

PRICE REDUCTION



**LEANDER
TEXAS**

LAND FOR SALE

20 ACRES ON COUNTY ROAD 267

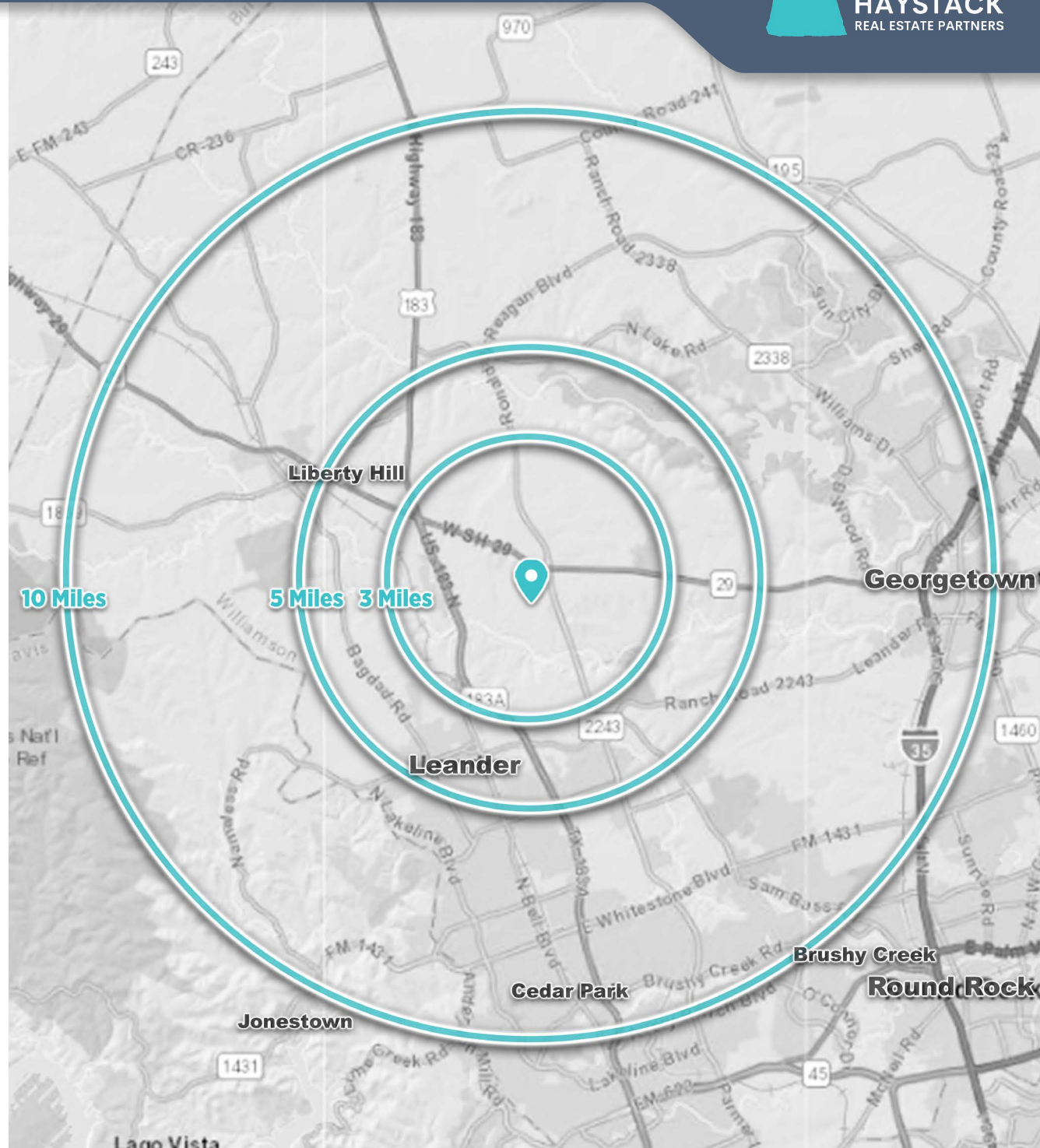
500 COUNTY ROAD 267, GEORGETOWN, TEXAS 78641

