

FOR SALE

Turn-key Medical Office

311 S US Hwy 183, Leander, TX 78641



partners

PRIMARY CONTACT



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Partner & Managing Director

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PROPERTY AT A GLANCE

ADDRESS

311 S US HWY 183

CITY, STATE, ZIPCODE

LEANDER, TX 78641

LAND ACRES

.51 AC

BUILDING SIZE

3,883 SF

YEAR BUILT / RENOVATED

1990 / 2013

PARCEL NUMBER

R-17-W334-2010-0013-0004

ZONING, COUNTY

GC-T5 (URBAN CENTER), WILLIAMSON

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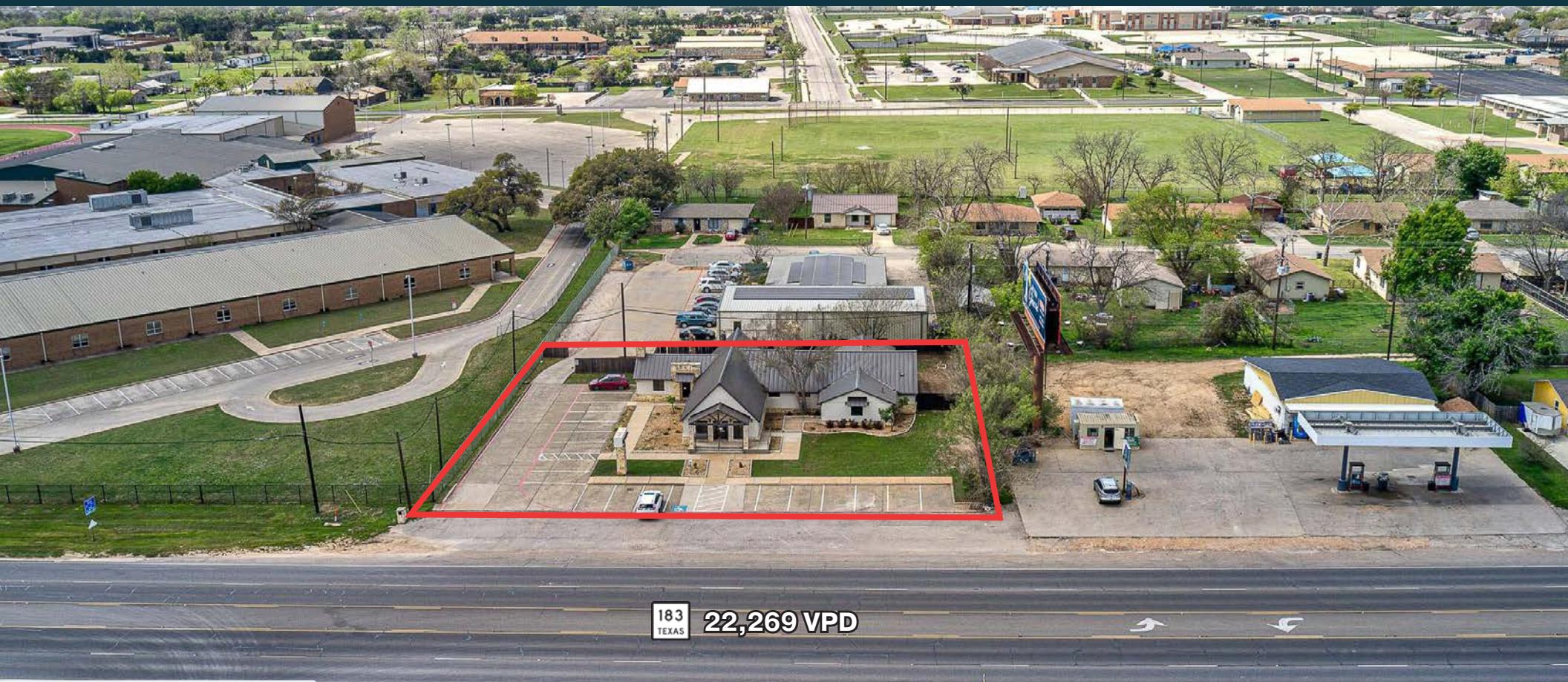
[SCHEDULE TOUR](#)

