

FOR LEASE BUSINESS PARK 2243



± 100,000 SF

SINGLE STORY WITH MULTIPLE BUILDINGS

RETAIL | OFFICE | WAREHOUSE

11880 Hero Way West, Leander, TX 78641



Lease Details/Features

SPACE AVAILABLE:

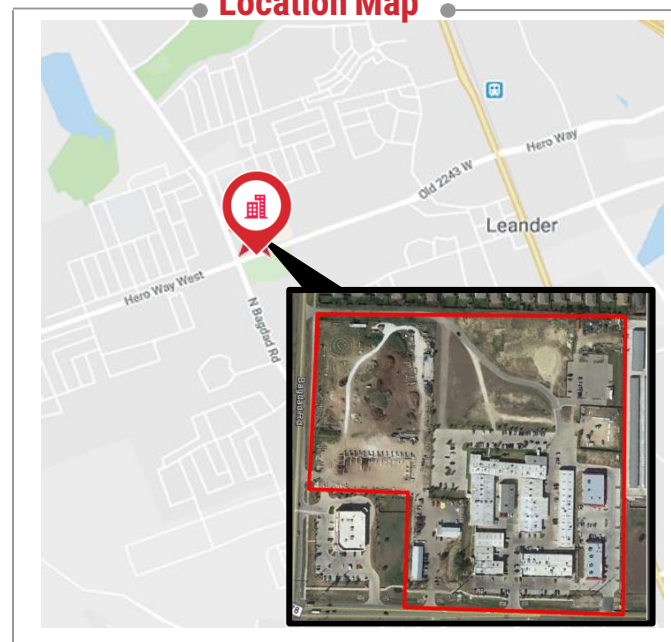
Warehouse: 5,000 SF- All open

Retail: 1,000 SF and 2,000 SF

Flex (100% HVAC): 20,000 SF- Finished as school

- Retail facing FM 2243
- Office & Warehouse in back
- Can build-to-suit up to 50,000 SF on 8 Acres to the North
- Four semi-dock high plus grade level doors
- 12'-16' clear heights
- Heavy power, sprinklers; Heavy industrial zoning
- Many grade level doors throughout
- New parking lot in rear that can be enlarged
- Spaces from 1,000 SF and up; Retail starting at 1,250 SF
- Excellent location & popular intersection
- FM 2243 widening complete

Location Map



Office Location:

12770 Merit Dr
Dallas, TX 75251

www.ngkf.com

[Download Flyer](#)

For more information, please contact:

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SUMMARY

- TYPE** Retail/Office/Warehouse Facility
- LOCATION** 11880 W. FM 2243, just east of Bagdad Road, Leander, Texas
Approx. 10 miles north of Austin
- SIZE** 112,000 Square Feet in multiple buildings
± 15 Acres Land
- NEW ADDITIONS** Due to overwhelming demand, particularly for showroom/warehouse/manufacturing space, we've expanded Business Park 2243 on both sides: East and West. To the west, toward CVS, we have just completed 3,300 SF of grade level warehouse space, 14' clear height, and 2,000 SF will be added shortly, all 100% leased! To the east, we have retail/office space from 1,000 SF and up ready now.

DESCRIPTION Business Park 2243 is the site of an exciting adaptive reuse of the Aquatics Manufacturing facility. This retail, office and warehouse property has strong local ownership committed to servicing the North Austin space needs of Leander, Crystal Falls, and Cedar Park businesses on virtually any level. This 112,000 square foot property was completely renovated in 2011/12 and offers several types of space: ±20,000 SF of retail space from 1,250 SF units and up which can also be used as offices; over 70,000 SF of warehouse space which can be fully air conditioned, can include office buildout, and is serviced by grade or semi-dock level doors. BP 2243 has also just been expanded with new land for a 5,000 SF & 10,500 SF retail or office building, free standing. Parking lots are concrete. FM 2243 was widened in 2017/2018 and now completed.

DETAILS Williamson County has seen a continual increase with its population reaching 500,000 in 2015, a 23.1% increase over 2010 Census counts. This places the county as one of the fastest growing in Texas. The Leander ISD is the 13th fastest growing school district in the United States.

