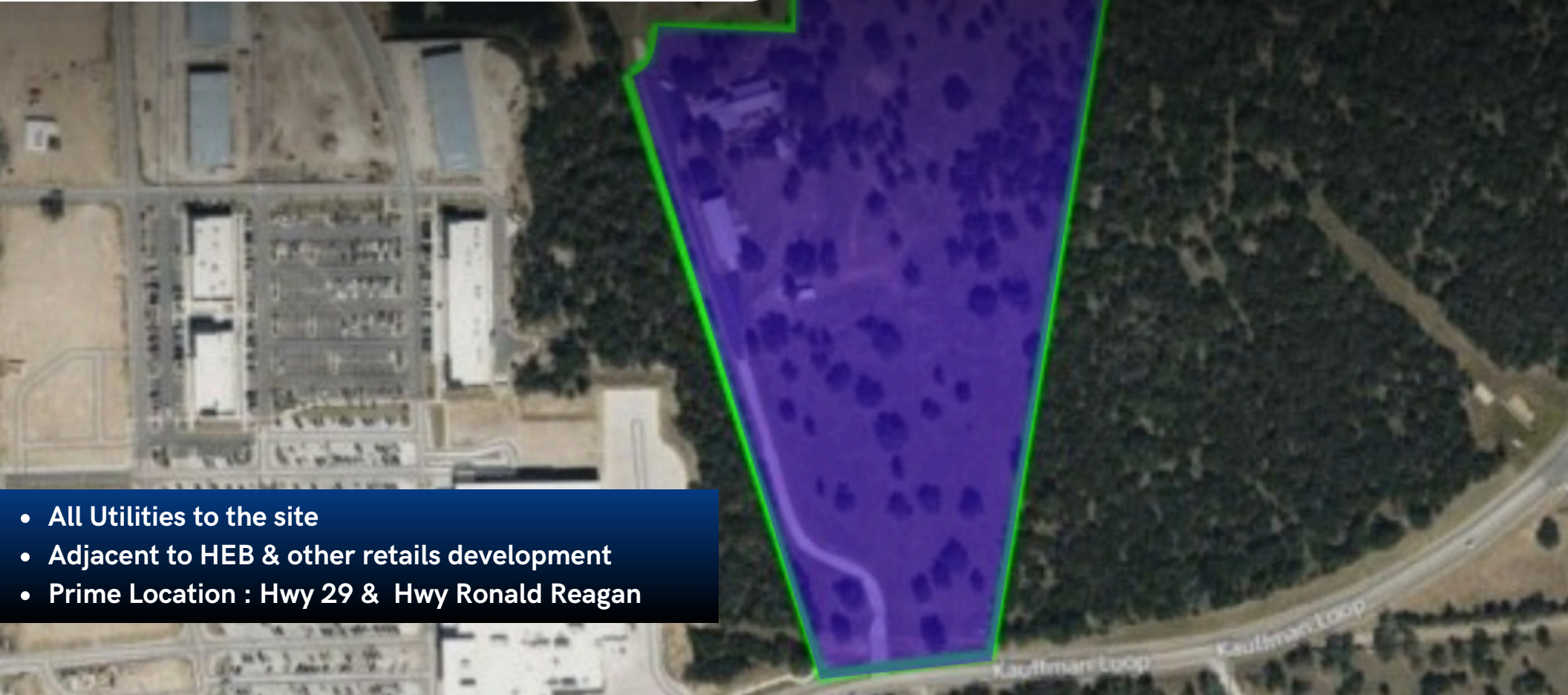


14.84 Acres - Development Site

Commercial/Residential

For Sale

675 Kauffman Loop, Leander, TX 78641



- All Utilities to the site
- Adjacent to HEB & other retails development
- Prime Location : Hwy 29 & Hwy Ronald Reagan



Neerja Kwatra
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Size: 14.84 Acres
Utilities : All
Zoning: PUD (flexible)
Price : Call Broker
Final Plat : Approved



EXECUTIVE SUMMARY

Rare opportunity to acquire a strategic development site with commercial, residential, or mixed-use potential in a high-growth Central Texas corridor