[SUBMIT LOI](#)

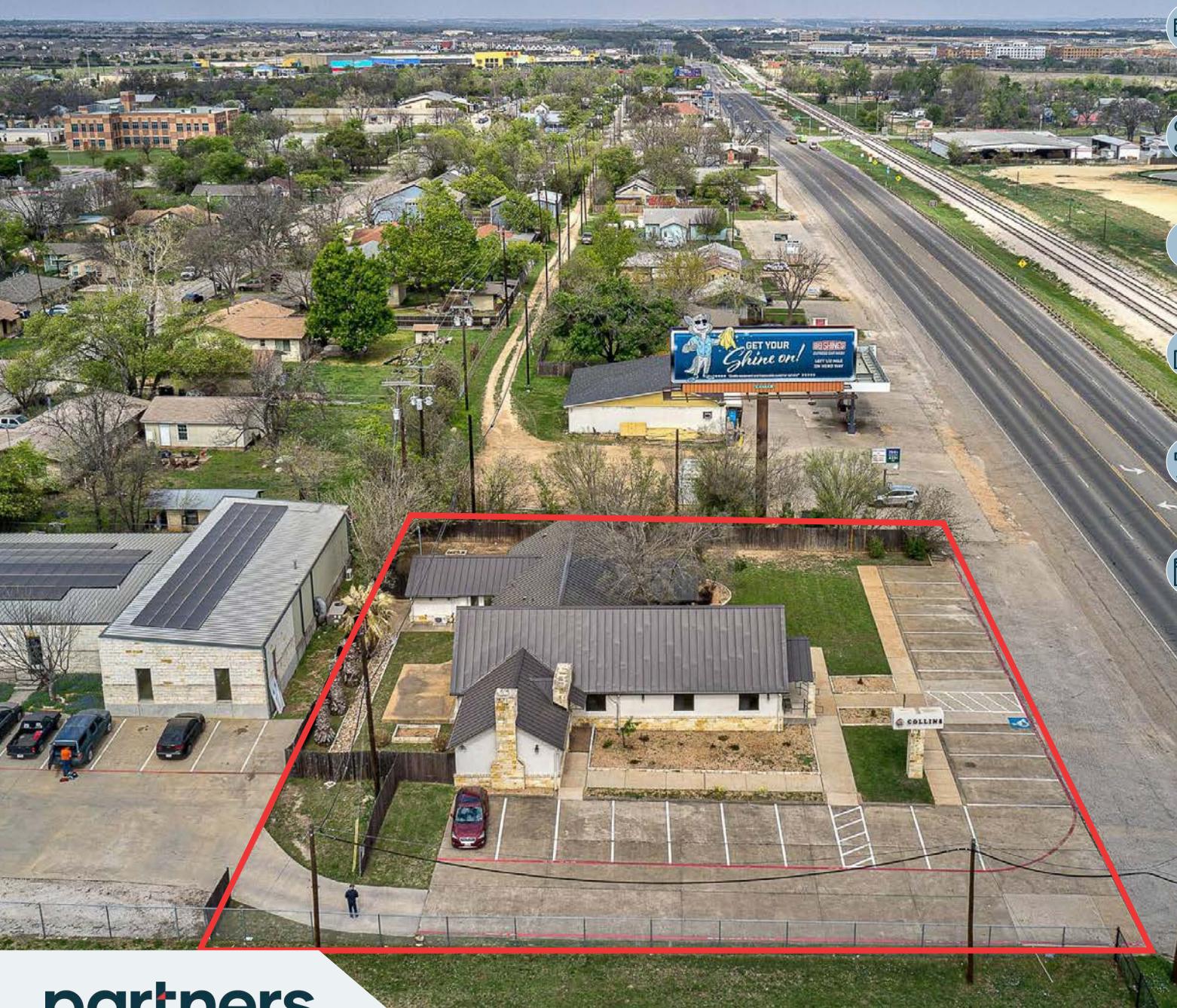
EXECUTIVE SUMMARY

Partners is pleased to present 311 S US Hwy 183 for sale. The property is a 3,883 SF turn key medical office ideal for a wide variety of medical users seeking quick practice start up. Located in Leander, one of the fastest growing suburbs in the nation, surrounded by major commercial and residential developments, and within walking distance to Leander Old Town Square and the future Northline District. The property has excellent frontage and visibility on HW-183, with convenient access to Hwy 183A, 45, and 29. Previously operated by a dermatology practice, this medical office is ideal for a wide variety of practices and specialties.

Please contact Sean Anderson for More information at (512) 647-1541



