

Office / Warehouse / Yard

📍 200 County Road 180, Leander, TX

FOR LEASE



Professional Office on Private Lot
Move-In Ready (2nd Generation)
Warehouse Space with Yard
Monument Signage Available
Immediate Occupancy



Darren Siegel

Principal/Agent
512.964.3656
dsiegel@newedgecre.com

Office Space: **2,808 SF**
Warehouse Space: **1,770 SF**
Lease Rate: **\$16/SF/Year + NNN**
Availability: **Immediate**



EXECUTIVE SUMMARY

Position your business in one of the area's established corridors.

Discover a professional office opportunity in one of Leander's most established business corridors. Located at 200 CR 180, this 2,808 square-foot office offers a practical and well-maintained layout designed for a variety of uses. The suite features a welcoming reception area, three private offices, a private restroom, and two offices equipped with sinks, making it particularly suitable for trade contractors, field service businesses, equipment & specialty dealers, auto-related businesses, and other office users. With immediate availability and convenient access to Ronald Reagan and major commercial destinations, this property provides an ideal environment for businesses seeking functionality, accessibility, and a professional image.



**FOR
LEASE**



**2,808 SF
Office**



**1,770 SF
Warehouse**



**Immediate
Occupancy**



**Yard
Space**



PROPERTY HIGHLIGHTS

- ✓ 2,808 SF Office; 1,770 SF Warehouse
- ✓ Cedar Park ETJ: No Zoning
- ✓ Storage/ Staging Areas
- ✓ Yard Space
- ✓ Monument & Building Signage
- ✓ Immediate Occupancy



LOCATION HIGHLIGHTS

- ✓ High-Visibility on CR 180
- ✓ Convenient Access to Retail & Restaurants
- ✓ Surrounded by Established Professional Businesses
- ✓ Minutes from Ronald Reagan and 1431



TRAFFIC COUNTS

Ronald Reagan Blvd 54,264 VPD

County Road 180 3,426 VPD

FM 1431 64,017 VPD

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OFFICE + WAREHOUSE + YARD
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PROPERTY DETAILS

CATEGORY

DETAILS

PROPERTY TYPE Office, Warehouse & Yard

AVAILABLE SPACE 2,808 SF Office; 776 SF
Garage; 1,770 SF Warehouse

LEASE BASE RATE \$16.00 PSF Office;
\$10.00 PSF Warehouse

LEASE STRUCTURE NNN; \$8.02/sf/year

BUILDING STATUS Second Generation

AVAILABILITY Immediate

YEAR BUILT 1993

PARKING Open Parking

SIGNAGE Monument & Building Signage

CEILING HEIGHT Approximately 8 FT in office;
12 FT in Warehouse



Disclaimer: Information deemed reliable but not guaranteed,
subject to change or withdrawal without notice.

