

FOR SALE

9450

Ranch Road 2243,
Leander, TX 78641



BUILDING ONE



22,769 SF



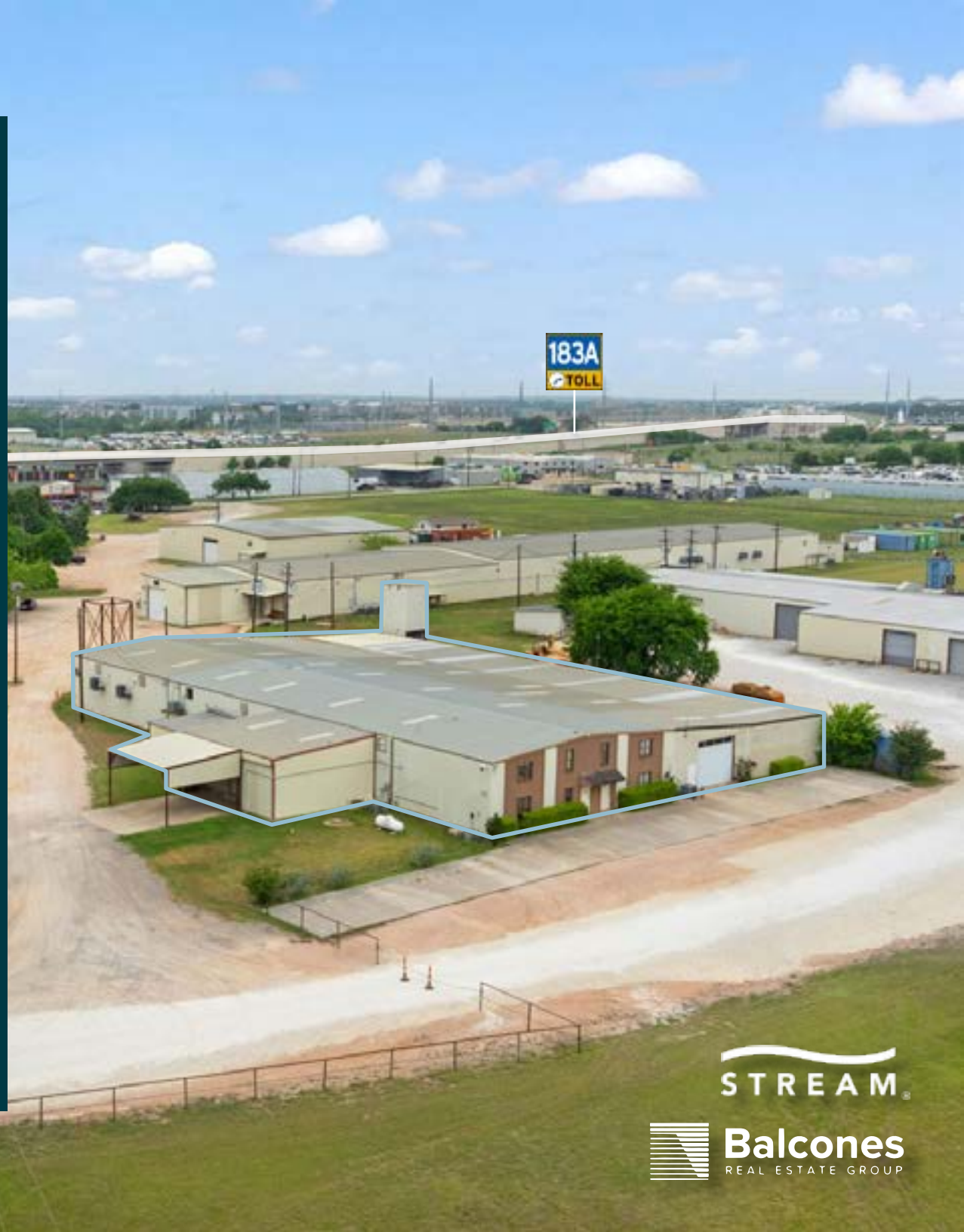
1.23 ACRES



**FLEXIBLE ZONING / IOS
APPROVED**



**EXPANSION OPPORTUNITIES
AVAILABLE**



STREAM

Balcones
REAL ESTATE GROUP



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Building One

Property Highlights	TOTAL SF	22,769 SF	LOADING	2 Grade-level (14'W X 16'H)
	FINISH/HVAC	Approximately 5% office / 95% warehouse / 100% HVAC	OCCUPANCY	100%
	CLEAR HEIGHT	+/- 18'	TERM	Through 9/30/2027 with flexibility



