



**SUBJECT SITE**  
20.40 ACRES

**FOR SALE: 240 UNIT MULTI-FAMILY SITE**  
216 MAIN STREET, LEANDER, TEXAS



## GOLD TIER

*EXCLUSIVELY LISTED BY*

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StDavid's  
MEDICAL CENTER

183A  
TOLL

HWY 183A TOLL: 78,965 VPD (TX DOT)

Northline

AUSTIN  
COMMUNITY  
COLLEGE

183A  
TOLL

Honda Leander

CapMetro

FUTURE  
LEANDER SQUARE

HERO WAY: 15,704 VPD (TX DOT)

AG  
Austin  
Gastroenterology

STANDARD  
AT LEANDER STATION

Trailside Oaks

THE  
FRONT  
PROPERTY

QT  
Quikrip

FUTURE RESIDENTIAL  
DEVELOPMENT

Chloe

VILLAGE AT  
LEANDER STATION

MAIN STREET

SUBJECT SITE  
20.40 ACRES

2243  
ROAD

RR 2243: 10,775 VPD (TX DOT)

2243  
ROAD

Pulte  
HOMES



VERENA

H-E-B

CapMetro

St David's  
MEDICAL CENTER

Northline

AUSTIN  
COMMUNITY  
COLLEGE

FUTURE  
LEANDER SQUARE

S HWY 183: 31,354 VPD (TX DOT)

AG  
Austin  
Gastroenterology

HERO WAY: 15,704 VPD (TX DOT)