PROPERTY DETAILS



SALE PRICE
\$1,650,000



OCCUPANCY
Single



LOT SIZE
0.51 AC



BUILDING SIZE
3,883 SF



YEAR BUILT / RENOVATED
1990 / 2013



PARKING RATIO
5.15 (20 Spaces)

PROPERTY HIGHLIGHTS

■ TURN-KEY, HIGH-FINISH MEDICAL OFFICE

Fully built-out 7-exam room suite with lab space—ideal for general practitioners, specialists, or urgent care users.

■ HIGHWAY FRONTAGE & VISIBILITY

Positioned directly on US-183 with exceptional visibility and convenient access to 183A, Hwy 45, and Hwy 29.

■ MEDICAL-CENTRIC LOCATION

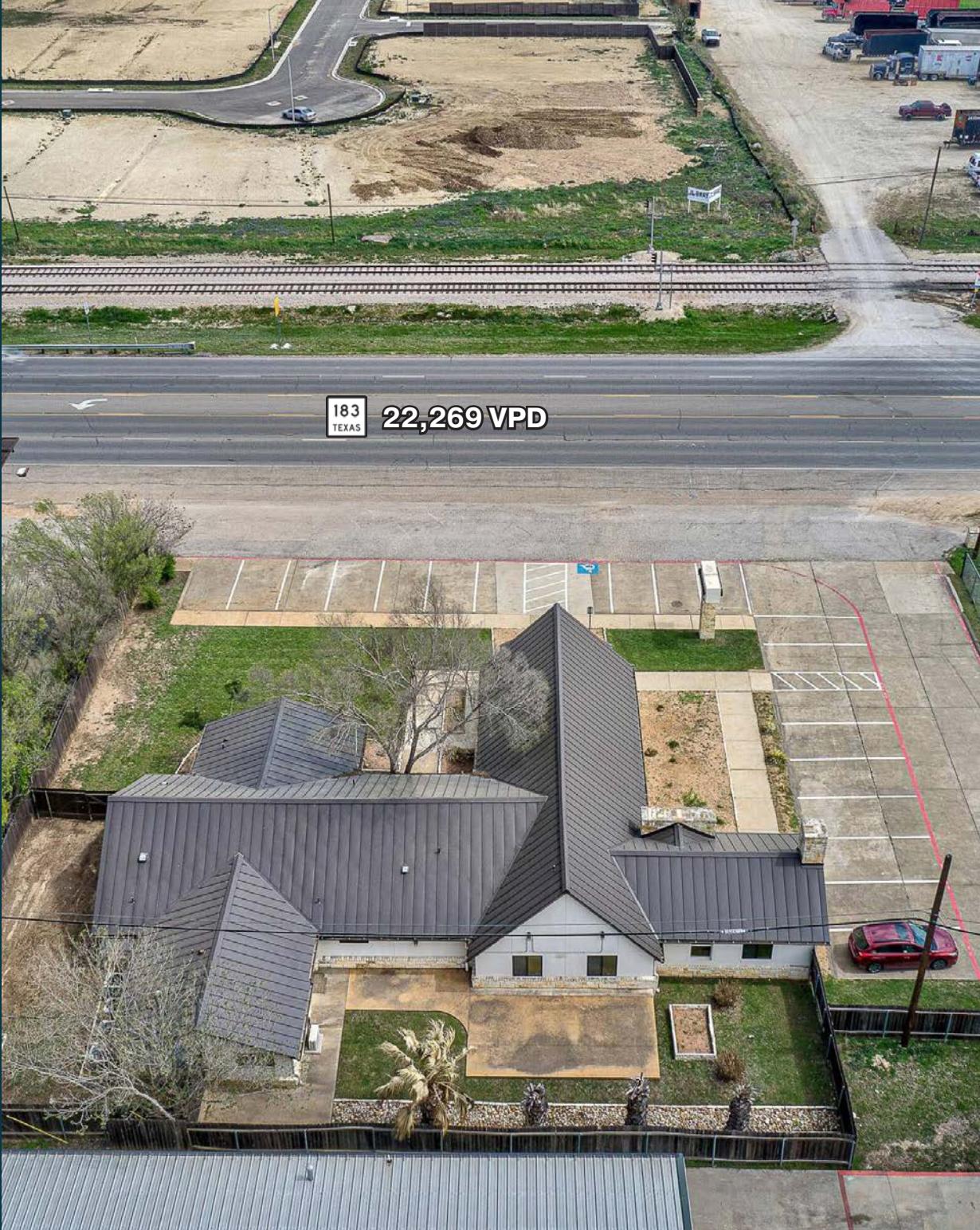
Strategically located between Ascension Seton Cedar Park Hospital and St. David's Emergency Center Leander—an ideal hub for healthcare services.