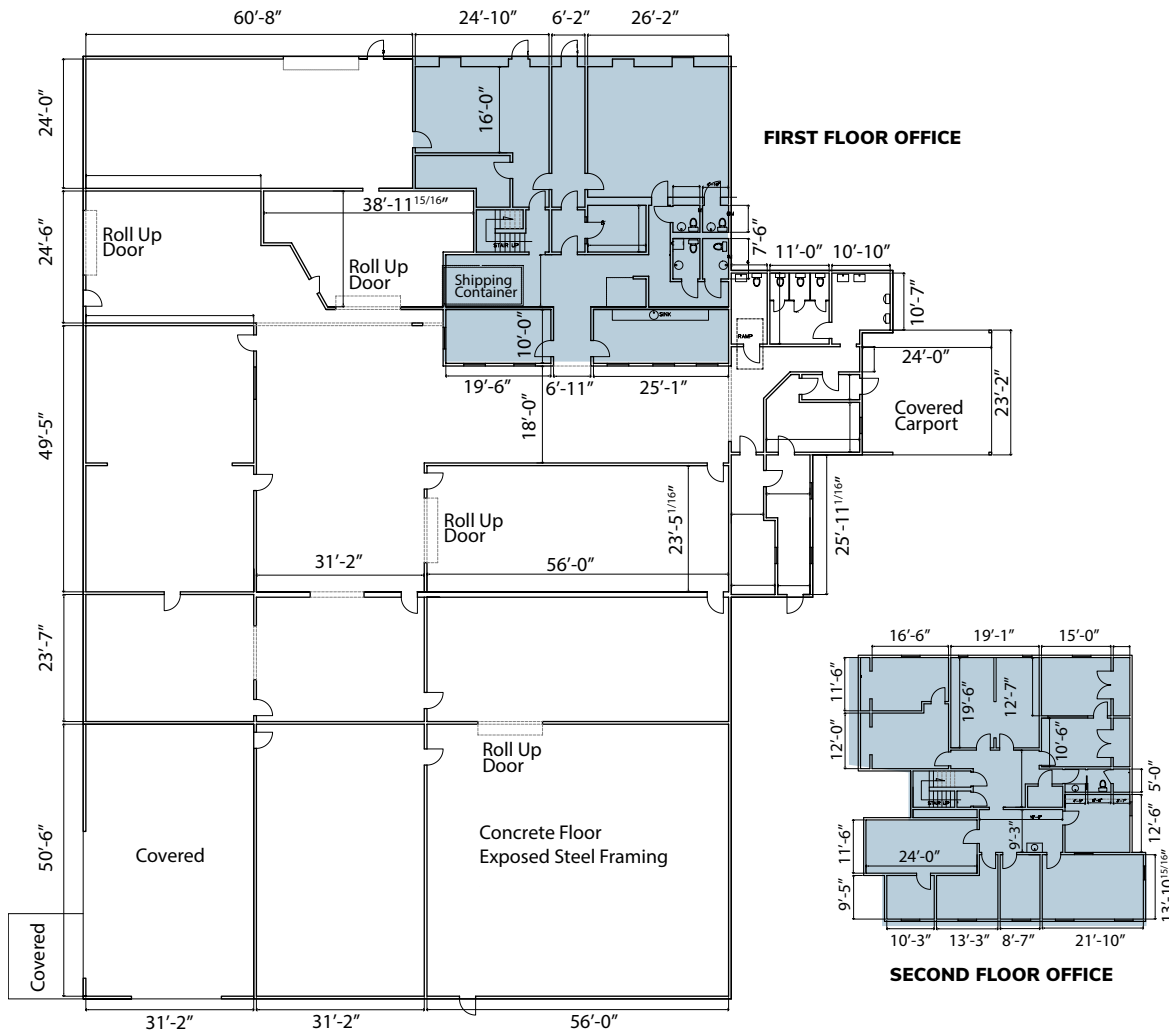
Purchase Opportunity

Stream Realty Partners is pleased to exclusively present the opportunity to acquire a strategically located flex property in the rapidly growing city of Leander, Texas. This asset is uniquely configured with an efficient split of office and warehouse space, offering exceptional adaptability for a wide range of users. With prominent frontage and direct access to US-183, the property provides strong visibility and ease of circulation for both employees and customers.

The building's flexible layout accommodates tenants requiring a combination of office, warehouse, and R&D functionality, making it well-suited for service providers, technology groups, light industrial users, and expanding regional operators. Leander's stringent zoning environment and challenging topography have significantly limited new development, creating a supply-constrained market that continues to benefit existing industrial and flex product. Opportunities of this size, quality, and location are increasingly rare.

Please contact Stream Realty Partners for additional information or to schedule a tour.

BUILDING ONE FLOOR PLAN



** Building is supported by structural columns, most walls are not load bearing



[CLICK TO VIEW VIRTUAL TOUR](#)

CONTACT BROKER FOR PRICING AND LEASEBACK INFORMATION



Unparalleled Location in Leander, TX

Leander has emerged as one of Central Texas' most compelling industrial submarkets, benefiting from the broader strength of the Texas industrial landscape and proximity to the booming Austin metro. Industrial leasing in the region remains healthy, driven by users in advanced manufacturing, e-commerce, and technology assembly—all of which align with the area's infrastructure and labor advantages.

While capital markets remain selective, investor appetite for mission-critical industrial product in high-growth corridors like Leander is on the rise. A more stable interest rate environment and improving clarity around asset pricing have prompted institutional re-engagement, particularly for well-located, leased assets with minimal near-term capital exposure.

Despite tighter financing conditions, the Austin industrial market continues to work through its recent wave of speculative development. With new construction starts now meaningfully reduced, the supply pipeline heading into mid-2025 is far leaner—supporting continued rent growth and long-term fundamentals across the region.