STANDARD  
AT LEANDER STATION

VILLAGE AT  
LEANDER STATION

Chloe

MAIN STREET

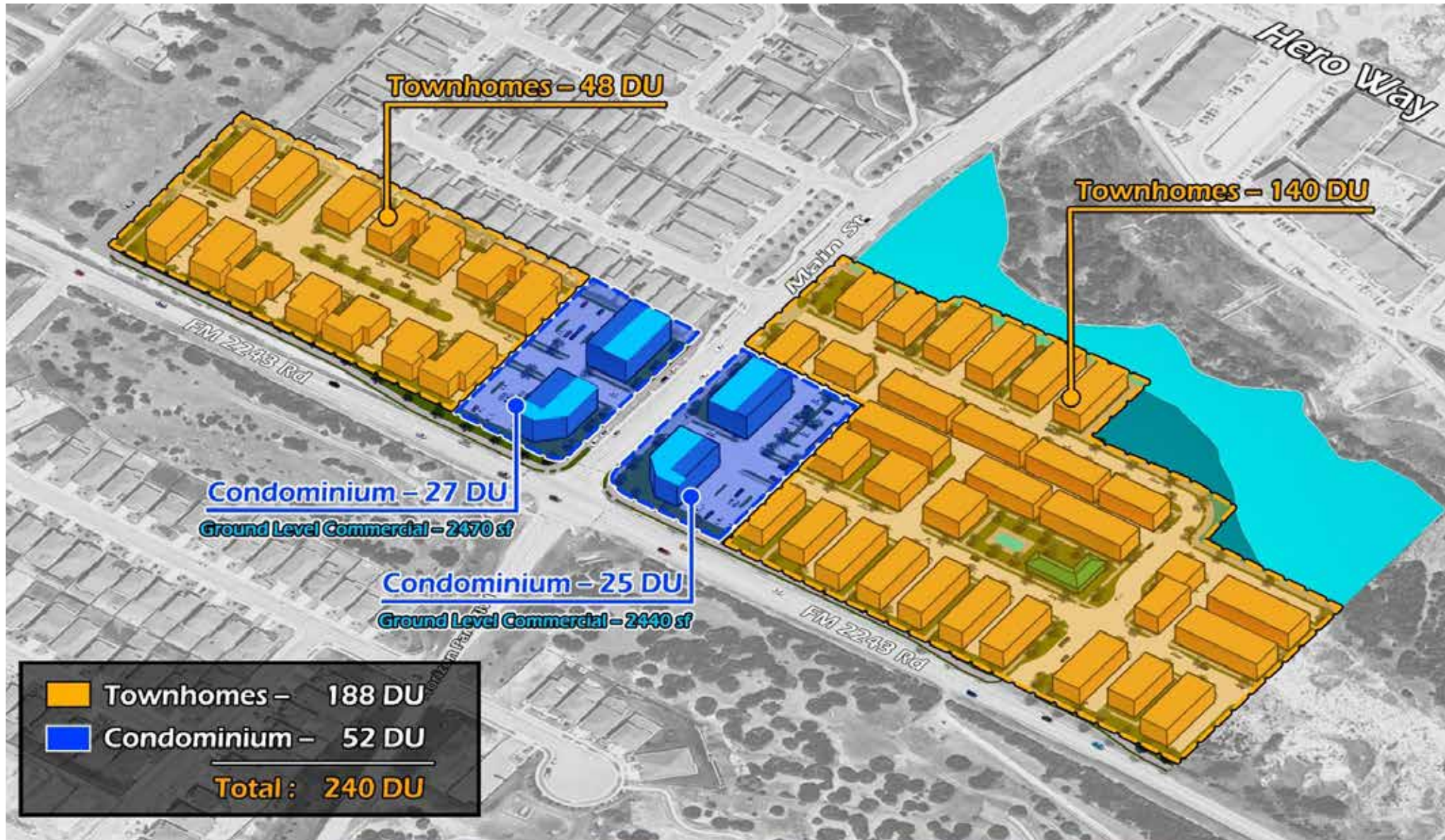