- This offering presents a rare opportunity to acquire a strategically located development site in one of Central Texas's fastest-growing corridors. **All utilities are available, with construction underway and final plat approval secured—enabling immediate development.**
- The site is currently zoned residential; however, the City of Leander has expressed strong interest in supporting a transition to commercial use, creating a clear **value-add opportunity aligned with surrounding growth.**
- Strategically **located at Highway 29 & Ronald Reagan Boulevard, with direct adjacency to H-E-B—** a dominant regional anchor driving consistent traffic and long-term value.
- An existing ranch-style residence provides additional upside through adaptive reuse as **a destination restaurant, clubhouse, or amenity center.**
- The site supports a wide range of development strategies—including **retail, QSR, office building, hotel, daycare residential, and mixed-use—offering both immediate execution and long-term value creation.**



PROPERTY KEY HIGHLIGHTS

Key Highlights

- **Shovel-Ready Site** - Utilities in place, construction underway, final plat approved
- **Commercial Upside** - Strong City support for rezoning
- **Prime Location** - Highway 29 & Ronald Reagan Boulevard frontage with high visibility
- **Anchor-Driven Demand** - Adjacent to H-E-B
- **Flexible Development** - Retail, QSR, office, hotel, residential, or mixed-use
- **Additional Value** - Existing structure suitable for adaptive reuse
- **Strong traffic counts** -
Ronald Reagan Blvd: 30,474 VPD
Hwy 29: 42,360 VPD



SITE & LOCATION ADVANTAGE

■ PRIME CORNER VISIBILITY

Signalized intersection at Hwy 29 & Ronald Reagan Boulevard provides maximum exposure to daily commuter traffic and establishes instant project recognition in the market

■ H-E-B ADJACENCY & FOUR CORNERS DEVELOPMENT

Walkable to H-E-B with strong daily traffic, surrounded by a major mixed-use retail hub offering dining, shopping, and everyday services in a convenient live-work-shop location.

■ COMMUTER ACCESS

Strategically located between Austin and Round Rock with easy access to US-183 and I-35, ideal for commuters and working professionals.

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14.84 ACRES - DEVELOPMENT SITE

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For Sale



SURROUNDING DEVELOPMENT & GROWTH



LEANDER TECH PARK

Prime Location in a High-Growth Corridor



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For Sale



INVESTMENT HIGHLIGHTS & DEVELOPMENT STATUS

Prime Location & Demand Drivers:

- Flexible mixed-use development supporting retail, multifamily, office, and residential configurations in this corridor
- Fully entitled status significantly reduces development risk and accelerates timeline to market
- Adjacent to H-E-B, offering unmatched visibility, foot traffic, and long-term locational value
- Located at the high-growth Hwy 29 & Ronald Reagan Blvd intersection, one of Central Texas' most upscale and rapidly expanding nodes
- Leander Tech Park, Walmart, and other major retailers are expanding in the immediate vicinity
- Limited new large-scale development supply in Leander since Oct 2022
- Williamson County continues to lead Texas in population and job growth, supported by Apple, Tesla, Samsung, Dell, and Amazon expansions



Development Status:

- 14.84-acre site located in a premier suburban growth corridor
- Horizontal development work projected for completion by Q1 2026
- Utilities available: water, sewer, and electricity
- Phase 1 horizontal utility work currently in progress
- Existing 3,420 SF structure and guest house offer potential for adaptive reuse as amenity or commercial space

SALE STATUS: FULLY ENTITLED PROJECT WITH SITE DEVELOPMENT PERMIT (SDP) UNDERWAY

DEAL OPTIONS: OUTRIGHT SALE (PREFERRED)

OPEN TO OTHER OPTIONS: PARTIAL SALE OR JOINT VENTURE (JV) STRUCTURES

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14.84 AC - ENTITLED MIXED-USE PROJECT

