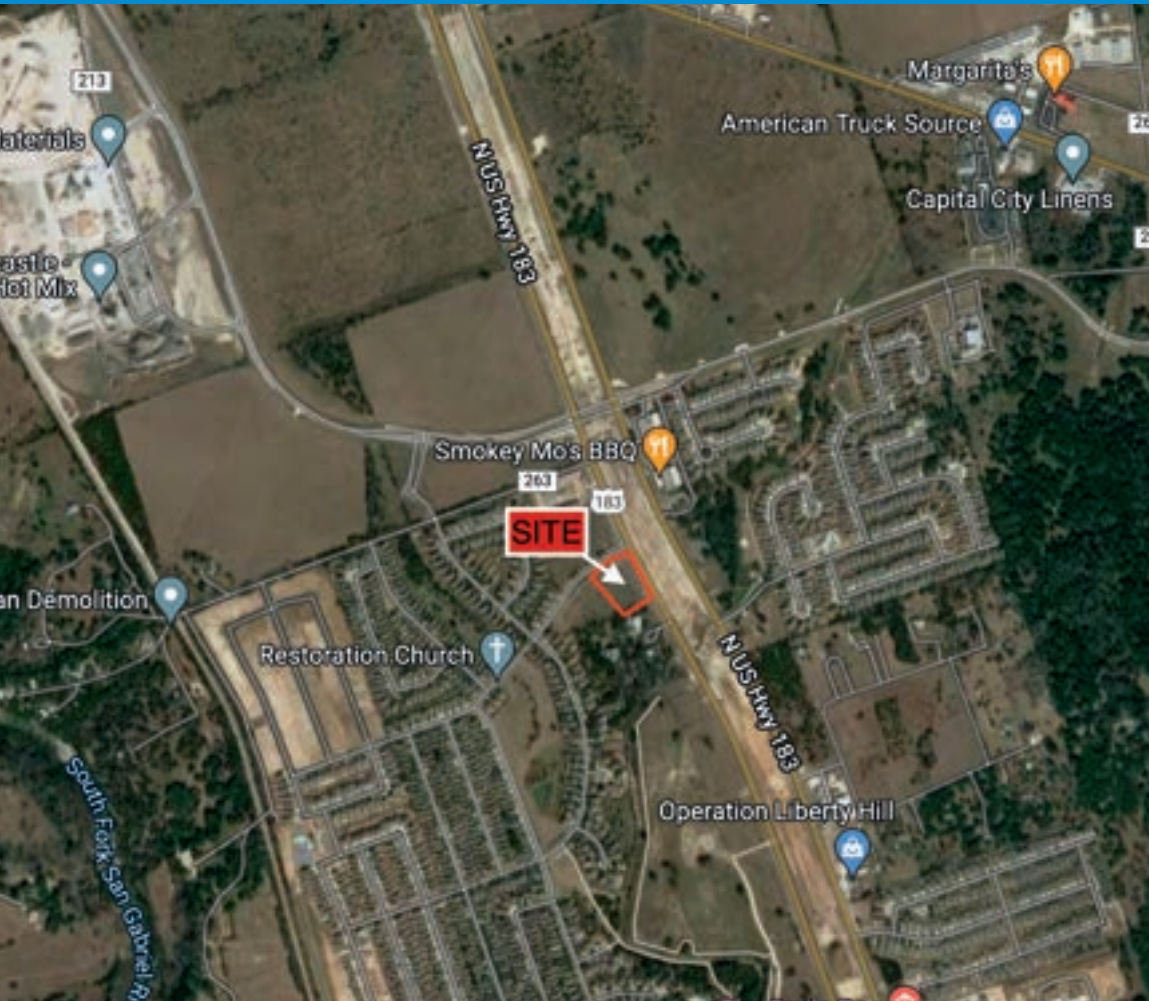


# — 1.39 ACRES FOR SALE —

115 MOURNING DOVE LN, LEANDER-TX



**ALISON**  
COMMERCIAL GROUP  
By. **KW COMMERCIAL**



## PROPERTY OVERVIEW

- Corner of Mourning Dove & 183
- No Detention Required
- Shared Water Quality Retention
- Water, Waste-Water
- Electric Lines to Site
- Shared Driveway with Office Condos
- Excellent visibility from Hwy 183
- Full utilities are available
- Close proximities to Hwy 183 and Hwy 29 intersection.