SUBJECT SITE  
20.40 ACRES

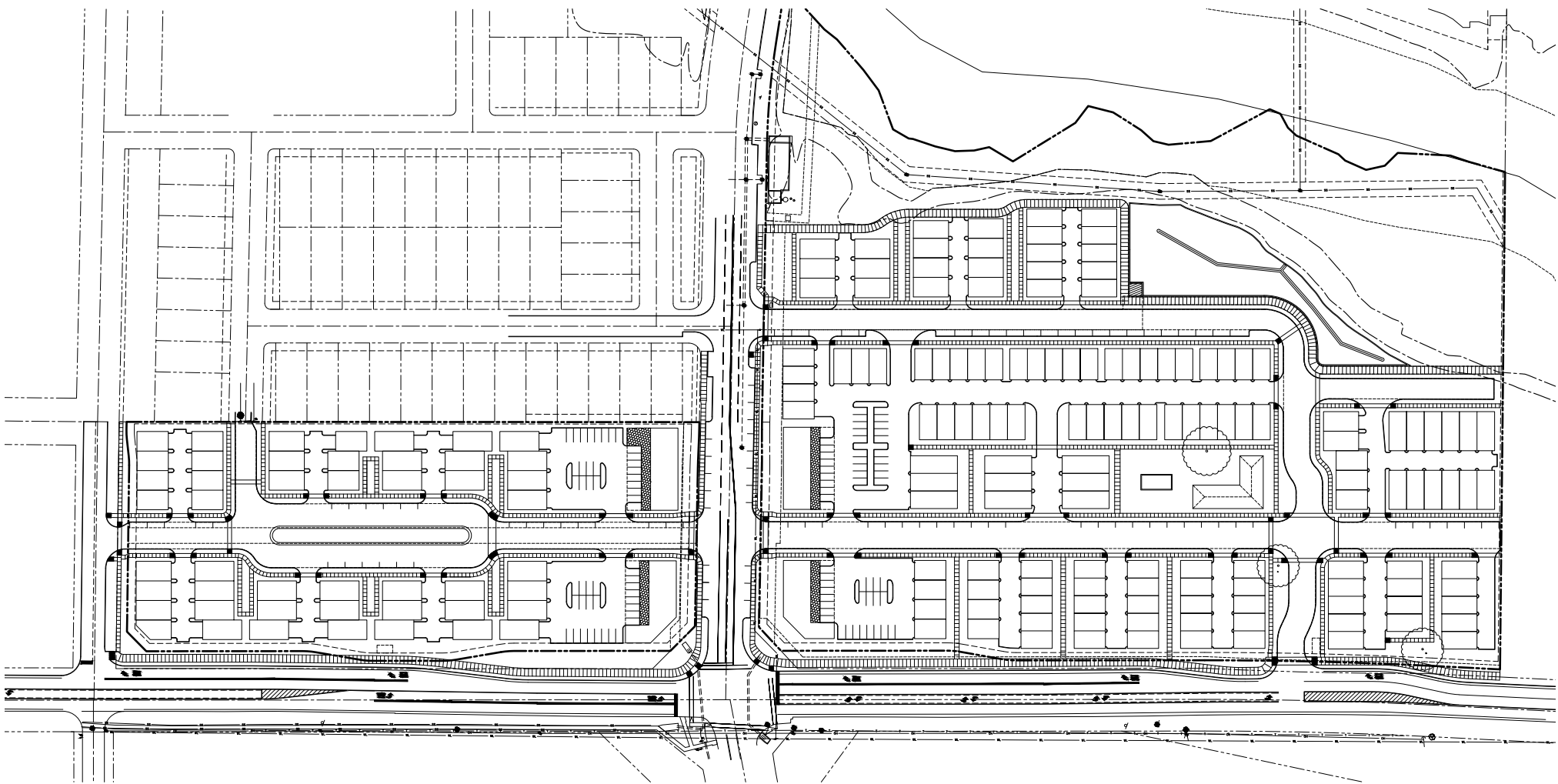
RR 2243: 10,775 VPD (TX DOT)



