

EXCLUSIVE LAND LISTING — LEANDER, TEXAS

1000 Bonita Verde Drive

1.45 Acres · Dual Zoning Path · Crystal Falls Corridor · Leander, TX 78641

MF ZONED

LO/LC PRE-APPROVED

BEHIND WALGREENS · CRYSTAL FALLS PKWY

DUAL ROAD ACCESS

1.45
LOT SIZE
Acres

MF
CURRENT ZONING
Multi-Family

LO/LC
PRE-APPROVED
Local Office / Commercial

2
ACCESS POINTS
Dual Road Access

EXECUTIVE SUMMARY

Located in the heart of one of the nation's fastest-growing cities, 1000 Bonita Verde Drive presents an exceptional 1.45-acre development opportunity in Leander, Texas. Situated directly behind the Walgreens on the highly trafficked Crystal Falls Parkway corridor, this property offers unparalleled access and visibility in a booming economic submarket.

Currently zoned Multi-Family (MF) with an approved 9-building site plan (Villa Bonita by Caledonia Builders), the property also holds a pre-approval from the City of Leander for rezoning to Local Office (LO) or Local Commercial (LC) — giving buyers rare dual-path flexibility.

KEY HIGHLIGHTS

- Approved 9-building multifamily site plan (Villa Bonita)
- City of Leander pre-approval for LO/LC commercial rezoning
- Dual access: Bonita Verde Drive & Old Bagdad Road
- Adjacent to \$250M Crystal Village mixed-use development
- High Chaparral Subdivision · Lot 6, Block 8 · Cabinet B, Slide 77
- Williamson County, Texas · Leander ISD
- Leander population: 92,871 · Median HHI: \$139,048
- \$1B+ active development pipeline in Leander

PROPERTY SPECIFICATIONS

ADDRESS	1000 Bonita Verde Dr, Leander, TX 78641
LEGAL DESCRIPTION	Lot 6, Block 8, High Chaparral Subdivision
PLAT REFERENCE	Cabinet B, Slide 77, Williamson County
LOT SIZE	1.45 Acres (±62,726 Sq. Ft.)
CURRENT ZONING	MF — Multi-Family
PRE-APPROVED REZONE	LO — Local Office / LC — Local Commercial
ACCESS — SOUTH	Bonita Verde Drive (50' R.O.W.)
ACCESS — NORTH	Old Bagdad Road (R.O.W. Varies)
UTILITIES	Public Utility Easements in Place
SURVEY BY	Tri-Tech Surveying Co., L.P.
COUNTY	Williamson County, Texas
SCHOOL DISTRICT	Leander ISD

LOCATION CONTEXT

The property is situated directly behind the Walgreens on Crystal Falls Parkway — one of Leander's primary commercial arteries. This location places the site at the intersection of established retail traffic and rapidly expanding residential density.

WALGREENS CRYSTAL FALLS	Adjacent — directly in front
CRYSTAL FALLS PKWY	Immediate access via Old Bagdad Rd
CRYSTAL VILLAGE (\$250M)	Adjacent mixed-use development
THE SQUARE AT CRYSTAL FALLS	Nearby neighborhood retail center
LEANDER METRORAIL STATION	~2 miles — Capital Metro
AUSTIN CITY CENTER	~30 miles via US-183

SITE PHOTOGRAPHY



ZONING & DEVELOPMENT POTENTIAL

This property offers two distinct, City-approved development paths. The current MF zoning supports the approved Villa Bonita multifamily project, while a pre-approved rezoning to Local Office or Local Commercial unlocks a broader range of professional and retail uses — providing buyers with maximum flexibility.

OPTION A — CURRENT ZONING

Multi-Family (MF)

APPROVED PLAN	Villa Bonita — 9 Buildings
DEVELOPER	Caledonia Builders
ENGINEER	Goode Faith Engineering
STATUS	City-Approved Site Plan

Permitted Uses: Townhomes, condominiums, garden-style apartments, live-work units, accessory dwelling units.