**IMTIAZ ALI**  
(commercial associate)



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**Each office independently owned and operated**

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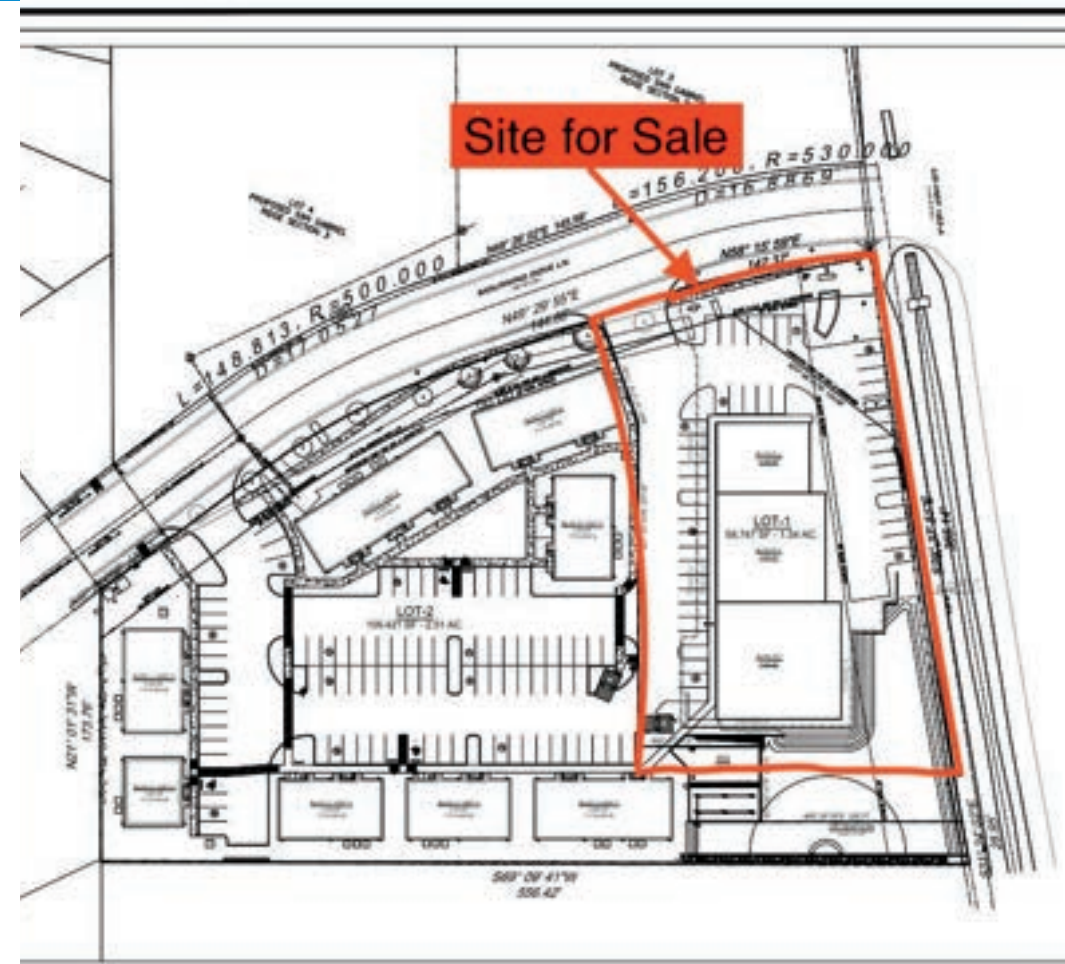
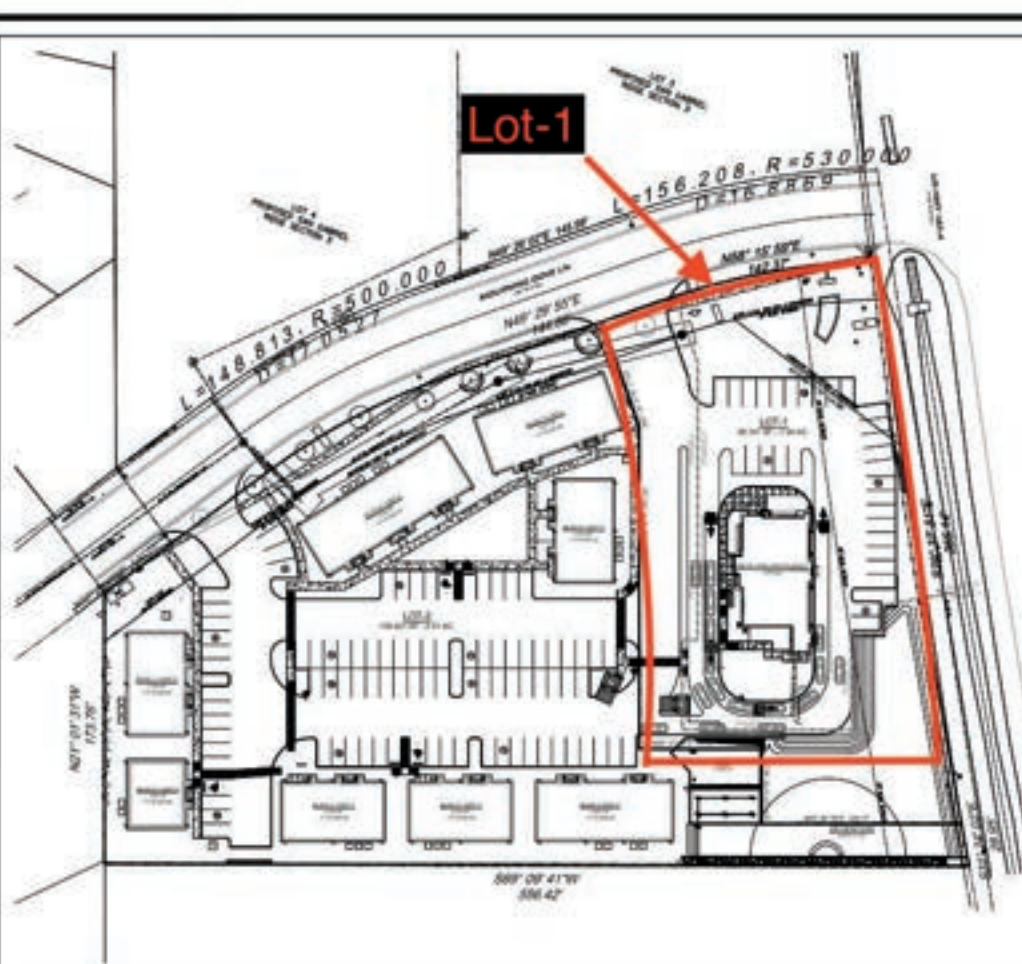