SIZE	20 Acres according to Williamson Central Appraisal District
PRICE	\$8,300,000 (\$9.50 PSF) \$6,800,000 (\$7.81 PSF)
LOCATION	The property is located along County Road 267 in Williamson County, Texas and the City of Leander at Southwest quadrant of a major intersection. Kauffman Loop is planned to be extended to Hwy 29 as a 4 lane arterial.
WATER	City of Leander
SEWER	City of Leander sewer extensions in progress at adjacent properties
ZONING	Leander ETJ
FUTURE LAND USE	Activity Center
FRONTAGE	Approximately 622.9' along County Road 267
ACCESS	The property is currently accessed from County Road 267 and has an access easement for future access to Kauffman Loop
TAXES	\$1,768.80 in 2024 w/ exemptions (Agricultural and Homestead)
SCHOOL DISTRICT	Leander ISD
TRAFFIC COUNTS	<ul style="list-style-type: none"> ◇ 31,195 vehicles per day on State Highway 29 (TxDot '22) ◇ 18,614 vehicles per day on Ronald Reagan Blvd (TxDot '22) ◇ 38,018 vehicles per day on US Highway 183 (TxDot '22)



DEMOGRAPHICS	3 MILE	5 MILES	10 MILES
2024 POPULATION	46,323	88,450	316,555
2029 PROJECTED POP.	63,553	116,749	376,722
TOTAL HOUSEHOLDS	15,537	30,390	114,092
MEDIAN AGE	35.5	36.0	39.4
AVG HH INCOME	\$161,374	\$155,954	\$161,148

TRAFFIC COUNTS	2022
State Highway 29	31,195
Ronald Reagan Blvd	18,614



#1

SOUTH'S BEST CITIES TO LIVE IN

(Southern Living Magazine, 2018)

#1

**FASTEST GROWING CITY IN THE U.S.
WITH A POPULATION OF OVER 50,000**

(U.S. Census Bureau)

98%

**GEORGETOWN RESIDENTS FEEL
THE QUALITY OF LIFE IS EITHER
GOOD OR EXCELLENT**

(City of Georgetown)

80%

**RESIDENTS BELIEVE THE VALUE
OF THE CITY TAXES PAID IS GOOD
OR EXCELLENT**

(City of Georgetown)

Conveniently located in the Austin MSA and along Interstate 35 between the North and South San Gabriel River. Since its establishment 173 years ago, Georgetown has developed into a community rich in history, culture and character. With an emphasis on architectural preservation, acclaimed annual events and economic growth, the city has proven that hard work and dedication makes for the Most Beautiful Town Square in Texas.

WORKFORCE

While Georgetown may still be appreciated for its small-town feel, the city has seen explosive economic growth in the past decade. Between 2011 and 2016, overall employment grew **21%** to reach **28,000 jobs**, faster than the surrounding labor shed and the Austin Metro area.

EDUCATION

Georgetown is home to Southwestern University which offers a top-ranked integrated arts and sciences curriculum that incorporates the humanities, fine arts, social sciences, and natural sciences. Ranked **#47** out of 364 Best Christian Colleges in America. It is a small institution with 1,488 undergraduate students and 440 employees.

THE MOST BEAUTIFUL TOWN SQUARE IN TEXAS.

