

FOR SALE

7.94 AC in Retail Center

**1345 Hwy 183,
Leander, TX 78641**



Ross Colley
Vice President

214.208.6900
RColley@asterra.com

Monique Rivera
Vice President

210.286.7705
MRivera@asterra.com



Executive Summary

1345 US Highway 183 is a 7.94-acre shovel-ready site in Leander, TX, offers an exceptional development opportunity with 66,100 SF of buildable space, utilities, and parking already in place. Situated on Highway 183 in a bustling retail strip with Lowe's, Goodwill, Planet Fitness, Kohl's, Petco, Chick-fil-A, and many more., this prime location benefits from high visibility and traffic flow, making it ideal for retail or commercial projects. Surrounded by established businesses and strong residential growth, this site provides immediate access to a thriving market and the rapidly expanding Leander area, ensuring a high potential for investment return and business success.

Highlights

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

Listing Details

Sale Price:	\$5.2 Million
Property Type:	Land/Retail
Estimated Rentable SF:	66,100 SF
Proposed SF:	Building 1 - 21,350 SF Building 2 - 27,995 SF Building 3 - 16,755 SF
Available:	Immediately
Zoning:	F1
Parking:	4/1,000 SF
Utilities:	All Available
Neighborhood:	Leander

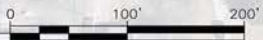




GLASS DR.



