

# 1395 Highway 183

Leander, TX 78641

FOR PRELEASE:

65,200 SF Retail Space



- Three (3) Brand-New Retail Buildings
- Located in Highly-Traveled Shopping Center
- Strong Nearby Demographics

**Ross Colley**

214.208.6900  
RColley@asterra.com

**Monique Rivera**

210.286.7705  
MRivera@asterra.com

**ASTERRA**  
PROPERTIES

# Executive Summary

1395 US Highway 183 is a development project aimed at bringing more retail space to the rapid-growing city of Leander. The project is located in one of the few shopping centers in Leander, and will consist of three (3) buildings totaling 65,200 SF. Building A will consist of 20,000 SF, building B will consist of 28,800 SF, and building C will consist of 17,400 SF. The project will be constructed in the middle strip of a highly-traveled retail center including multiple amenities such as Lowe's, Goodwill, Planet Fitness, Kohl's, Petco, Chick-fil-A, and many more.

The property provides quick and easy access to nearby roadways such as US-Hwy 183, Toll-Road 183A, Crystal Falls Pkwy, Bagdad Road, and more. This retail site is an excellent opportunity for any tenant wishing to be located in a high-traveled shopping center with many amenities and strong demographics.

## Highlights

- Brand New Development
- Located in Center of High-Traveled Retail Center
- Easy Access
- Located in Rapid-Growing City of Leander

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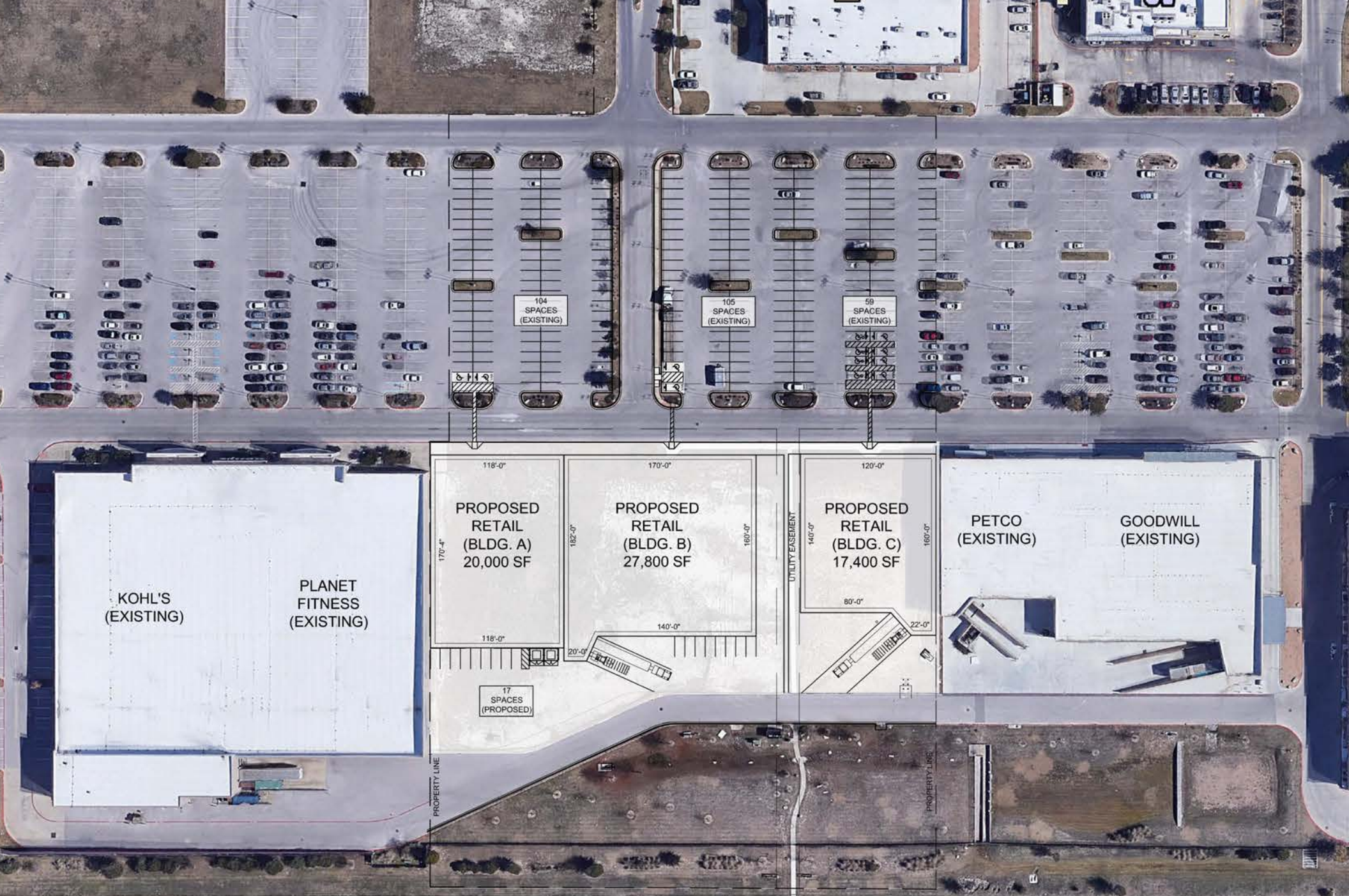
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# Listing Details

