

# AVAILABLE FOR SALE

\$8,000,000

00 Hwy 183, Leander, Texas 78641



## PROPERTY DETAILS

- 6.46 acres of vacant commercial land
- Prime frontage along Highway 183
- Easy access to major roadways and surrounding communities
- Suitable for a variety of commercial or mixed-use development opportunities
- Direct Highway 183 exit-ramp access
- Rare opportunity to secure a large tract on Hwy 183

## OPPORTUNITY

Prime commercial opportunity in the rapidly growing City of Leander, featuring a truly rare access advantage. This 6.494-acre vacant tract sits directly off the Highway 183 exit ramp, with traffic exiting the highway funneled immediately in front of the site—an unparalleled visibility and accessibility benefit that no adjacent parcel to the north can replicate. With direct Highway 183 frontage, exceptional daily traffic exposure, and immediate on-off highway access, this property is uniquely positioned for high-impact commercial or mixed-use development. Surrounded by expanding residential communities, established retail, and major employers, this site offers a strategic, irreplaceable location in one of Central Texas' fastest-growing markets.



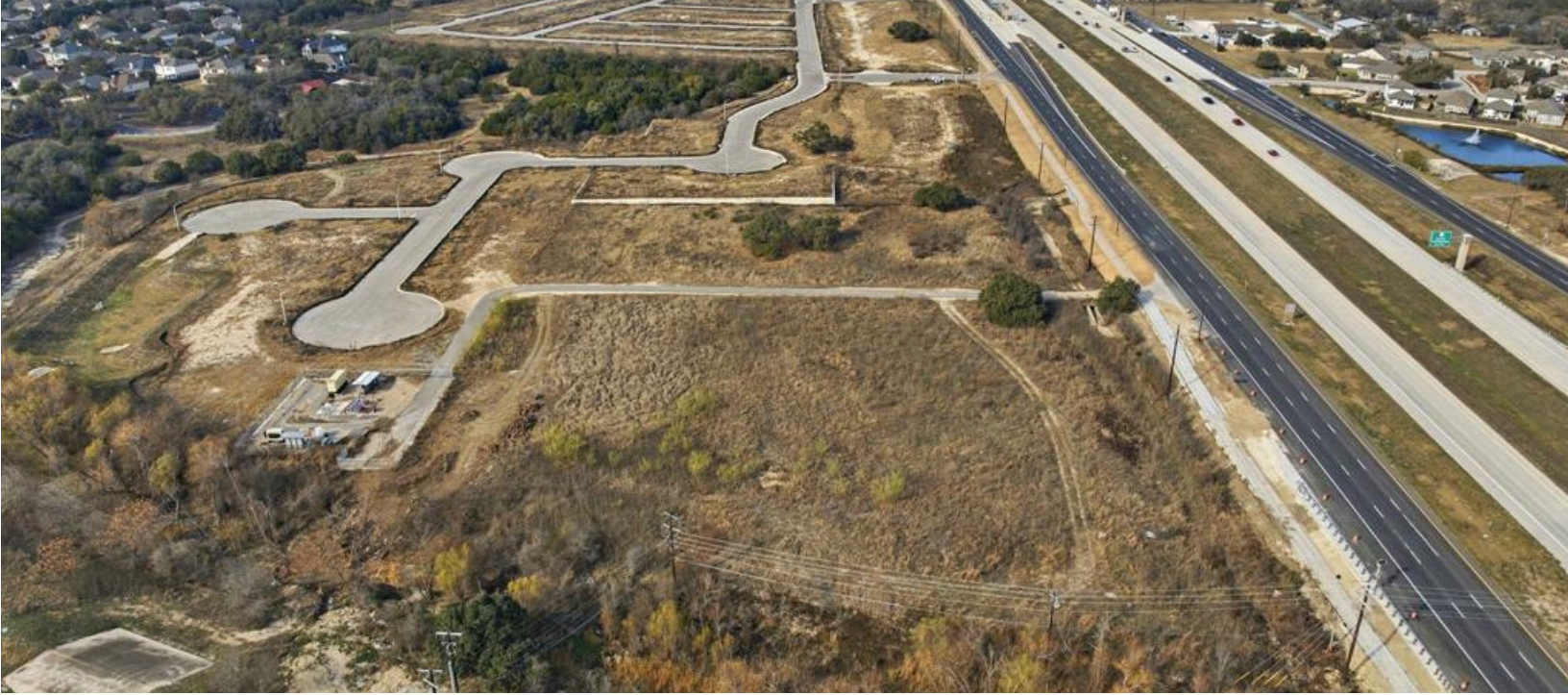
