

**PRIME FRONTAGE LOCATED ACROSS FROM ST. DAVIDS HOSPITAL & NORTHLINE
Multi-Use Commercial in Leander's New Downtown**

Size: ±5.122 acres

Frontage: ±620 linear feet on Hwy 183

Location: 4180 Hwy 183, Leander Tx 78641

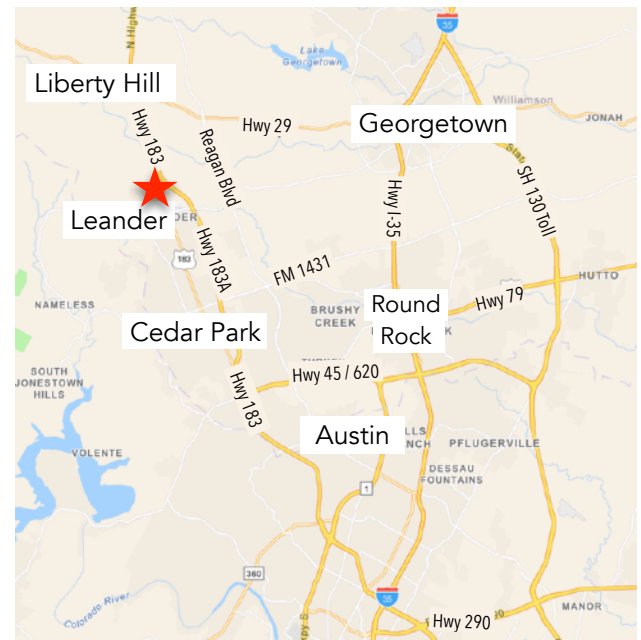
- West side of Hwy 183 / North of San Gabriel Pkwy in Leander
- Across the street from St. David's Hospital
- ±0.26m to Northline Leander's Transit Oriented Development
- ±0.5m to Hwy 183A Toll Road
- ±0.6m to MetroRail Train Station - Red Line
(the northern most stop on Austin's Metro Rail)
- ±0.6m to HEB Plus
- ±1m to Austin Community College
- ±4.1m to Hwy 29
- ±12m to IH35

Jurisdiction: City of Leander, Williamson County, Texas

Water: City of Leander at NEC of Property

Waste Water: City of Leander at NEC of Property

Price: Ask Agent



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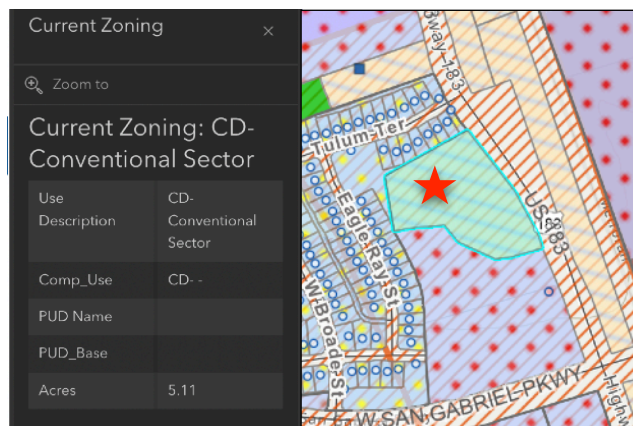
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ZONING MAP/FUTURE LAND USE

Source: City of Leander, January 12, 2024

This property is zoned **Conventional Sector** and designated **Multi-Use Corridor: Priority Commercial** in the 2022 Comprehensive Plan due to highway frontage and proximity to Town Center.



This designation allows for General Commercial Composite Zoning or TOD SmartCode zoning.

General Commercial Zoning* allows uses such as:

Office • Day Care • Retail • Restaurants • Banks • Nursery or Greenhouse • Grocery • Pharmacies • Fitness Centers • Dance/Music Academies • Colleges/Universities • Bar • Assisted Living • Nursing Home • Entertainment Venues • Hospital • Hotel • Liquor Store • Office/Warehouse • Vehicle and Equipment Sales • Leasing and Repair • Furniture Sales • Pet Shop and more.

*<https://www.leandertx.gov/DocumentCenter/View/1186/Composite-Zoning-Component-Summary-PDF>

WATER / WASTE WATER

*Source: City of Leander Utility Map - Last edited by LeanderTX_GIS on 3/8/2024, 12:26 PM

City of Leander **12" Water line**
at north east corner of property.*



City of Leander **12" Waste Water line**
at north east corner of property.*



Hwy 183 Frontage: ± 5.122 ac

PRIME LOCATION

2024 TxDOT Traffic Counts: 21,083 (5,708 increase from 2023)

A Growing Population



86,469 total population as of 2024 with a growth rate of 8% annually



Leander is one of the fastest growing cities in the nation

Strong School System



Leander School District serves 42,000 students across 37 campuses



Home to Austin Community College San Gabriel Campus serving 16,000 students

Business Friendly



Over 1 million workers living within a 30 minute drive time radius



Leander has a low tax rate and a streamlined permitting process



Near major Tech Hubs including Dell, Samsung, Tesla and Apple

Income and Spending

Households in Leander earn a median yearly income of \$127,938. 61.18% of the households earn more than the national average each year. Household expenditures average \$97,328 per year. The majority of earnings get spent on Shelter, Transportation, Food and Beverages, Health Care, and Utilities.

\$127,938

Median Household Income

22% more than the county

67% more than the state

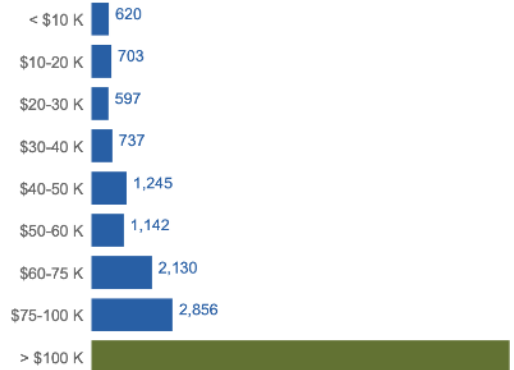
61% more than the nation



\$97,328

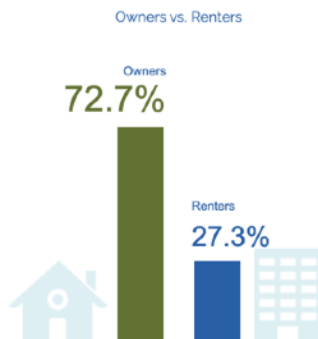
Median Household Expenditure

Income Distribution



Housing

There are 45% more households who own their homes than there are renters.



Labor Force

Leander has a labor force of 42,771 people, with an unemployment rate of 3.8%.

42,771

Labor Force

3.8%

Unemployment Rate

▲ 0.5%
Unemployment Rate
Change (1 year)

Educational Attainment

56.02% of the population in Leander have an associate's degree or higher. 46.27% have a Bachelor's degree or higher.



< Grade 9
2.06%



Grade 9-12
3.31%



High School
18.55%



Some College
20.05%



Assoc Degree
9.75%



Bach Degree
30.09%



Grad Degree
16.18%

Taxes

Top State Corporate Income Tax

0%

Top State Corporate Capital Gains Tax

0%

Top State Personal Income Tax

0%

Top State Personal Capital Gains Tax

0%

State Sales Tax

6.25%

*Source: City of Leander Economic Development: <https://www.leandertx.gov/182/Community-Profile>

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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.

2-10-2025



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. **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 your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date