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Lease Rate: Contact For Rate

Property Type: Retail

Total Available SF: 65,200 SF

Number of Buildings: 3

Max Contiguous Space: 27,800 SF

Parking: 268

Year Built: 2021

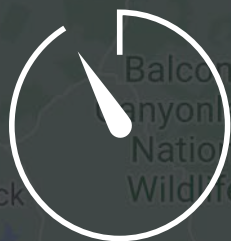




# LOCATION OVERVIEW







## DRIVE TIMES

### Downtown Austin

30 Minutes

### The Domain

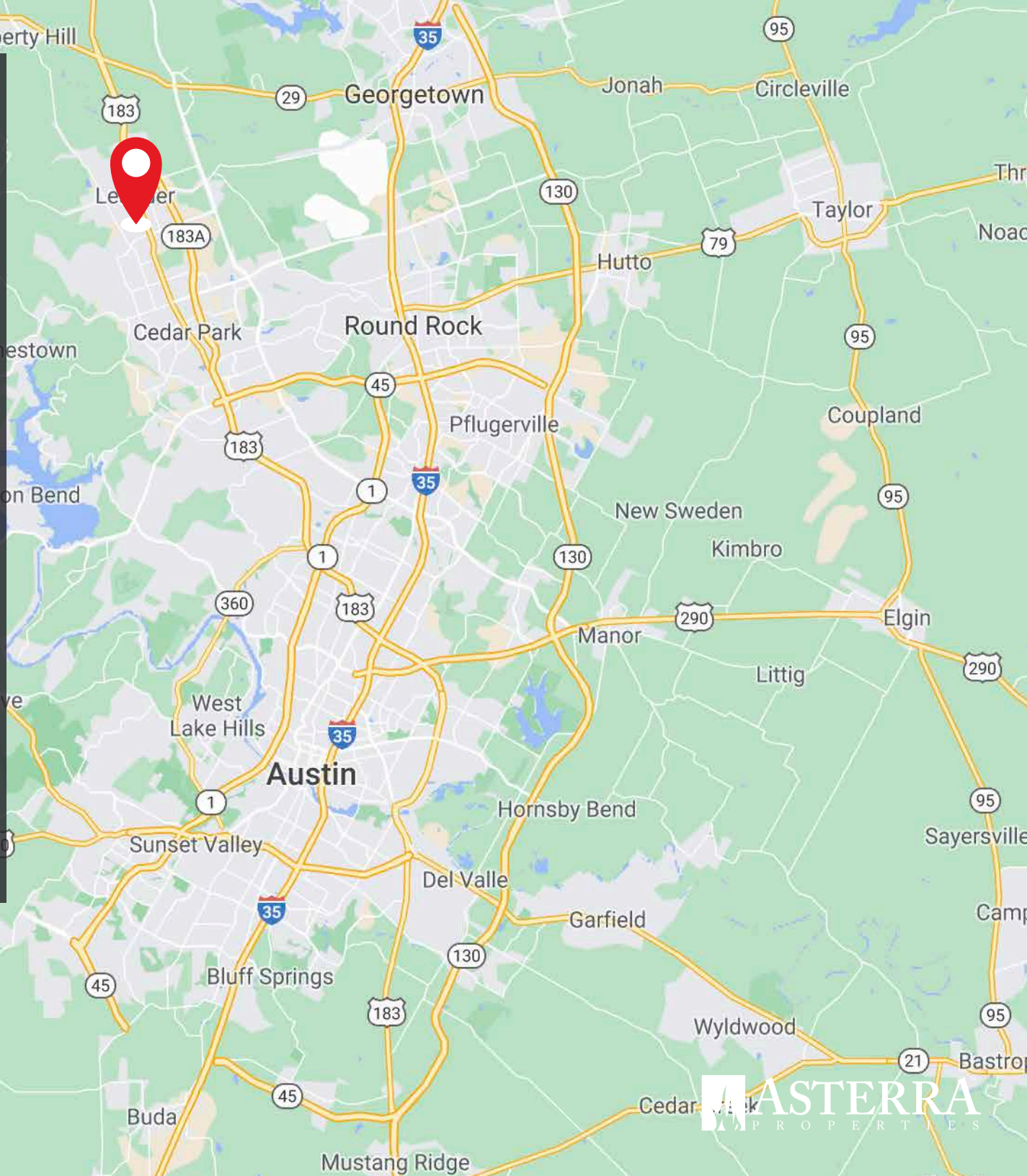
