

FOR SALE



1980 CRYSTAL FALLS PKWY LEANDER 78641

LAND/RETAIL DEVELOPMENT SITE

### PROPERTY FEATURES

- 442 ft of road frontage along Crystal Falls Pkwy
- 190 ft of road frontage along Local Rebel St
- GC Zoning: allows retail and office
- Located 2 ¾ miles west of 183A Toll Road
- 2024 3-mile Radius (esri):
  - Population 74,763 | Population Increase 1.76% | Avg HH Income \$151,404

### DETAILS

- \$1,548,558
- 2.37 Acres



**CONTACT**  
**BRENTLEY BRINEGAR**  
 Broker, Owner, Agent, Realtor®  
 bb@512texas.com  
 (512) 975-2243

EXPERIENCE ♦ EXPERTISE ♦ RELATIONSHIPS ♦ RESULTS

401 W. Anderson Avenue, Round Rock, TX 78664 | (512) 940-0188 | 512Texas.com

The material contained in this memorandum is based in part on information furnished to Brinegar Properties by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representations or warranty, express or implied, is made by any party. Nothing contained herein should be relied upon as a promise or representation as to the future. Recipients should conduct their own investigation and analysis.

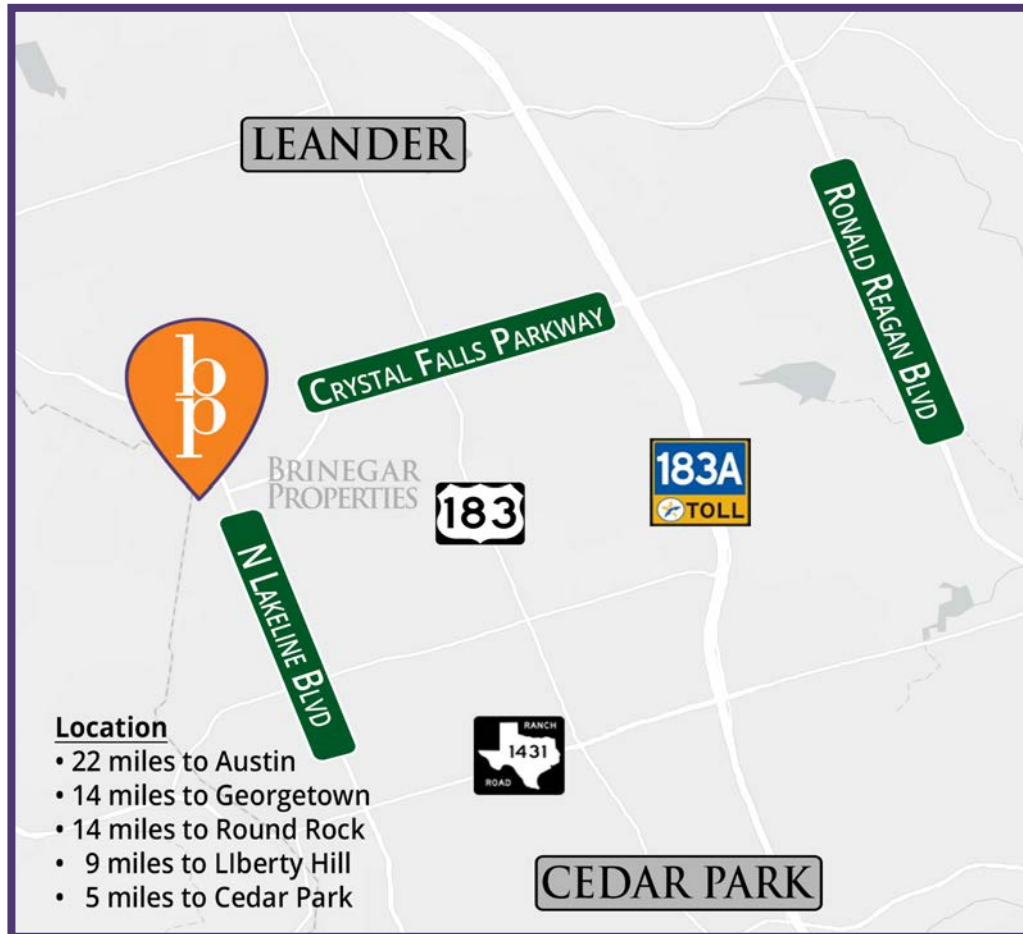


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LEANDER, TX 78641

RETAIL DEVELOPMENT



## Leander is proud to:

- » be the final stop on the Capital Metro Rail
- » have the third largest H-E-B store in Texas, which is part of a 225,000-square-foot shopping center
- » be home to St. David's HealthCare and
- » the ACC San Gabriel campus with ≈12,500 students