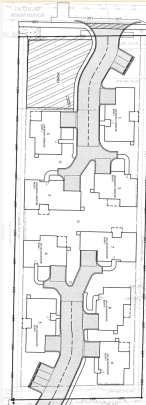
OPTION B — PRE-APPROVED REZONE

Local Office / Local Commercial

ZONING CLASS	LO — Local Office / LC — Local Commercial
APPROVAL STATUS	City of Leander Pre-Approved
MAX BUILDING HEIGHT	35 ft (LO) / 45 ft (LC)
MIN LOT SIZE	5,000 sq ft (LO) / 6,000 sq ft (LC)

LO Permitted Uses: Medical/dental offices, professional services, financial institutions, personal services, day care.

LC Permitted Uses: All LO uses plus retail, restaurants, personal services, drive-through facilities.



Approved Site Plan — Villa Bonita · Caledonia Builders / Goode Faith Engineering

City of Leander Approved

INVESTMENT THESIS

Dual-Path Flexibility

Rare ability to proceed with approved MF plan or pivot to LO/LC commercial — buyer chooses the highest-and-best use.

Shovel-Ready MF Option

Approved 9-building Villa Bonita site plan eliminates entitlement risk and compresses time-to-market for multifamily developers.

Prime Retail Adjacency

Directly behind Walgreens on Crystal Falls Pkwy — established daily-needs traffic generator anchors commercial viability.

Dual Road Access

Two separate curb cuts (Bonita Verde Dr & Old Bagdad Rd) provide superior ingress/egress for both residential and commercial uses.

Growth Market

Leander ranked among the fastest-growing cities in the US. Population up 183% since 2010 with \$1B+ in active development pipeline.

Utility Infrastructure

Public utility easements already in place per recorded plat. Reduces infrastructure cost and accelerates permitting timelines.

LEANDER MARKET OVERVIEW

<p>92,871 POPULATION City of Leander (2024 est.)</p>	<p>\$139K MEDIAN HHI Household Income</p>	<p>183% POP. GROWTH Since 2010 Census</p>	<p>\$1B+ DEV. PIPELINE Active Leander Projects</p>
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MARKET NARRATIVE

Leander, Texas has transformed from a small bedroom community into one of the Austin metro's most dynamic growth corridors. With a population that has grown 183% since 2010 and a median household income of \$139,048, the market supports both premium residential and high-quality commercial development.

The Crystal Falls Parkway corridor where this property is located has emerged as a key commercial spine, anchored by established retailers and surrounded by dense single-family and multifamily residential development. The area's demographics — young, affluent, and growing — make it ideal for medical office, professional services, and neighborhood commercial uses.

Leander's Capital Metro Rail connection to downtown Austin, combined with its top-rated Leander ISD schools, continues to attract high-income households and the businesses that serve them.

NEARBY DEVELOPMENT PROJECTS

<p>\$250M+ Crystal Village Mixed-use development adjacent to subject property. Retail, dining, office, and residential.</p>	<p>\$180M Leander Town Center Major mixed-use downtown redevelopment anchoring the MetroRail station area.</p>
<p>Active The Square at Crystal Falls Neighborhood retail and service center serving the Crystal Falls residential community.</p>	<p>Active Crystal Falls Pkwy Corridor Ongoing commercial and medical office development along the primary commercial artery.</p>
<p>Expanding Leander MetroRail Capital Metro commuter rail ~2 miles away, connecting Leander to downtown Austin.</p>	<p>Growing US-183 / 183A Tollway Major regional arterial providing direct access to Austin tech employment centers.</p>

CONTACT THE LISTING TEAM

Ready to **Invest** in Leander?

Contact the Mallach & Company Commercial team for property tours, due diligence documents, zoning consultation, and offer submission. We welcome inquiries from developers, investors, and owner-users interested in this exceptional Central Texas opportunity.

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