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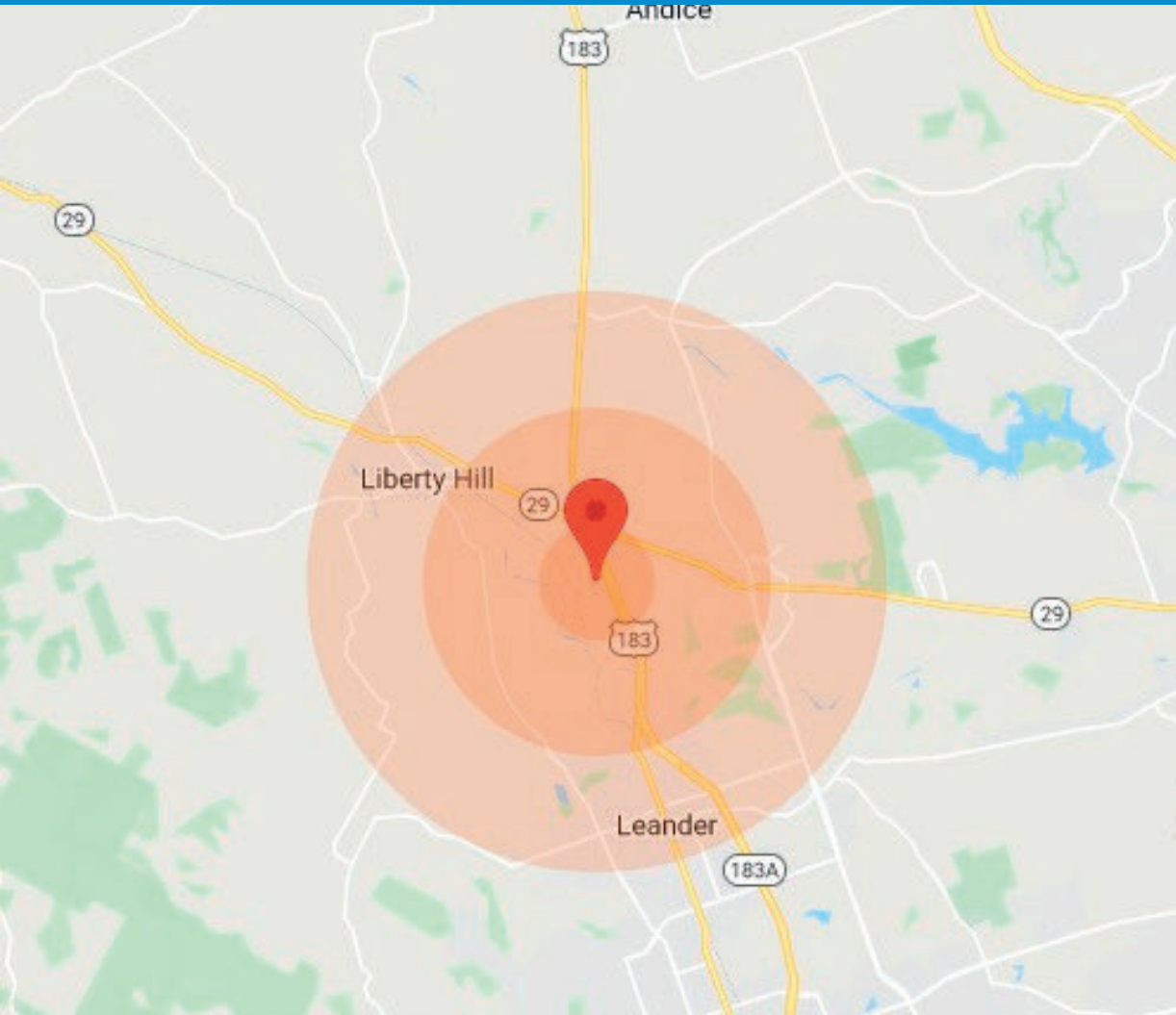
# — DEMOGRAPHICS —