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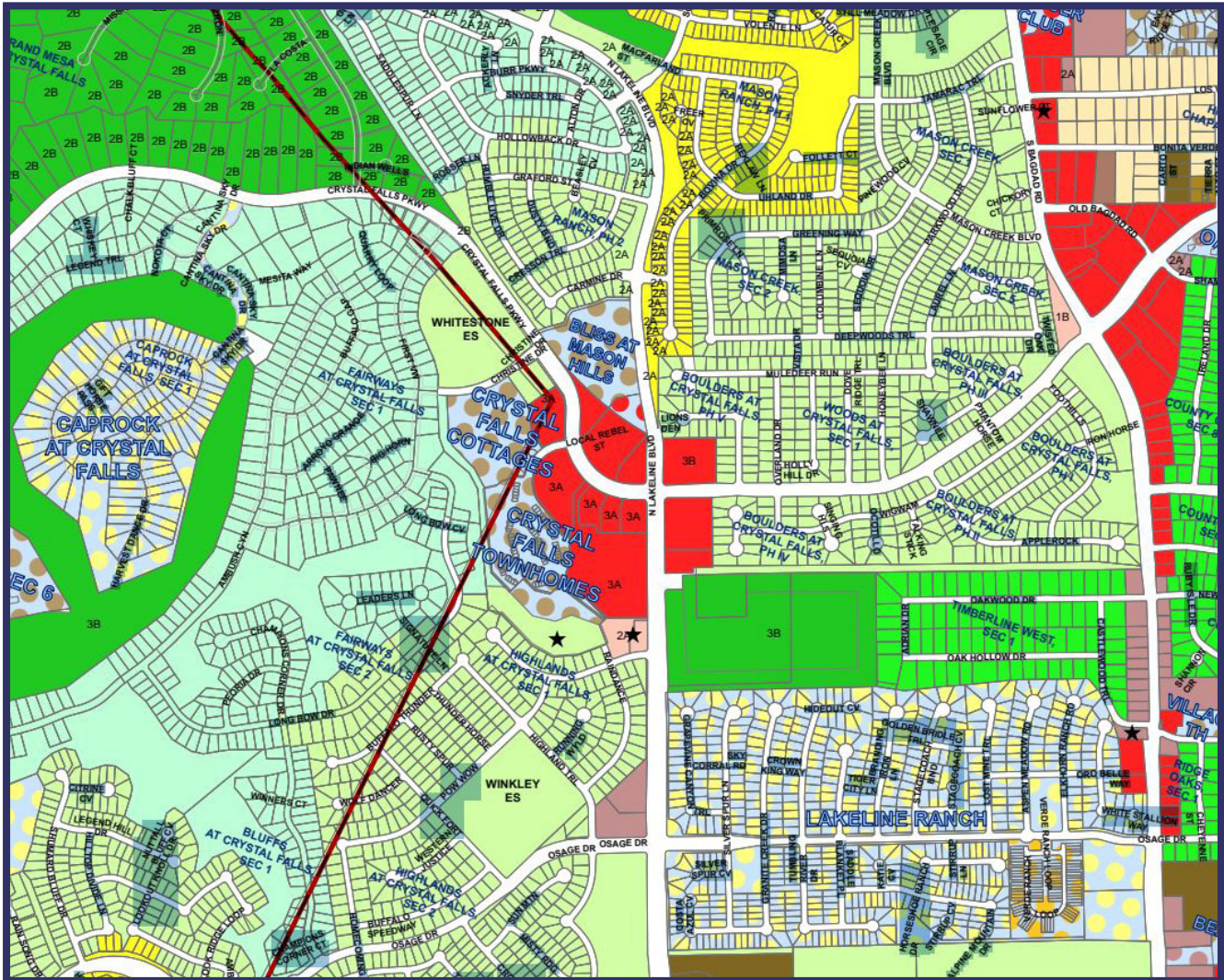