Drive Times



ABIA AIRPORT
31.8 Miles · 30 Minutes



DOWNTOWN AUSTIN
24.9 miles · 27 minutes



THE DOMAIN
16.6 miles · 18 minutes



SAMSUNG SEMICONDUCTOR
36.1 Miles · 35 Minutes



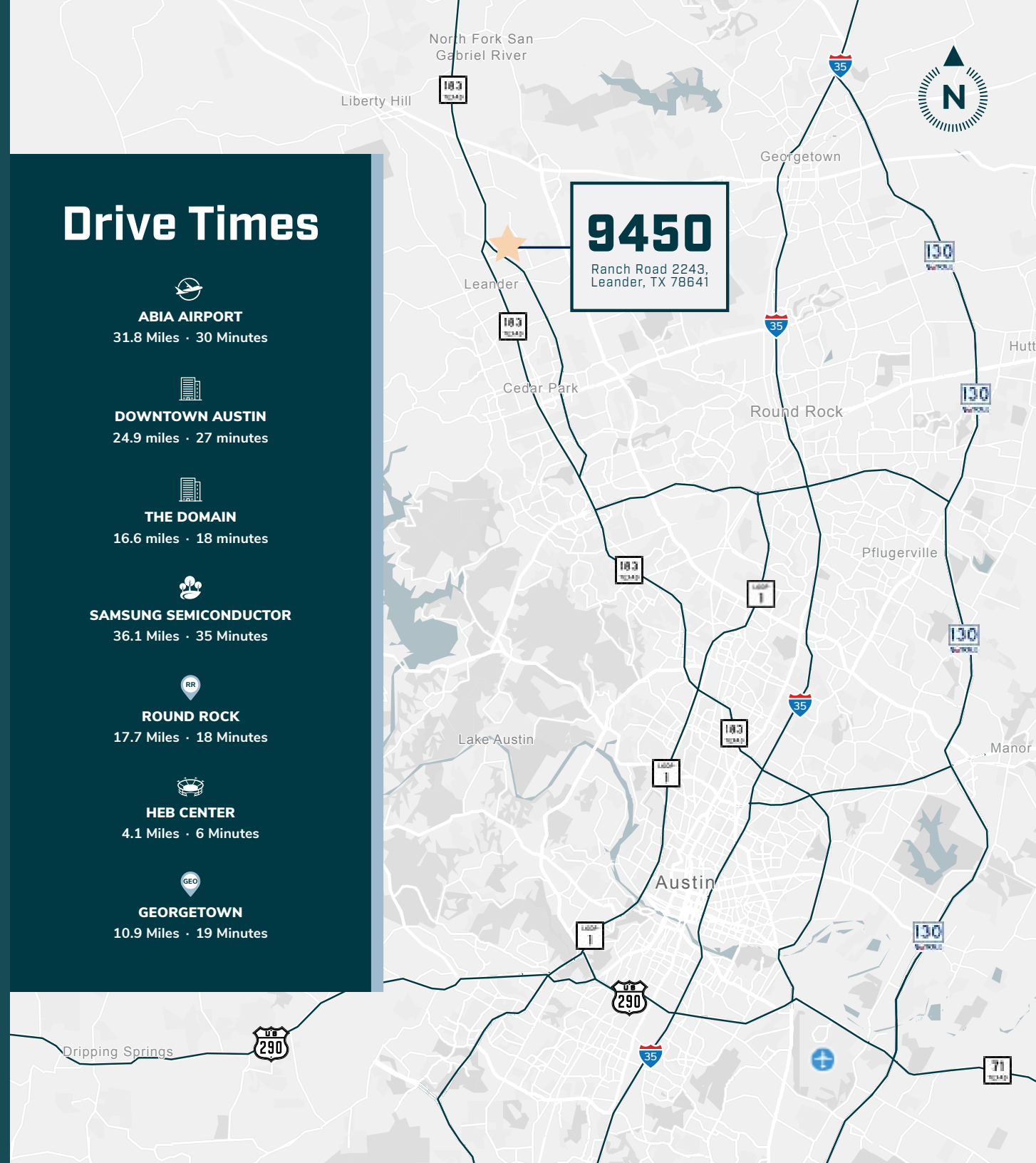
ROUND ROCK
17.7 Miles · 18 Minutes



HEB CENTER
4.1 Miles · 6 Minutes



GEORGETOWN
10.9 Miles · 19 Minutes



Industrial Market Overview

Austin MSA Snapshot

The Austin industrial real estate market in 2025 is navigating a period of correction following a surge in new construction. Since Q2 2024, the market has absorbed 9,356,390 square feet of new industrial space, much of which remains vacant, with only 32.8% leased. This wave of deliveries—largely consisting of large-scale big box facilities—has put downward pressure on rental rates for that product type, contributing to some negative trends in supply metrics. However, geographic imbalances exist, with Georgetown and Leander experiencing the least new supply, offering potential resilience in those submarkets. Meanwhile, shallow bay industrial space remains a bright spot, with strong demand driving the majority of deal activity since 2023. Despite its popularity, shallow bay product is still underdeveloped, commanding a healthy average rent of approximately \$16.22 per square foot.