Pulte  
HOMES

# SITE PLAN





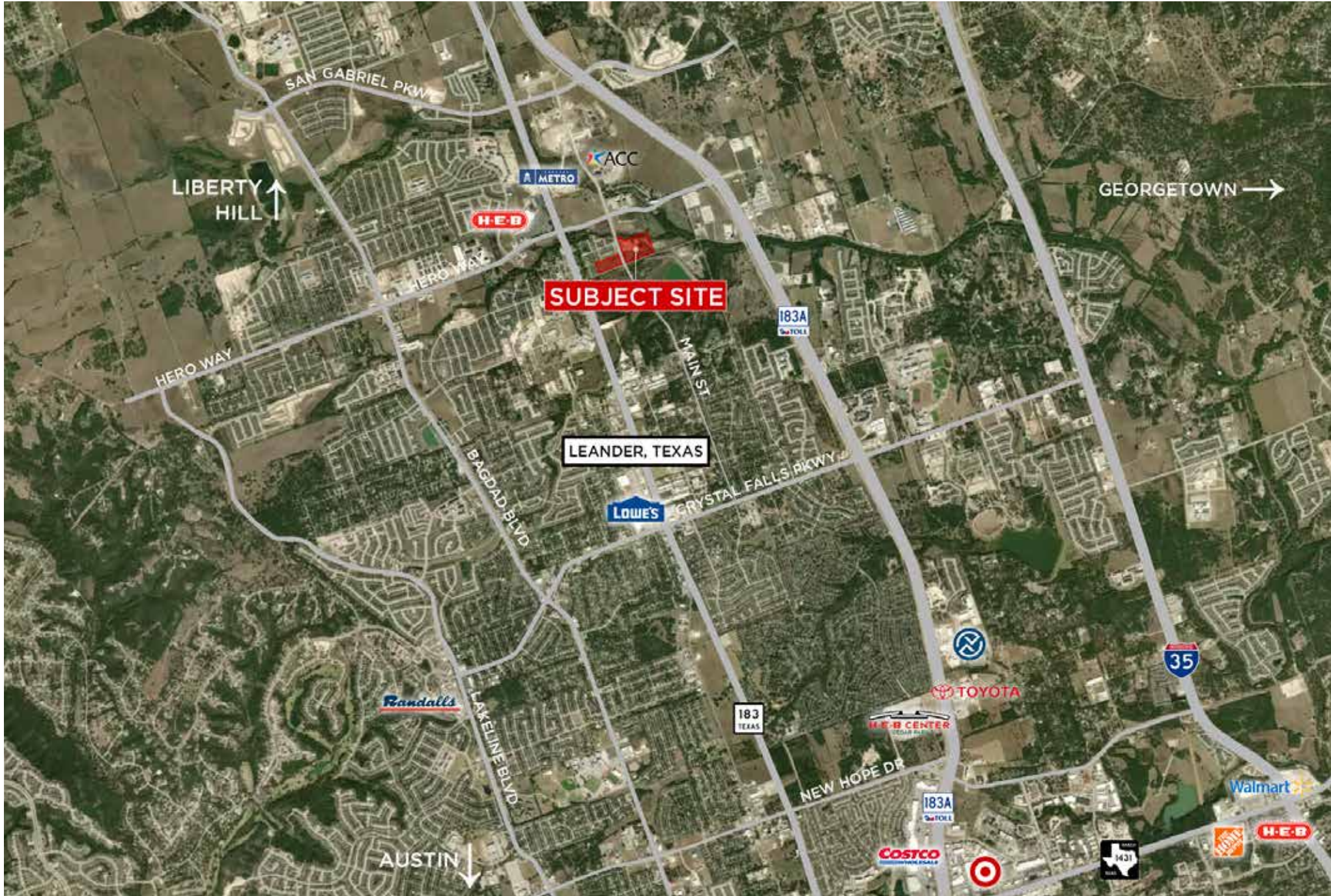


# SURROUNDING DEVELOPMENTS





# LEANDER MAP



# PROPERTY HIGHLIGHTS

**ADDRESS:** 216 Main Street, Leander, Texas

**ASKING PRICE:** Call Agent

**ACREAGE:** 20.40 Acres

**ZONING:**

- T4 (General Urban) & T5 (Urban Center).
- Preliminary Plat Approval for 240 Multi-Family Units.

