

LEANDER STATION

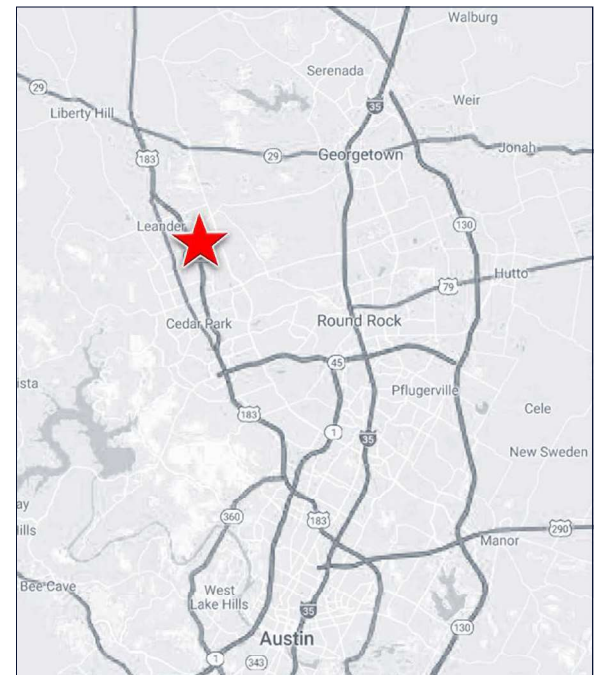
DEVELOPMENT SITES AVAILABLE US-183/Hero Way/Main St/Metro Dr Leander, Texas 78641



OVERVIEW:

- Leander Station is located adjacent to the new MetroRail Station connecting Leander to the Domain and Downtown
- Lot A: 2.00 AC available at the southeast corner of Hero Way & Main Street, with plan approval for 13,000 SF retail/restaurant
- Lot B: 0.761 AC available at the northeast corner of Hero Way & Main Street, PUD Zoned
- Lot C: 3.0 AC available on Metro Drive
- Lot D: 2.11 AC available on Metro Drive - Zoned Local Commercial
- Lot E: 3.05 AC available along Hwy 183 - Zoned CD Conventional Section

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
2023 TOTAL POP	8,039	61,727	133,535
2028 PROJ POP	9,841	74,995	160,575
AVG HH INCOME	\$110,219	\$127,197	\$142,782



Contact For More Information:

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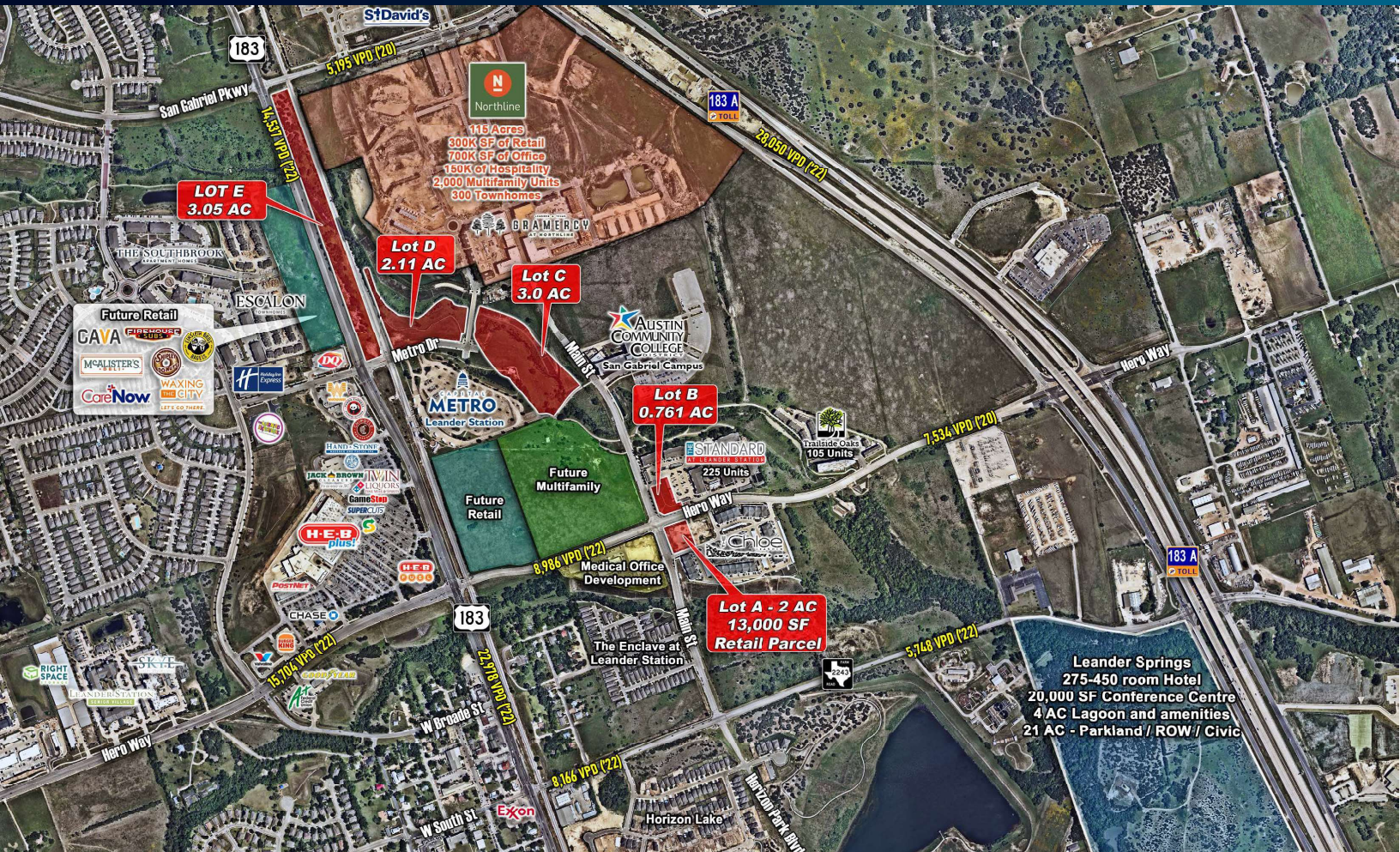
LEANDER X STATION

