

6.16 Acres Unrestricted Land

with remodeled home and small warehouse

13404 Cedar Lime Rd. | Leander | Tx | 78641



COMMERCIAL
MARKET EXCHANGE

NEW HOPE DR

FM 1431

FM 1431

FOR SALE

CEDAR LIME RD

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EXECUTIVE SUMMARY

Unrestricted Land | 13404 Cedar Lime Rd. | Leander | Tx | 78641

OFFERING SUMMARY

Sale Price:.....Call for Pricing

Zoning:.....Austin 5 Mile ETJ

Lot Size (Acres):.....6.16

PROPERTY HIGHLIGHTS

- 6.16 Acres of unrestricted land in Leander
- On well and septic
- Within Austin 5 Mile ETJ
- Remodeled 1,568 SF Home ideal for live/work use or office conversion
- Ample space for outdoor storage, equipment yards, or additional structures
- Convenient access to Leander, Cedar Park, and North Austin

PROPERTY OVERVIEW

Opportunity meets flexibility at this rare 6.16-acre Hill Country property located within the Austin 5-mile ETJ in Leander Texas. With no restrictions, expansive views, and a remodeled residence on-site, this property is ideally suited for live/work buyers, contractors, service-based businesses, and investors seeking a strategic foothold in the fast-growing North Austin corridor. The property offers great access to Cedar Park, Leander, and North Austin.

The remodeled home offers immediate functionality—perfect for an owner-operator, office conversion, or rental income—while the surrounding acreage provides substantial room for expansion, equipment storage, or future improvements. The site's topography captures sweeping Hill Country views, creating a unique setting that blends lifestyle appeal with commercial utility.

This property presents a rare chance to secure usable acreage in a high-growth market without zoning limitations. Whether you're looking to establish a headquarters with room to expand, create a live/work compound, or capitalize on the flexibility of an unrestricted site, 13404 Cedar Lime Rd offers the space, setting, and strategic location to make it happen.



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AERIAL SITE MAP

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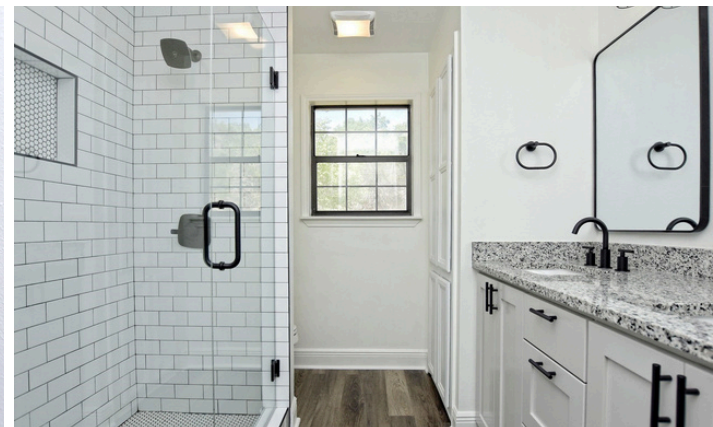
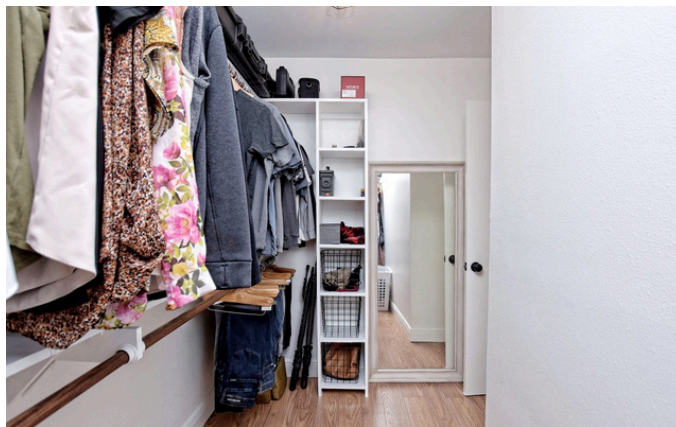
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SITE PHOTOS - Building

