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15204 HERO WAY WEST

LEANDER, TX 78641

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LEANDER, TX 78641

PROPERTY SUMMARY



PROPERTY DESCRIPTION

+/- 4.94 acre parcel for sale off of Hero Way W in Leander City Limits. The front portion of the property is zoned Local Office (LO) and the back portion is zoned Heavy Commercial (HC). The property has been cleared and partially graded, creating a nice flat open space. There is electricity to the site, but no public water / wastewater.

PROPERTY HIGHLIGHTS

- +/- 4.94 acres
- Limited Office / Heavy Commercial Zoning
- Cleared and Partially Graded
- Electricity to Site

OFFERING SUMMARY

Sale Price: Contact Broker
Lot Size: 4.94 Acres

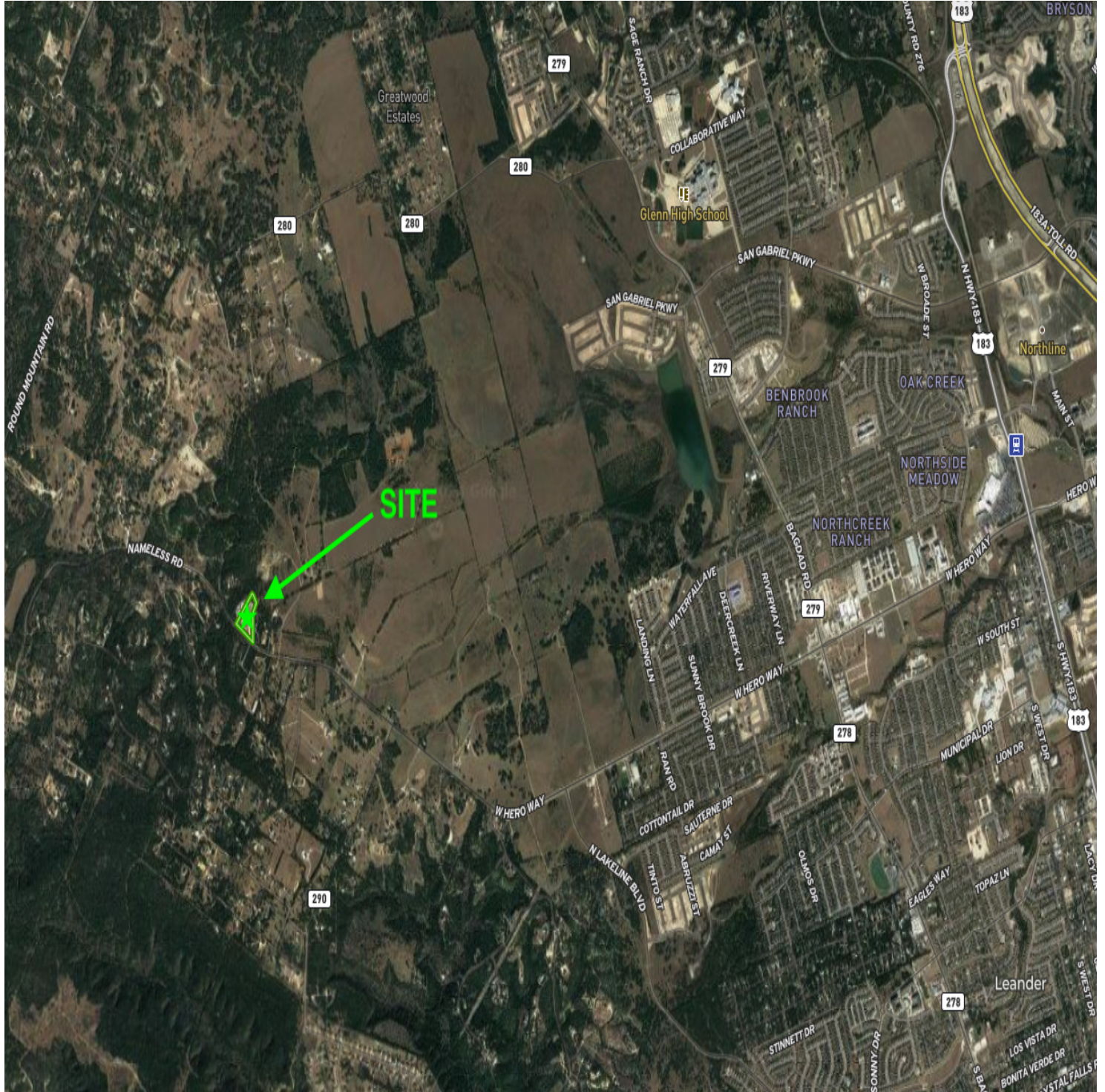
DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	327	4,171	17,870
Total Population	994	12,774	56,529
Average HH Income	\$91,044	\$118,970	\$118,115

