

# For Sale: Leander 5.4 Acres



PRIME DEVELOPMENT SITE | 1533 RAIDER WAY, LEANDER, TEXAS

MARBELLA  
232 LOTS

RIDGEMAR LANDING  
94 LOTS



**SUBJECT SITE**  
5.4 ACRES

RAIDER WAY

E CRYSTAL FALLS PKWY





## GOLD TIER

EXCLUSIVELY LISTED BY

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RIDGEWOOD SOUTH

Hills  
at LEANDER  
SENIOR LIVING

183 A  
TOLL

TOLL RD 183A 46.101 VPD (TXD DOT)

park  
at crystal falls  
480 UNITS

CRYSTAL FALLS  
INDUSTRIAL PARK

SUBJECT SITE  
5.4 ACRES

RAIDER WAY

KNOX WILEY MIDDLE SCHOOL  
1,188 STUDENTS

E CRYSTAL FALLS PKWY







EverGrove  
346 UNITS

ESTANCIA

SOUTHSIDE  
MARKET

FUTURE

183 A  
TOLL

TOLL RD 183A 46,101 VPD (TXD DOT)

183 A  
TOLL



E CRYSTAL FALLS PKWY



KNOX WILEY MIDDLE SCHOOL  
1,199 STUDENTS

RAIDER WAY

SUBJECT SITE  
5.4 ACRES

CRYSTAL FALLS  
INDUSTRIAL PARK



ROUSE HIGH SCHOOL  
1,781 STUDENTS



POPEYES

CIRCLE K



# PROPERTY HIGHLIGHTS

**ADDRESS:** 1533 Raider Way, Leander, TX 78641

**ACREAGE:** 5.4 Acres

**PRICING:** \$4,800,000 (\$20.40/SF)

**JURISDICTION:** City of Leander zoned single family suburban and single family rural.

**FLUM:** Future land use shows multi-use corridor, which generally allows for 60% commercial and 40% residential use.

## UTILITIES:

- » 24" City of Leander water line along E Crystal Falls.
- » 16" City of Leander water line down to a 12" along Raider Way.
- » 8" City of Leander wastewater line approximately 270' from the subject site.

