

**FOR SALE**

## Turn-key Medical Office

311 S US Hwy 183, Leander, TX 78641



**partners**



## PRIMARY CONTACT



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Senior Associate



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Partner & Managing Director



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## PROPERTY AT A GLANCE

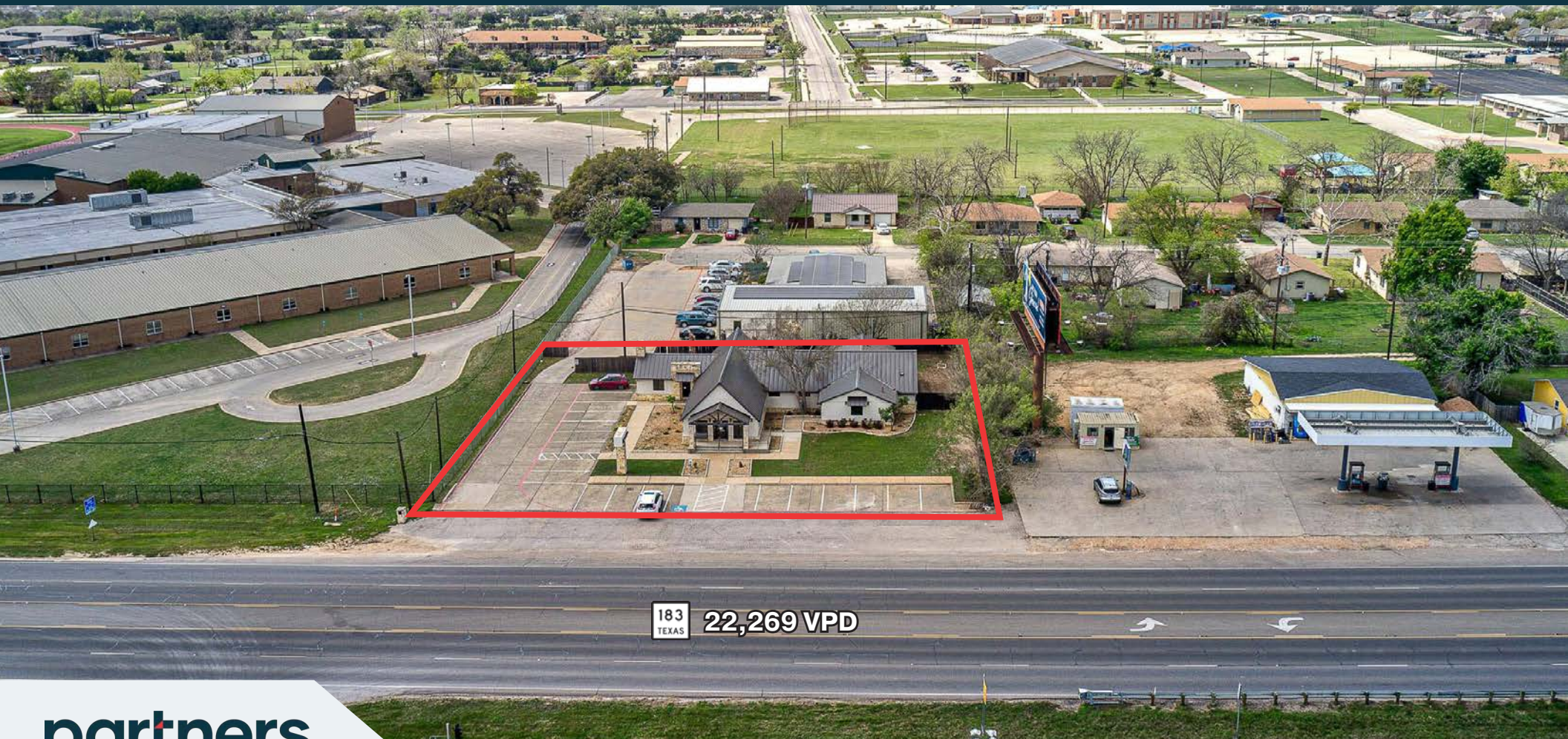
ADDRESS	<b>311 S US HWY 183</b>
CITY, STATE, ZIPCODE	<b>LEANDER, TX 78641</b>
LAND ACRES	<b>.51 AC</b>
BUILDING SIZE	<b>3,883 SF</b>
YEAR BUILT / RENOVATED	<b>1990 / 2013</b>
PARCEL NUMBER	<b>R-17-W334-2010-0013-0004</b>
ZONING, COUNTY	<b>GC-T5 (URBAN CENTER), WILLIAMSON</b>