675 Kauffman Loop, Leander, TX 78641

For Sale



Traffic Counts

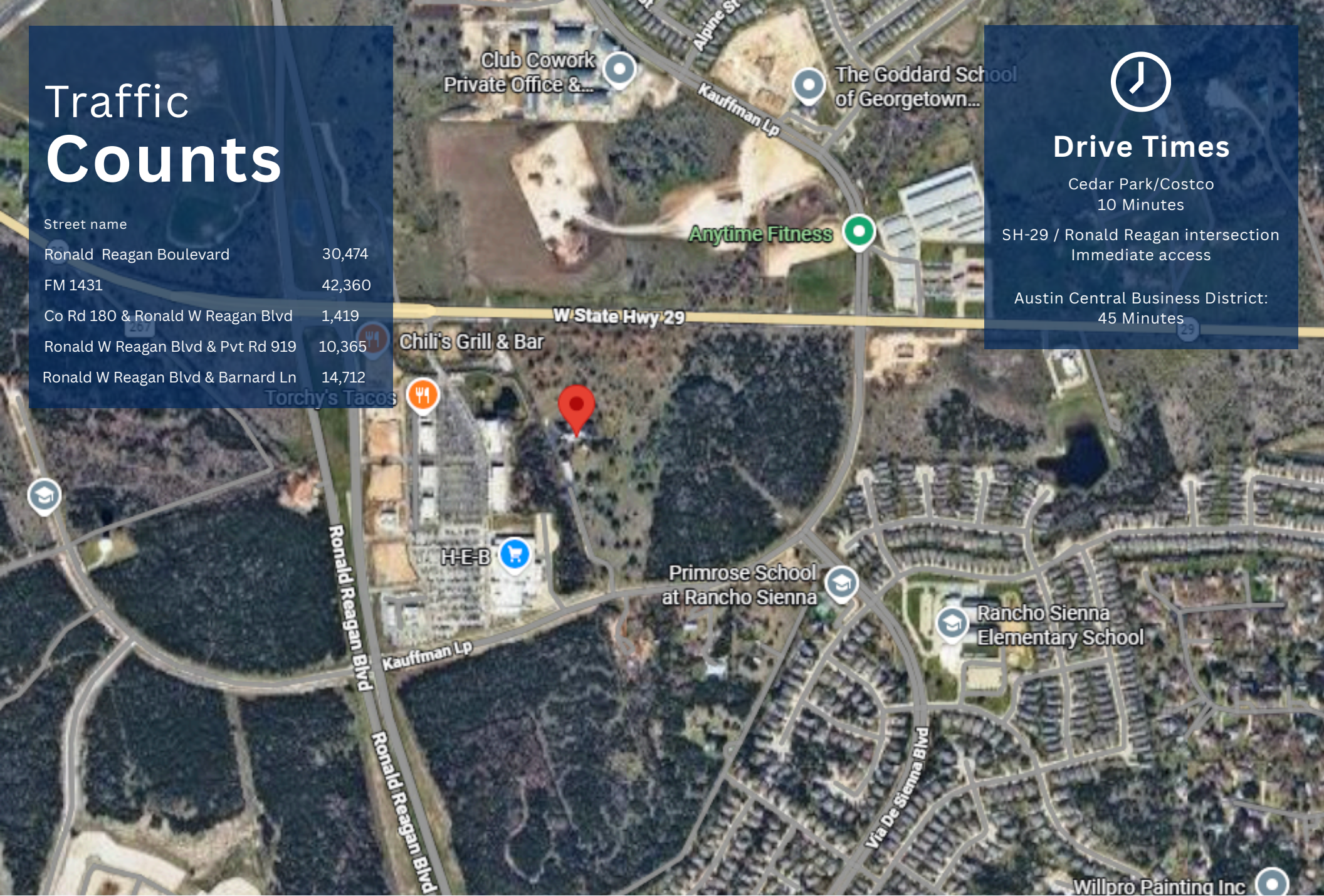
Street name	
Ronald Reagan Boulevard	30,474
FM 1431	42,360
Co Rd 180 & Ronald W Reagan Blvd	1,419
Ronald W Reagan Blvd & Pvt Rd 919	10,365
Ronald W Reagan Blvd & Barnard Ln	14,712

Drive Times

Cedar Park/Costco
10 Minutes

SH-29 / Ronald Reagan intersection
Immediate access

Austin Central Business District:
45 Minutes



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14.84 ACRES - DEVELOPMENT SITE