■ TAPPING INTO LEANDER'S RAPID GROWTH

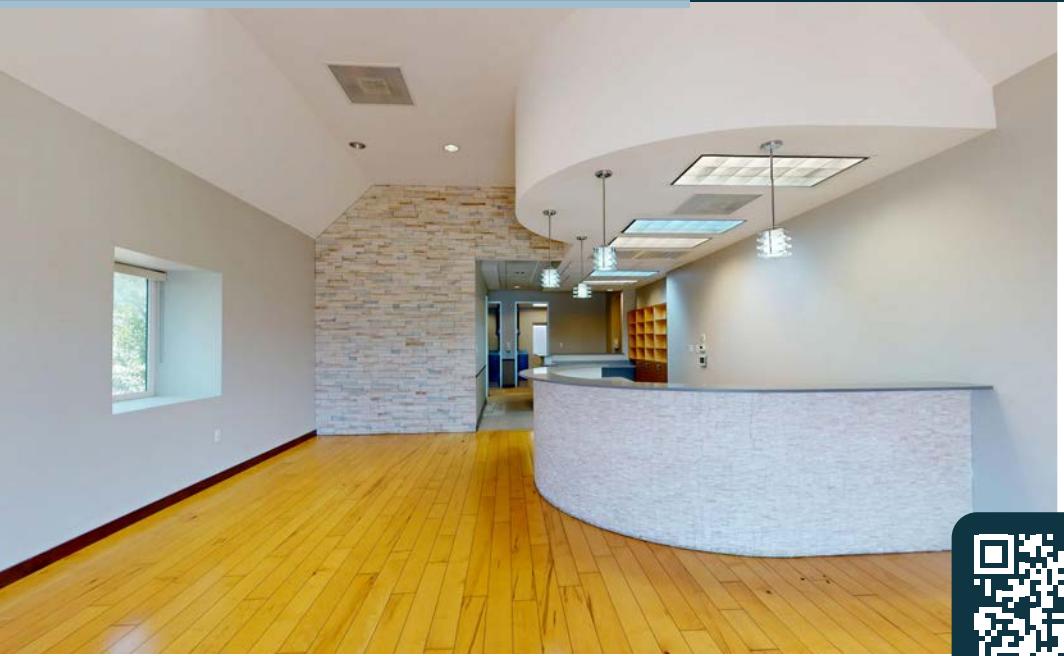
One of the fastest-growing cities in the Austin MSA, Leander continues to attract both residents and medical demand with its expanding population and development activity.

