

# Prime Anchor Opportunity w/ 183A Frontage

The Shops at San Gabriel Ridge  
2082 US 183, Leander, Texas 78641



for additional information:

**Monica Moore**

512.431.6745 | [Monica@MooreCommercialRealty.com](mailto:Monica@MooreCommercialRealty.com)

**Dwain Schuh**

512.844.5333 | [dwainjschuh@gmail.com](mailto:dwainjschuh@gmail.com)

The information contained herein has been obtained from sources deemed reliable and accurate. However, no guaranteed or warranties are made to the accuracy or completeness. Pricing and availability is subject to change, withdrawal or prior leasing without notice.



## Fastest Growing City in the Nation

Nestled in the vibrant heart of North Leander, just a stone's throw from the Liberty Hill border and conveniently located off US183A at Larkspur Park Blvd, our prime property offers unparalleled access and opportunity. With signalized intersections and easy highway access, this location is a gateway to success!

## Booming Growth

Leander and Liberty Hill are two of the fastest-growing cities in Texas. In the past year alone, over 2,500 new homes have been built, with at least that many expected for several years. Currently, 500 of these are luxury homes within walking distance of the shopping center. Leander, the nation's top-growing city with a stunning 42% increase in population from 2010 to 2020, now boasts over 86,000 residents and continues to expand rapidly. Liberty Hill, our dynamic northern neighbor, is growing at an impressive rate of 20% per year and boasts a population currently around 22,600.

## Exceptional Education

Both Leander and Liberty Hill are home to some of the highest-rated schools in the region. With at least 4 new schools under construction, the educational opportunities in this area are set to expand, ensuring a bright future for the community's children.

## High Traffic, High Visibility

With over 40,000 vehicles passing by daily, this location offers maximum visibility and high traffic counts, making it an ideal spot for businesses. Existing tenants report strong performance and success, underscoring the area's robust economic environment.

## Thriving Economy

Leander's average annual income is a robust \$153K, with a median income of \$129K. Residents aged 25 to 44 enjoy an average income of \$144K. Liberty Hill is also thriving, with a median household income of over \$93K, reflecting the growing prosperity of this region.

## A Bright Future

Leander and Liberty Hill are poised for continued growth and success. The toll road funnels traffic from all the northern and eastern towns directly by this thriving center, positioning it as a prime spot for your business.

Don't miss your chance to be part of the explosive growth in Leander and Liberty Hill. Whether you're looking to invest, start a business, or find your new home, this area offers unparalleled potential.

## Leander, Texas – Where Growth Meets Opportunity!

Contact us today to learn more and secure your place in this flourishing community.