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For Sale



PROPERTY DETAILS

CATEGORY	DETAILS
Size	14.84 acres
Amenity Center	Existing 3,420 SF structure offers potential for adaptive reuse as amenity or commercial space
Zoning	675 Kauffman Loop PUD
Cost Sharing Agreement	Shared public infrastructure & Cost Sharing Agreement already in place
Status	Final Plat Approved
Sale As	Fully entitled mixed-use project with SDP in progress (Q1 2026)
PUD Base	SFT-2-A
Infrastructure	Partial Phase 1 horizontal work underway



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DEMOGRAPHIC & INCOME PROFILE



DEMOGRAPHIC DETAILS FOR 5 MILES

EDUCATION



No High School Diploma



13.0%
High School Graduate



27.8%
Some College/
Associate's Degree



55.3%
Bachelor's/Grad/
Prof Degree

EMPLOYMENT



White Collar

75.2%



Blue Collar

13.4%



Services

11.4%

3.4%

Unemployment Rate

KEY FACTS

94,019

Population

36.5

Median Age

32,747

Households

\$112,912

Median Disposable Income

INCOME



\$139,124

Median Household Income



\$59,830

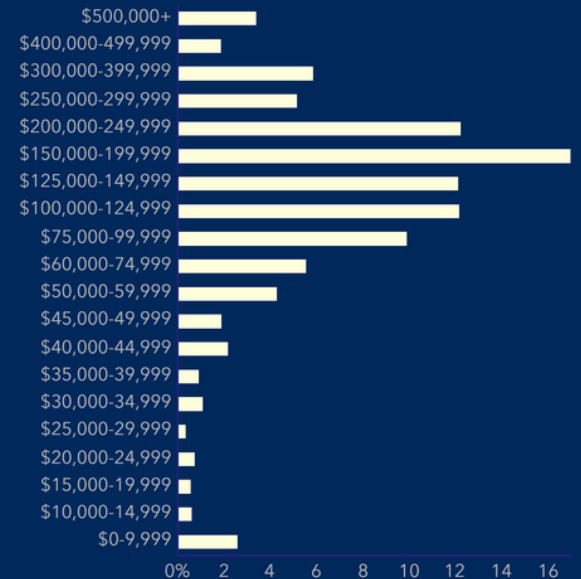
Per Capita Income



\$614,476

Median Net Worth

HOUSEHOLD INCOME



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For Sale



Overview

Leander is one of the fastest-growing cities in the Austin MSA, offering a unique combination of strong population growth, expanding infrastructure, and high quality of life.

Located in Williamson County, the area continues to attract families, professionals, and investors due to its proximity to major employment hubs, top-rated schools, and abundant recreational amenities.

The Kauffman Loop site benefits from a prime position at the intersection of Hwy 29 and Ronald Reagan Blvd—one of the most active and rapidly developing corridors in the region—providing both visibility and long-term growth potential.

Economy

The local economy is driven by the broader Austin-Round Rock MSA, one of the strongest and fastest-growing economic regions in the United States.

Major employers such as Apple, Tesla, Samsung, Dell, and Amazon continue to expand operations in the region, fueling job creation and population growth.

High household incomes and a highly educated workforce support sustained development demand, while ongoing commercial developments—including Leander Tech Park and nearby retail centers—further strengthen the area's economic foundation and long-term investment outlook.

Real Estate

Development demand in Leander remains strong, supported by rapid population growth, expanding infrastructure, and continued in-migration to the Austin metro area.

The market is characterized by increasing demand for well-located mixed-use and residential development sites with increasing demand for flexible, well-located opportunities. With a constrained supply pipeline and limited availability of fully entitled sites, development opportunities—especially shovel-ready projects—are positioned to benefit from strong market fundamentals and accelerated timelines.

The subject property's entitlement status, strategic location, and proximity to major retail and employment drivers make it a highly attractive opportunity for developers and investors.

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For Sale





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 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 our records.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone	Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone	Sales Agent/Associate's Name	License No.	Email	Phone

Contact

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Broker / Principal

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From land sales to investment portfolios, our team delivers results backed by market insight, tax strategy, and cutting-edge technology.