DEVELOPMENT SITES AVAILABLE
For Sale, Ground Lease or Build to Suit

LEANDER STATION:

- Leander Station is the growing town center for the City of Leander, anchored by the MetroRail Station, the northern most station for the Capital Rail system, which sees an average of 33K daily riders, and has 635 parking spaces for “park and ride” customers traveling to and from some of Austin’s most prominent destinations in downtown, the Domain, Mueller, and Highland Mall.
- The Property is located across from The Forum Shopping Center, an H-E-B Plus! anchored power center featuring 201K SF of retail and home to other notable retailers including Whataburger, Panda Express, Chipotle, Domino’s, Subway, GameStop, Twin Liquors, Hand & Stone Massage, Jack Brown Cleaners, La Tapatia Mexican Restaurant, T- Mobile, Chase Bank, Burger King, and more.
- Leander Station is also adjacent to the 100-acre Austin Community College San Gabriel Campus. A 106,000 SF LEED certified development that opened in 2018 with 2,500 students has been up and running, and once built out the 100-acre campus is designed to serve 12,500 student’s total at full capacity. The San Gabriel campus serves one of the fastest growing areas in the region. The campus caters to general studies and includes a combination of traditional classrooms, hybrid classrooms as well as labs for science and chemistry classes. San Gabriel is ACC’s 12th campus, and includes the college’s second ACCelerator learning center, a high-tech learning lab designed for individualized learning and small groups.
- Located along Hero Way between Highway 183 and Highway 183A, the Property features immediate highway access allowing for convenient connectivity to major tech employers and recreational destinations located in Cedar Park, Round Rock, and North Austin.
- Driven by North Austin’s global presence within the technology sector along with Austin’s economic health, business friendly environment, and outstanding lifestyle offerings Leander has seen some of the most impressive population growth in the country.