North Williamson Submarket

TRENDS



VACANCY



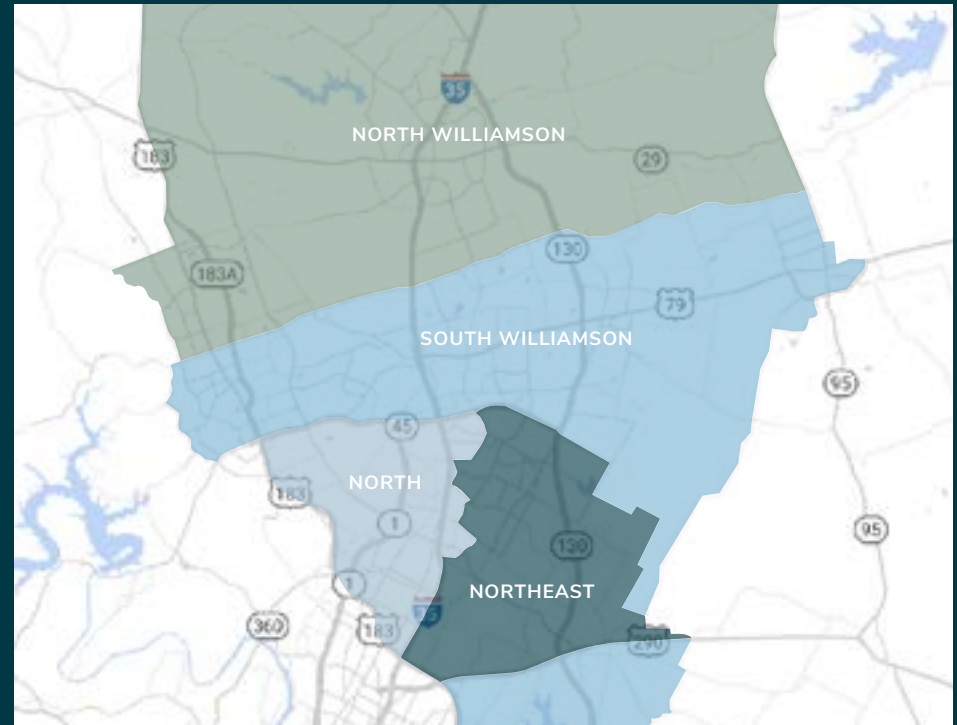
RENTAL RATES



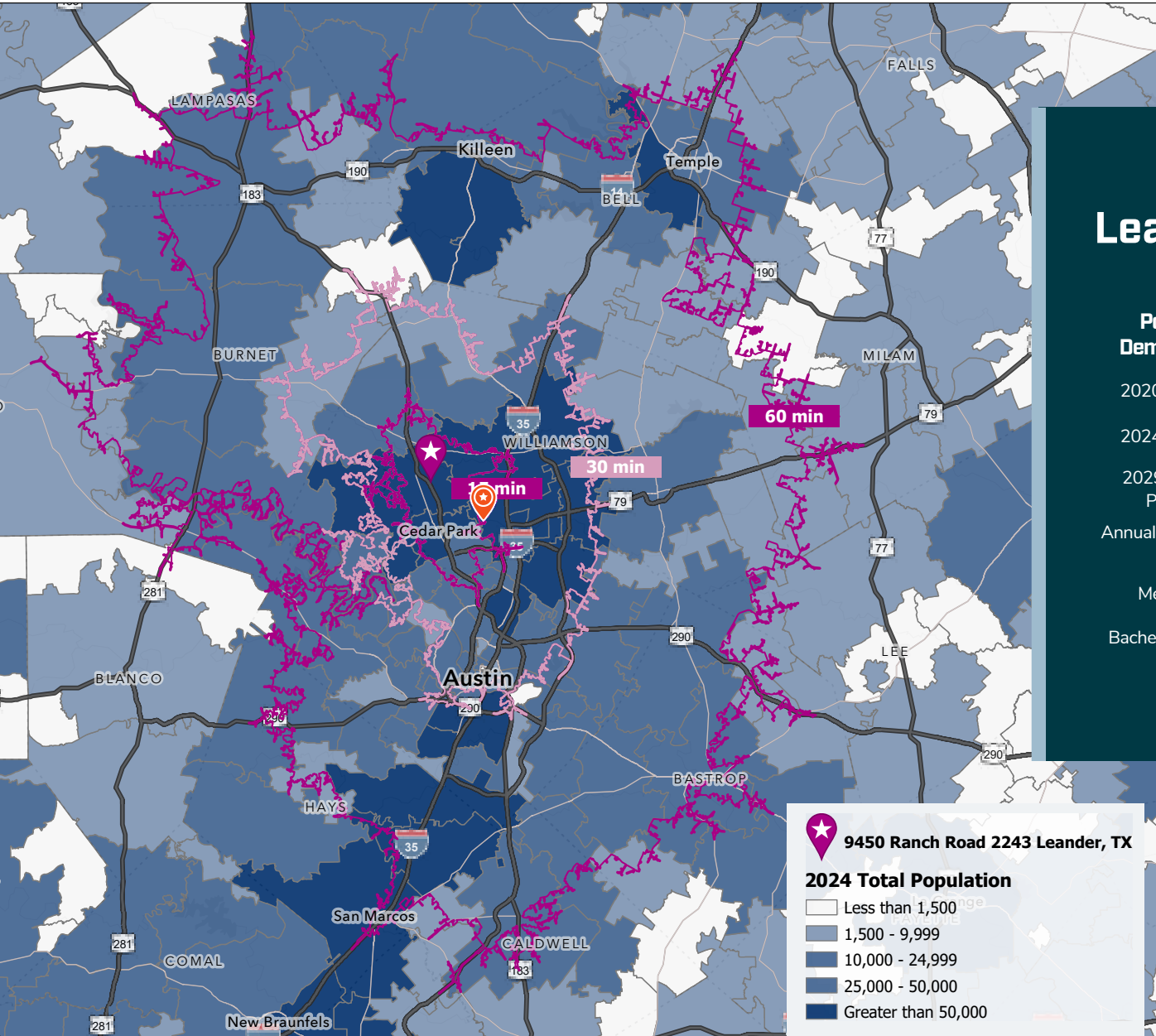
DEVELOPMENT

STATISTICS

	INVENTORY	BUILDING COUNT	AVAILABLE SF	AVAILABLE BLDG. COUNT	% OF INVENTORY
FLEX	619,755	18	136,026	6	4.78%
DISTRIBUTION - SMALL [0 - 50,000 SF]	978,301	35	197,996	11	7.54%
DISTRIBUTION - MEDIUM [50,001 - 100,000 SF]	1,419,134	22	382,758	10	10.94%



