

STREAM®

Balcones
REAL ESTATE GROUP

IOS FOR LEASE

9450

Ranch Road 2243,
Leander, TX 78641



INDUSTRIAL OUTDOOR
STORAGE



10,352 SF



3-6.5 AC YARD



HC TYPE 5
ZONING



Contacts



Ralph Coppola
Managing Director
512.431.2511
ralph.coppola@streamrealty.com



Will Hall
Senior Associate
210.284.7184
will.hall@streamrealty.com



Dax Benkendorfer
Development & Leasing Partner
(512) 848-2581
dax@balconesre.com



IOS FOR LEASE



Conceptual IOS Site Rendering

9450
Ranch Road 2243,
Leander, TX 78641

LOTS FOR LEASE

9450

Ranch Road 2243,
Leander, TX 78641

Strategically
located off of
183A and **FM
2243**





Property Highlights

TOTAL SF	10,300 SF	LOADING	2 OVERSIZED GRADE-LEVEL
BUILDING TYPE	FLEX IOS	CLEAR HEIGHT	20'
YARD SPACE	3.0 - 6.5 AC	IMPROVEMENTS	TENANT IMPROVEMENT PACKAGE



Leasing Opportunity

Stream Realty Partners is pleased to exclusively present the opportunity to lease a strategically located industrial property within the rapidly growing community of Leander, Texas, part of the greater Austin MSA. Positioned on a flexible site with unique development characteristics, 9450 Ranch Road 2243 offers a rare combination of existing functionality, expansion potential, and long-term flexibility in one of Central Texas's most dynamic submarkets.

The site is zoned HC Type 5, one of the region's most favorable heavy commercial/industrial designations—allowing for equipment rental, outdoor storage, and other high-intensity uses rarely available in this area. In addition, the property includes excess land, providing tenants with options for future expansion, additional yard space, or outdoor storage.

With strong existing infrastructure, strategic access to major transportation corridors, and favorable zoning, 9450 Ranch Road 2243 is ideally suited for a wide range of industrial users seeking a functional, high-capacity site in a growth market. Please contact us for leasing information or to schedule a tour.

9450
Ranch Road 2243,
Leander, TX 78641

IOS FOR LEASE

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



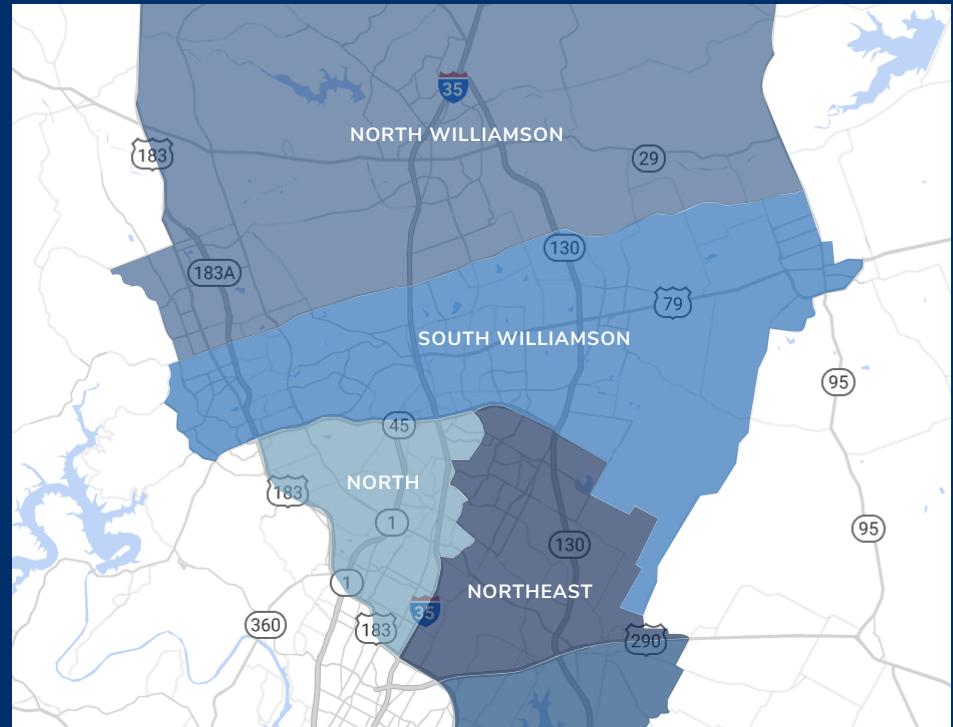
RENTAL RATES



DEVELOPMENT

STATISTICS

	INVENTORY	BUILDING COUNT	AVAILABLE SF	AVAILABLE BLDG. COUNT	% OF INVENTORY
FLEX	619,755	18	136,026	6	4.78%
DISTRIBUTION - SMALL [10 - 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%



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.