**JURISDICTION:** City of Leander

**FRONTAGE:**

- Approx. 1,580 ft on RM 2243
- Approx. 1,078 ft on Main Street

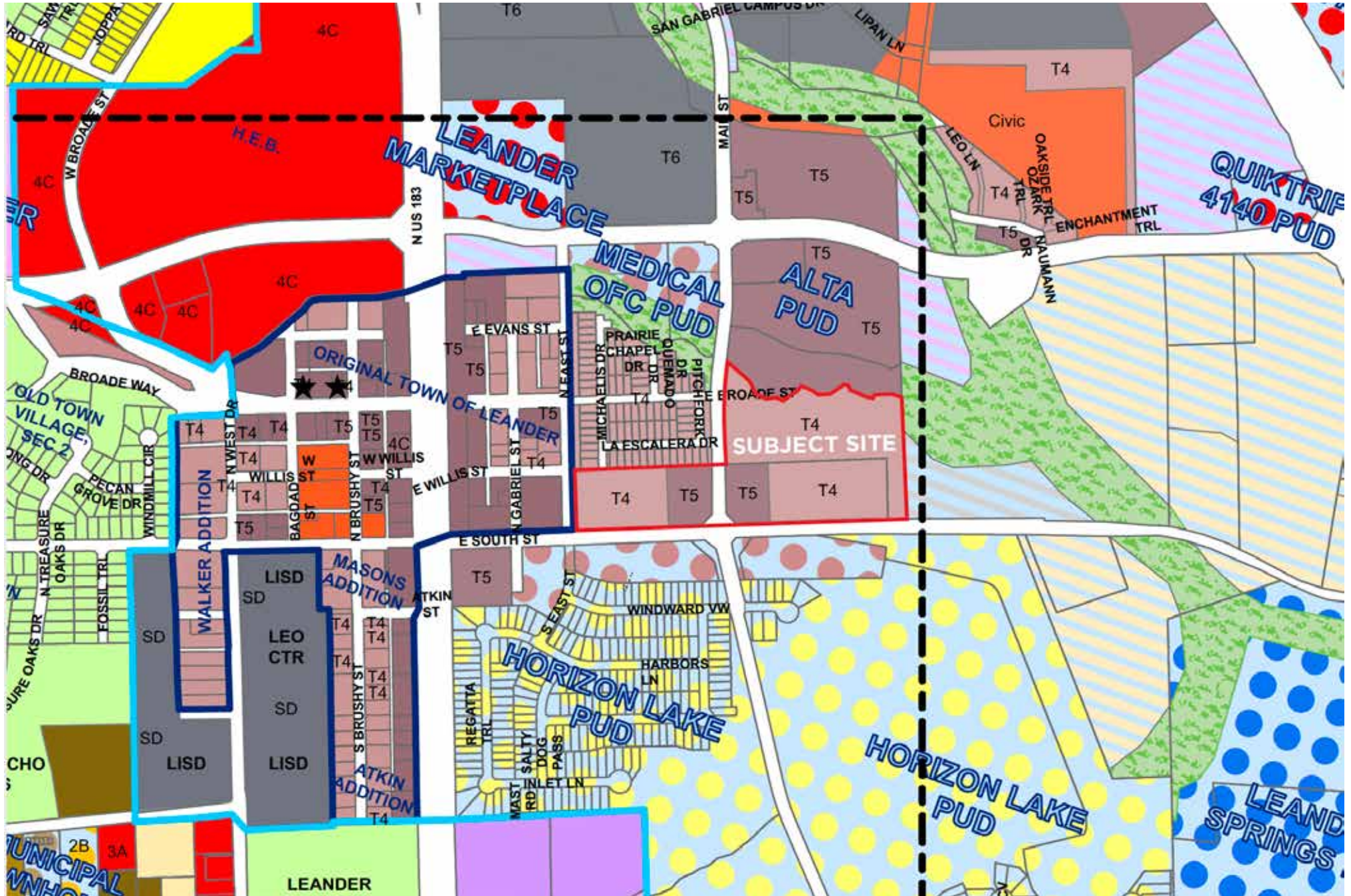
**TOPOGRAPHY:** Level


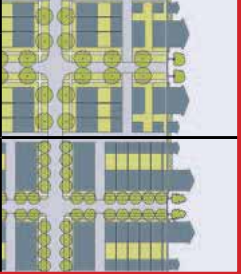


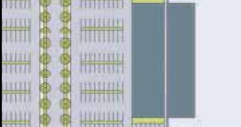
**UTILITIES:** City of Leander Water (12" & 8" Lines) & Wastewater(21" Line)



\*Buyer to do all independent research on development potential.