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SITE PHOTOS - Land

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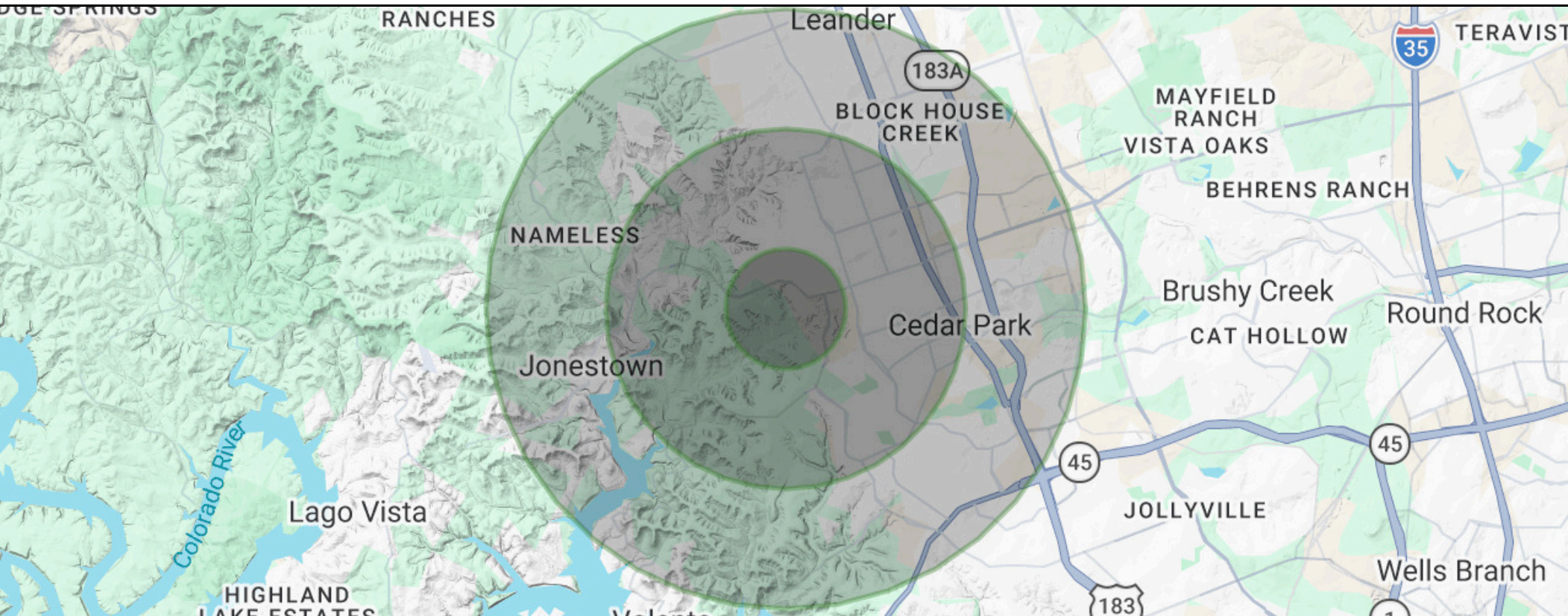
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AREA DEMOGRAPHICS

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POPULATION

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Total Population	3,379	62,144	160,556
Average Age Average	39	38	38
Age (Male) Average	38	37	37
Age (Female)	39	39	39

HOUSEHOLDS & INCOME

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Total Households	1,139	21,489	58,430
# of Persons per HH	3	2.9	2.7
Average HH Income	\$169,761	\$161,835	\$150,686
Average House Value	\$775,658	\$551,314	\$525,626

Demographics data derived from AlphaMap

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