LEANDER X STATION

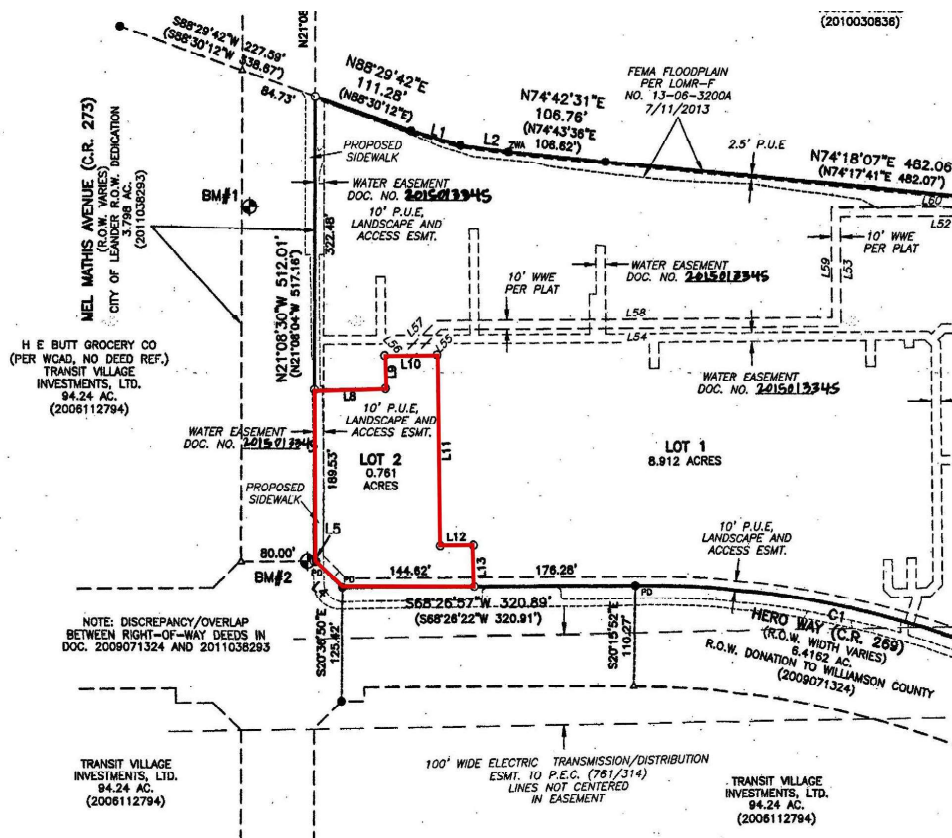
DEVELOPMENT SITES AVAILABLE

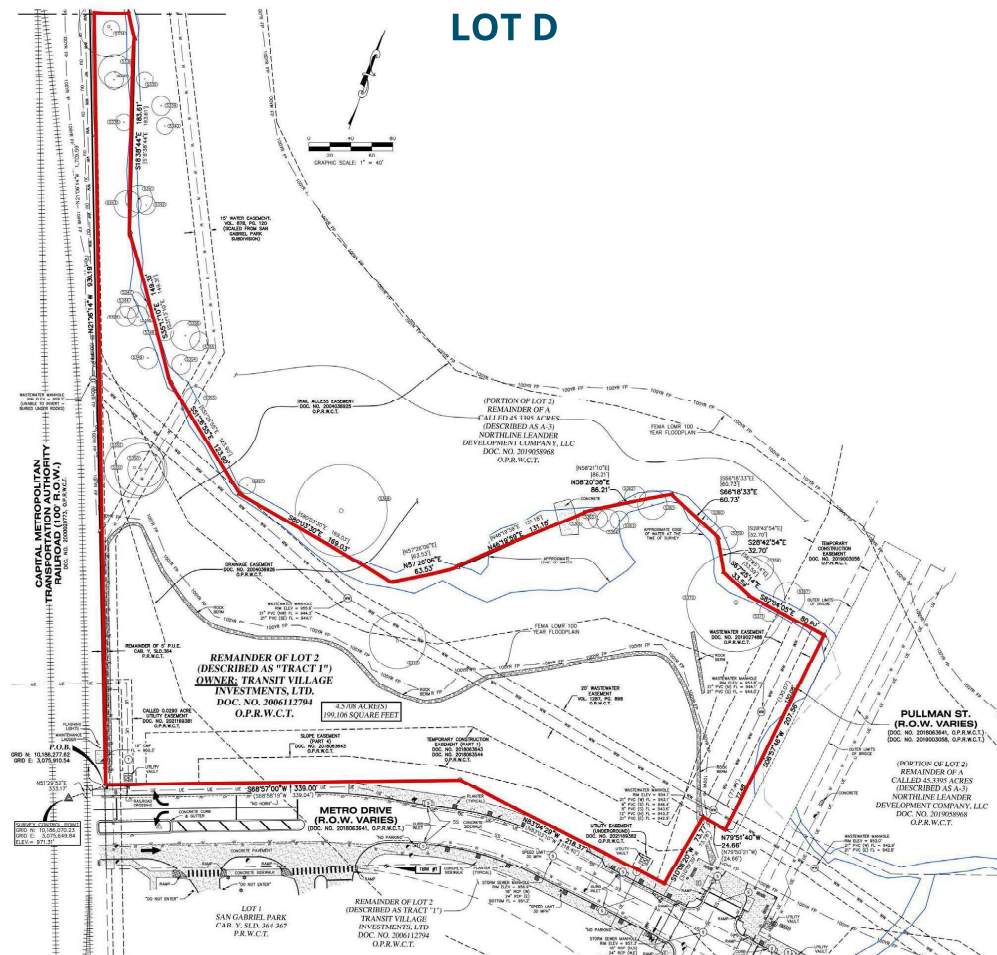
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LOT B







Information About Brokerage Services

2-10-2025



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.

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:
 - 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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
AUSTIN COTTON	770797	AUSTIN@COTTONVENTURES.COM	512-944-7514
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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