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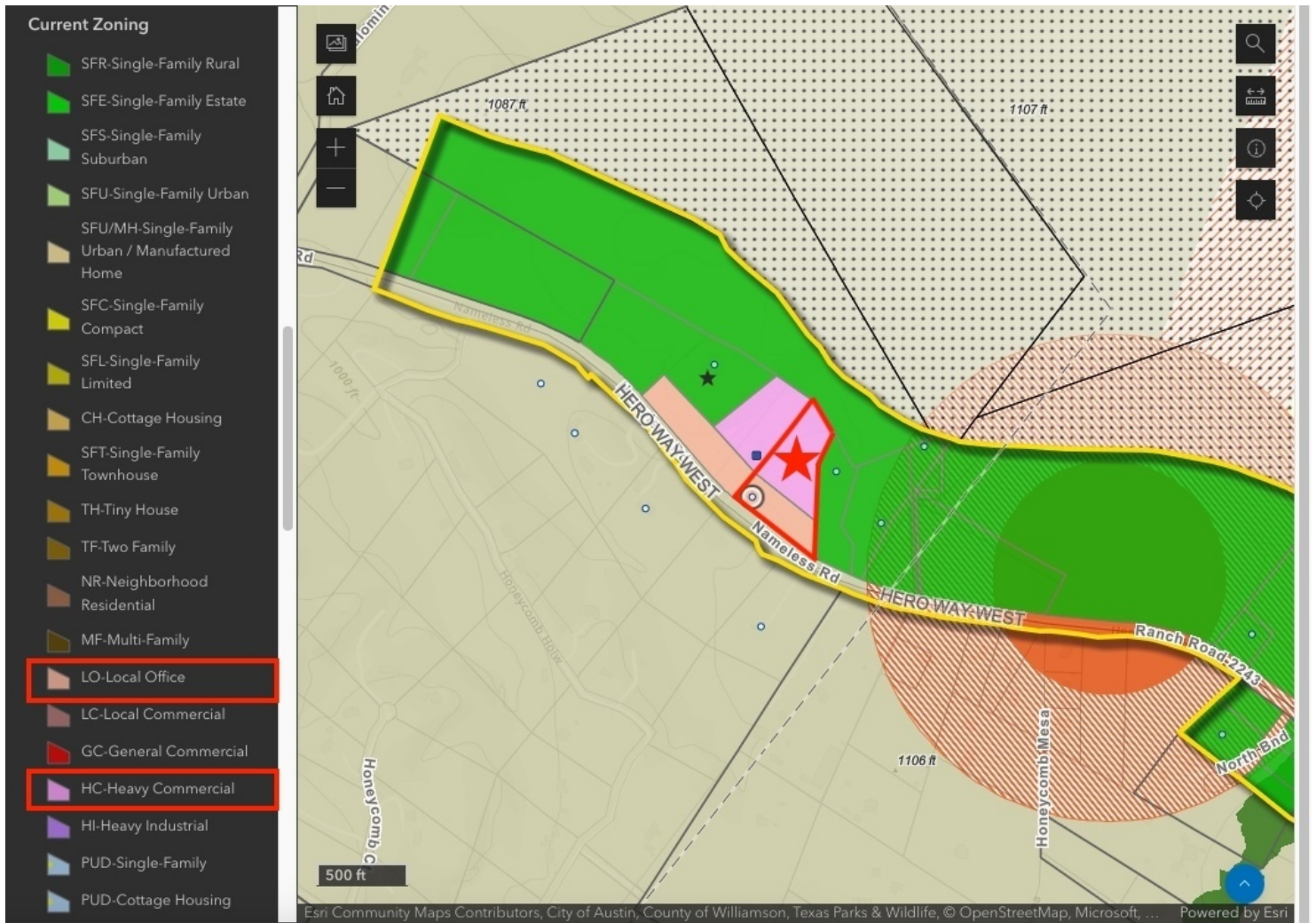
OVERVIEW MAP