Strong Demographic Profile - Population



Leander Population

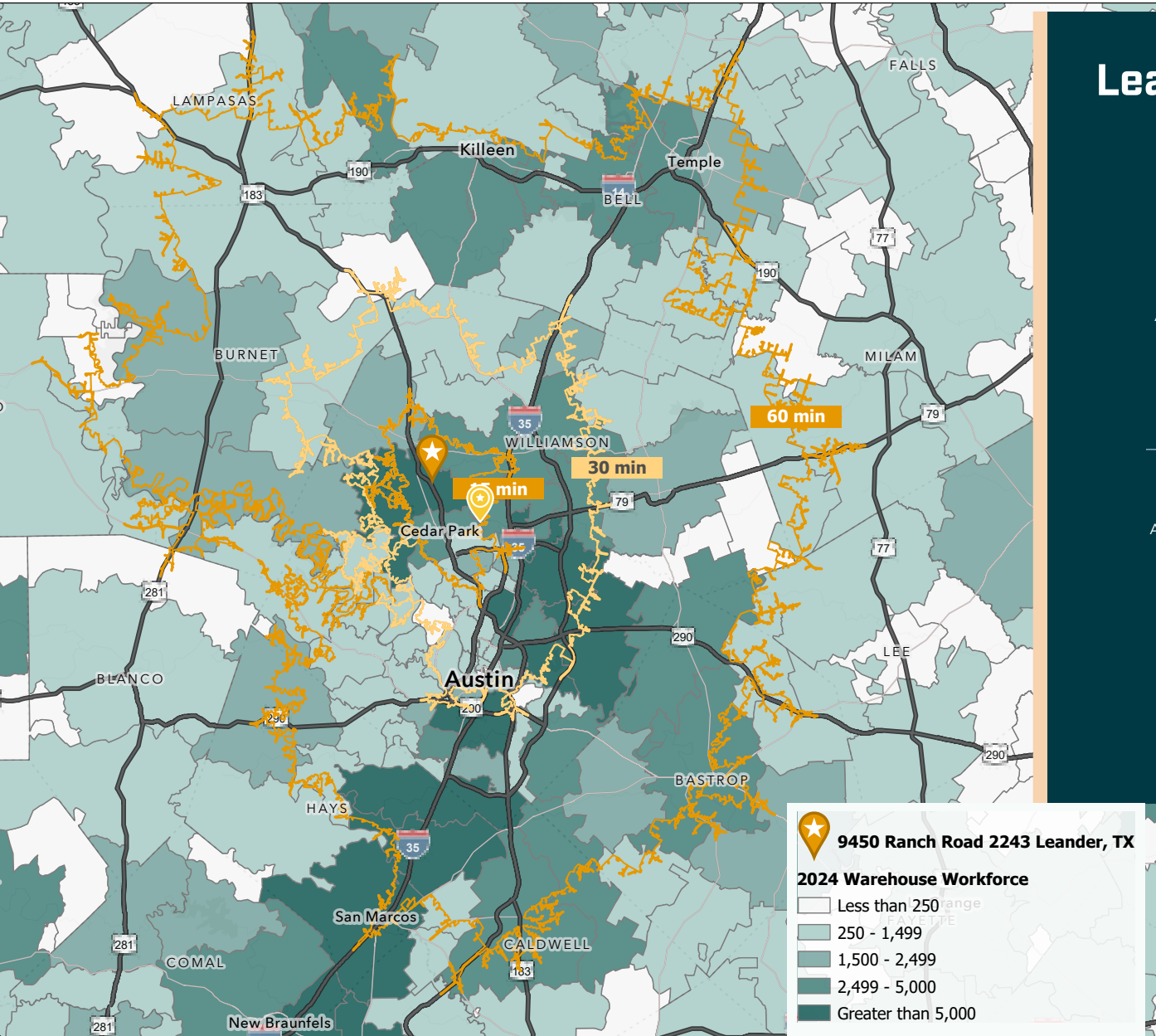
Population Demographics	2 Mile	5 Mile	10 Mile
2020 Population:	19,390	115,409	174,873
2024 Population:	26,719	144,098	197,761
2029 Population Projection:	34,518	183,358	203,056
Annual Growth 2024-2029:	5.80%	5.50%	5.20%
Median Age:	36.6	37.2	38.2
Bachelors Degree or Higher:	37%	43%	49%

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2024 Total Population

- Less than 1,500
- 1,500 - 9,999
- 10,000 - 24,999
- 25,000 - 50,000
- Greater than 50,000

Strong Demographic Profile - Labor and Income



Leander Warehouse Labor

Household Demographics	2 Mile	5 Mile	10 Mile
2010 Households:	6,881	39,492	130,917
2024 Households:	9,548	49,608	154,269
2029 Household Projection:	12,389	63,431	195,141
Annual Growth 2024-2029:	6.00%	5.60%	5.30%
Owner Occupied Households:	8,591	47,034	127,368
Total Specified Consumer Spending:	\$369.2M	\$2B	\$6.1B

Income Demographics	2 Mile	5 Mile	10 Mile
Avg Household Income:	\$122,081.00	\$132,059.00	\$134,758.00
\$25,000 - 50,000:	1,151	5,262	18,123
\$50,000 - 75,000:	1,805	5,036	22,449
\$75,000 - 100,000:	1,170	2,563	17,607
\$100,000 - 125,000:	1,122	1,979	18,558
\$125,000 - 150,000:	1,249	1,015	15,750
\$150,000 - 200,000:	1,327	998	23,079