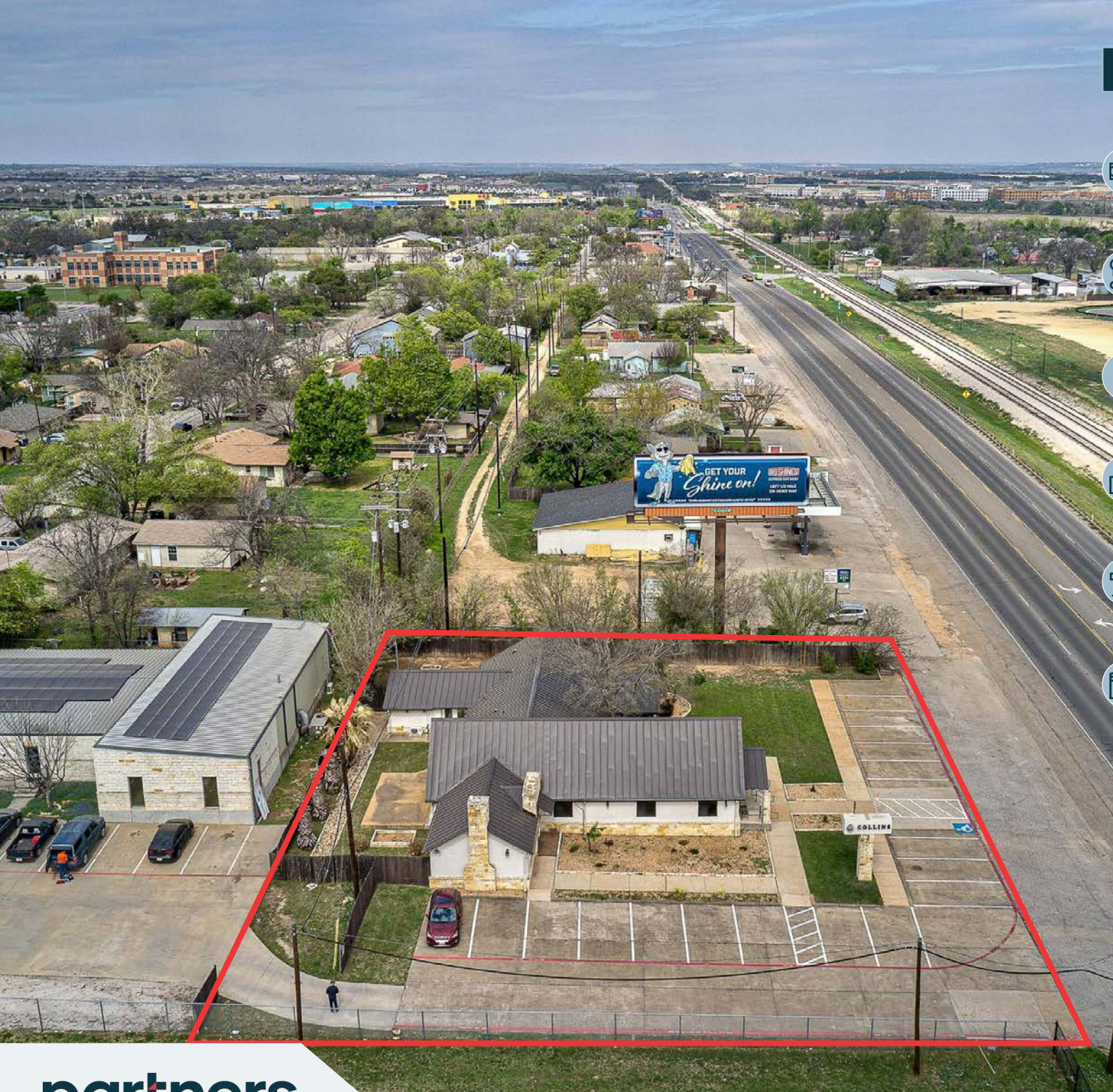
## EXECUTIVE SUMMARY

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

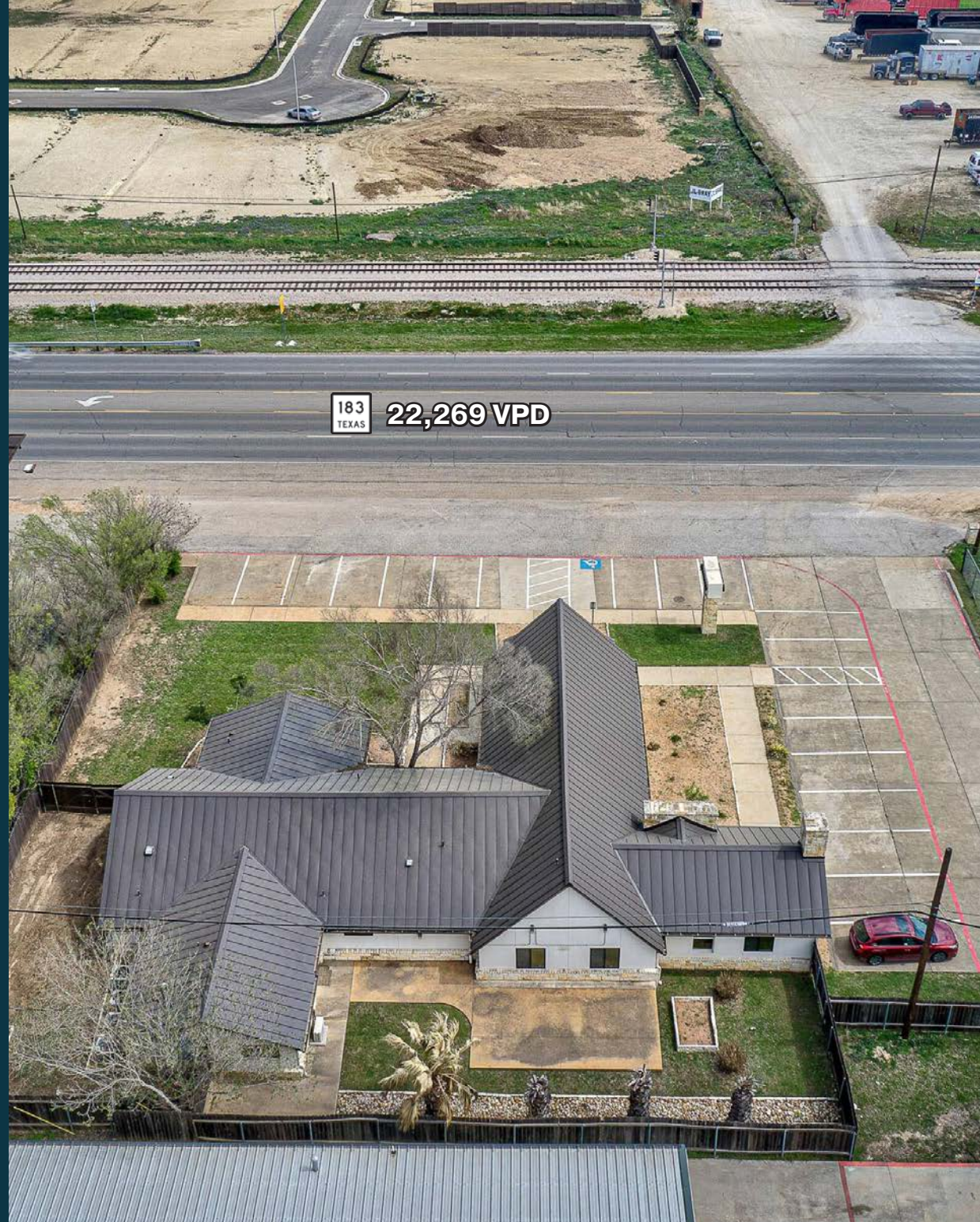
Strategically located between Ascension Seton Cedar Park Hospital and St. David's Emergency Center Leander—an ideal hub for healthcare services.