115 MOURNING DOVE LN, LEANDER-TX



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By. **KW** COMMERCIAL



Population	1 Mile	3 Miles	5 Miles
Male	1,841	2,348	8,190
Female	946	1,423	6,484
Total Population	2,787	3,771	14,674
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	579	794	3,175
Ages 15-24	406	571	2,648
Ages 55-64	148	282	1,574
Ages 65+	1,283	1,463	3,407
Race	1 Mile	3 Miles	5 Miles
White	2,412	3,279	12,589
Black	78	91	400
Am In/AK Nat	N/A	N/A	23
Hawaiian	N/A	N/A	N/A
Hispanic	448	675	3,135
Multi-Racial	510	718	3,116
Income	1 Mile	3 Miles	5 Miles
Median	\$87,841	\$84,577	\$77,013
< \$15,000	32	32	250
\$15,000-\$24,999	106	106	393
\$25,000-\$34,999	35	35	319
\$35,000-\$49,999	146	226	810
\$50,000-\$74,999	143	222	924
\$75,000-\$99,999	266	424	1,035
\$100,000-\$149,999	189	216	875
\$150,000-\$199,999	14	14	134
> \$200,000	66	66	138
Housing	1 Mile	3 Miles	5 Miles
Total Units	1,082	1,474	5,075
Occupied	1,015	1,388	4,830
Owner Occupied	883	1,228	4,050
Renter Occupied	132	160	780
Vacant	67	86	245

