

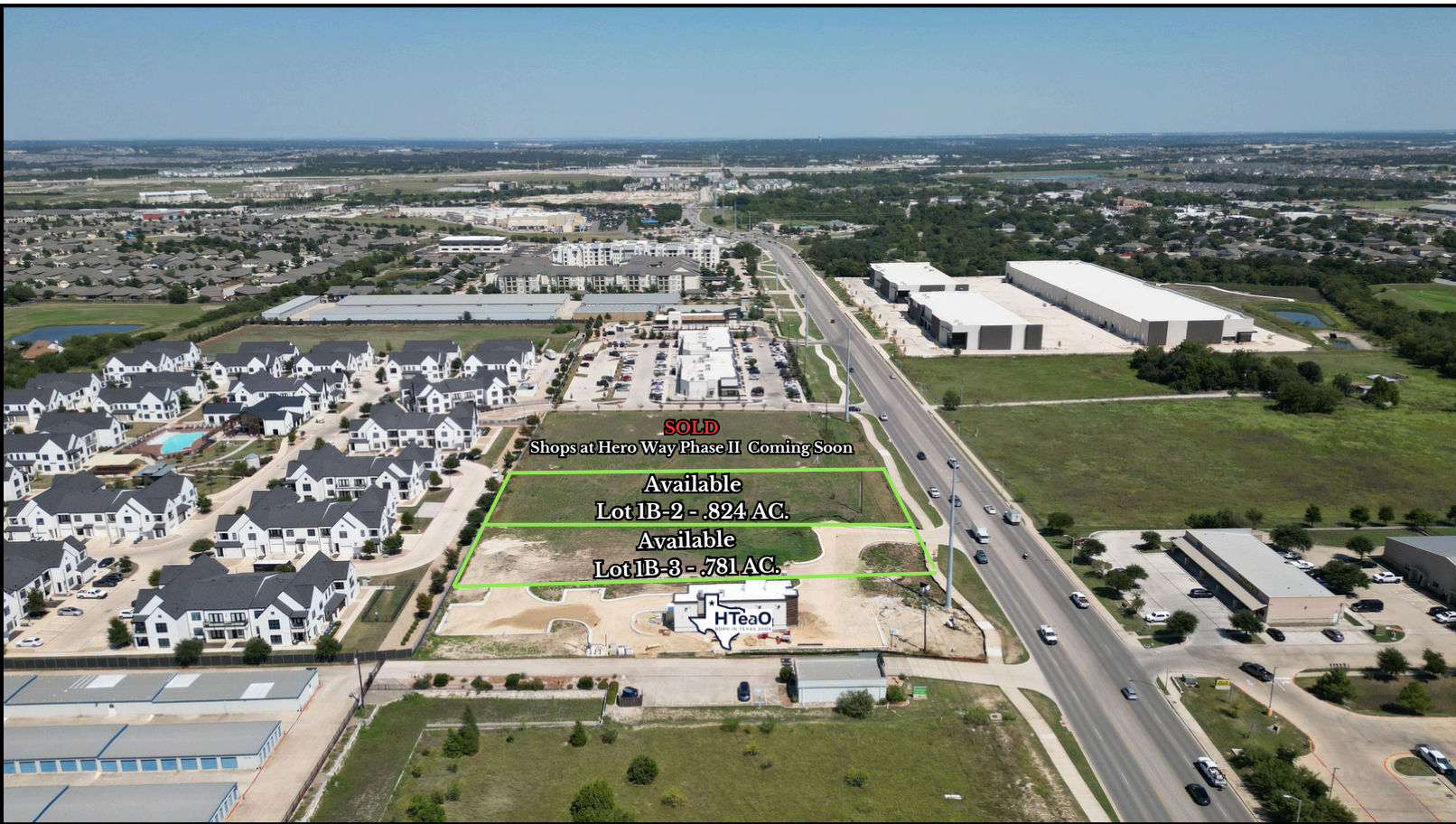
RETAIL PAD SITES FOR SALE

11700 HERO WAY W., LEANDER, TX 78641

HERO WAY W. PAD SITES

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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Introducing an exceptional opportunity to obtain a .8 - 1.6 acre pad site located at 11700 Hero Way W in Leander, Tx. Situated in the heart of the thriving Leander market, this parcel presents an outstanding opportunity for prospective investors, and users alike, seeking to capitalize on the region's growth and economic potential. The property is zoned General Commercial (GC) which allows a wide array of commercial uses. All utilities are to the site, and there is regional detention in place. The drive from Hero Way W. will be completed by other. This is a Turn key Pad Site ready for development.

AVAILABLE PAD SITES

Lot 1B-2:
- .824 Acres (35,878sf)

Lot 1B-3:
- .781 Acres (34,000sf)

PROPERTY HIGHLIGHTS

- Pad site ready
- All utilities available
- Regional detention in place
- General Commercial (GC) zoning
- Cross access through adjacent retail center, and future HTeaO site
- Entry drive from Hero Way W. completed by others.
- Substantial cost savings with in place infrastuctre.

OFFERING SUMMARY

Sale Price: Please call broker

Lot Size: .781 - 1.605 ac.