24 Minutes

### Austin Bergstrom Airport

32 Minutes

### Georgetown

25 Minutes



# Traffic Counts

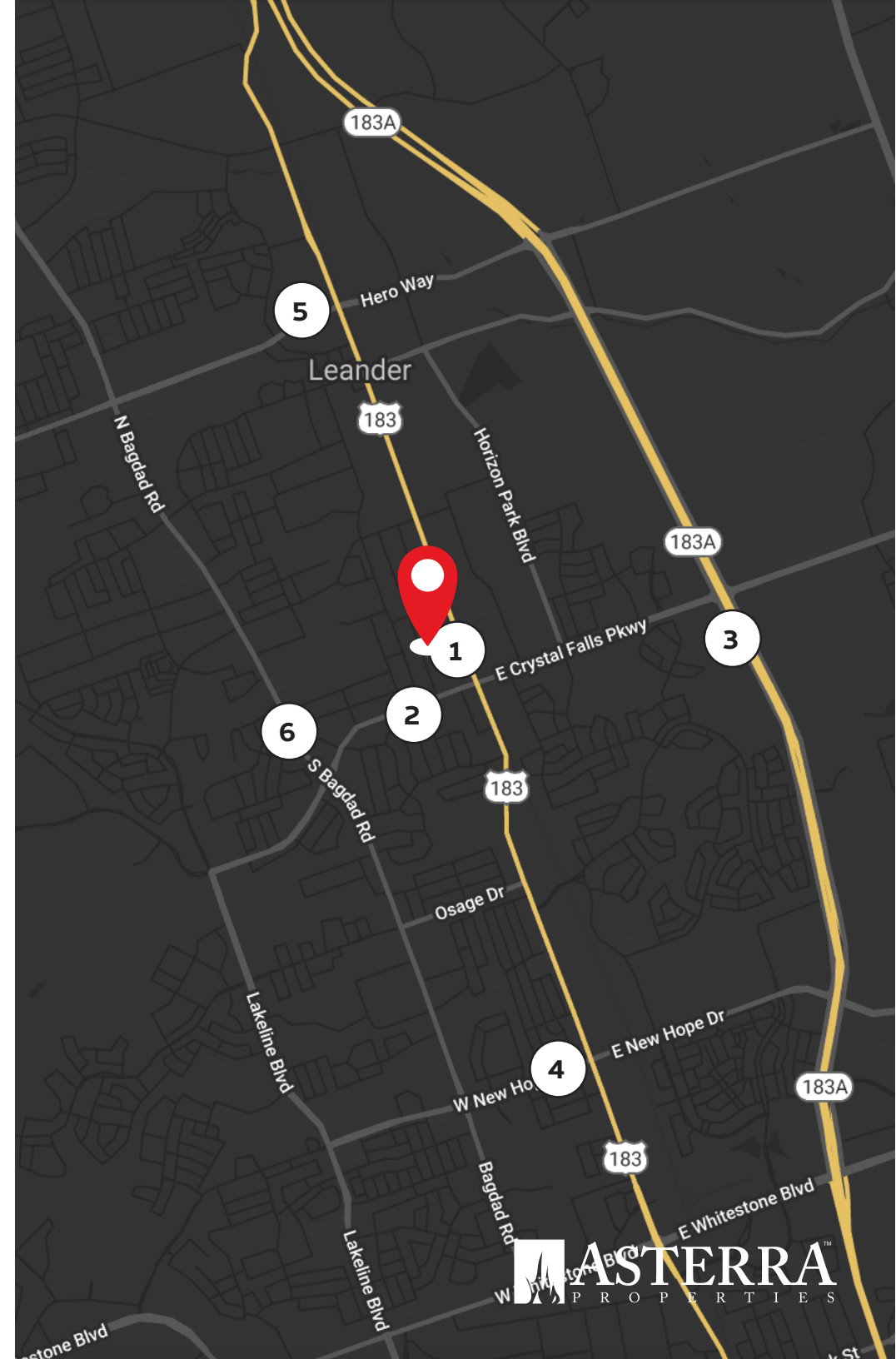
Street Name	Vehicles Per Day
1   US Highway 183	29,662 VPD
2   Crystal Falls Parkway	15,341 VPD
3   Toll-Road 183A	58,014 VPD
4   New Hope Drive	16,721 VPD
5   Hero Way	10,492 VPD
6   Bagdad Road	15,748 VPD