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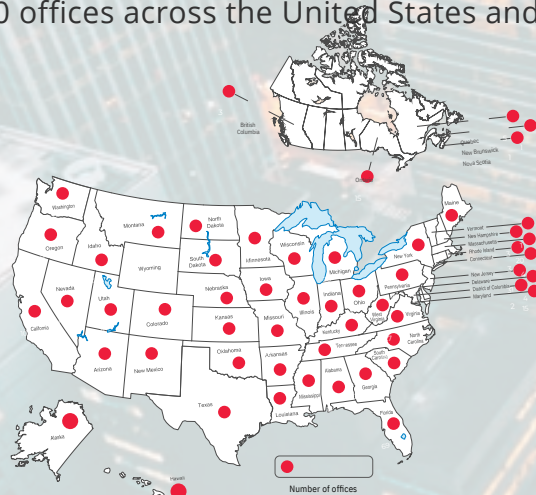
## Commercial Volume

Months: All

	D	Hospitality	I	Land	Mixed Use	Multi-family	Office	Retail	Grand Total
2020	7,366,818	112,050,614	533,555,364	473,964,889	289,345,524	1,831,093,367	2,341,342,302	808,270,335	6,396,989,212
2021	11,648,254	100,773,730	473,914,412	363,225,146	313,044,224	1,299,317,632	1,795,088,176	782,374,336	5,139,385,909
Grand Total	19,015,072	212,824,343	1,007,459,776	837,190,035	602,389,747	3,130,410,998	4,136,430,478	1,590,644,671	11,536,375,121

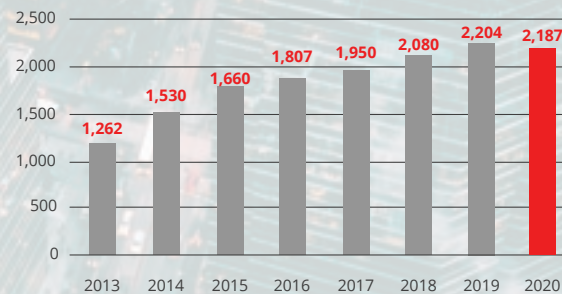
## Office Locations

KW Commercial has more than 2,000 brokers located in over 800 offices across the United States and Canada.

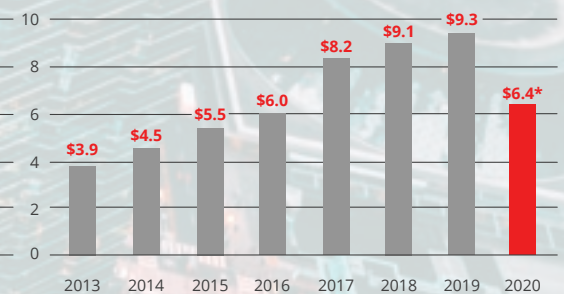


KW Commercial is one of the **fastest growing CRE firms** in North America!

## Broker Growth



## Production Volume (in Billions)



\*Impact from COVID-19

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# — 1.39 ACRES FOR SALE —

115 MOURNING DOVE LN, LEANDER-TX



## Information About Brokerage Services

11-2-2015

*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.

Keller Williams Signature	9004054	andistjean@kw.com	281-599-7600
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Andrea St. Jean	508095	andistjean@kw.com	281-599-7600
Designated Broker of Firm	License No.	Email	Phone
Jana Hayes	645162	janahayes@kw.com	281-599-7600
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Imtiaz Ali	728721	ialy@kwcommercial.com	512-955-4292
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials  
Regulated by the Texas Real Estate Commission

\_\_\_\_\_  
Date  
Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

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TXR 2501

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