Contacts



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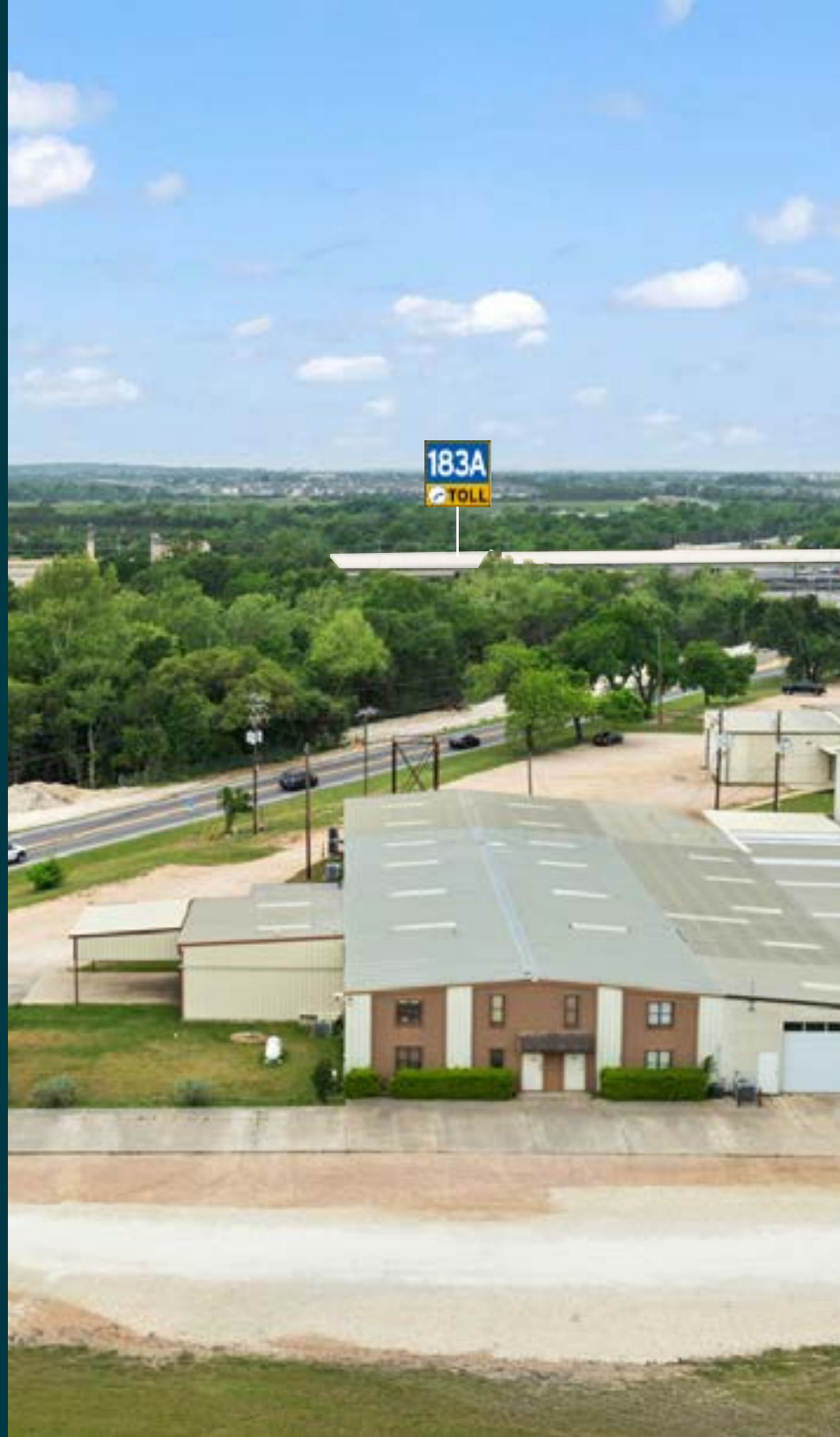
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Ranch Road 2243,
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Stream Locations:

Atlanta

Austin

Carolinas

Chicago

Dallas

Denver

Fort Worth

Greater Los Angeles

Houston

South Florida

Nashville

Northern Virginia

Phoenix

San Antonio

San Diego

Washington, DC