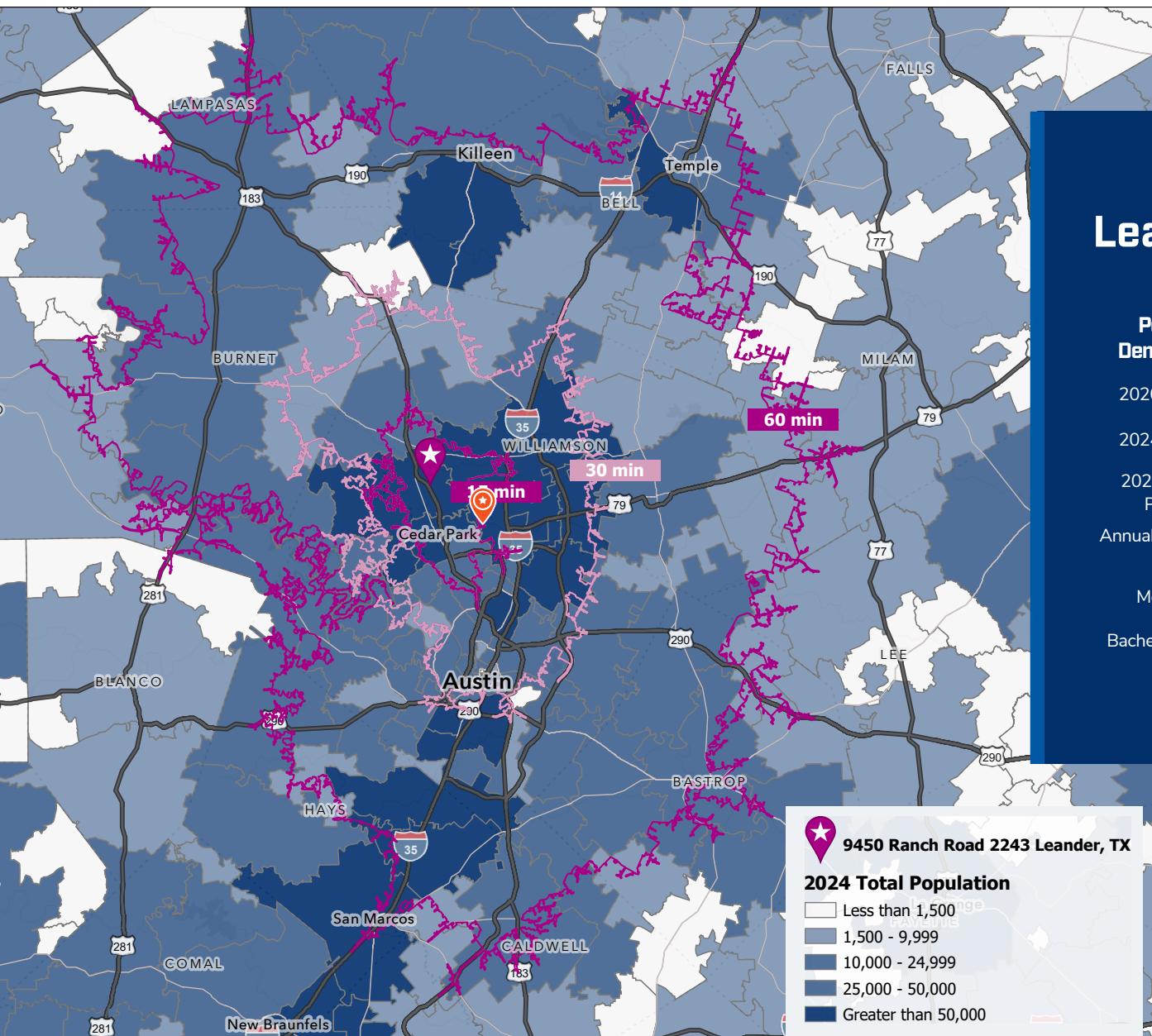
Despite tighter financing conditions, the Austin industrial market continues to work through its recent wave of speculative development. With new construction starts now meaningfully reduced, the supply pipeline heading into mid-2025 is far leaner—supporting continued rent growth and long-term fundamentals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