PROPERTY FEATURES



**RECEPTION
WITH WAITING
AREA**



**THREE
PRIVATE
OFFICES**



**WELL
WATER**



**FUNCTIONAL
LAYOUT**

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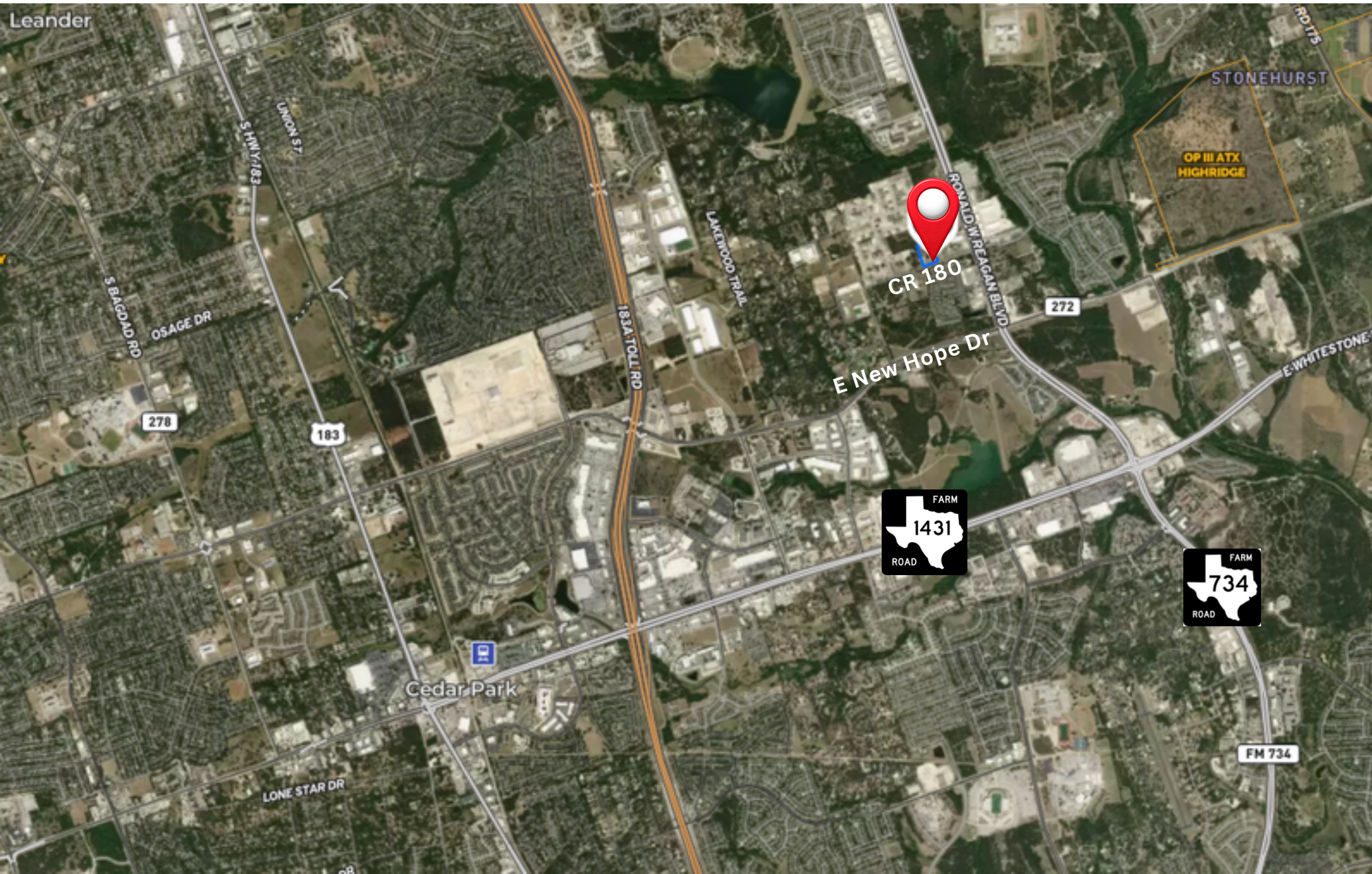
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SITE PLAN