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**RETAIL DEVELOPMENT**

**ZONING MAP**



<p>Future Annexation Per DA</p> <p><b>Current Zoning</b></p> <p><b>RESIDENTIAL</b></p> <ul style="list-style-type: none"> <li>SFR - Single-Family Rural</li> <li>SFE - Single-Family Estate</li> <li>SFS - Single-Family Suburban</li> <li>SFU - Single-Family Urban</li> <li>SFU/MH - Single-Family Urban/Manufactured Home</li> <li>SFC - Single-Family Compact</li> <li>SFL - Single-Family Limited</li> <li>CH - Cottage Housing</li> <li>SFT - Single-Family Townhouse</li> <li>TH - Tiny House</li> <li>TF - Two Family</li> <li>NR - Neighborhood Residential</li> </ul>	<p><b>RETAIL / COMMERCIAL</b></p> <ul style="list-style-type: none"> <li>LO - Local Office</li> <li>LC - Local Commercial</li> <li>GC - General Commercial</li> <li>HC - Heavy Commercial</li> </ul> <p><b>INDUSTRIAL</b></p> <ul style="list-style-type: none"> <li>HI - Heavy Industrial</li> </ul> <p><b>PUD LAND USE</b></p> <ul style="list-style-type: none"> <li>PUD - Single-Family</li> <li>PUD-CH</li> <li>PUD - Townhomes</li> <li>PUD - Multi-Family</li> <li>PUD - Mixed Use</li> <li>PUD - Local Office</li> </ul>	<p><b>PUD - Local Commercial</b></p> <p><b>PUD - General Commercial</b></p> <p><b>PUD - Heavy Commercial</b></p> <p><b>SECTORS</b></p> <ul style="list-style-type: none"> <li>OS - Open Space</li> <li>CD - Conventional Sector</li> <li>S1 - General Sector</li> <li>S2 - Station Sector</li> </ul> <p><b>TRANSECTS</b></p> <ul style="list-style-type: none"> <li>Civic Building</li> <li>T4 - General Urban</li> <li>T5 - Urban Center</li> <li>T6 - Urban Core</li> <li>SD - Special District</li> </ul>
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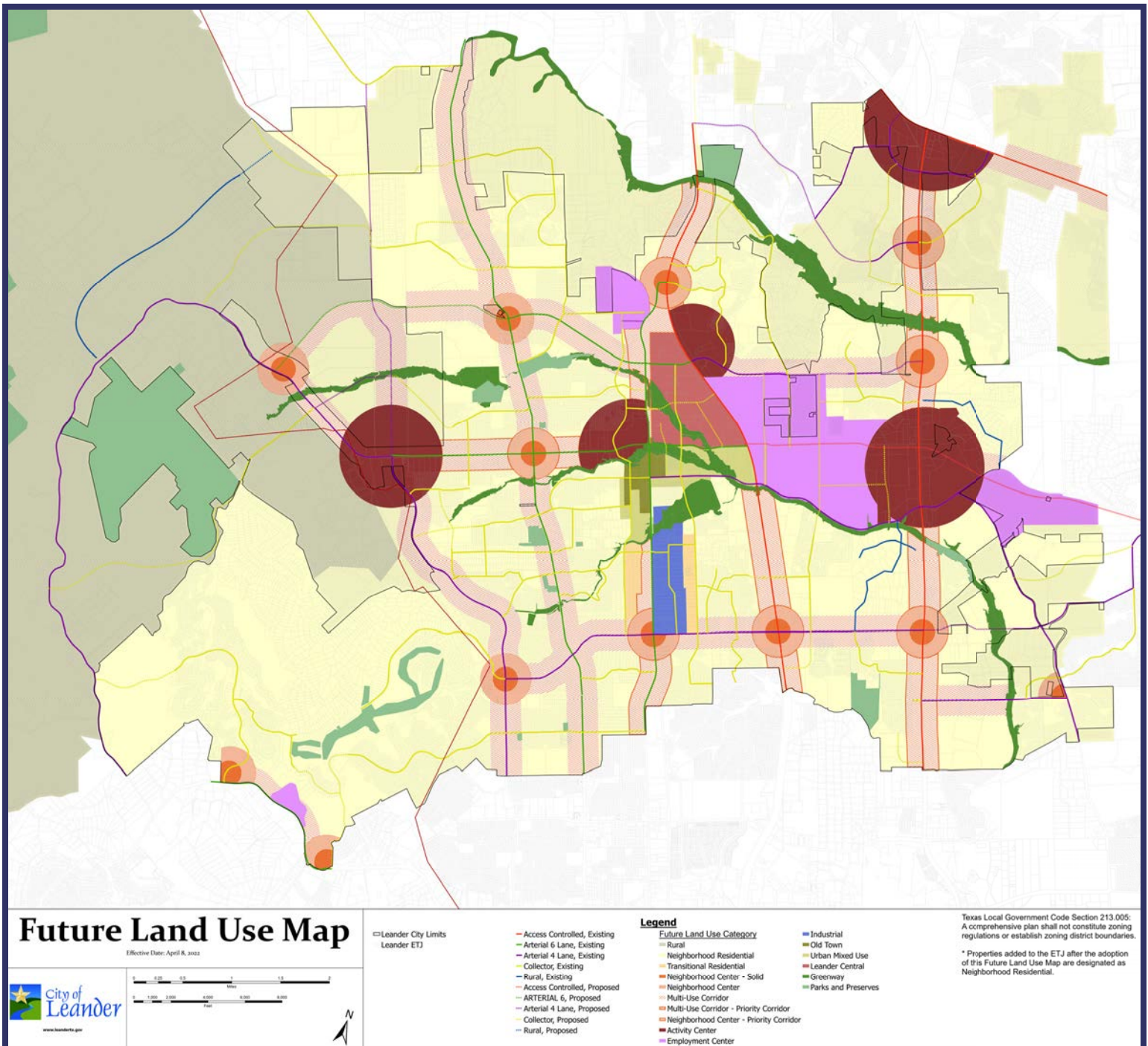
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RETAIL DEVELOPMENT