# CITY OF LEANDER - ZONING MAP



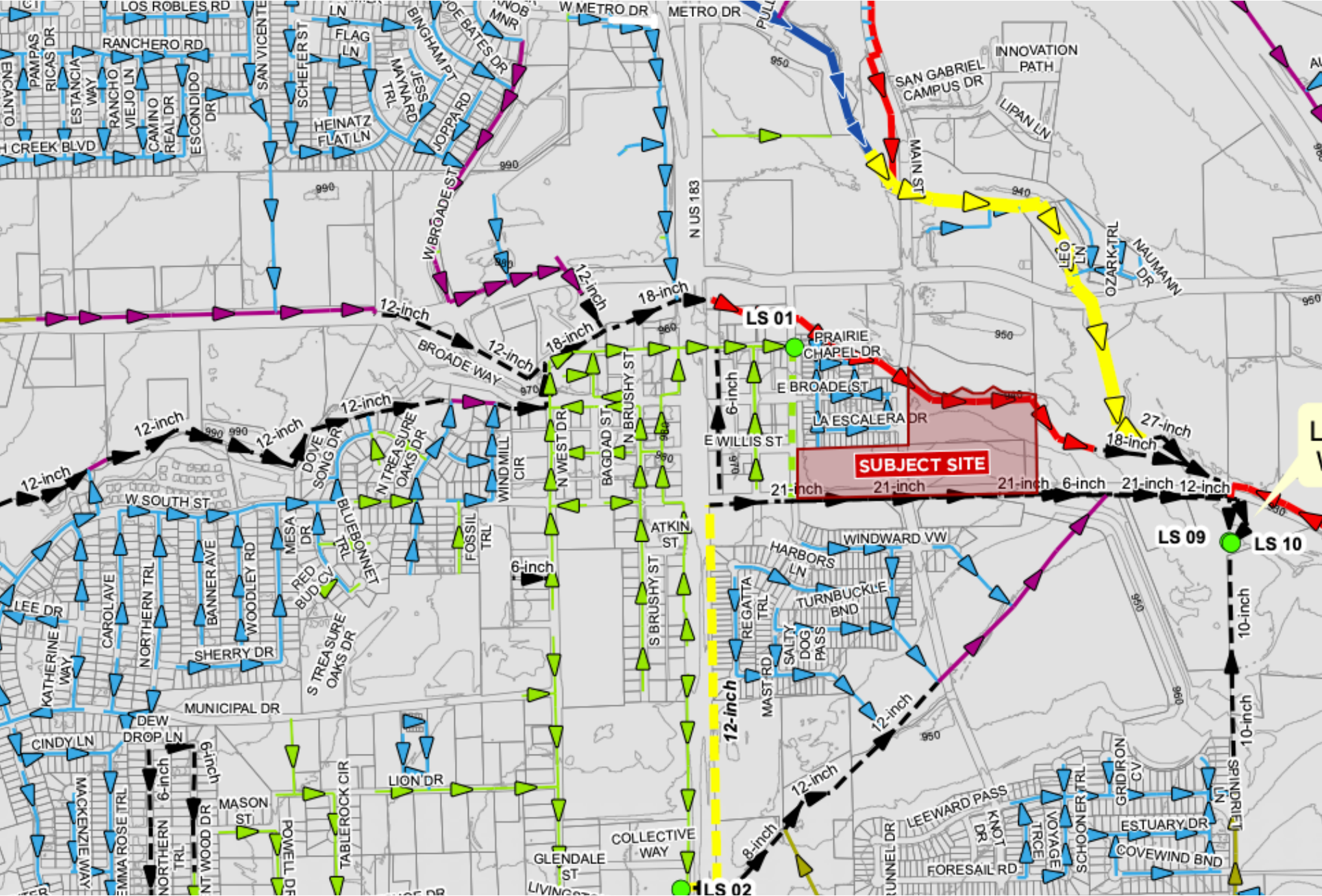
							
	T1 NATURAL ZONE	T2 RURAL ZONE	T3 SUB-URBAN ZONE	T4 GENERAL URBAN ZONE	T5 URBAN CENTER ZONE	T6 URBAN CORE ZONE	SD SPECIAL DISTRICT
<b>a. ALLLOCATION OF ZONES for New Communities (by land area, per Community Unit) See Table 2A</b>							
CLD	50% minimum of T1 and T2 or combination	10-30%	10-30%	20-40%	not permitted	not permitted	
TND	permitted	permitted	10-30%	30-60%	10-30%	not permitted	
RCD	not permitted	not permitted	not permitted	10-30%	10-30%	40-80%	
<b>b. BASE RESIDENTIAL DENSITY</b>							
By Right		1 unit / 20 ac avg	4 units / ac gross	12 units / ac gross	20 units / ac gross	no maximum*	
Other Functions Permitted <sup>†</sup>			10 - 20%	20 - 30%	130 - 50%	50 - 70%	
<b>c. BLOCK SIZE</b>							
Block Perimeter	no maximum	no maximum	4000 max, b/f 1200 max	3600 max, b/f 1200 max, 2000 max, b/f 600 max	2000 max, b/f 600 max <sup>†</sup>		
<b>d. THOROUGHFARES</b>							
Rear Lane		permitted	permitted	permitted	permitted	permitted	
Rear Alley		permitted	permitted	<b>required</b>	<b>required</b>	<b>required</b>	
Road		permitted	permitted	permitted	permitted	permitted	
Street		permitted	permitted	permitted	permitted	permitted	
Commercial Street				permitted	permitted	permitted	
Avenue			permitted	permitted	permitted	permitted	
Boulevard			permitted	permitted	permitted	permitted	
RR		permitted	permitted	permitted	permitted	permitted	
Drive		permitted	permitted	permitted	permitted	permitted	
Path		permitted	permitted	permitted	permitted	permitted	
Passage		permitted	permitted	permitted	permitted	permitted	
Bicycle Trail	permitted	permitted	permitted	permitted *	permitted	permitted	
Bicycle Lane	permitted	permitted	permitted	permitted	permitted	permitted	
Bicycle Route	permitted	permitted	permitted	permitted	permitted	permitted	
<b>e. CIVIC SPACES See Table 3F</b>							
Park	permitted	permitted	permitted	permitted	permitted	permitted	* permitted only within Civic Spaces
Green			permitted	permitted	permitted	permitted	
Square			permitted	permitted	permitted	permitted	
Plaza			permitted	permitted	permitted	permitted	
Playground / Pocket Park	permitted	permitted	permitted	permitted	permitted	permitted	
<b>f. LOT OCCUPATION</b>							
Lot Width		by Warrant	40 ft min, 120 ft max	16 ft min, 96 ft max	no min., 180 ft max	18 ft min, 700 ft max	
