

FULLY DEVELOPED PAD AVAILABLE

partners

# The Crossing at Crystal Falls

10745 E Crystal Falls Pkwy | Leander, TX 78641



183A TOLL ROAD (60K+ VPD)

E CRYSTAL FALLS PKWY (13.8K VPD)



AVAILABLE  
LOT B - ± 1.70 AC

CRYSTAL VILLAGE  
IN DEVELOPMENT






## PRIMARY CONTACT



**Kevin Murphy**  
Senior Vice President

 **512 689 3731**

 [kevin.murphy@partnersrealestate.com](mailto:kevin.murphy@partnersrealestate.com)

**PDCLEASING@PARTNERSREALESTATE.COM**

### AUSTIN

+1 512 580 6025  
901 South MoPac Expressway  
Building 1, Suite 550  
Austin, TX 78746

### HOUSTON - HQ

+ 713 629 0500  
1360 Post Oak Blvd, Suite 1900  
Houston, TX 77056

### DALLAS

+1 214 550 2990  
1717 McKinney Ave, Suite 1480  
Dallas, TX 75202

### SAN ANTONIO

+1 210 446 3655  
112 E. Pecan, Suite 1515  
San Antonio, Texas 78205

**partners**



# The Crossing at Crystal Falls

partners

<b>SIZE</b>	1.7 ACRES
<b>PRICE</b>	CONTACT FOR PRICING
<b>UTILITIES</b>	ALL UTILITIES STUBBED TO PADS - OFFSITE STORMWATER DETENTION
<b>ACCESS</b>	DIRECT ACCESS ON CRYSTAL FALLS PKWY & 183A - ALL ACCESS DRIVES IN PLACE
<b>ZONING</b>	GENERAL COMMERCIAL
<b>USE</b>	RETAIL - FOOD - MEDICAL - OFFICE

## PROPERTY HIGHLIGHTS

- Surrounded by new and expanding single-family developments. High household income area, surrounded by rooftops in an underserved retail corridor.
- Excellent signage, visibility, and access to major arterials.
- Within the fastest growing market in Texas and the US the past 10 years
- Within one mile of the new St David's Hospital, Austin Community College Campus and Northline (Leander's 116 acre new downtown district)
- Adjacent to 480 unit multifamily development





