



183
TEXAS

CRYSTAL SPRINGS
453 LOTS

CRYSTAL VILLAGE
APPROVED PUD

KNOX WILEY
MIDDLE SCHOOL

183
TEXAS

ROUSE
HIGH SCHOOL

COLD SPRINGS
447 LOTS

CRYSTAL FALLS
COMMERCE CENTER

EAST CRYSTAL FALLS PKWY

SUBJECT SITE
5.24 ACRES

FOR SALE: LEANDER 5.24 ACRES

10941 E CRYSTAL FALLS PKWY, LEANDER, TEXAS 78641





GOLD TIER

EXCLUSIVELY LISTED BY

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THE SARAH
200 UNITS

SARITA VALLEY
244 LOTS

RONALD REGAN BLVD: 30,474 (TX-DOT)

FUTURE MIXED-USE DEVELOPMENT
19.54 ACRES

SUBJECT SITE
5.24 ACRES

EAST CRYSTAL FALLS PKWY



COLD SPRINGS
447 LOTS

RONALD REGAN BLVD: 30,474 (TX DOT)

FUTURE MIXED-USE DEVELOPMENT
19.54 ACRES

EAST CRYSTAL FALLS PKWY

SUBJECT SITE
5.24 ACRES



PROPERTY HIGHLIGHTS

ADDRESS: 10941 E Crystal Falls Pkwy, Leander, Texas

78641

ACREAGE: 5.24 Acres

PRICING: \$1,749,900 (\$7.66/sf)

UTILITIES:

- » 8" Water Line Along E Crystal Falls Pkwy
- » 8" Wastewater Line approx 500' from Site

FUTURE LAND USE: Multi-Use Corridor

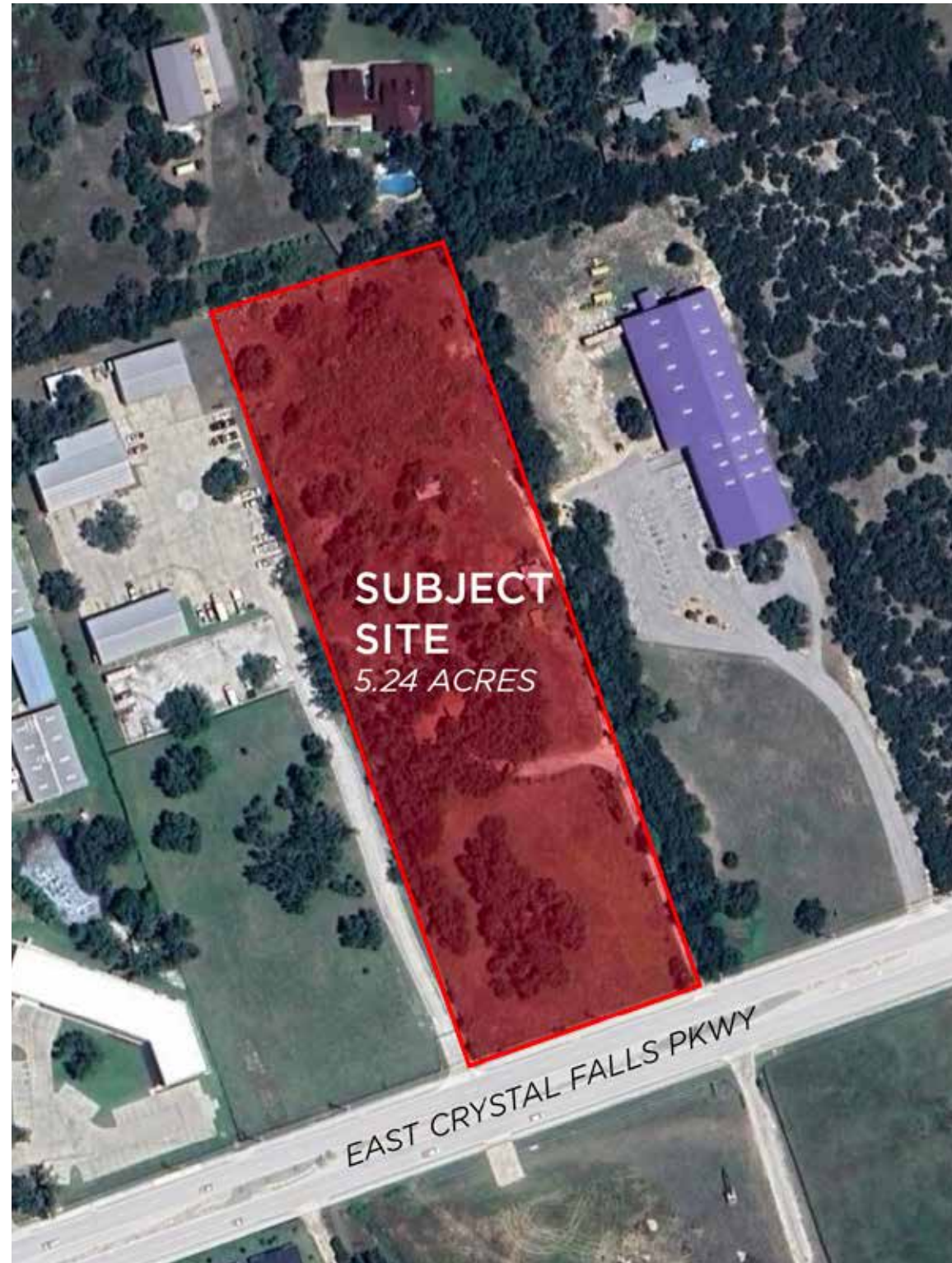
FRONTAGE: 250' E Crystal Falls Pkwy Frontage