### ■ 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

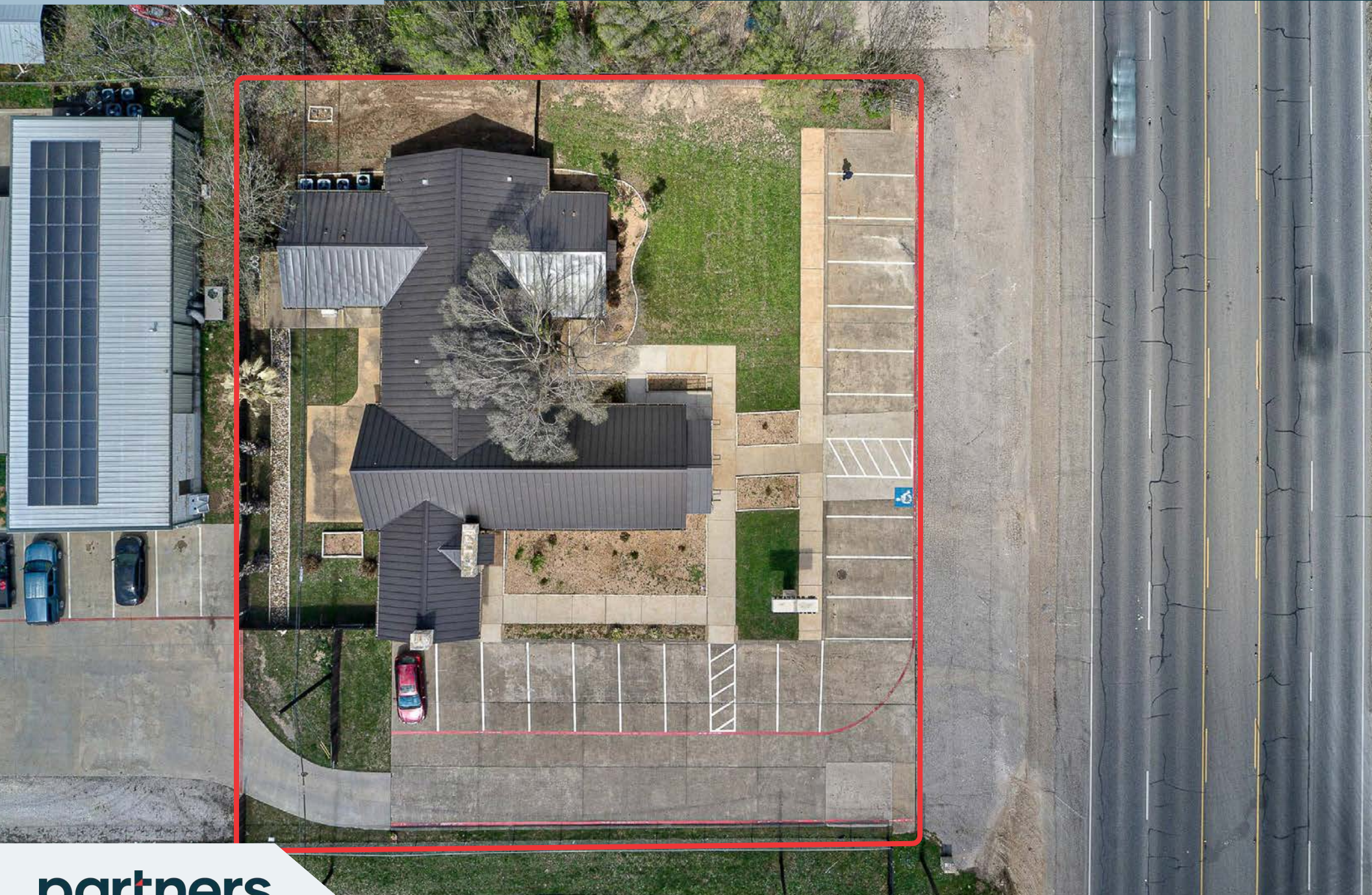


Click or Scan for  
Virtual Tour



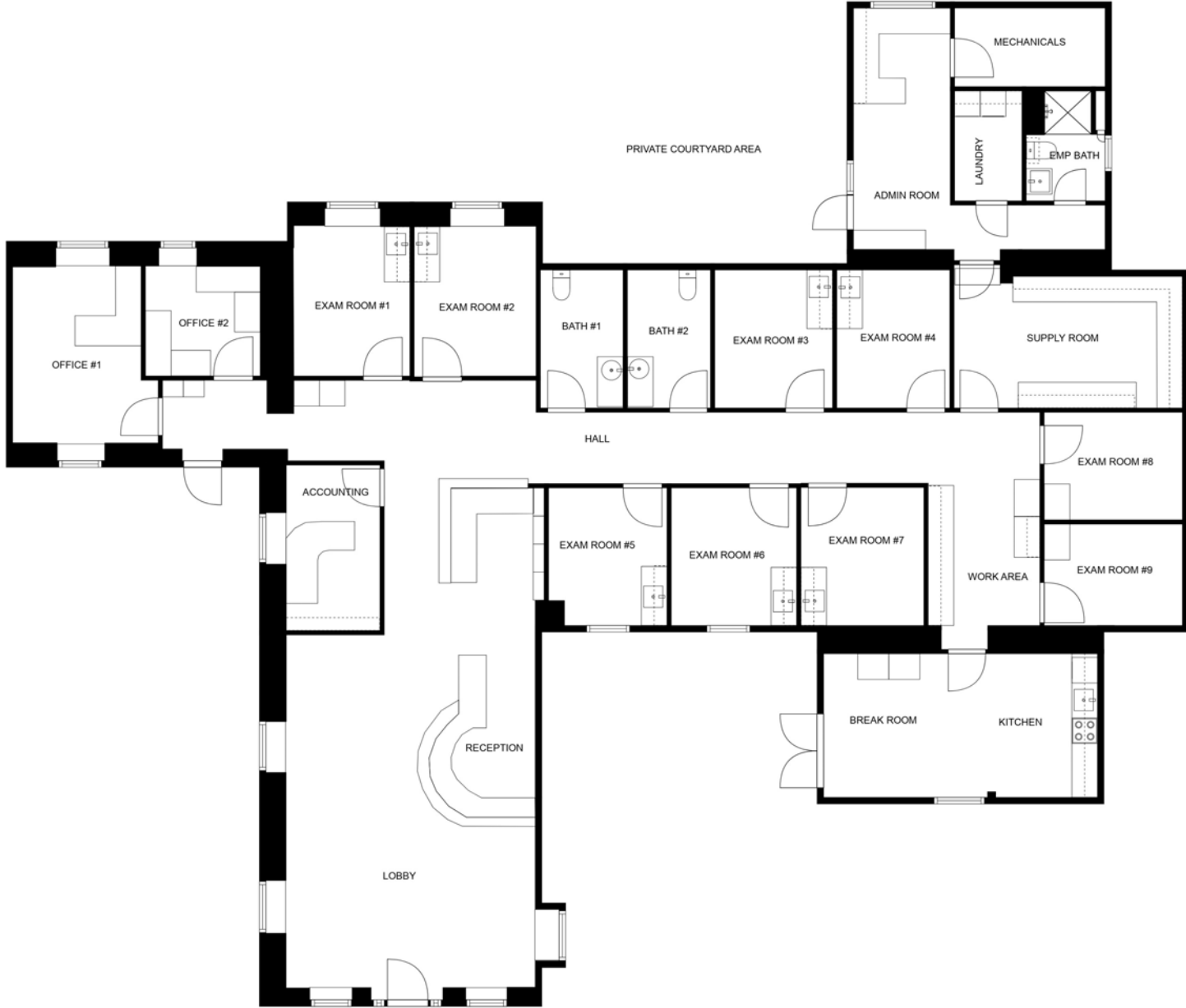


# SITE OVERVIEW





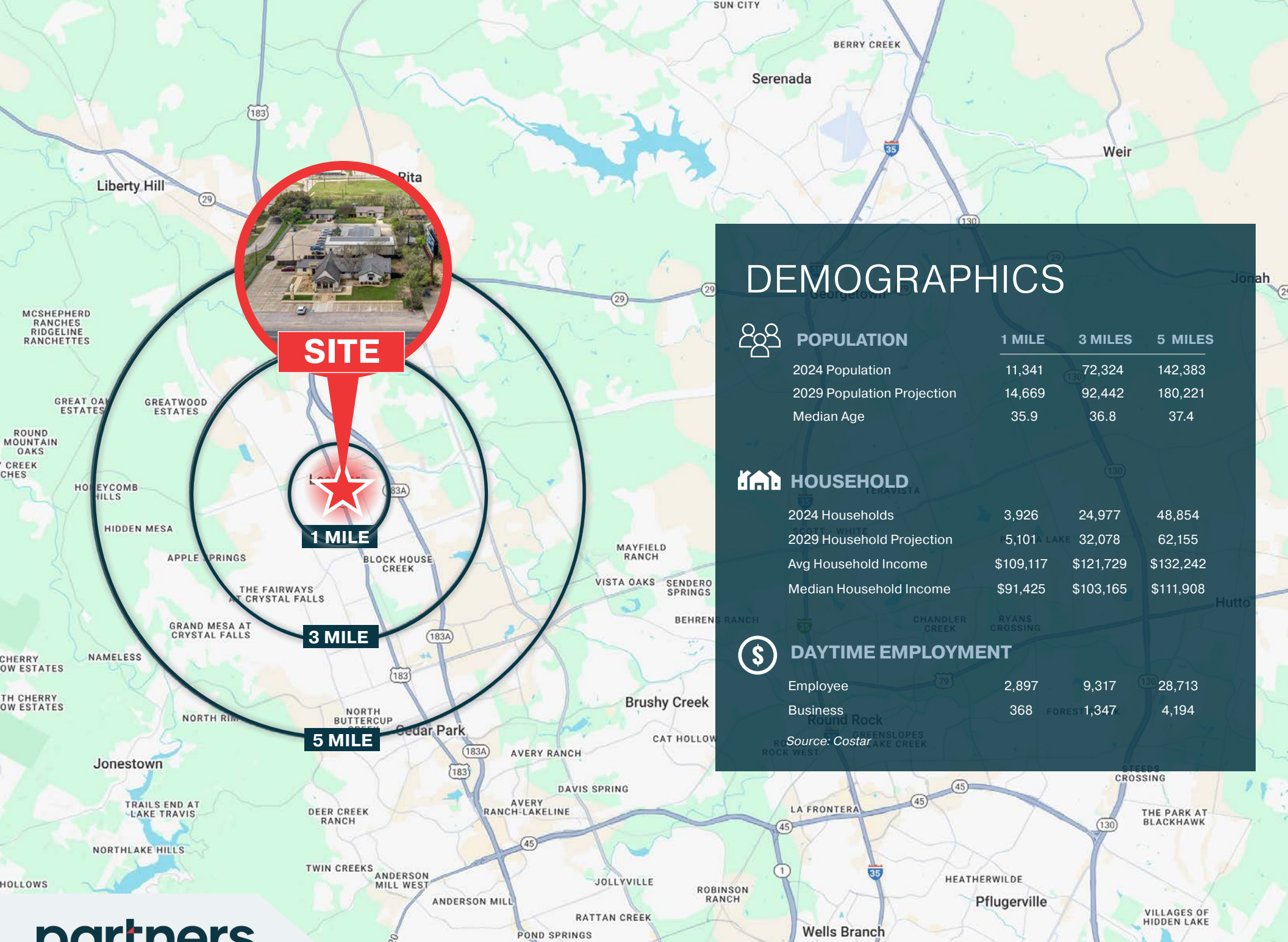
# FLOOR PLAN





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## DEMOGRAPHICS



### POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population	11,341	72,324	142,383
2029 Population Projection	14,669	92,442	180,221
Median Age	35.9	36.8	37.4



### HOUSEHOLD

2024 Households	3,926	24,977	48,854
2029 Household Projection	5,101	32,078	62,155
Avg Household Income	\$109,117	\$121,729	\$132,242
Median Household Income	\$91,425	\$103,165	\$111,908