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ZONING



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WATER / WASTEWATER LOCATION



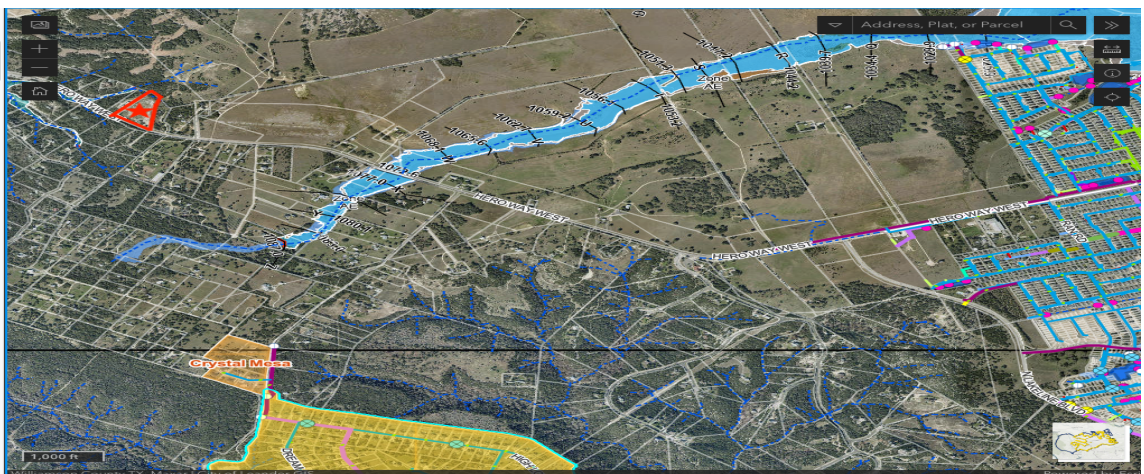
Water - Plug

Potable Water Lines

- Abandoned
- Unknown
- 1
- 2
- 3
- 4
- 6
- 8
- 10
- 12
- 14
- 16
- 18
- 20
- 24
- 30
- 36
- 42

Raw Water Transmission

Water - Sleeve



WW Facilities

- Active Site / Station

WW System Valve

- Gate Valve

WW Approximate Gravity Mains

WW Gravity Main

- Abandoned
- 6"
- 8"
- 10"
- 12"
- 15"
- 18"
- 21"
- 24"
- 27"
- 30"
- 36"

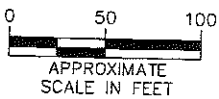
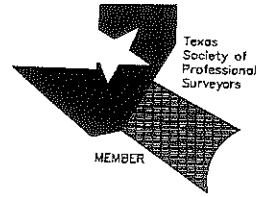
WW Force Main

- Abandoned
- 2
- 2.5
- 3
- 4
- 6
- 8



SURVEY SKETCH

52.000 AC.
WINFRED M. GIDDENS, ET AL., TRUSTEES
DOC. 2000185845



Being 4.940 Acres of Land situated in the George Cravin Survey No.: 494 and in the P. Scritchfield Survey No.: 551, in Travis County, Texas, and being a portion of a called 39.94 acre tract of land conveyed to Joe Silberstein, Trustee, by instrument of record in Volume 10649, Page 312 of the Real Property Records of Travis County, Texas.

LEGEND

- IRON ROD FOUND
- IRON ROD SET
- △ NAIL SET
- * COTTON SPINDLE FOUND
- () RECORD BEARING, DISTANCE
- ⊕ POWER POLE
- O/T OVERHEAD TELEPHONE WIRES

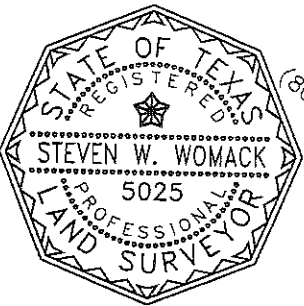
REMAINDER OF
(39.94 AC.)
JOE SILBERSTEIN, TRUSTEE
10649/312 D.R.T.C.TX.

(C1)
L=176.60'
R=875.12'
T=88.60'
Δ=11°33'43"
CB=S45°30'42"E
C=176.30'

JOE SILBERSTEIN, TRUSTEE
4.940 AC.
(19,990 AC.)
215,187 SQ.FT.
10649/312 R.P.R.T.C.TX.