## FRONTAGE:

- » ~300ft on E Crystal Falls Pkwy
- » ~945ft on Raider Way

**SCHOOL DISTRICT:** Leander ISD

## REMARKS:

- » Nearby surrounding development
- » Easy access to Hwy 183





ENCLAVE AT STEWART CROSSING  
182 LOTS

ROUSE HIGH SCHOOL  
1,781 STUDENTS

RIDGEMAR LANDING  
94 LOTS

CRYSTAL FALLS  
COMMERCE CENTER

park  
at crystal falls  
480 UNITS

SUBJECT SITE  
5.4 ACRES

KNOX WILEY MIDDLE SCHOOL  
1,188 STUDENTS

CRYSTAL SPRINGS  
PLAZA

183 A  
TOLL

CRYSTAL FALLS  
INDUSTRIAL PARK

E CRYSTAL FALLS PKWY

LEANDER UNION  
OFFICE/RETAIL

COLD SPRINGS  
447 LOTS

CIRCLE K

Wendy's

CRYSTAL FALLS  
PLAZA

CRYSTAL SPRINGS  
453 LOTS

QT

Calver's

CV CRYSTAL VILLAGE  
65 ACRES

TEXAS  
SANDS

Starbucks

SPROUTS  
FARMERS MARKET

SOUTHSIDE  
MARKET

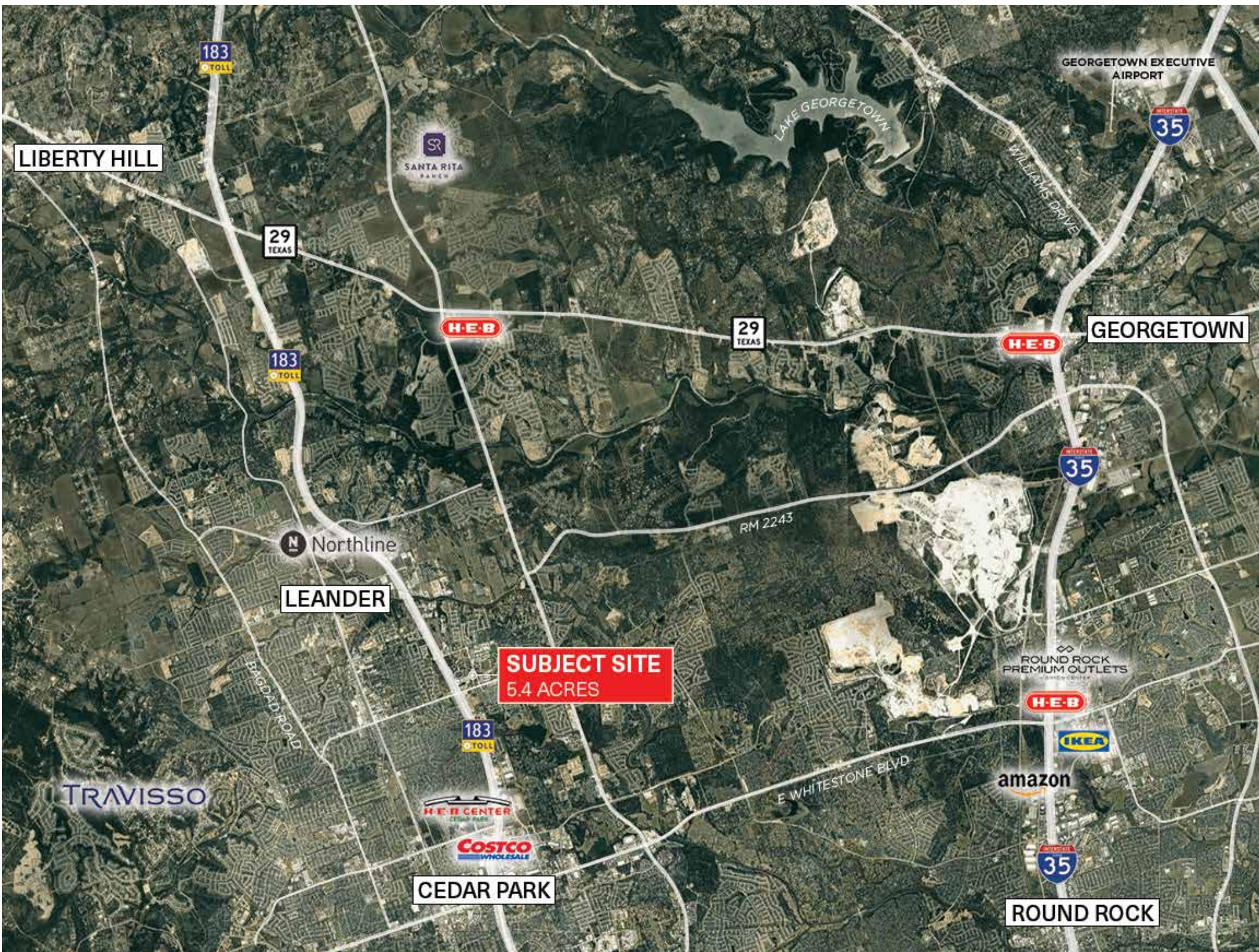