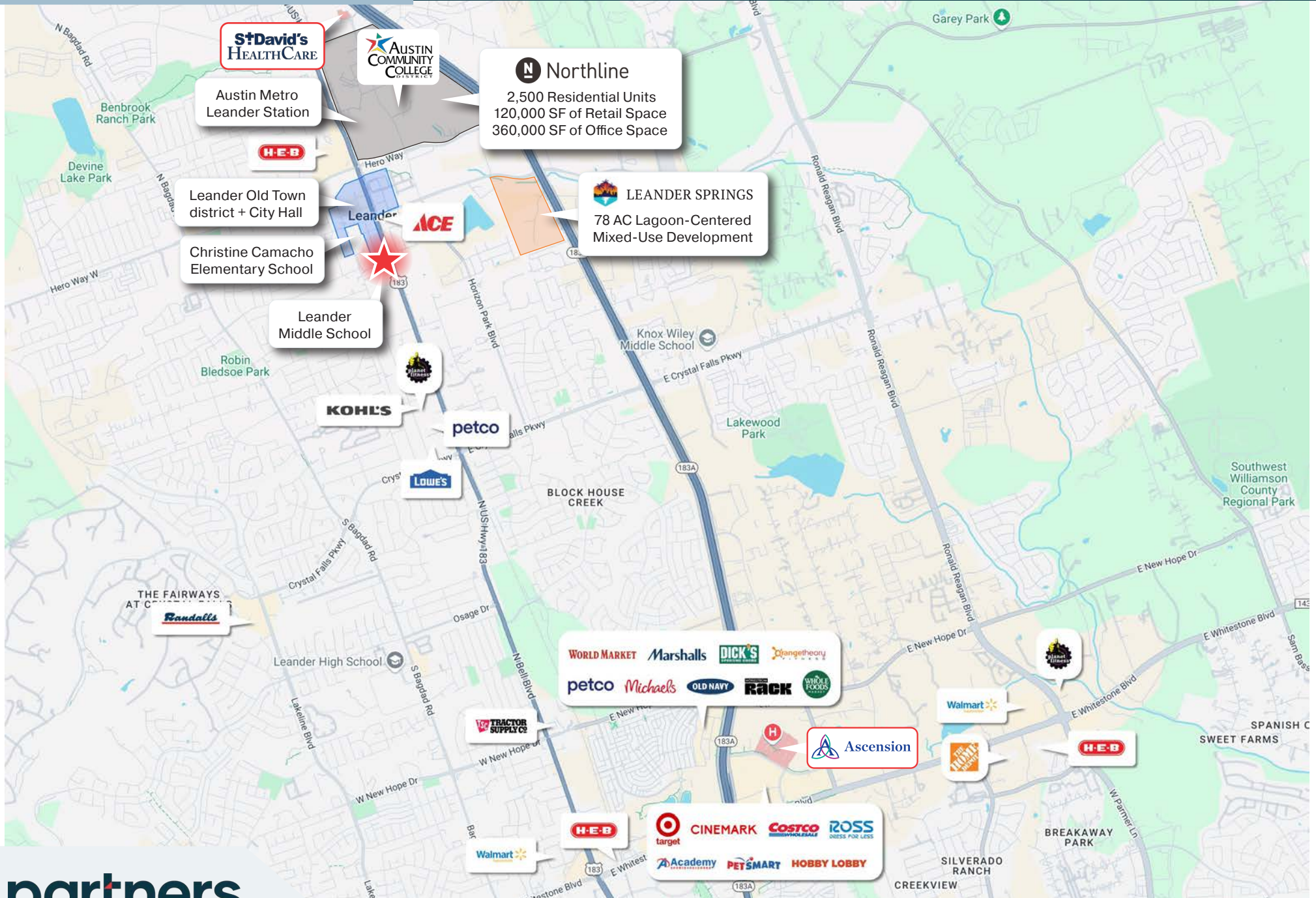
### DAYTIME EMPLOYMENT

Employee	2,897	9,317	28,713
Business	368	1,347	4,194

Source: Costar



## AERIAL OVERVIEW







## DISCLAIMER

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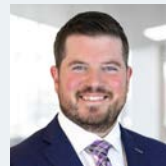
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