1
AERIAL SITE PLAN
SP-1.1



GATEWAY AT LEANDER
LEANDER, TX

JOB NUMBER: 2136001 | DATE: 05/11/2021 | BY: BCB
DRAWING: SP-1.1
AERIAL SITE PLAN

PHILLIPS
ARCHITECTURE · CONSULTANTS
5901 PEACHTREE DUNWOODY RD. · SUITE A450 · ATLANTA, GA 30328 · 770.394.1616

PROJECT DATA OVERALL

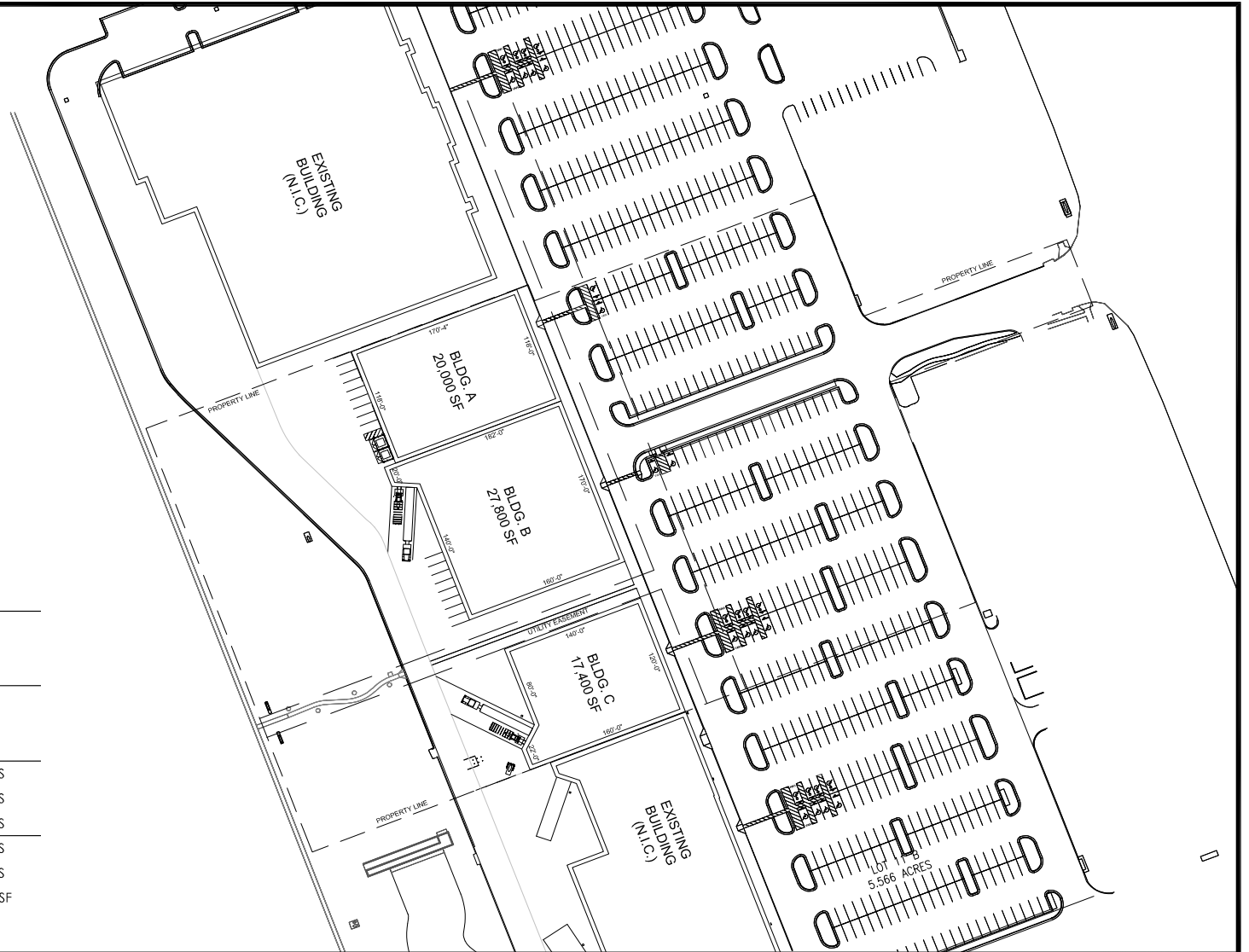
BUILDINGS

RETAIL BUILDINGS

MAJOR TENANT A	20,000 SF
MAJOR TENANT B	27,800 SF
MAJOR TENANT C	17,400 SF
TOTAL PROJECT AREA	65,200 SF

RETAIL PARKING

TENANT A PARKING REQ'D (4/1,000 SF)	80 SPACES
TENANT B PARKING REQ'D (4/1,000 SF)	112 SPACES
TENANT C PARKING REQ'D (4/1,000 SF)	70 SPACES
TOTAL PARKING REQUIRED	262 SPACES
TOTAL PARKING PROVIDED	285 SPACES
PARKING RATIO PROVIDED	4.37 /1,000 SF



GATEWAY AT LEANDER
LEANDER, TX

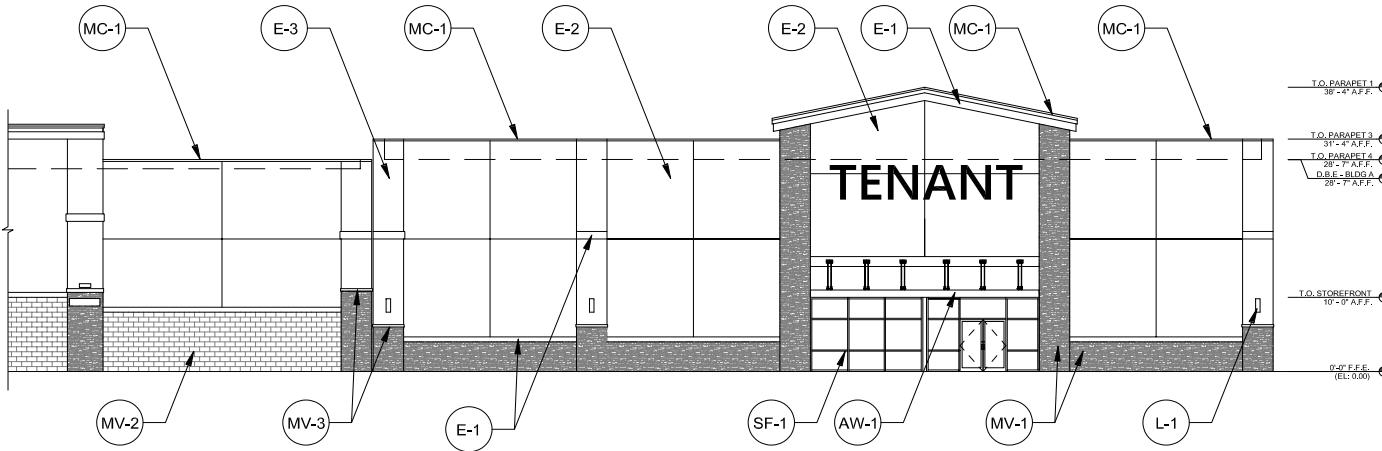
JOB NUMBER: 2136001 | DATE: 05/04/2021 | BY: BCB