# The Crossing at Crystal Falls

## TEST FIT

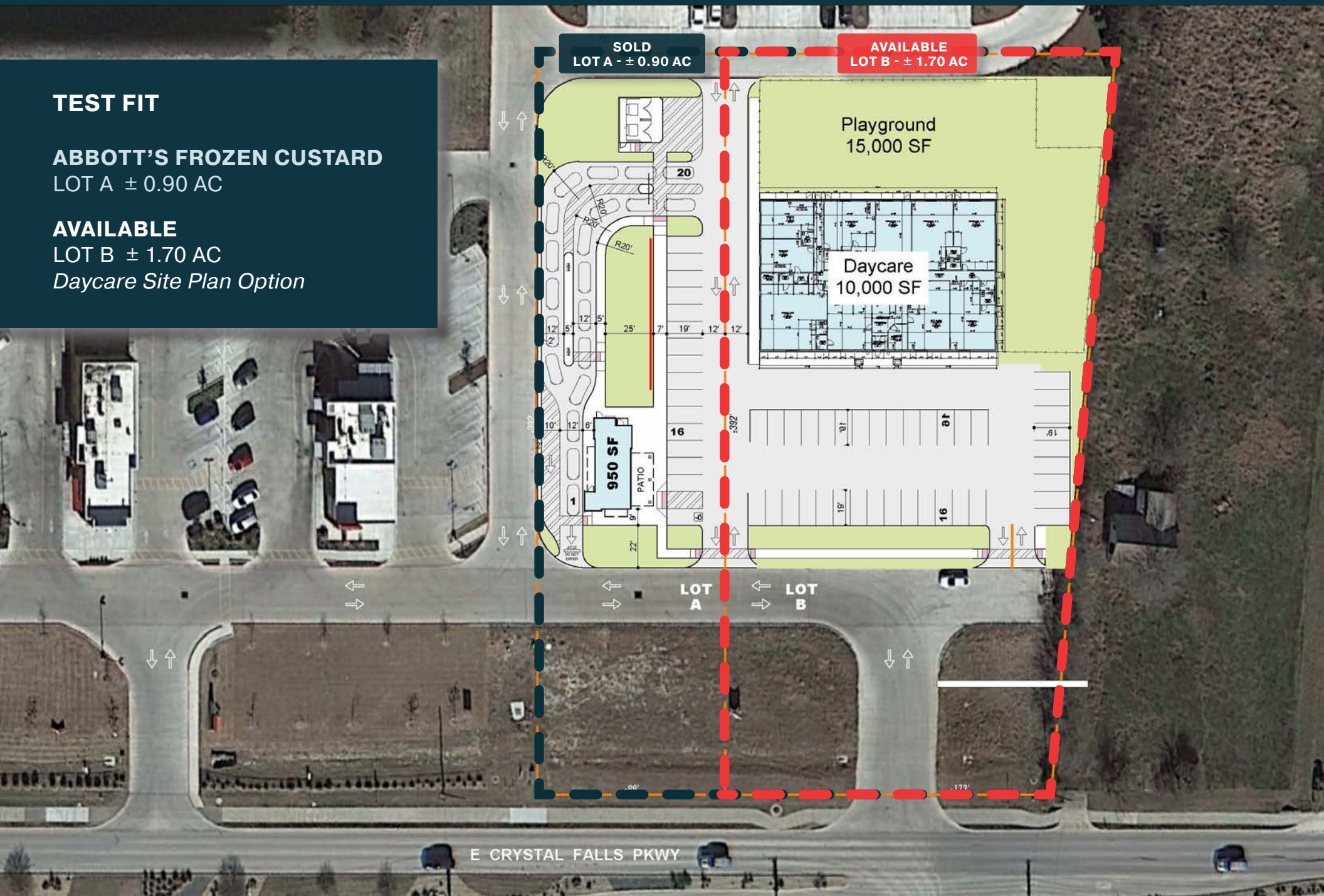
### ABBOTT'S FROZEN CUSTARD

LOT A ± 0.90 AC

## AVAILABLE

LOT B ± 1.70 AC

*Daycare Site Plan Option*





# The Crossing at Crystal Falls

partners

ST. DAVID'S  
EMERGENCY CENTER

FUTURE NORTHLINE  
DEVELOPMENT

Austin Community College  
H-E-B plus!  
Dunkin'  
Burger King  
Dairy Queen

Valero  
Popeyes  
Abbott's  
Crystal Village

**THE CROSSING AT  
CRYSTAL FALLS**

ROUSE HIGH SCHOOL  
0.7 MI - 1,917 STUDENTS

GAREY PARK

ROBIN  
BLEDSOE PARK

Starbucks  
Petco  
Lowe's  
O'Reilly  
Taco Bell  
McDonald's

WILEY MIDDLE SCHOOL  
0.5 MI - 782 STUDENTS

LAKEWOOD PARK

SOUTHWEST WILLIAMSON  
COUNTY REGIONAL PARK

PLEASANT HILL  
ELEMENTARY SCHOOL  
1.2 MI - 689 STUDENTS

TEXAS STARS AHL H-E-B  
CENTER AT CEDAR PARK

Whole Foods Market  
DSW  
Buy Buy Baby  
Nordstrom Rack  
Dutch Bros  
Red Robin  
Bath & Body Works  
World Market  
Field & Stream  
Marshalls

Costco Wholesale  
H-E-B  
Dunkin'  
Walmart  
Cava  
In-N-Out  
Chipotle  
Starbucks  
Taco Bell  
Tumble 22  
IHop

Jack Allen's Kitchen  
PetSmart  
Torchys  
Target  
Starbucks  
Cane's  
Amy's  
Panera Bread  
Hobby Lobby  
Freddy's  
Via313  
Mighty Fine  
Cinemark

HWY 183 A



# The Crossing at Crystal Falls



## HOUSEHOLDS

	1 MILES	3 MILES	5 MILES
2010 Population	4,752	33,191	83,910
2023 Population	12,243	71,085	170,308
2028 Population Projection	14,015	80,756	192,832
Annual Growth 2010-2023	12.1%	8.8%	7.9%
Annual Growth 2023-2028	2.9%	2.7%	2.6%
Avg Household Size	2.8	2.8	2.8
Avg Household Vehicles	2	2	2

## HOUSEHOLD INCOME

	1 MILES	3 MILES	5 MILES
< \$25,000	172	1,405	3,415
\$25,000 - 50,000	407	3,736	7,811
\$50,000 - 75,000	782	4,347	9,552
\$75,000 - 100,000	699	3,575	7,653
\$100,000 - 125,000	580	3,562	9,363
\$125,000 - 150,000	381	2,705	6,633
\$150,000 - 200,000	880	3,965	9,565
\$200,000+	538	2,208	6,836
Avg Household Income	\$127,578	\$113,478	\$121,125
Median Household Income	\$106,875	\$97,821	\$105,295

Source: Costar



# partners

## AUSTIN

+1 512 580 6025  
901 South MoPac Expressway  
Building 1, Suite 550  
Austin, TX 78746

## HOUSTON - HQ

+ 713 629 0500  
1360 Post Oak Blvd, Suite 1900  
Houston, TX 77056

## SAN ANTONIO

+1 210 446 3655  
112 E. Pecan, Suite 1515  
San Antonio, Texas 78205

## DALLAS

+1 214-550-2990  
1717 McKinney Ave, Suite 1480  
Dallas, TX 75202

**PARTNERSREALESTATE.COM**



## Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



### TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

PCR Brokerage Austin, LLC dba Partners	9003950	licensing@partnersrealestate.com	713-629-0500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Jon Silberman</b>	<b>389162</b>	jon.silberman@partnersrealestate.com	<b>713-629-0500</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Jon Silberman</b>	<b>389162</b>	jon.silberman@partnersrealestate.com	<b>713-629-0500</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Kevin Murphy</b>	<b>336146</b>	kevin.murphy@partnersrealestate.com	<b>512-643-8073</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0