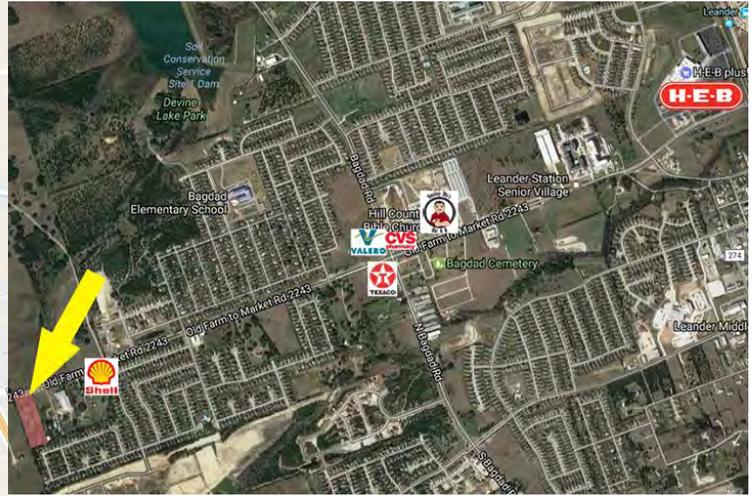


FOR SALE: DEVELOPMENT LAND

Medical, Office Condos, Light Industrial, Retail...

13151 FM 2243, Leander, TX 78641



PRICE: \$512,000

LOCATION: South side of FM 2243, between Bagdad Rd. and Lakeline Blvd.

LOT SIZE: Approx. 5.01 acres.

FRONTAGE: Approx. 290' along FM 2243

TRAFFIC: 5,514 vpd

BUILDING SIZE: 2,256 SF

JURISDICTION: City of Leander

ZONING: Residential, but located in Mixed Use Corridor.

TOPOGRAPHY: Property is relatively flat.

FLOOD HAZARD: FEMA Zone X - area of minimal flood hazard.

UTILITIES: Water, septic, electric

PROPERTY OVERVIEW

Prime location along expanding FM 2243 in the midst of multiple residential subdivisions and just down from new 100 acre ACC San Gabriel Campus, HEB+ and CVS. Ideal for medical offices, office condos, light industrial or retail.

PROPERTY HIGHLIGHTS

- Located in Mixed Use Corridor - able to be rezoned for commercial use.
- Near ACC campus, in midst of rapidly growing residential area.
- FM 2243 widening nearing completion, increasing traffic counts.
- Convenient location between Bagdad and Lakeline Blvd.

KW COMMERCIAL

900 QUEST PARKWAY
CEDAR PARK, TX 78613

BRIAN HAAS

COMMERCIAL REALTOR®

512.333.1520

brian@northaustincommercial.com

TX LICENSE: 866907

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

FOR SALE: DEVELOPMENT LAND

Medical, Office Condos, Light Industrial, Retail...