**Mike Harper**

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**COMPASS**  
COMMERCIAL

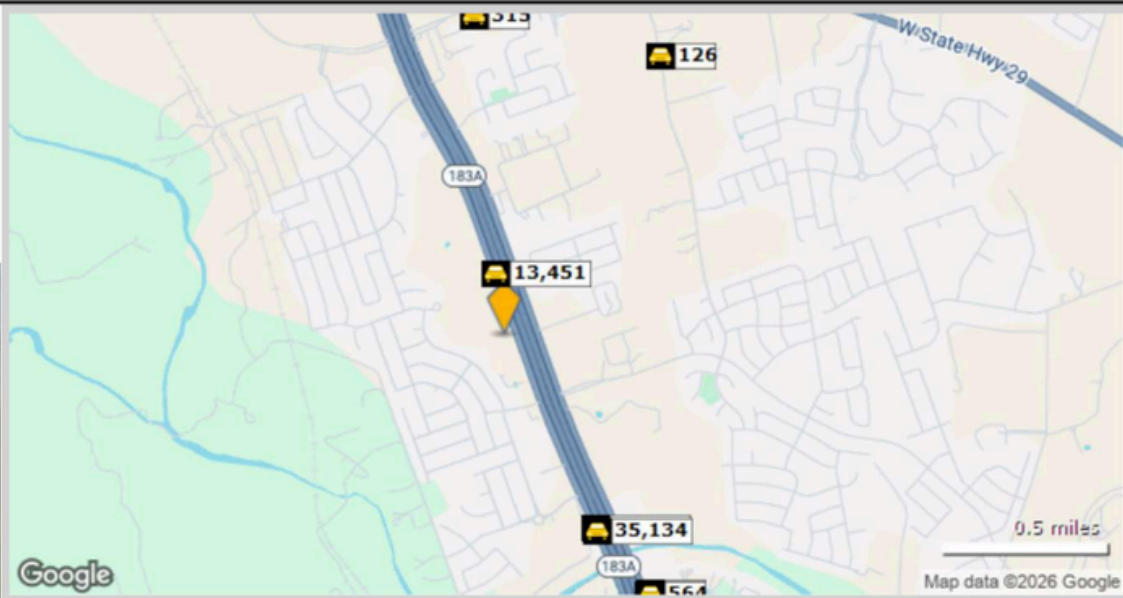


## Traffic Count Report

### 6.494 Acres with Hwy 183 Frontage

00 U.S. 183, Leander, TX 78641

Building Type: **Land**  
 Class: -  
 RBA: -  
 Typical Floor: -  
 Total Available: **0 SF**  
 % Leased: **0%**  
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 US Hwy 183	Crider Ln	0.23 NW	2025	13,451	MPSI	.20
2 US Hwy 183	River Run	0.02 NW	2024	35,803	MPSI	.65
3 TX 360	River Run	0.02 NW	2020	35,134	AADT	.66
4 South Gabriel Drive		0.00	2023	399	MPSI	.91
5 S Gabriel Dr		0.00	2024	550	MPSI	.91
6 S Gabriel Dr		0.00	2025	564	MPSI	.91
7 Co Rd 259	Hwy 183	0.21 W	2025	315	MPSI	.99
8 County Road 266		0.00	2023	126	MPSI	.99

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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.

11-2-2015



## 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' 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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Mike Harper	609983	mikeharper@realtyaustin.com	(512) 757-7326
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date