DRAWING: SP-1
SITE PLAN



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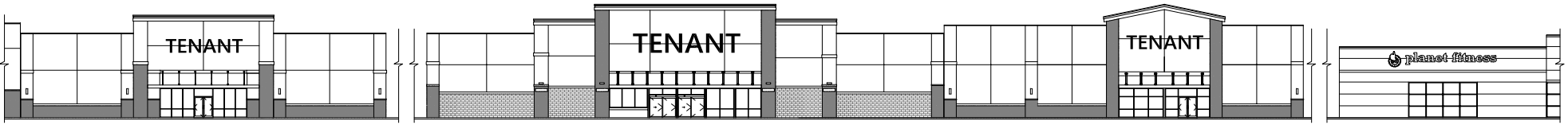


FINISH SCHEDULE

FINISH CODE	DESCRIPTION
E-1	EIFS - COLOR T.B.D.
E-2	EIFS - COLOR T.B.D.
E-3	EIFS - COLOR T.B.D.
MC-1	METAL COPING / METAL ROOF EDGE - COLOR T.B.D.
MV-1	MASONRY VENEER - JOHNSON CONCRETE INTEGRATED COLOR SPLIT FACE BLOCK - FINISH: T.B.D.
MV-2	MASONRY VENEER SILL - COLOR T.B.D.
MV-3	STONE VENEER TO MATCH STONE BASE FINISH AT ADJACENT PETCO BUILDING.
AW-1	PRE-FINISHED EXTRUDED ALUMINUM CANOPY WITH HANGER RODS - FINISH COLOR T.B.D.
SF-1	ALUMINUM STOREFRONT SYSTEM - KAWNEER TRIFAB 451 - CLEAR COAT FINISH
L-1	DECORATIVE WALL SCONCE