SCHOOL DISTRICT: Leander ISD

REMARKS:

- » No FEMA Flood Zone or Wetlands
- » Level Site
- » Nearby Development

**Buyer to do all independent research on development potential.*



STEWART CROSSING
224 LOTS

MARBELLA
232 LOTS

RIDGEMAR LANDING
94 LOTS

SARTIA VALLEY
244 LOTS

ENCLAVE AT STEWART
182 LOTS

ROUSE
HIGHSCHOOL

SUBJECT SITE
5.24 ACRES

RONALD REAGAN BLVD. 30,474 V.P.D. (TX DOT)

PARK AT CRYSTAL FALLS
580 UNITS

KNOX WILEY
MIDDLE SCHOOL

GROCERY, RESTAURANT
AND RETAIL PROJECT

E CRYSTAL FALLS PARKWAY

CRYSTAL CROSSING
247 LOTS

183 A
TOLL

CRYSTAL SPRINGS
453 LOTS

COLD SPRINGS
447 LOTS

CRYSTAL VILLAGE
APPROVED PUD

RIDGEWOOD SOUTH
278 LOTS

RONALD REAGAN CROSSING
160,000 SF OFFICE/RETAIL PROJECT





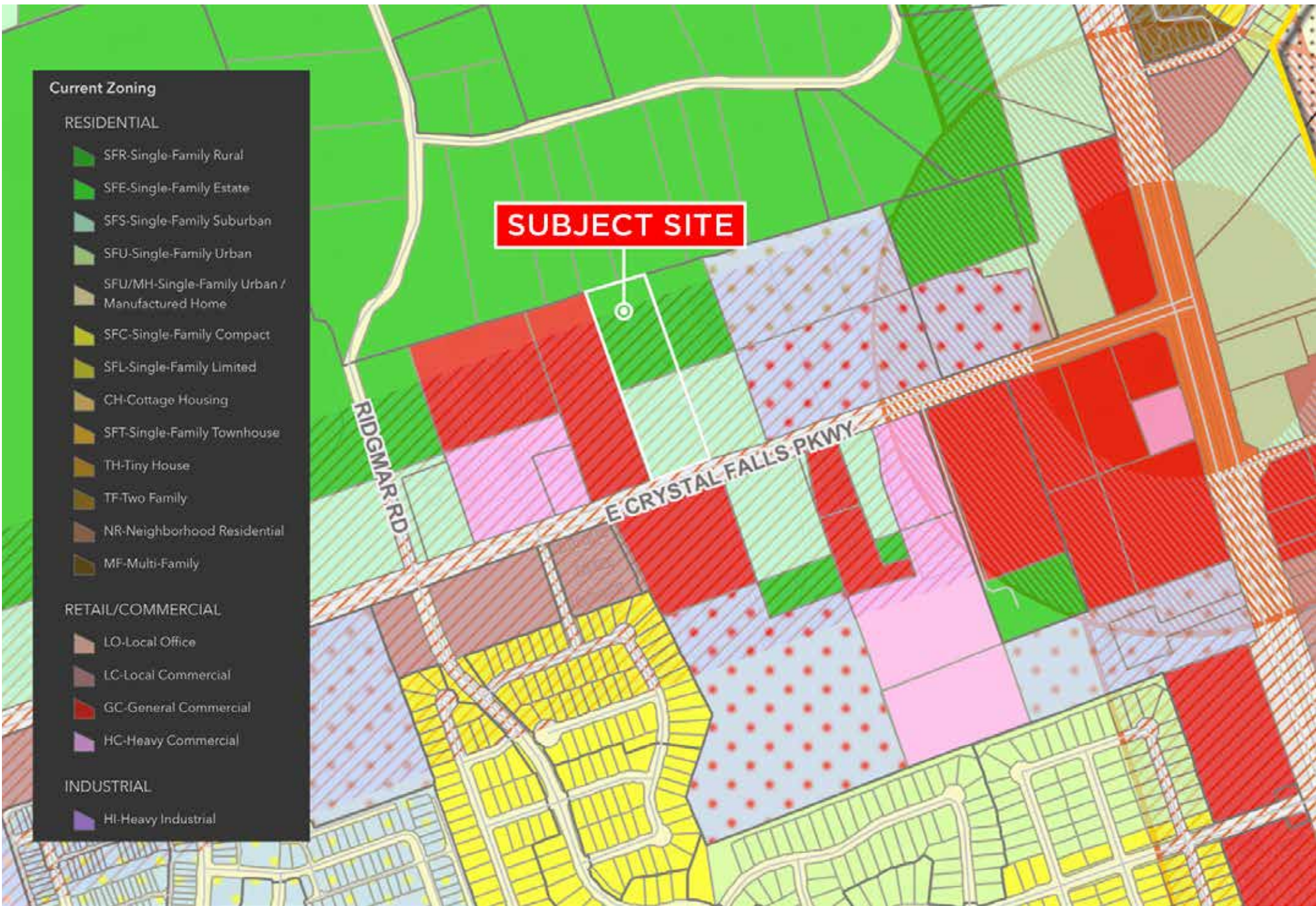
WATER LINES



WASTEWATER LINES



CURRENT ZONING



FUTURE LAND USE