13151 FM 2243, Leander, TX 78641



KW COMMERCIAL

900 QUEST PARKWAY
CEDAR PARK, TX 78613

BRIAN HAAS

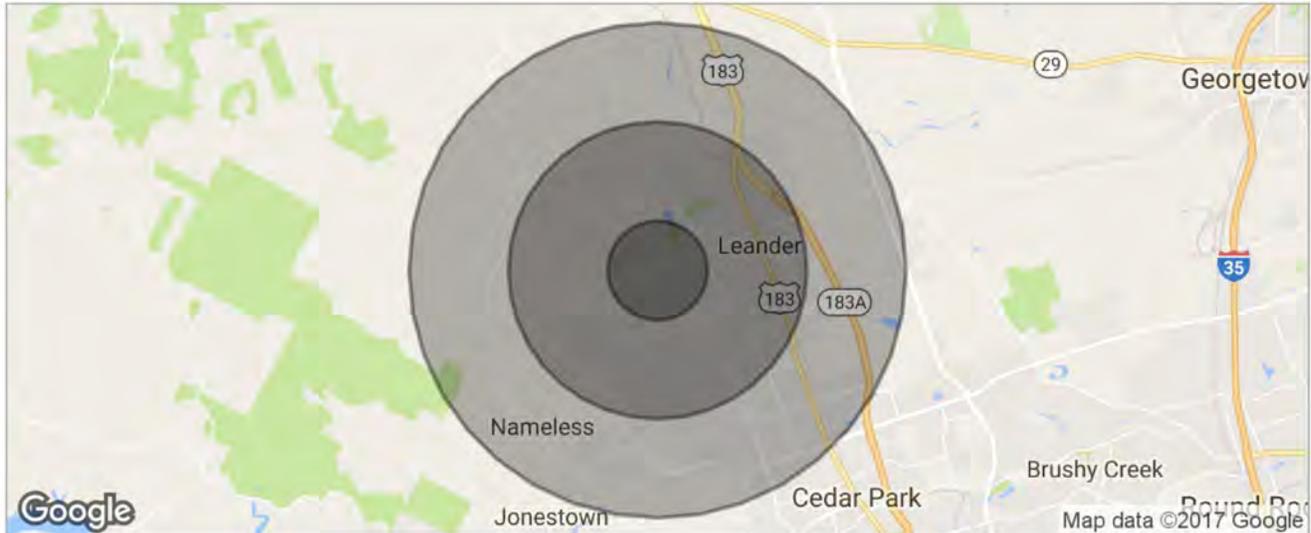
COMMERCIAL REALTOR®

512.333.1520

brian@northaustincommercial.com

TX LICENSE: 866907

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



	1 MILE	3 MILES	5 MILES
POPULATION			
TOTAL POPULATION	3,183	19,170	48,850
MEDIAN AGE	29.4	31.3	32.2
MEDIAN AGE (MALE)	30.6	31.9	32.6
MEDIAN AGE (FEMALE)	28.7	31.3	32.1
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	979	6,011	16,181
# OF PERSONS PER HH	3.3	3.2	3.0
AVERAGE HH INCOME	\$66,401	\$75,174	\$81,240
AVERAGE HOUSE VALUE	\$141,763	\$170,184	\$174,865
RACE			
% WHITE	79.2%	82.2%	81.7%
% BLACK	2.6%	2.6%	4.3%
% ASIAN	2.4%	2.0%	1.8%
% HAWAIIAN	0.0%	0.2%	0.1%
% INDIAN	0.8%	0.8%	0.6%
% OTHER	12.0%	9.7%	8.6%
ETHNICITY			
% HISPANIC	37.7%	28.8%	23.4%