NOTE: PROPOSED SIGNAGE LOCATIONS ARE SHOWN FOR REFERENCE ONLY AND MAY NOT INDICATE ACTUAL ALLOWABLE SIZE BY JURISDICTION

1 FRONT ELEVATION - RUSH FUN PARK
 SCALE: 1/16"=1'-0"



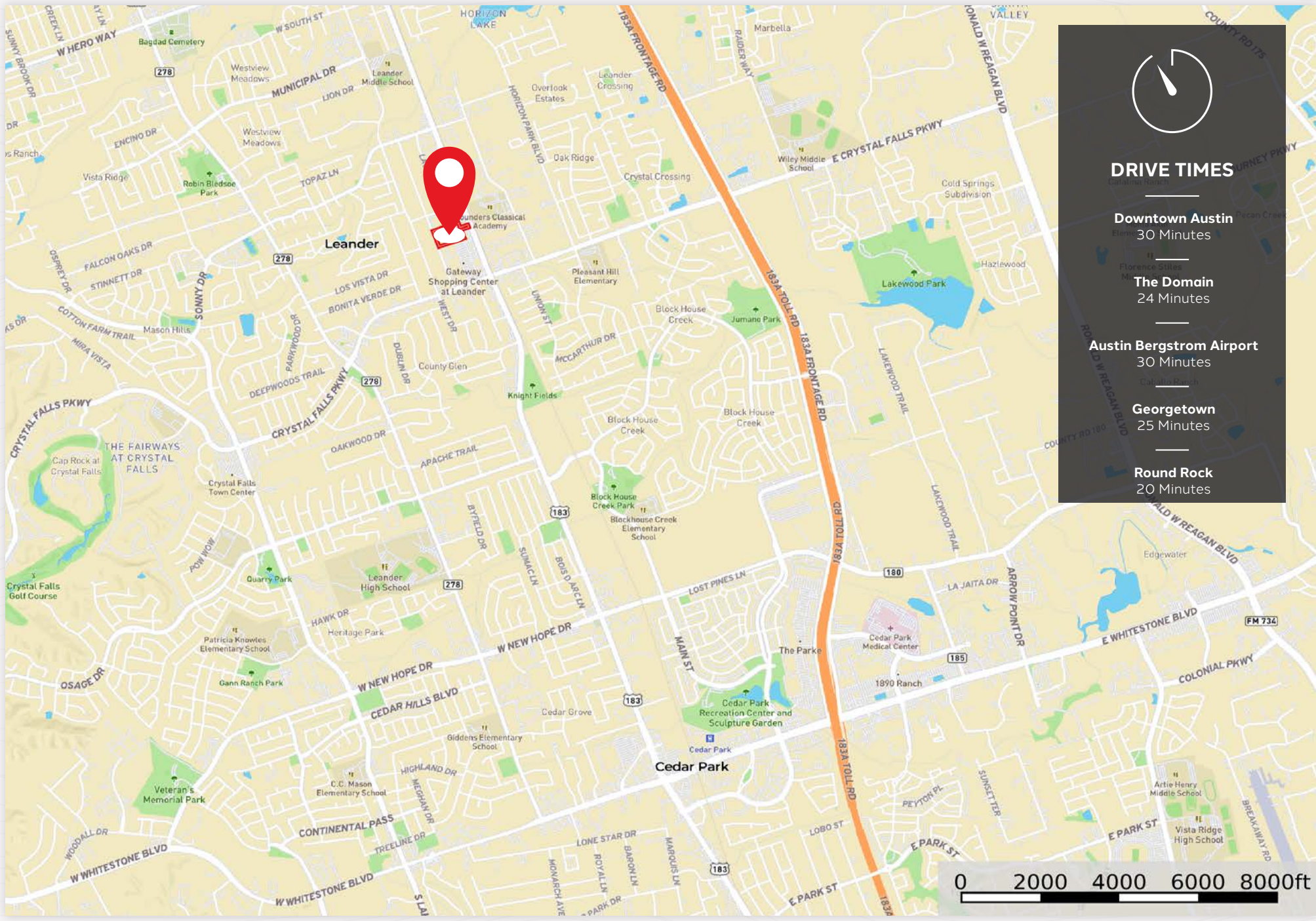
2 FRONT CONTEXT ELEVATION
 SCALE: 1/32"=1'-0"