Future Land Use - Published Layers

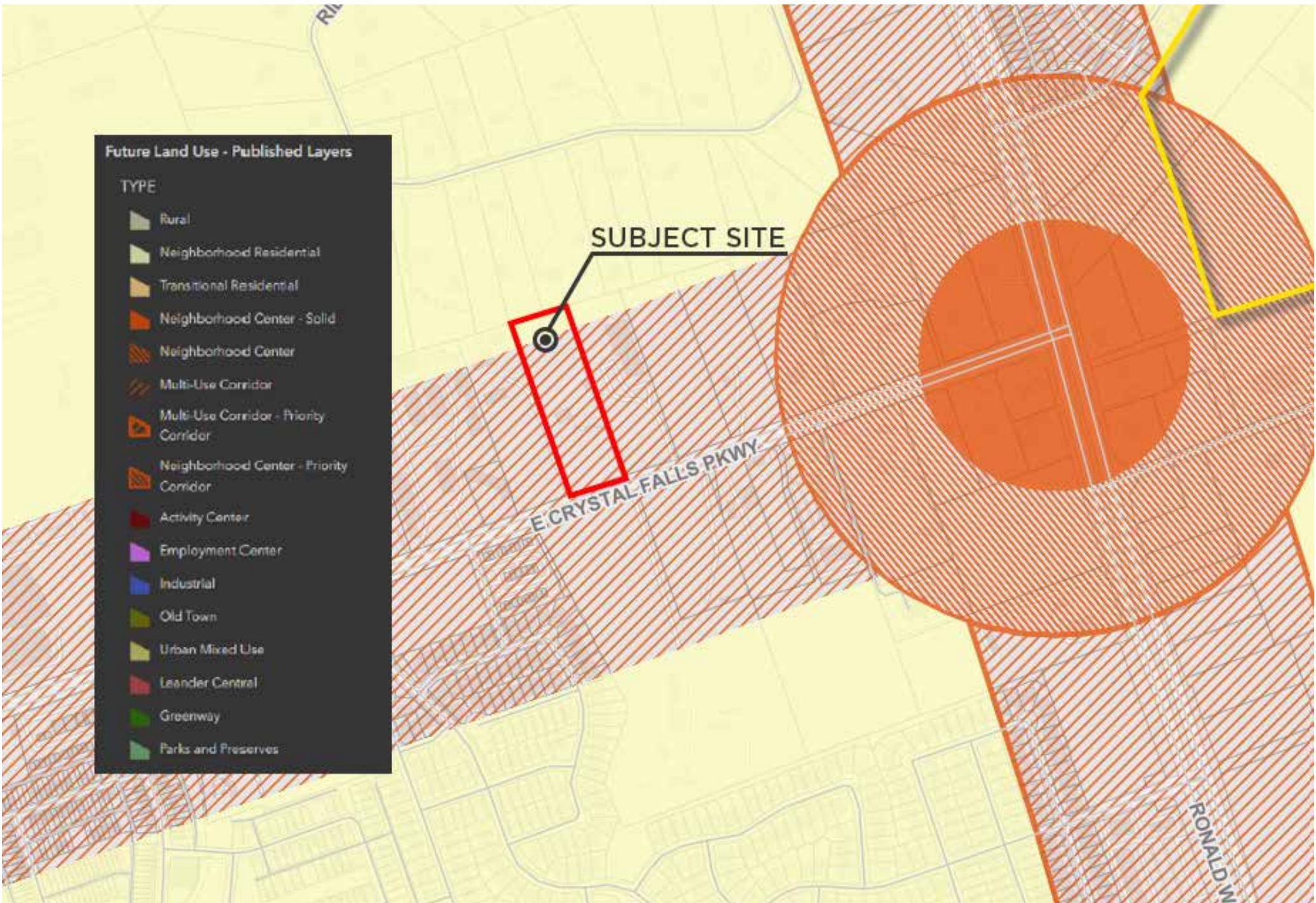
TYPE	
	Rural
	Neighborhood Residential
	Transitional Residential
	Neighborhood Center - Solid
	Neighborhood Center
	Multi-Use Corridor
	Multi-Use Corridor - Priority Corridor
	Neighborhood Center - Priority Corridor
	Activity Center
	Employment Center
	Industrial
	Old Town
	Urban Mixed Use
	Leander Central
	Greenway
	Parks and Preserves

SUBJECT SITE



E. CRYSTAL FALLS PKWY

RONALD W





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.



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:
 - 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.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
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Designated Broker of Firm	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date