RIDGEWOOD SOUTH  
278 LOTS

183 A  
TOLL









183  
TOLL

LIBERTY HILL

SANTA RITA  
RANCH

GEORGETOWN EXECUTIVE  
AIRPORT

35

29  
TEXAS

H-E-B

29  
TEXAS

H-E-B

GEORGETOWN

183  
TOLL

35

N Northline

RM 2243

LEANDER

SUBJECT SITE  
5.4 ACRES

ROUND ROCK  
PREMIUM OUTLETS

H-E-B

IKEA

amazon

35

TRAVIS

H-E-B CENTER  
CEDAR PARK

COSTCO  
WHOLESALE

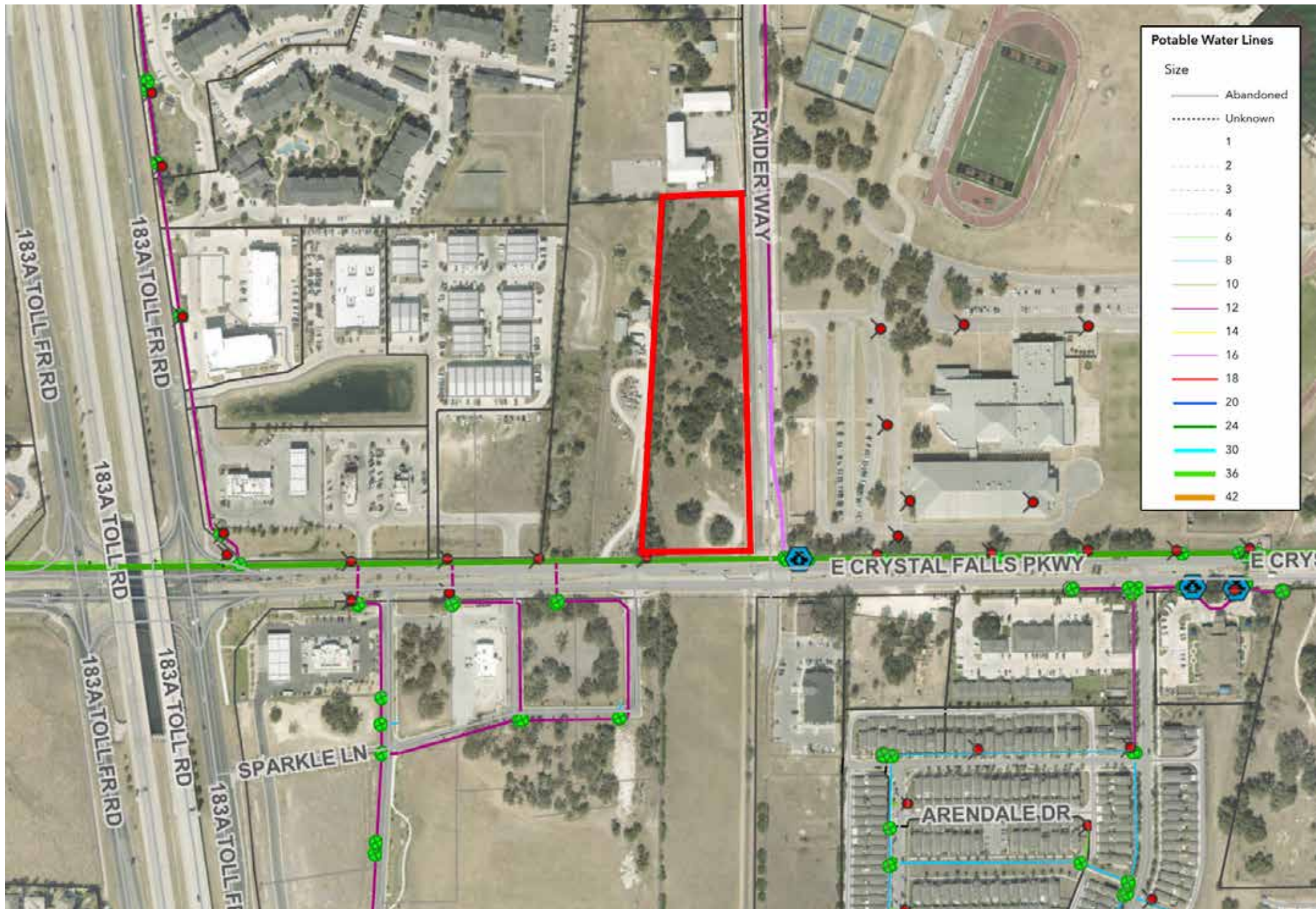