WAREHOUSE

OFFICE

YARD AREA

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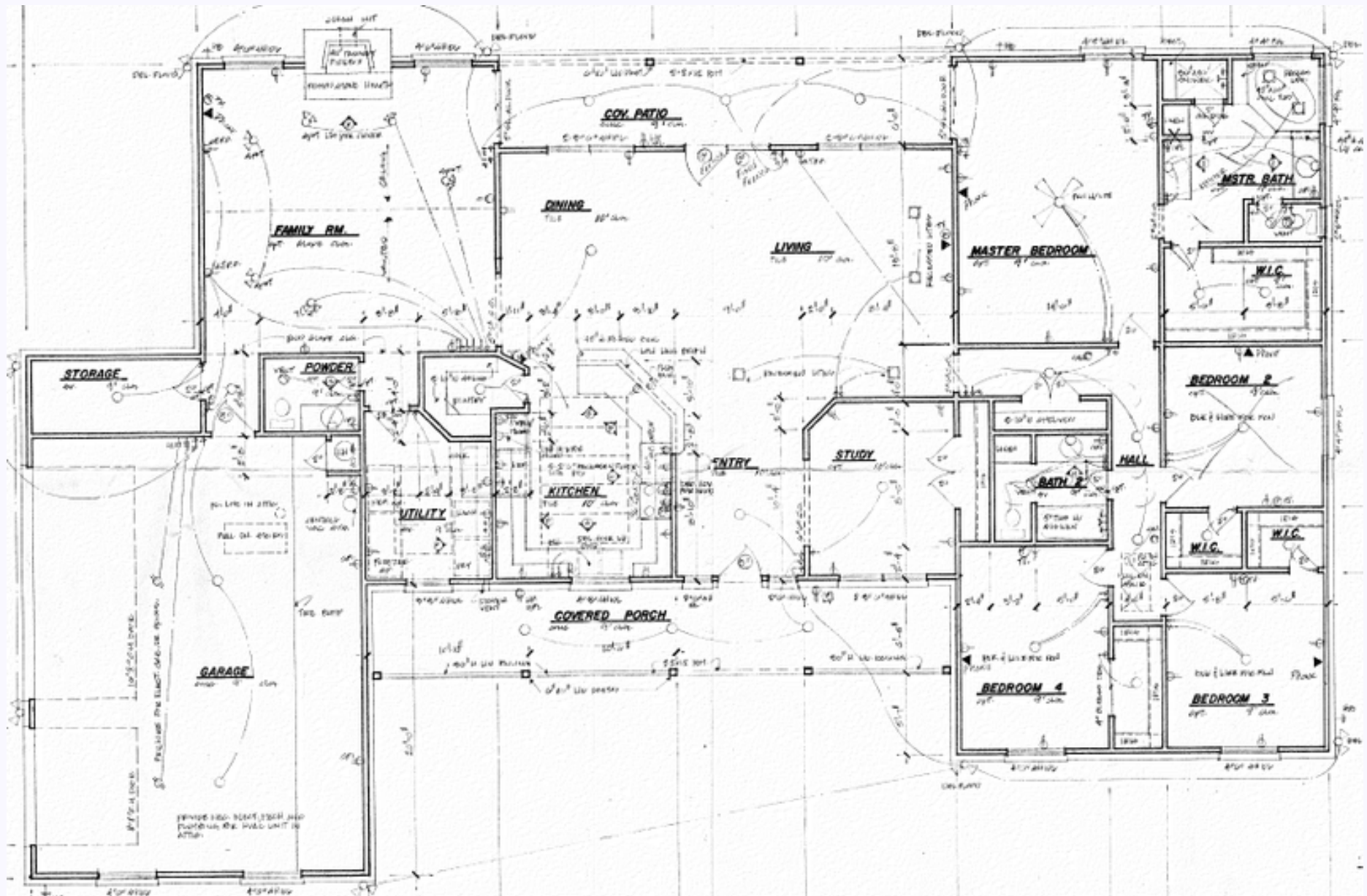
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FLOOR PLAN



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PROPERTY PHOTOS



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MARKET OVERVIEW :

CEDAR PARK & LEANDER

Market Overview — Sets the stage: how Cedar Park and Leander transformed from bedroom communities into one of Central Texas's most active commercial corridors.

Demographics & Population Growth — Cedar Park's 58.6% and Leander's 123.2% decade growth, median incomes, home values, employment growth, and the 30.5% property tax cut story told in full sentences.

Major Employers & Economic Drivers — Firefly Aerospace's moon landing, Enovis Corp's \$25.5M facility, Compedia's 228 jobs, then Leander's Amazon, St. David's, and Ascension Medical, followed by the Greater Austin proximity employers (Apple, Samsung, Dell, Oracle, Tesla).

Active Development Pipeline — Cedar Park's Marriott, PopStroke, Perfect Game, Bell District, Trader Joe's, and Sprouts; then Leander's Northline, Crystal Village, The Square at Crystal Falls, Chuy's, and Rancho Sienna — all woven into readable narrative.

Retail Market & Corridor Anchors — H-E-B's 15,000–25,000 daily visits, the Gateway 29 tenants, Bar W Marketplace, and the retail demand gap opportunity explained clearly.

CRE Investment Case & Market Outlook — Closes with the investment thesis: why now, why this corridor, and what 100,000+ residents by 2030 means for first-mover commercial positioning.

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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 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. 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 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 our records.

New Edge Commercial Real Estate

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

Neerja Kwatra

Designated Broker of Firm

9015934

License No.

info@newedgecre.com

Email

(512)677-9365

Phone

Neerja Kwatra

Licensed Supervisor of Sales Agent/

Associate

Darren Siegel

Sales Agent/Associate's Name

664880

License No.

nkwatra@newedgecre.com

Email

(512)698-2730

Phone

664880

License No.

nkwatra@newedgecre.com

Email

(512)698-2730

Phone

640724

License No.

dsiegel@newedgecre.com

Email

(512)964-3656

Phone

Contact

Darren Siegel

Principal/Agent

512.964.3656

dsiegel@newedgecre.com

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