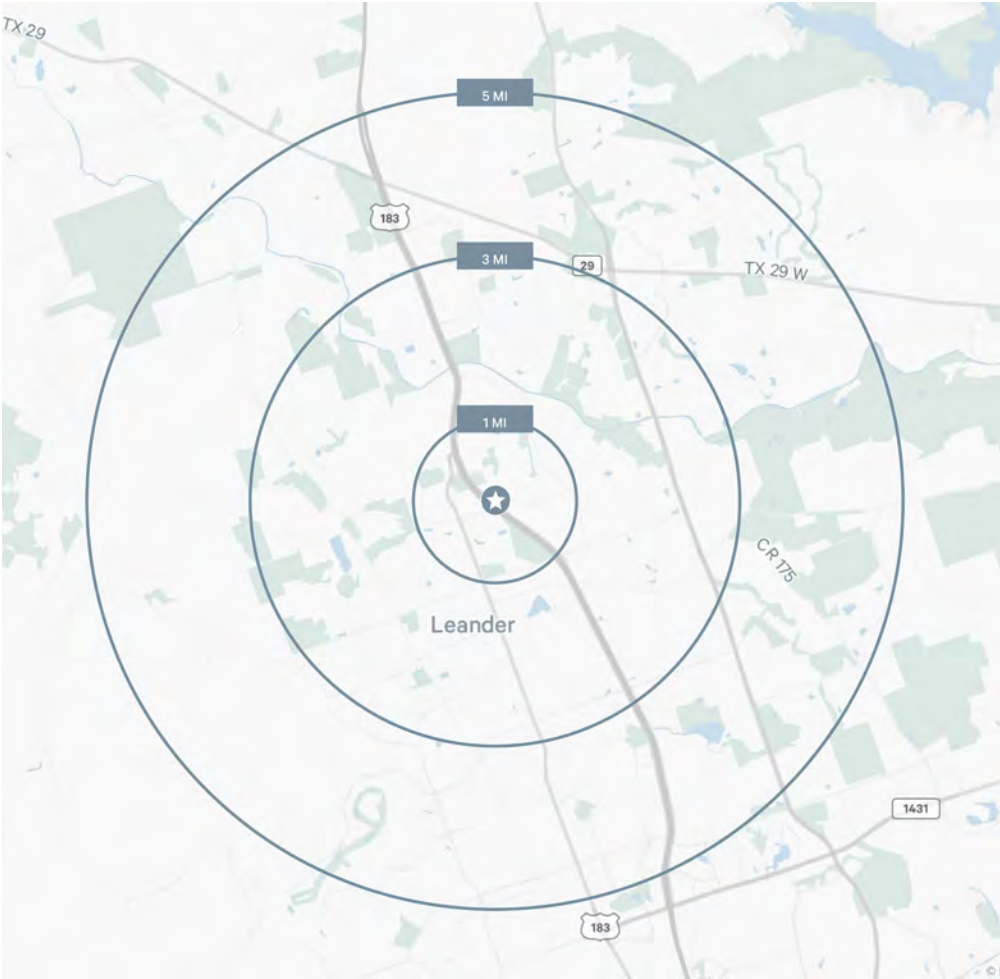
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2024 Demographics			
Miles	1	3	5
Population	6,431	60,532	134,107
Median Age	36.7	35.4	36.0
Average Household Income	\$132,614	\$140,158	\$156,925
Average Household Size	2.94	2.91	2.96
Daytime Population	4,530	42,355	98,173

Traffic Counts	
183A Toll Rd	29,864 VPD
TX 45;RM 620	17,845 VPD
San Gabriel Parkway	2,665 VPD
183A Frontage Rd	13,297 VPD

Source: TXDot

Contact Us

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