

2611 Hero Way Leander TX 78641

FOR LEASE



IDEAL TENANTS

Professional Office | Contractor Office | Engineering | Medical | Real Estate | Financial Services |
Showroom | Service Business

DEMOGRAPHICS

- Population 1 to 3 miles = 81,293
- Households 1 to 3 miles = 27,967
- Average Household Income = \$109,583

LOCATION ADVANTAGES

- Hero Way (RM 2243) major expansion underway
- Direct access to 183A Toll Road & Ronald Reagan Blvd
- Adjacent to major employment hub
- Minutes from Northline, Leander's future downtown

MAJOR ECONOMIC DRIVERS

- Titan Development: ~1.3M SF Industrial campus (115 acres)
- EastGroup Properties: ~600,000 SF industrial development
- Home Depot at Hero Way & 183A (NOW OPEN)
- Rapid residential and commercial growth in surrounding area

TRAFFIC COUNT

- Current ~ 15,534 VPD - 2 Lanes
- Future ~ 40,000+ VPD - 6 Lanes

Contact

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