Lot Coverage			60% max	70% max	80% max	100% max	
<b>g. SETBACKS - PRINCIPAL BUILDING See Table 8A</b>							
Outbuilding shall be behind Principal Building							
Front Setback (Principal)		48 ft min	12 ft min	6 ft min, 20 ft max	0 ft min, 12 ft max	0 ft min, 12 ft max	
Front Setback (Secondary)		100 ft min	12 ft min	0 ft min	0 ft min, 24 ft max	0 ft min, 24 ft max	
Side Setback		100 ft min	12 ft min	3 ft min *	3 ft min *	0 ft min	
Rear Setback		140% min	140% min	80% min	80% min	80% min	
<b>h. SETBACKS - OUTBUILDING See Table 8A</b>							
Front Setback	n/a	120 ft min + bldg setback	20 ft min + bldg setback	20 ft min + bldg setback, 40 ft max from rear lot line			
Side Setback	n/a	5 ft min	5 ft min	5 ft min or attached	5 ft min or attached		
Rear Setback	n/a	5 ft min	5 ft min	5 ft min	15 ft min		
<b>i. BUILDING PLACEMENT See Table 6A</b>							
Detached		permitted	permitted	permitted	permitted	permitted	
Semi-Detached			permitted	permitted	permitted	permitted	
Attached			permitted	permitted	permitted	permitted	
Courtyard				permitted	permitted	permitted	
<b>j. PRIVATE FRONTAGES See Table 6C</b>							
Common Yard		permitted	permitted	permitted	permitted	permitted	
Porch & Fence			permitted	permitted	permitted	permitted	
Terrace or LC				permitted	permitted	permitted	
Forecourt				permitted	permitted	permitted	
Scoop				permitted	permitted	permitted	
Shopfront				permitted	permitted	permitted	
Gallery				permitted	permitted	permitted	
Arcade				permitted	permitted	permitted	
<b>k. BUILDING FORM See Table 6B</b>							
Principal Building		2 Stories max	2 Stories max	3 Stories max	4 Stories max	8 Stories max, 2 min.	
Outbuilding		2 Stories max	2 Stories max	2 Stories max	2 Stories max		
<b>l. BUILDING FUNCTION See Table 6E &amp; Table 6F</b>							
Residential		restricted use	restricted use	limited use	open use	open use	
Lodging		restricted use	restricted use	limited use	open use	open use	
Office			restricted use	limited use	open use	open use	
Retail			restricted use	limited use	open use	open use	

FUNCTION

FORM

PLACEMENT

# WASTEWATER







## 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.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Designated Broker of Firm	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date