■ FAVORABLE STATE TAX LAWS

Texas is one of seven states that does not impose a state income or investment tax.



INTERIOR PHOTOS



Click or Scan for
Virtual Tour



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SITE OVERVIEW

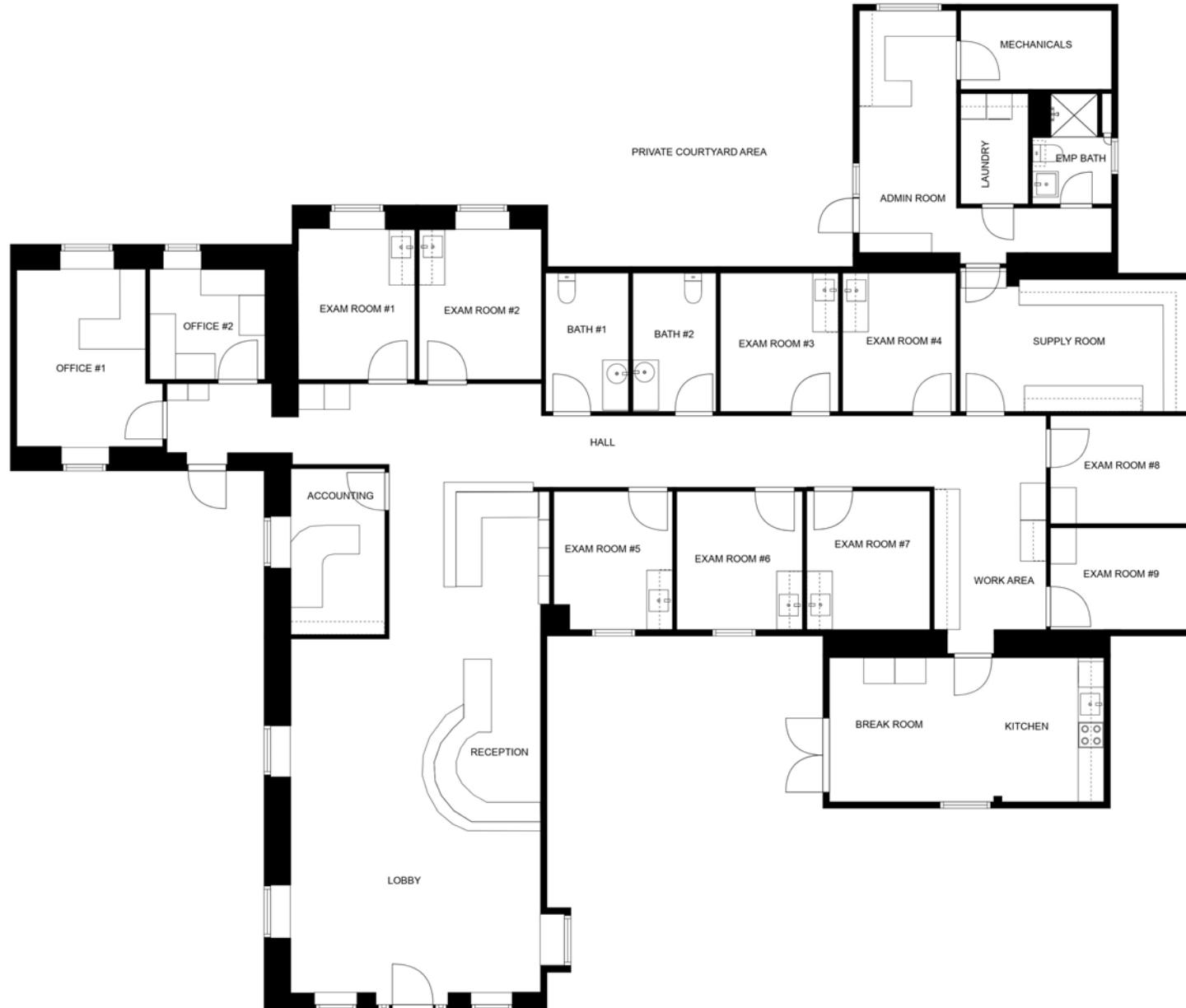


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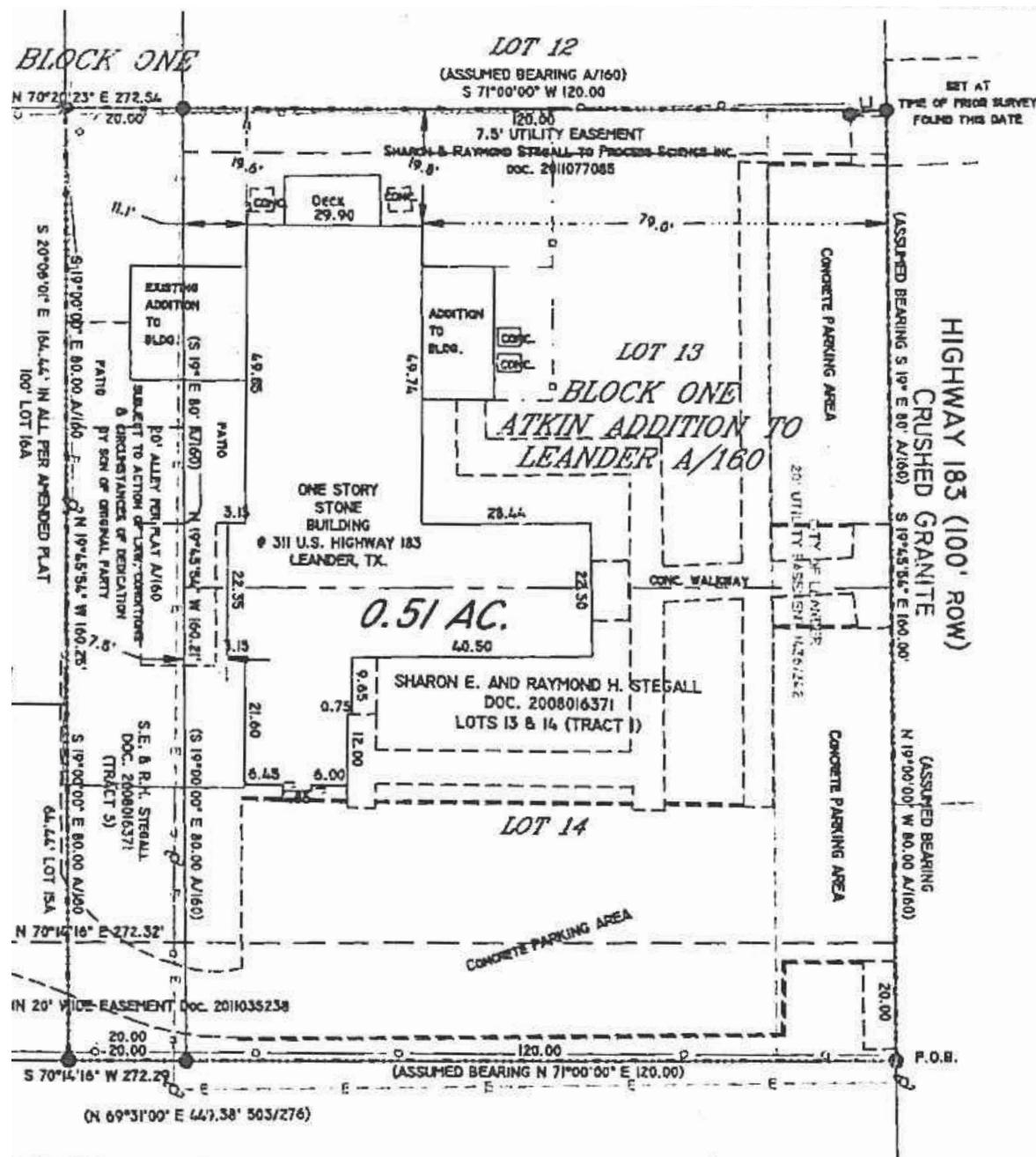
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FLOOR PLAN