### FUTURE LAND USE MAP



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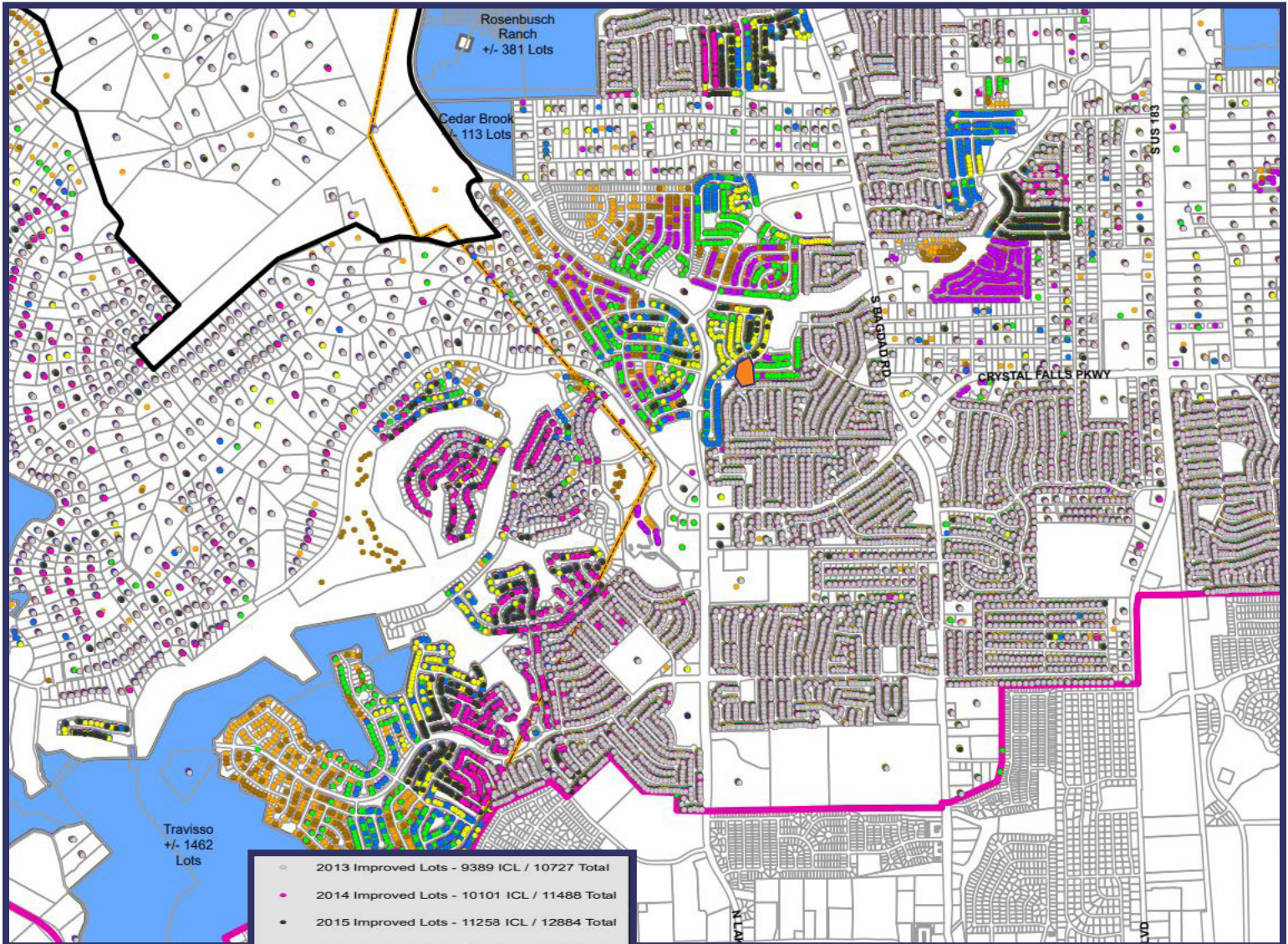


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**RETAIL DEVELOPMENT**

**AREA DEVELOPMENT MAP**



○	2013 Improved Lots - 9389 ICL / 10727 Total
●	2014 Improved Lots - 10101 ICL / 11488 Total
●	2015 Improved Lots - 11258 ICL / 12884 Total
●	2016 Improved Lots - 12469 ICL / 14007 Total
●	2017 Improved Lots - 13828 ICL / 15631 Total
●	2018 Improved Lots - 15507 ICL / 17695 Total
●	2019 Improved Lots - 16722 ICL / 19029 Total
●	2020 Improved Lots - 18263 ICL / 20673 Total
●	2021 Improved Lots - 19009 ICL / 21749 Total
■	Leander ETJ
■	Leander City Limits
■	County Boundary
■	Proposed Development