Leander is no longer small: Leander is the 4th fastest growing city in the state, and Austin holds the number 1 position for fastest growing in the US, while maintaining a 3% unemployment rate. Construction values have increased by an average rate of 17.25% per year since 2000. As of 2015 there are over 24 developments and over 14,000 new house lots with a 10-15 year buildout timeline within the city limits.

Come join Smokey Mo's BBQ, Little Caesar's Pizza, Sterling Classical School, Mattress Made Easy, Way Off Broadway Community Players Theatre, Hill Country Bible Church of Leander, Excalibur Plumbing, Upland Outfitters, and many others.

Demographics

2018			
	1 mi	3 mi	5 mi
Population	11,198	40,405	78,818
Avg. Household Income	\$80,108	\$91,608	\$97,012
Traffic Count	15,001-30,000 vehicles per day		
Median Age	29.6	31.6	32.8

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[360 Aerial Video HERE](#)



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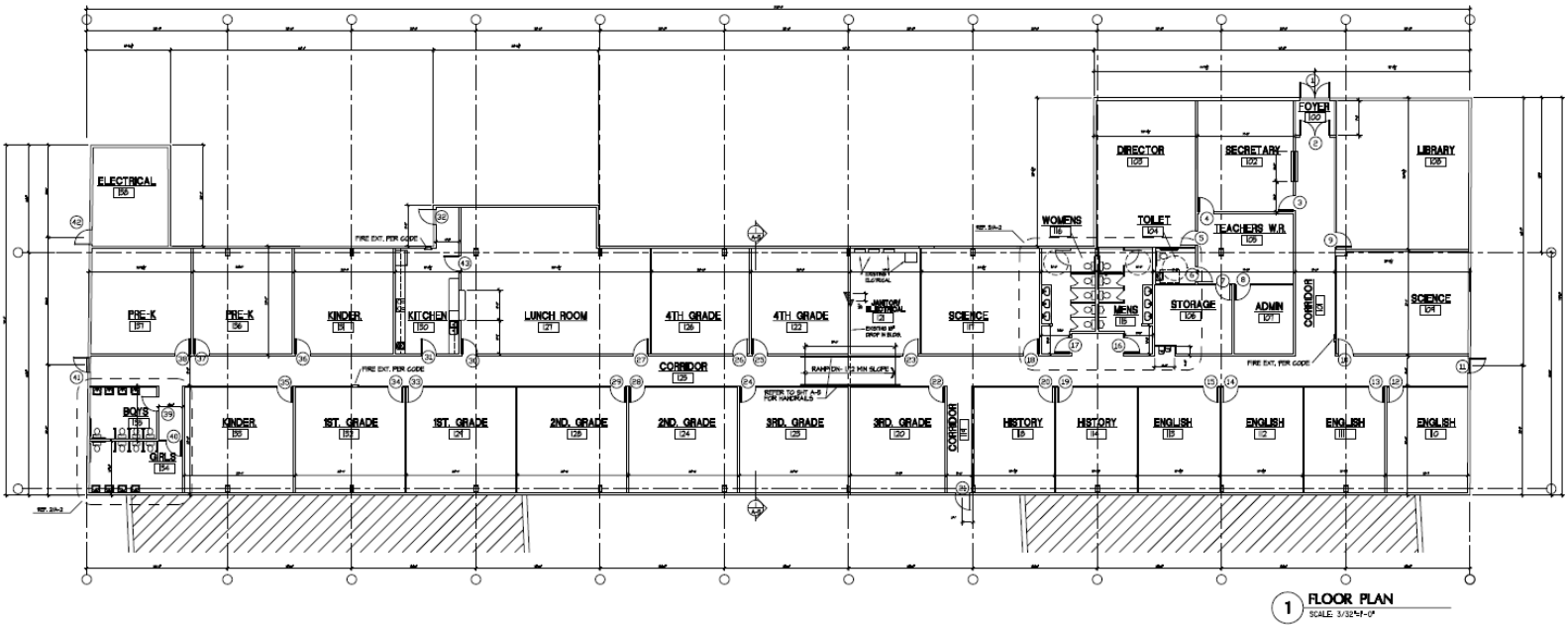


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FLOORPLAN



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