**PATIO**



**PATIO (EXIT)**



**STORE INTERIOR**



**LOADING**

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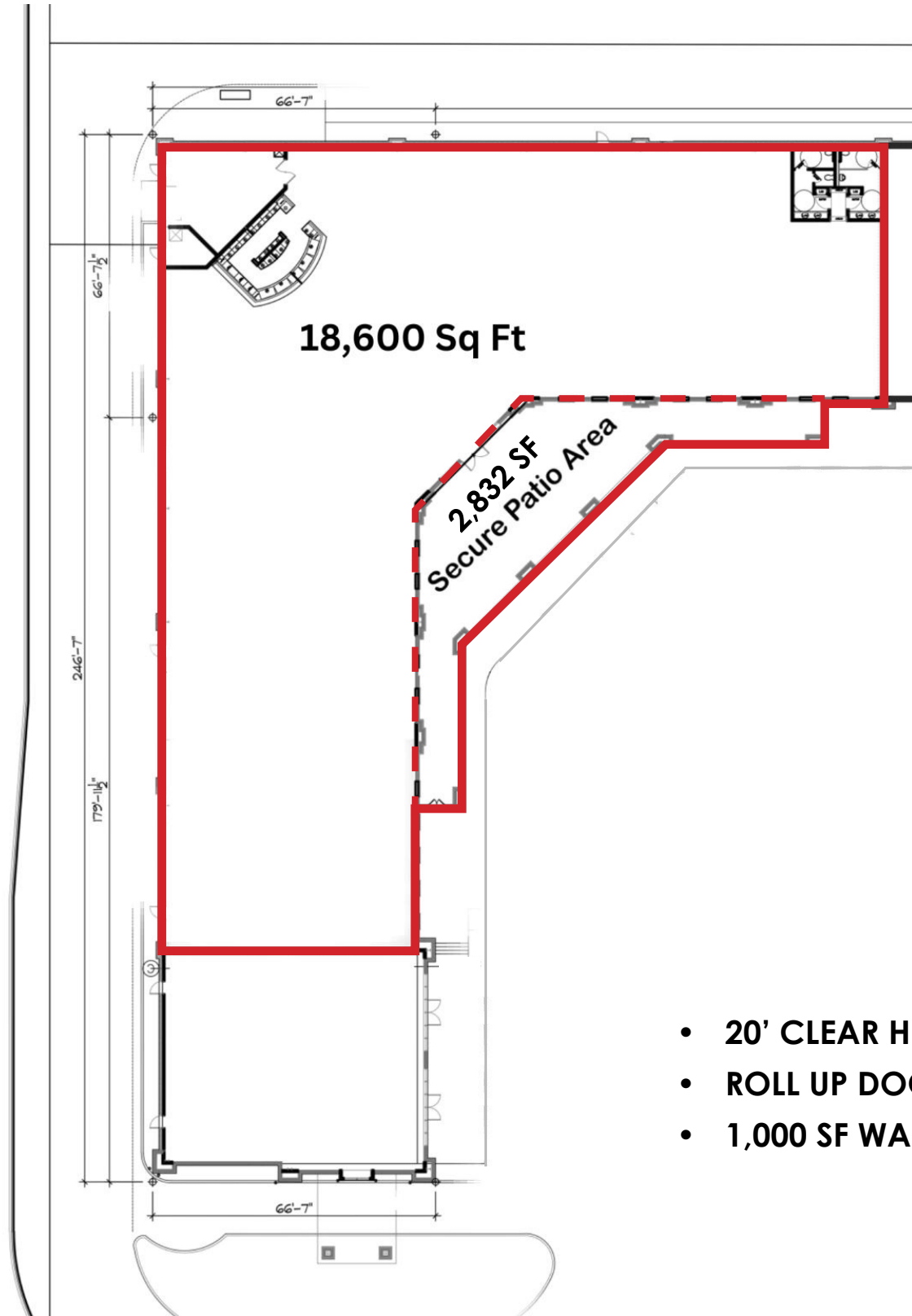
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- 20' CLEAR HEIGHT
- ROLL UP DOOR LOADING
- 1,000 SF WAREHOUSE