KW COMMERCIAL

900 QUEST PARKWAY
CEDAR PARK, TX 78613

BRIAN HAAS

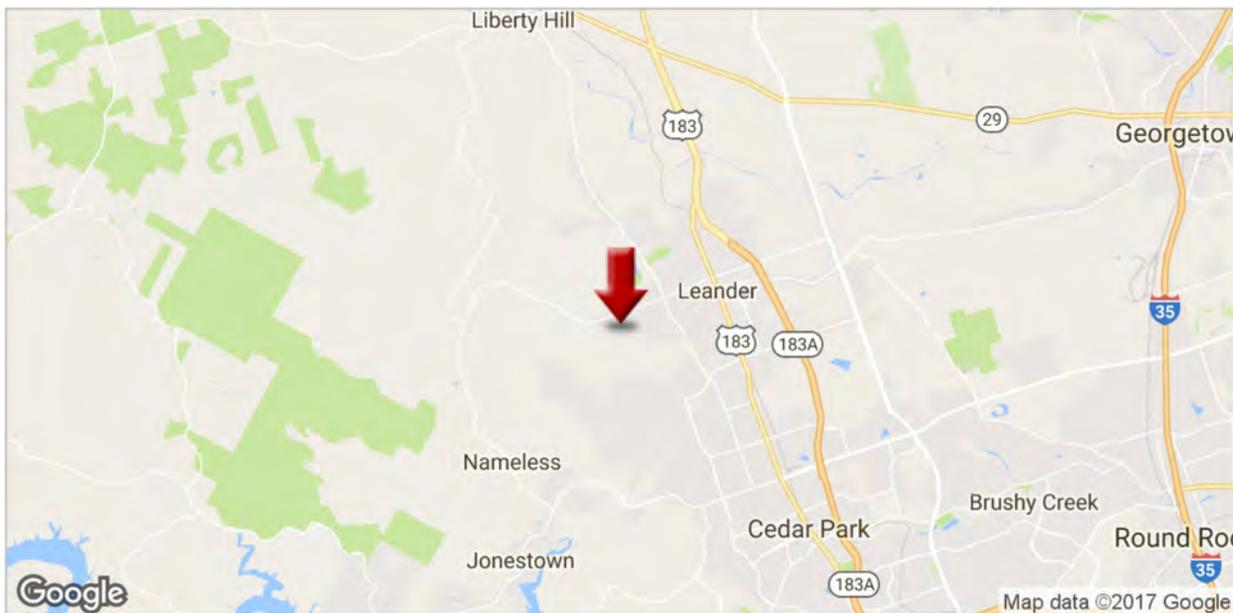
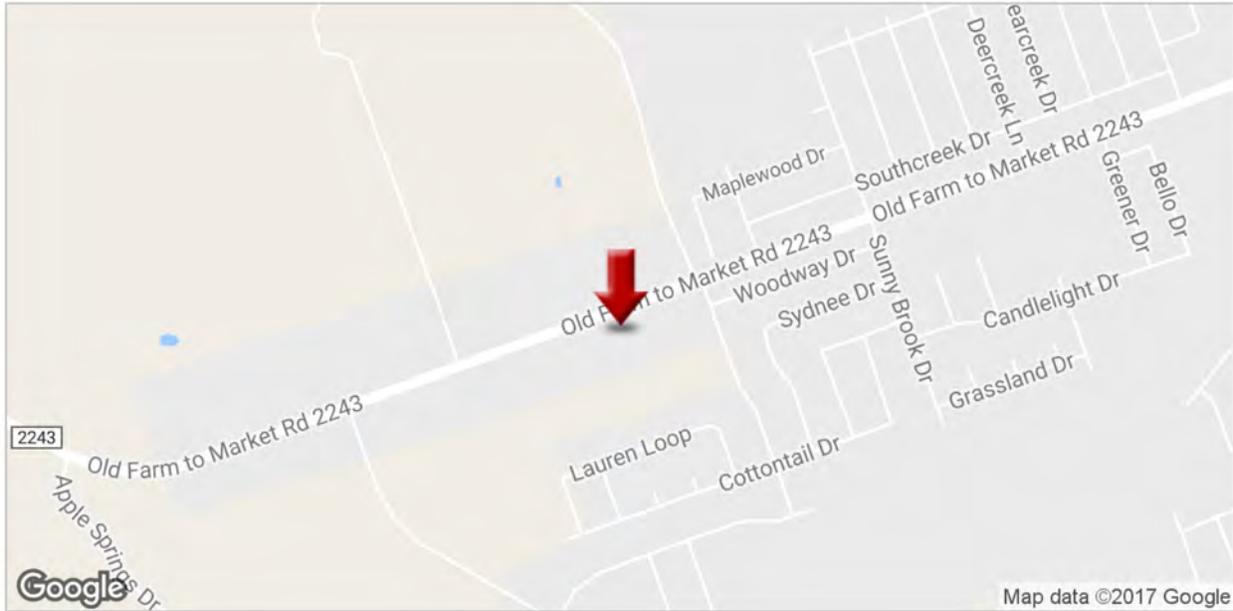
COMMERCIAL REALTOR®

512.333.1520

brian@northaustincommercial.com

TX LICENSE: 866907

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



KW COMMERCIAL

900 QUEST PARKWAY
CEDAR PARK, TX 78613

BRIAN HAAS

COMMERCIAL REALTOR®

512.333.1520

brian@norhaustincommercial.com

TX LICENSE: 866907

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.