CEDAR PARK

E WHITESTONE BLVD

ROUND ROCK



# WATER



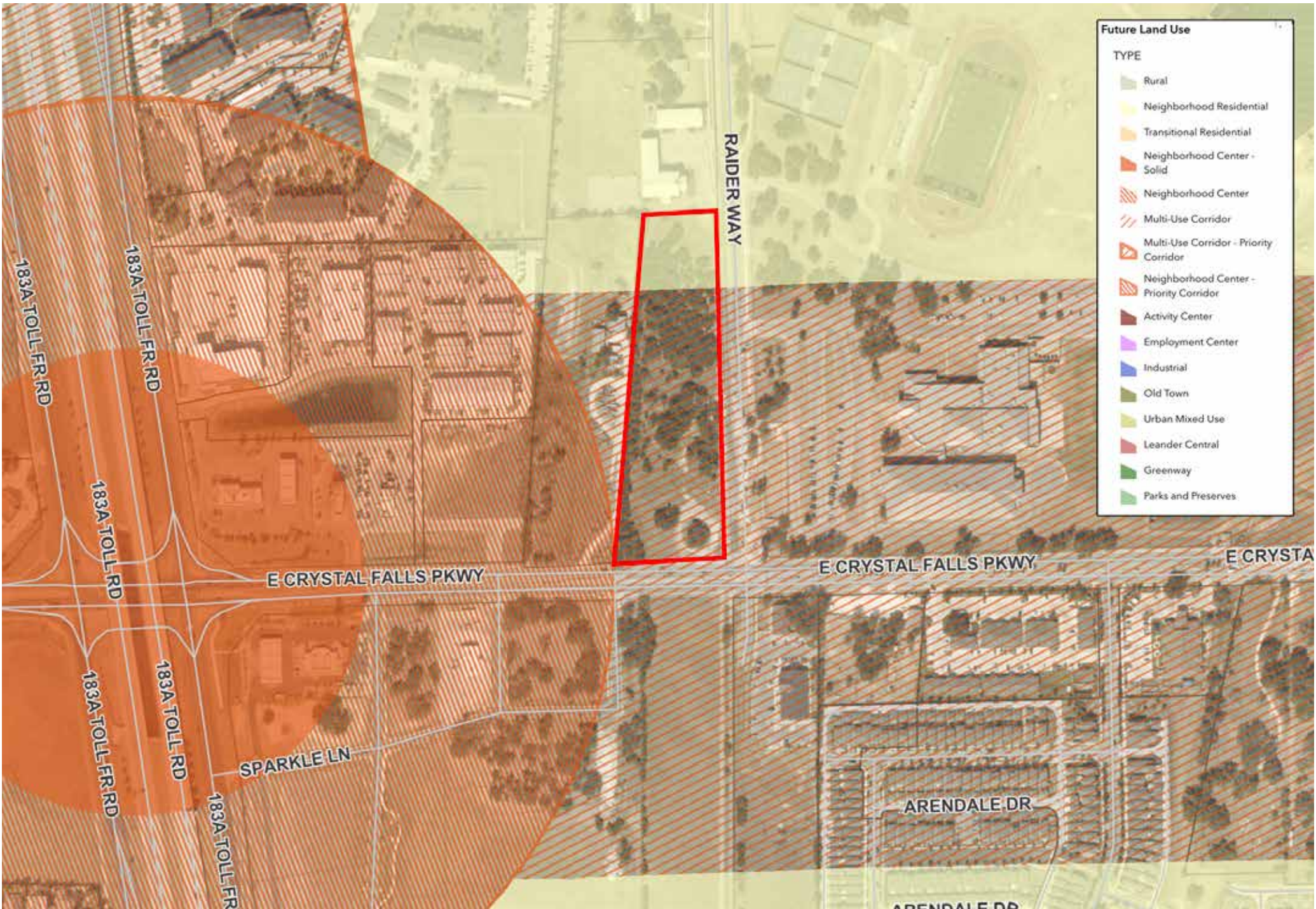


# WASTEWATER





# FUTURE LAND USE



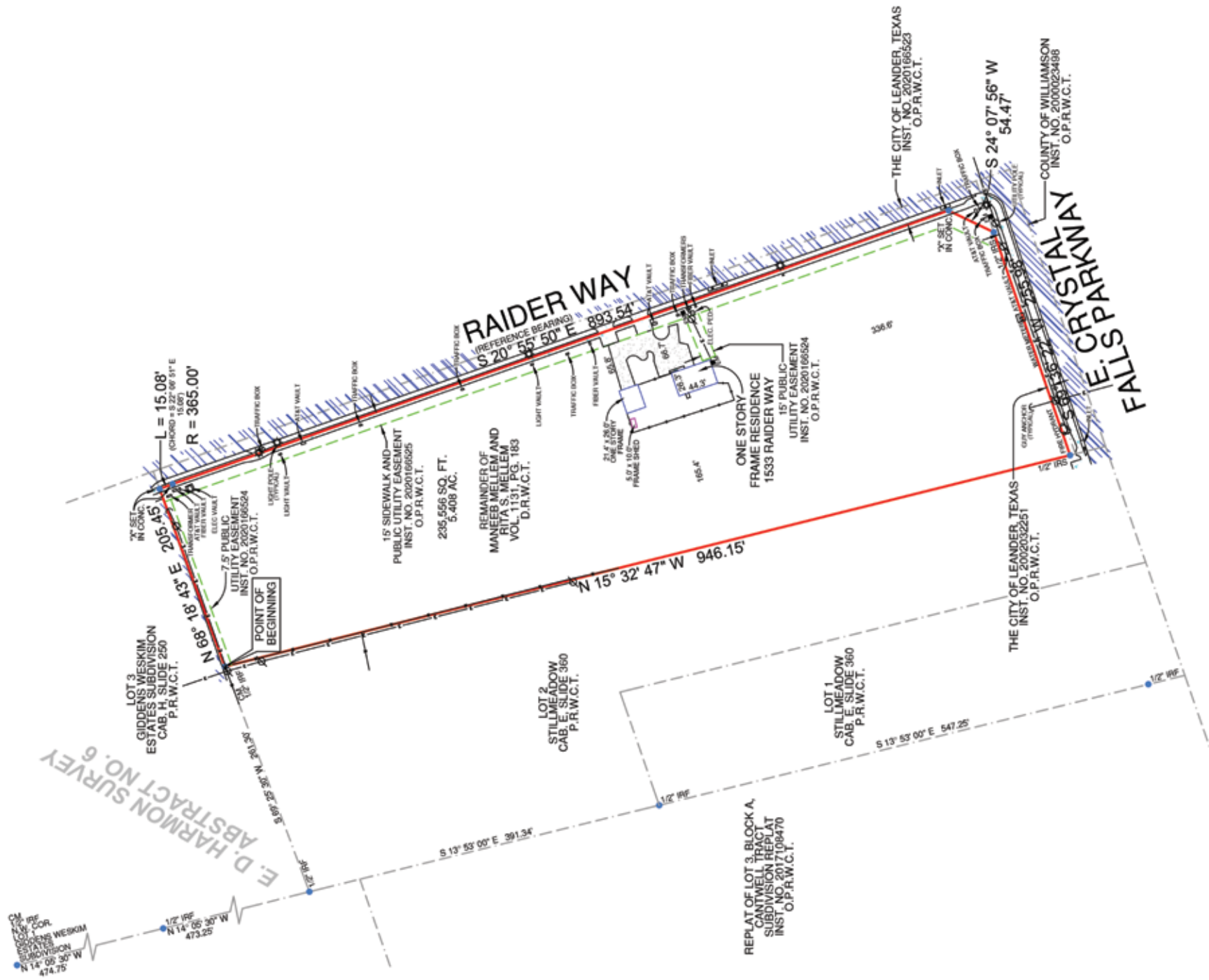


# CURRENT ZONING





## SURVEY







## 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.

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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date