HERO WAY W. PAD SITES

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COTENANCY



ADJACENT DEVELOPEMTN HIGHLIGHTS

This excellent retail site is further complemented by Class A adjacent development. Current developments include the award winning Hermosa Village Apartments and the upscale retail center Shops at Hero Way. A second upscale retail center, Shops at Hero Way Phase II, is breaking ground later this year and will be directly adjacent to this site. HTeaO is currently under construction on the opposite side of the site and will be open later this year.

SHOPS AT HERO WAY PHASE II



Hermosa Village



HTeaO



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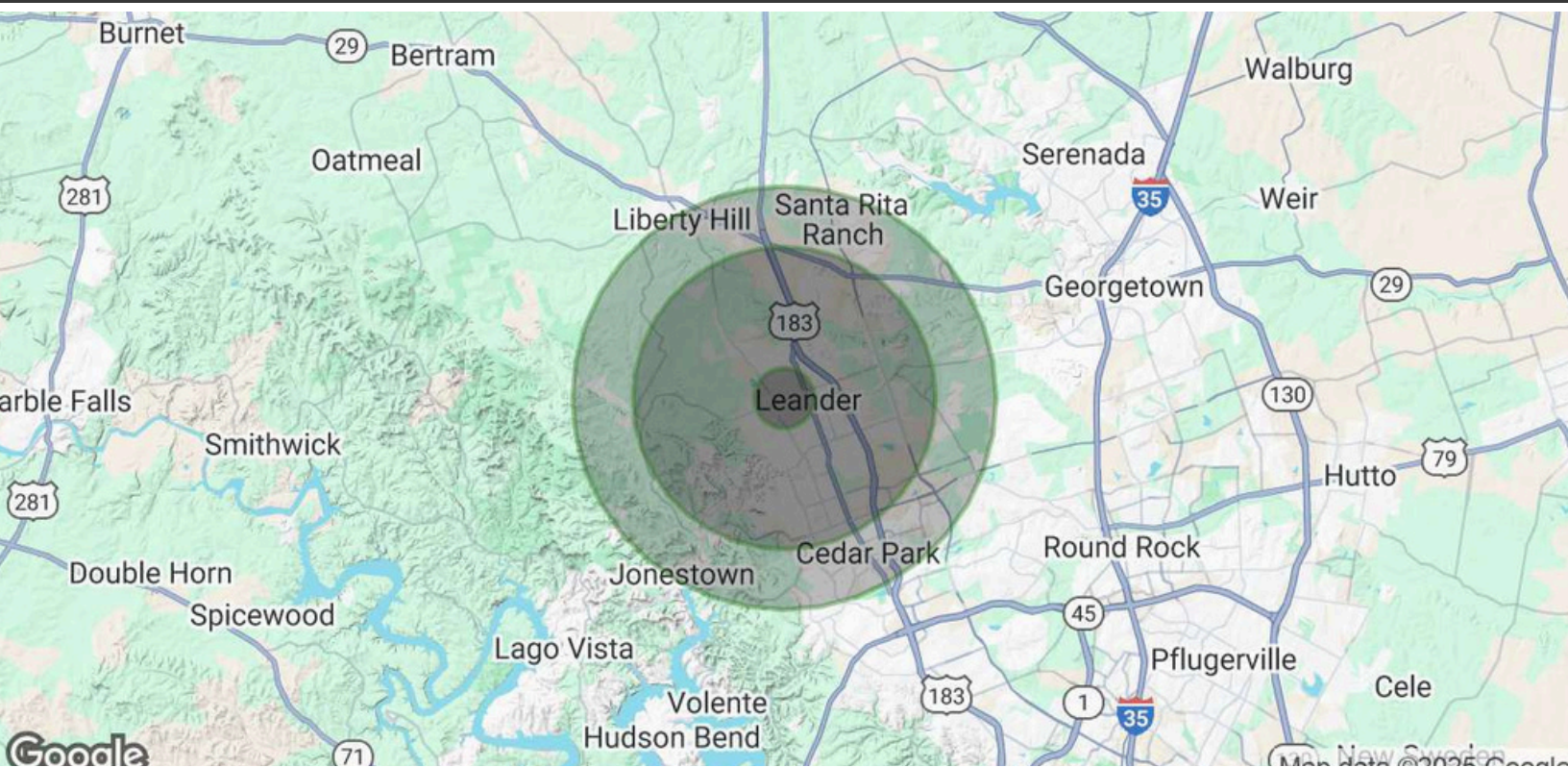
AERIAL RETAIL MAP



HERO WAY W. PAD SITES

11700 HERO WAY W, LEANDER, TX 78641

DEMOGRAPHICS MAP & REPORT



POPULATION

	<u>1 MILE</u>	<u>5 MILES</u>	<u>7 MILES</u>
Total Population	13,431	124,902	194,792
Average Age	36	37	37
Average Age	35	36	36
(Male) Average	37	37	37

Age (Female)

HOUSEHOLDS & INCOME

	<u>1 MILE</u>	<u>5 MILES</u>	<u>7 MILES</u>
Total Households	4,788	43,103	67,476
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$123,111	\$145,096	\$154,133
Average House Value	\$417,034	\$517,689	\$546,889

Demographics data derived from
AlphaMap



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' 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.

Commercial Market Exchange LLC

Licensed Broker /Broker Firm Name or
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Designated Broker of Firm

Jennifer Bernstein

Licensed Supervisor of Sales Agent/
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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date