- ◇ **27 MILES NORTH OF AUSTIN**
- ◇ **BIG CITY AMENITIES WITHOUT THE COMMUTE**
- ◇ **PRO BUSINESS CITY IN A PRO BUSINESS STATE**
- ◇ **EASY ACCESS TO AUSTIN-BERGSTROM INTL AIRPORT**
- ◇ **EASY ACCESS NORTH TO TEXAS HILL COUNTRY**

Source: <https://visitgeorgetown.com>

1st**FASTEST GROWING LARGE CITY
IN AMERICA****2,011****BUILDING PERMITS ISSUED FOR
SINGLE-FAMILY HOMES IN 2020****73,000****LEANDER POPULATION
AS OF APRIL 2020****11,000****MULTIFAMILY UNITS UNDER
CONSTRUCTION OR PLANNED FOR
CONSTRUCTION**

Conveniently located in the Austin MSA and along US Highway 183, Leander has the sites, land, and infrastructure needed for strong growth and development, now and into the future.

FASTEST GROWING CITY IN THE NATION.

- ◇ **30 MINUTES NORTH OF DOWNTOWN AUSTIN**
- ◇ **BIG CITY AMENITIES WITHOUT THE COMMUTE**
- ◇ **PRO BUSINESS CITY IN A PRO BUSINESS STATE**
- ◇ **EASY ACCESS TO AUSTIN-BERGSTROM INTL AIRPORT**
- ◇ **EASY ACCESS NORTH TO TEXAS HILL COUNTRY**

Source: <https://leanderbusiness.com>

Leander is located 22 miles northwest of Austin, along US-183 between Cedar Park and Liberty Hill. It is home to award-winning school districts, natural attractions, a commuter rail to Downtown Austin, and booming demand for business. According to the US Census Bureau, Leander was the fastest-growing large city in the country from 2018 to 2019. In Leander, 61.2% of people are between the ages of 18 and 65. This means that there is a large talent pool and a large number of consumers.

WORKFORCE

Leander provides one of the most highly educated and talented workforces in the Austin region. More than **1 million workers** live within a 30 minute drive time radius and over **1.2 million workers** are located within a 45 minute drive.

EDUCATION

The **100-acre** Austin Community College - San Gabriel Campus in Leander campus includes a **110,000 sf** academic building with a **3,900-square-foot** rooftop terrace, classrooms, science labs, a library, multi-purpose room, and a 150-seat ACCelerator learning lab. Plans call for fully developing the 100-acre property to accommodate up to **12,000 students** and **1 million square feet** of future development.

Austin is the capital city of the U.S. state of Texas, as well as the seat and largest city of Travis County, with portions extending into Hays and Williamson counties. It is the 11th-most populous city in the United States, the fourth-most-populous city in Texas and the second-most-populous state capital city. Austin has been one of the fastest growing large cities in the United States since 2010. As of 2022, Austin had an estimated population of 1,028,225, up from 961,855 at the 2020 census.

WORKFORCE

Austin has become a center for technology and business. A number of Fortune 500 companies have headquarters or regional offices in Austin, including **3M, Advanced Micro Devices (AMD), Amazon, Apple, Facebook (Meta), Google, IBM, Intel, NXP semiconductors, Oracle, Tesla, Texas Instruments,** and **Whole Foods Market.** **Dell's** worldwide headquarters is located in the nearby suburb of Round Rock.

EDUCATION

Austin is the home of the **University of Texas at Austin**, which is one of the largest universities in the U.S., with over **50,000 students.** Other institutions of higher learning in Austin include **St. Edward's University, Huston-Tillotson University, Austin Community College, Concordia University,** and several more.

#1

AUSTIN IS AMERICA'S MOST AFFORDABLE CITY FOR STARTUPS IN 2022
(clever.com)

#1

OVERALL BEST MARKET FOR COMMERCIAL REAL ESTATE INVESTMENT IN 2022
(crowdstreet.com)

#1

BEST HOUSING MARKETS FOR GROWTH AND STABILITY - 2022 EDITION
(smartasset.com)

#2

2022 BEST PERFORMING CITIES
(milkeninstitute.org)

#2

2022 HOUSING WEALTH GAINS FOR MIDDLE CLASS MARKETS
(cdn.nar.realtor)

#5

BEST CITIES FOR JOBS IN 2022
(wallethub.com)

#11

2022'S BEST LARGE CITIES TO START A BUSINESS
(wallethub.com)