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# Location Demographics



Population

	1 Mile	3 Miles	5 Miles
	14,163	88,309	145,410
Estimated annual population growth of 3.6%			



Avg Household  
Income

	1 Mile	3 Miles	5 Miles
	\$98,147	\$111,356	\$121,048



Radius	1 Mile	3 Miles	5 Miles
Households	4,733	29,249	48,982
Households by Marital Status			
Married	2,882	18,426	30,791
Married No Children	1,218	7,658	13,270
Married w/Children	1,664	10,768	17,522
Education			
Some High School	8.09%	6.45%	5.88%
High School Grad	23.11%	18.88%	17.51%
Some College	34.01%	34.91%	32.31%
Associate Degree	5.65%	6.05%	6.07%
Bachelor Degree	19.97%	24.03%	26.79%
Advanced Degree	9.16	9.68%	11.44%
Annual Consumer Spending			
Apparel	\$9,107	\$60,144	\$102,772
Entertainment	\$25,053	\$163,887	\$283,512
Food & Alcohol	\$45,348	\$296,540	\$508,844
Household	\$29,076	\$194,943	\$337,970
Transportation	\$45,292	\$293,302	\$501,261
Health Care	\$7,899	\$50,704	\$87,502
Education/Day Care	\$10,268	\$74,068	\$135,139

Information obtained from third-party resource, subject to change.



# Market Overview

# Leander

Leander offers Texas Hill Country living near the Austin metropolitan area. Scenic landscapes, abundant wildlife and waterways are common sights enjoyed by Leander residents and visitors. Quality of life is very good in Leander and one of the many reasons people relocate here.

- Leander was recently named the fastest growing city in the state.
- Access to the Hill Country and proximity to Austin creates many opportunities for artistic, entertainment and recreational pursuits.
- The Leander Independent School District has an excellent academic reputation.
- The University of Texas and Austin Community College are the two largest (out of seven) institutions of higher education in the region, and Leander is home of its very own Austin Community College campus.
- Leander is also served by a growing number of medical centers including St David's Medical Center, Cedar Park Regional Medical Center, Baylor Scott & White, Georgetown Medical Center, and North Austin Medical Center.
- Capital MetroRail offers comfortable, friendly and reliable service Monday through Friday between Leander and downtown Austin.
- Location, climate, population, strong government and economic development, excellent schools, transportation and low taxes, combined with sincere Texas hospitality, all contribute to the popularity Leander continues to enjoy in both residential and commercial growth.

- *Leander Chamber of Commerce*

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# PHOTOS







## 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.

Asterra Commercial d/b/a Asterra Properties	90000901	info@asterra.com	512.231.2000
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Lucian Morehead	437479	lmorehead@asterra.com	512.231.2000 x 300
Licensed Broker / Broker Firm Name	License No.	Email	Phone

Lucian Morehead	437479	lmorehead@asterra.com	512.231.2000 x 300
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

Ross Colley	646588	rcolley@asterra.com	214-208-6900
Sales Agent/Associate's Name	License No.	Email	Phone