GATEWAY AT LEANDER
 LEANDER, TX

JOB NUMBER: 2136001 | DATE: 05/04/2021 | BY: BCB
 DRAWING: A-4.1
 FRONT EXTERIOR ELEVATION



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DRIVE TIMES

Downtown Austin
30 Minutes

The Domain
24 Minutes

Austin Bergstrom Airport
30 Minutes

Georgetown
25 Minutes

Round Rock
20 Minutes



AUSTIN'S 2024 RANKINGS

- #1** FASTEST GROWING MAJOR METRO
U.S. CENSUS BUREAU
- #1** BEST PLACE TO START A BUSINESS
CNBC
- #2** BEST METRO FOR STEM PROFESSIONALS
WALLETHUB
- #5** COLLEGE EDUCATED ADULTS
CITYLAB
- #1** PEOPLE WANTING TO RELOCATE
MONEY.CO.UK
- #1** BEST PERFORMING LARGE CITY IN THE US
BUSINESS WIRE
- #2** BEST MARKET FOR REAL ESTATE
WALLETHUB
- #7** MOST FUN CITY IN THE US
WALLETHUB
- #1** BEST JOB MARKET
WALL STREET JOURNAL
- #2** BEST CITY FOR YOUNG PROFESSIONALS
ROCKET HOMES
- #5** MOST RECESSION RESISTANT CITY
SMARTASSET
- #9** BEST EDUCATED MAJOR METRO
WALLETHUB
- #1** BEST STATE CAPITAL TO LIVE IN
WALLETHUB
- #2** BEST CITY FOR JOB OPPORTUNITIES
BUSINESS INSIDER
- #6** SAFEST LARGE CITY IN U.S.
SAFEWISE
- #7** HEALTHIEST CITY IN AMERICA
WALLETHUB

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Location Demographics



Population

	1 Mile	3 Miles	5 Miles
	13,933	93,968	159,240
Estimated annual population growth of 1.75%			



Avg Household Income

	1 Mile	3 Miles	5 Miles
	\$104,837	\$112,354	\$119,648



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

Radius	1 Mile	3 Miles	5 Miles
Households	4,962	33,330	56,913
Households by Marital Status			
Married	2,934	20,254	35,099
Married No Children	1,226	8,478	15,251
Married w/Children	1,708	11,776	19,849
Education			
Some High School	9.53%	6.35%	5.70%
High School Grad	23.86%	19.13%	17.03%
Some College	30.02%	32.67%	30.88%
Associate Degree	5.62%	6.14%	6.20%
Bachelor Degree	22.04%	25.20%	27.57%
Advanced Degree	8.92%	10.50%	12.61%
Annual Consumer Spending (\$000s)			
Apparel	\$8,396	\$61,355	\$113,962
Entertainment	\$22,851	\$168,762	\$314,497
Food & Alcohol	\$41,295	\$303,638	\$563,760
Household	\$26,605	\$200,803	\$381,239
Transportation	\$42,344	\$300,232	\$555,946
Health Care	\$7,212	\$52,908	\$98,764
Education/Day Care	\$10,125	\$80,780	\$158,824

Market Overview

Leander

Leander, Texas, is a rapidly growing city located in the northwestern part of the Austin metropolitan area. Known for its family-friendly environment, excellent school districts, and suburban appeal, Leander has transformed from a small town into one of the fastest-growing cities in Texas. Its proximity to Austin, combined with the availability of amenities, parks, and a strong sense of community, makes it a desirable location for both families and businesses.

Economy

Leander's economy has benefited significantly from the overall growth of the Austin metro area. The city's population growth has attracted businesses and development, contributing to a robust local economy. Key sectors include retail, construction, healthcare, and education. The city has also seen an influx of tech professionals and remote workers who choose Leander for its affordable housing and access to the Austin tech hub. Additionally, ongoing infrastructure developments, including transportation improvements like the Capital MetroRail Red Line, have made the area even more appealing for business investment and commuting.

Real Estate

Leander's real estate market is thriving, driven by strong demand, population growth, and relatively affordable prices compared to nearby Austin. Over the past decade, Leander has seen a significant increase in new housing developments, with a mix of single-family homes, townhomes, and apartment complexes. The median home price in Leander has increased but remains lower than in many neighboring areas, making it attractive to first-time homebuyers and those relocating from more expensive markets. Additionally, master-planned communities, abundant green spaces, and quality schools continue to draw families to the area. Despite rising prices, Leander offers a balance of suburban living with easy access to Austin's employment opportunities and cultural attractions.

Leander, Texas, is experiencing dynamic growth, reflected in its expanding economy and flourishing real estate market. The city offers a high quality of life with strong economic prospects, making it an attractive destination for both residents and businesses.

Contact



Ross Colley
Vice President

214.208.6900
RColley@asterra.com



Monique Rivera
Vice President

210.286.7705
MRivera@asterra.com

Asterra Properties is a full service real estate brokerage firm providing professional real estate services throughout Central Texas. Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner. We are passionate about what we do.



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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

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