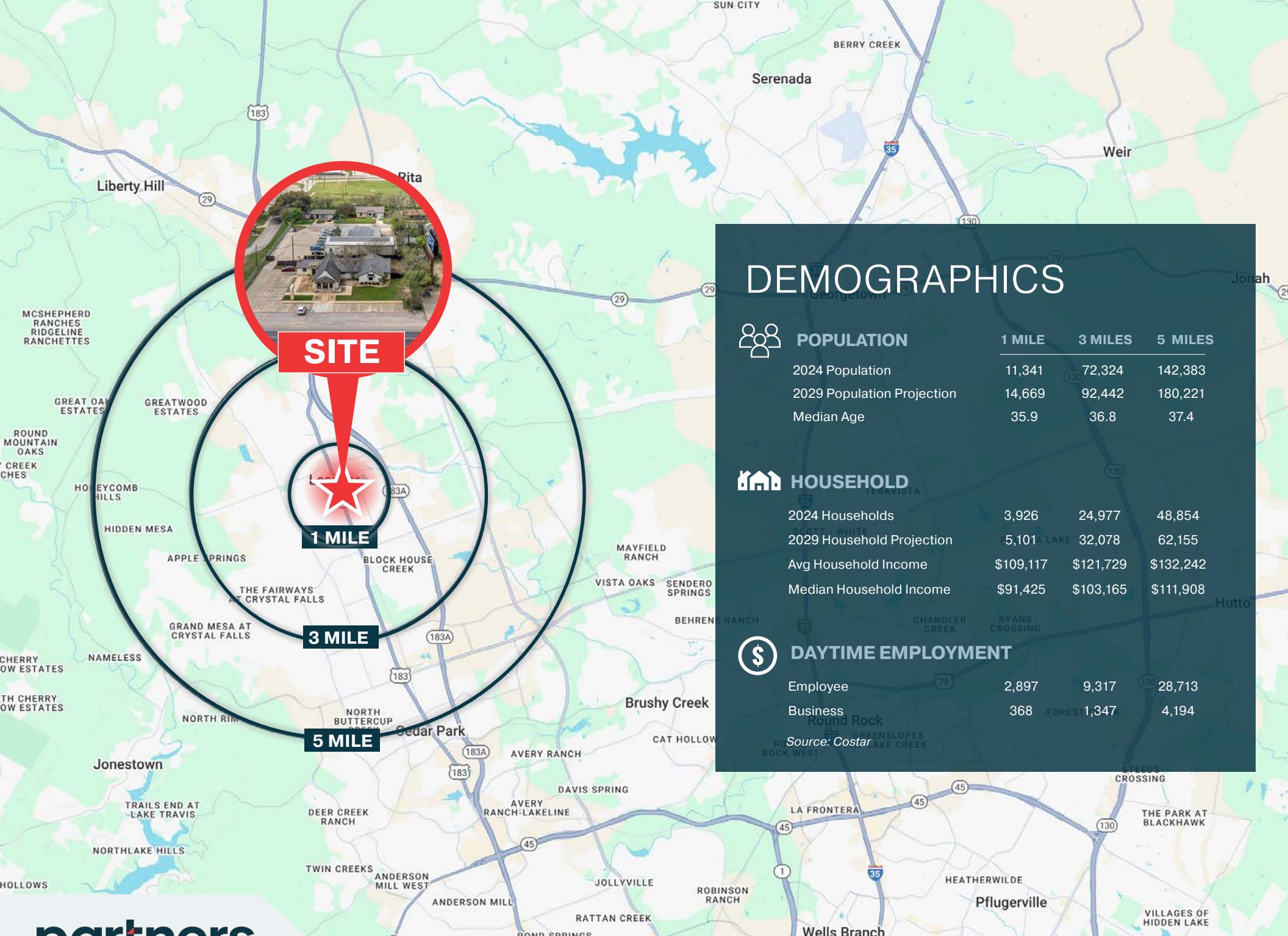
SURVEY



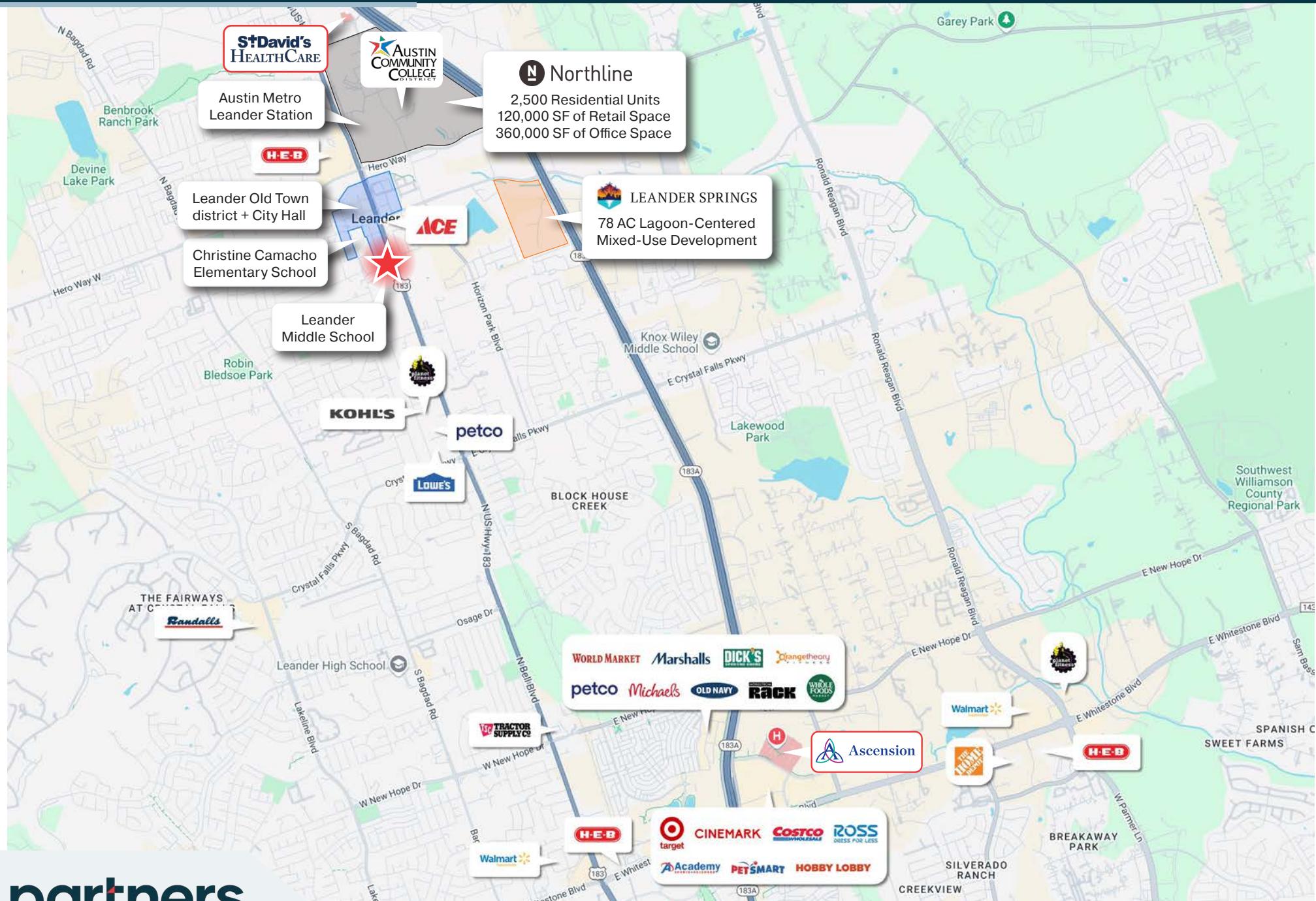
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AERIAL OVERVIEW



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DISCLAIMER

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