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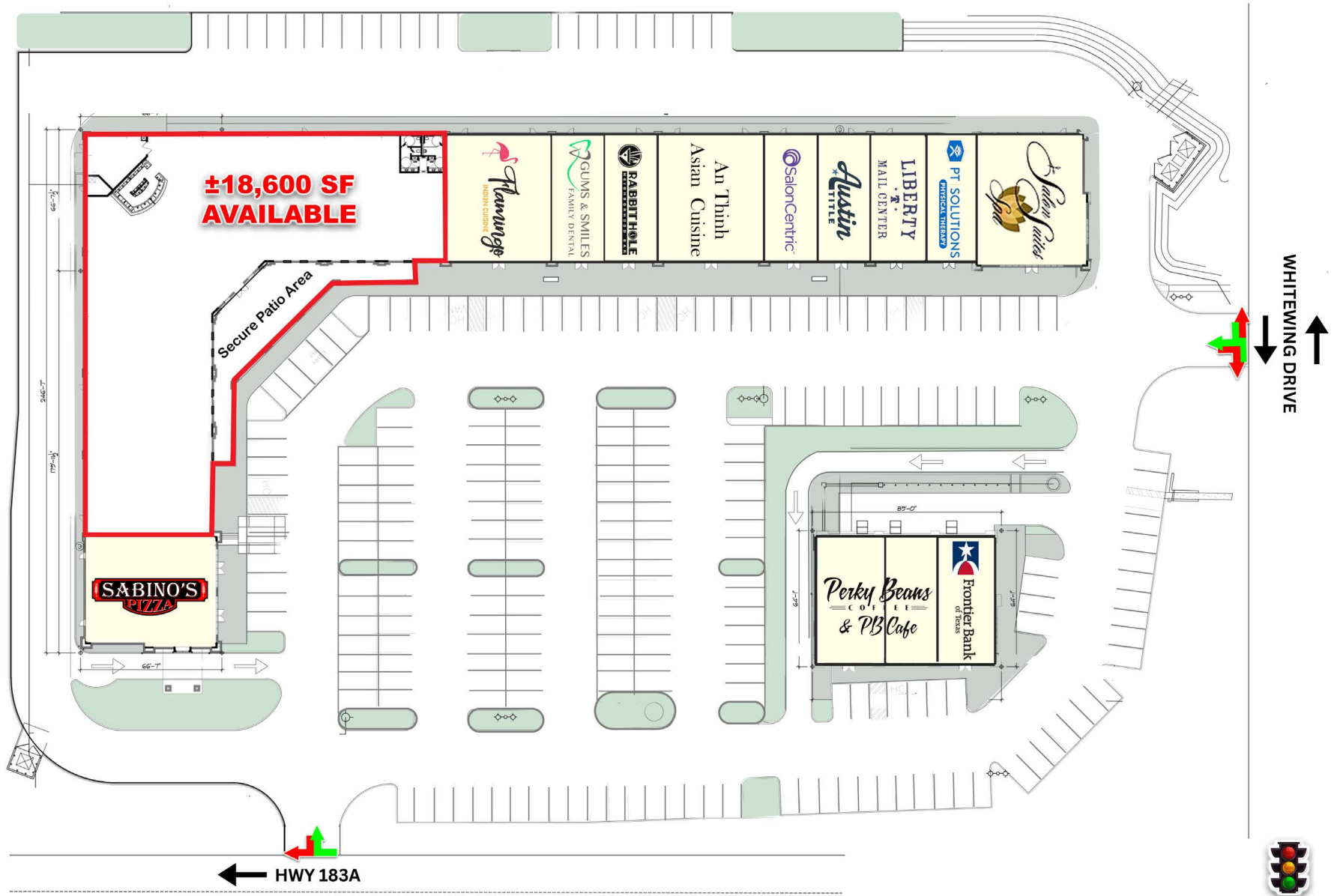
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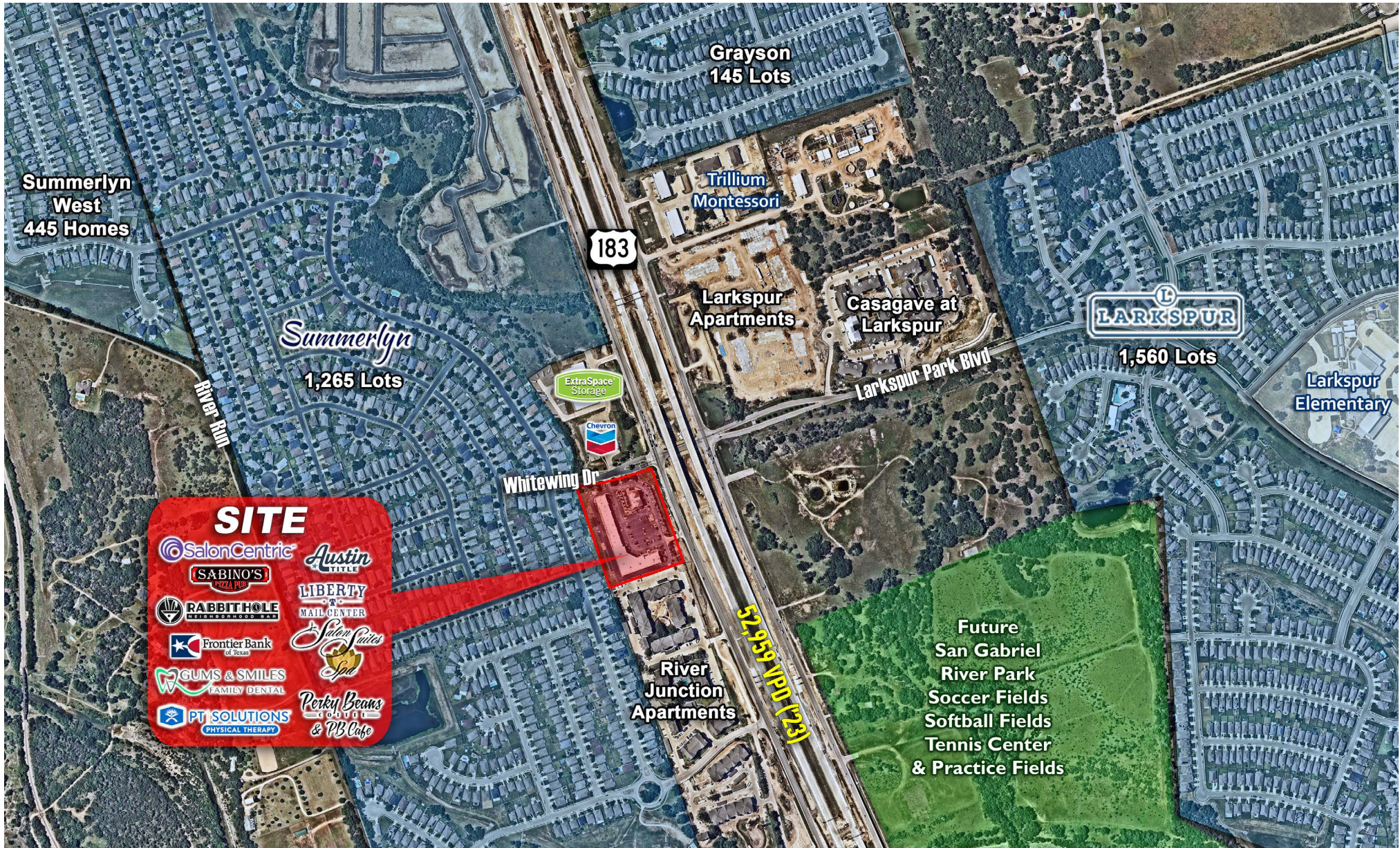
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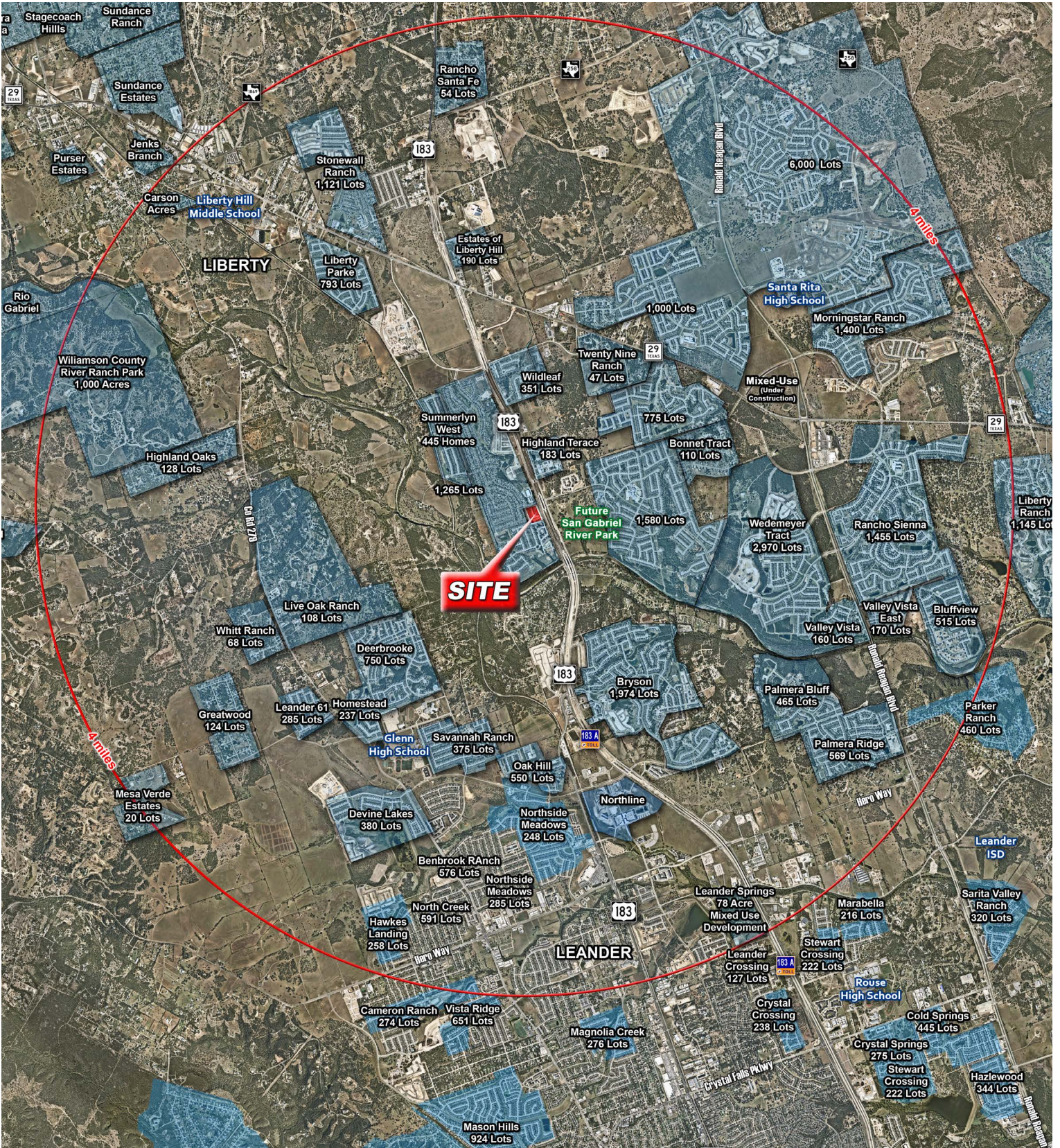
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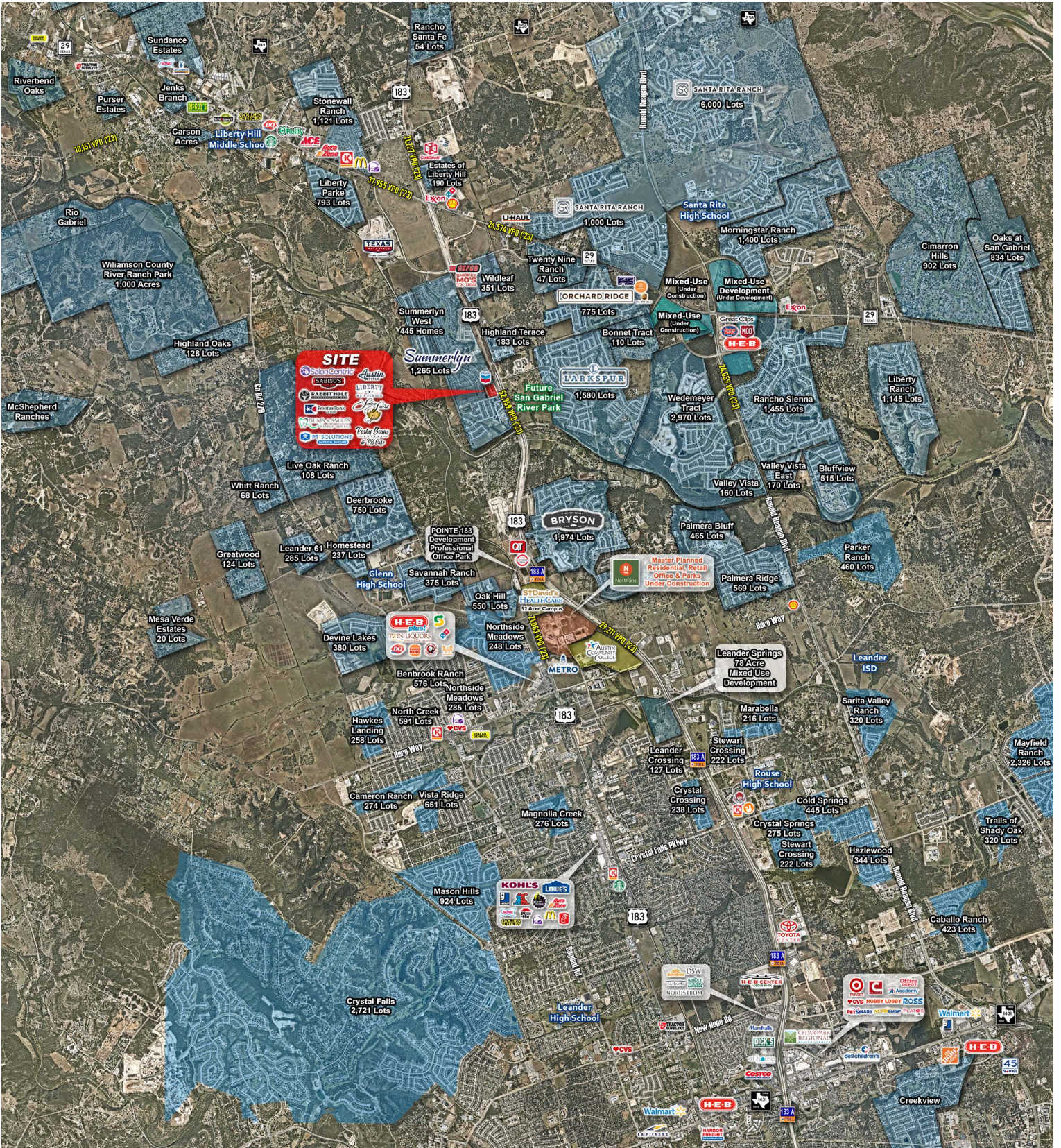
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# Information About Brokerage Services

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.

## 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.

<u>Moore Commercial Realty</u>	<u>435990</u>	<u>monica@moorecommercialrealty.com</u>	<u>512.431.6745</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Monica Moore</u>	<u>435990</u>	<u>monica@moorecommercialrealty.com</u>	<u>512.431.6745</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Dwain Schuh</u>	<u>776164</u>	<u>dwainjschuh@gmail.com</u>	<u>512.844.5333</u>
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](http://www.trec.texas.gov)

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