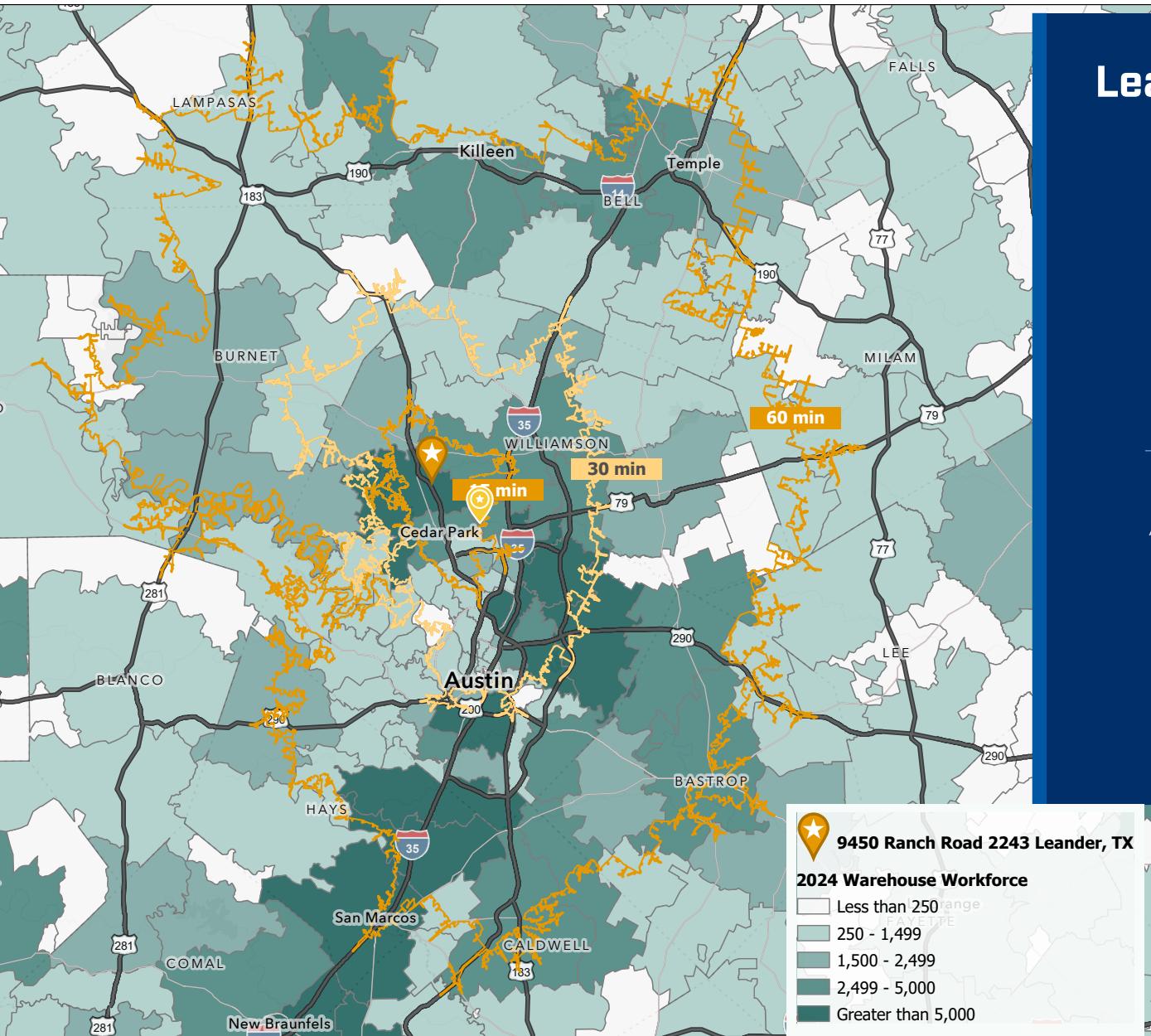
Strong Demographic Profile - Population



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%

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



Ralph Coppola
Managing Director
512.431.2511
ralph.coppola@streamrealty.com



Will Hall
Senior Associate
210.284.7184
will.hall@streamrealty.com



Dax Benkendorfer
Development & Leasing Partner
(512) 848-2581
dax@balconesre.com



IOS FOR LEASE

9450

Ranch Road 2243,
Leander, TX 78641

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