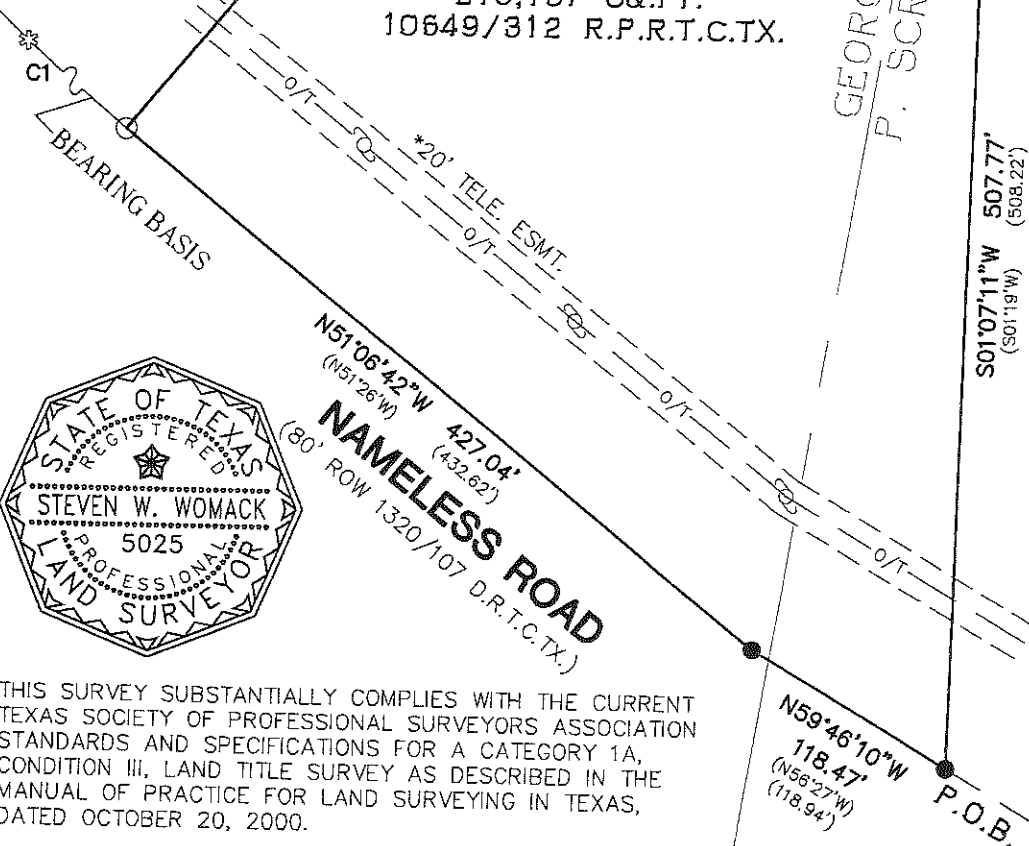
2.640 AC.
SIDNEY A. McDONALD
8770/923 D.R.T.C.TX.

SURVEY PREPARED FOR:
LILITH COOPER AND
TEXAS UNITED TITLE, INC.
G.F. NO.: 0508812WLSB
SCHEDULE "B" COMMENTS:
10. (e) *20' TELEPHONE
ESMT. 2008/350
D.R.T.C.(SHOWN HEREON)



N51°06'42"W (427.04')
(N51°26'W) (432.62')
NAMELESS ROAD
(80' ROW 1320/107 D.R.T.C.TX.)

GEORGE CRAVIN SURVEY NO.: 494
 P. SCRITCHFIELD SURVEY NO.: 551



3DS, Inc.
Land Surveyors
GPS Services
Subdivisions • Topographic
Construction • Commercial • Boundaries

REV.1 08/08/05 JDH

P.O. Box 850
Liberty Hill, Texas 78642
(512) 515-5888
Fax 515-5878

Date: 07/26/05
Drawn by: STAFF
File Name: 05-077

PROJECT NUMBER
05-077

Steven W. Womack
STEVEN W. WOMACK
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5025, STATE OF TEXAS



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 Primary Assumed Business Name	9003840 License No.	infocmeatx.com Email	(512)774-9520 Phone
Matt Delahoussaye Designated Broker of Firm	535200 License No.	matt@cmeatx.com Email	(512)535-5313 Phone
Jennifer Bernstein Licensed Supervisor of Sales Agent/ Associate	603557 License No.	jennifer@cmeatx.com Email	(512)774-9520 Phone
Bailey Morse Sales Agent/Associate's Name	776559 License No.	Bailey@cmeatx.com Email	(512)630-9888 Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date