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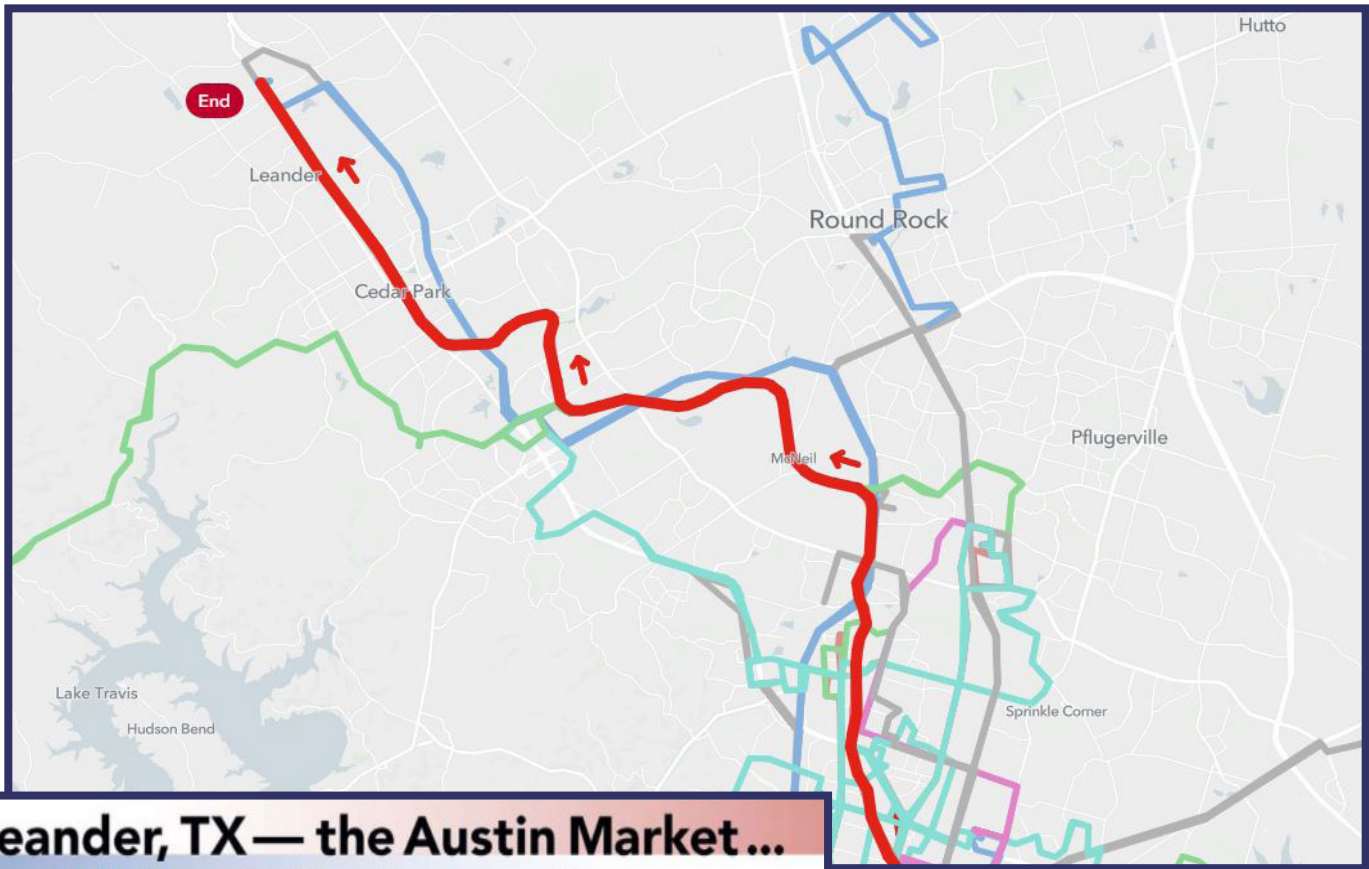
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**RETAIL DEVELOPMENT**

**COMMUTER RAIL - TO/FROM AUSTIN**



**Leander, TX — the Austin Market ...  
Without the Congestion**

- Only commuter rail into downtown Austin
- Fourth fastest growing city in Texas
- 12,500 student Austin Community College Campus

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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.



### 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.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code.

**Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

### 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 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 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.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**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.

<b>BRINEGAR PROPERTIES</b>	<b>9002570</b>	<b>BB@512TEXAS.COM</b>	<b>512-940-0188</b>
Name of Sponsoring Broker (Licensed Individual or Entity)	License No.	Email	Phone
<b>BRENTLEY BRINEGAR</b>	<b>589701</b>	<b>BB@512TEXAS.COM</b>	<b>512-940-0188</b>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<b>BRENTLEY BRINEGAR</b>	<b>589701</b>	<b>BB@512TEXAS.COM</b>	<b>512-940-0188</b>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<b>Brentley Brinegar</b>	<b>589701</b>	<b>BB@512TEXAS.COM</b>	<b>512-940-0188</b>
Name of Sales Agent/Associate	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlords Initials

\_\_\_\_\_  
Date