



FOR SALE

\$14.00 PSF

AVAILABLE LAND

Lot 1D - .82 acre (35,740 SF)

PROPERTY HIGHLIGHTS

- Leander is now the fastest growing city (over 50,000) in the country with a growth rate of over 11% (16 people per day)
- Leander is #1 in Texas for best place to raise a family
- 379.4% New single family permit growth in the past 7 years
- Over 1600 new homes permitted in 2019
- Located on a retail corridor in Leander near HEB Plus- the 3rd largest HEB store in Texas
- Near the metro station
- 238 unit luxury apartments now open. 1000 +/- residents now in walking distance to pad site
- New office and retail coming in 2020
- Pad sites have curb cuts and driveways
- Utilities to the site
- GC zoning
- Regional detention
- No impervious cover requirements
- High traffic, highly visible retail site

**CALL FOR
MORE INFORMATION**

DEMOGRAPHIC SNAPSHOT

| | 1 MILE | 3 MILES | 5 MILES |
|-------------------------|----------|----------|----------|
| 2019 Total Population | 15,198 | 55,990 | 95,724 |
| 2019 Average HH Income | \$64,704 | \$83,955 | \$90,851 |
| 2019 Daytime Population | 9,261 | 21,936 | 45,398 |

TRAFFIC COUNT

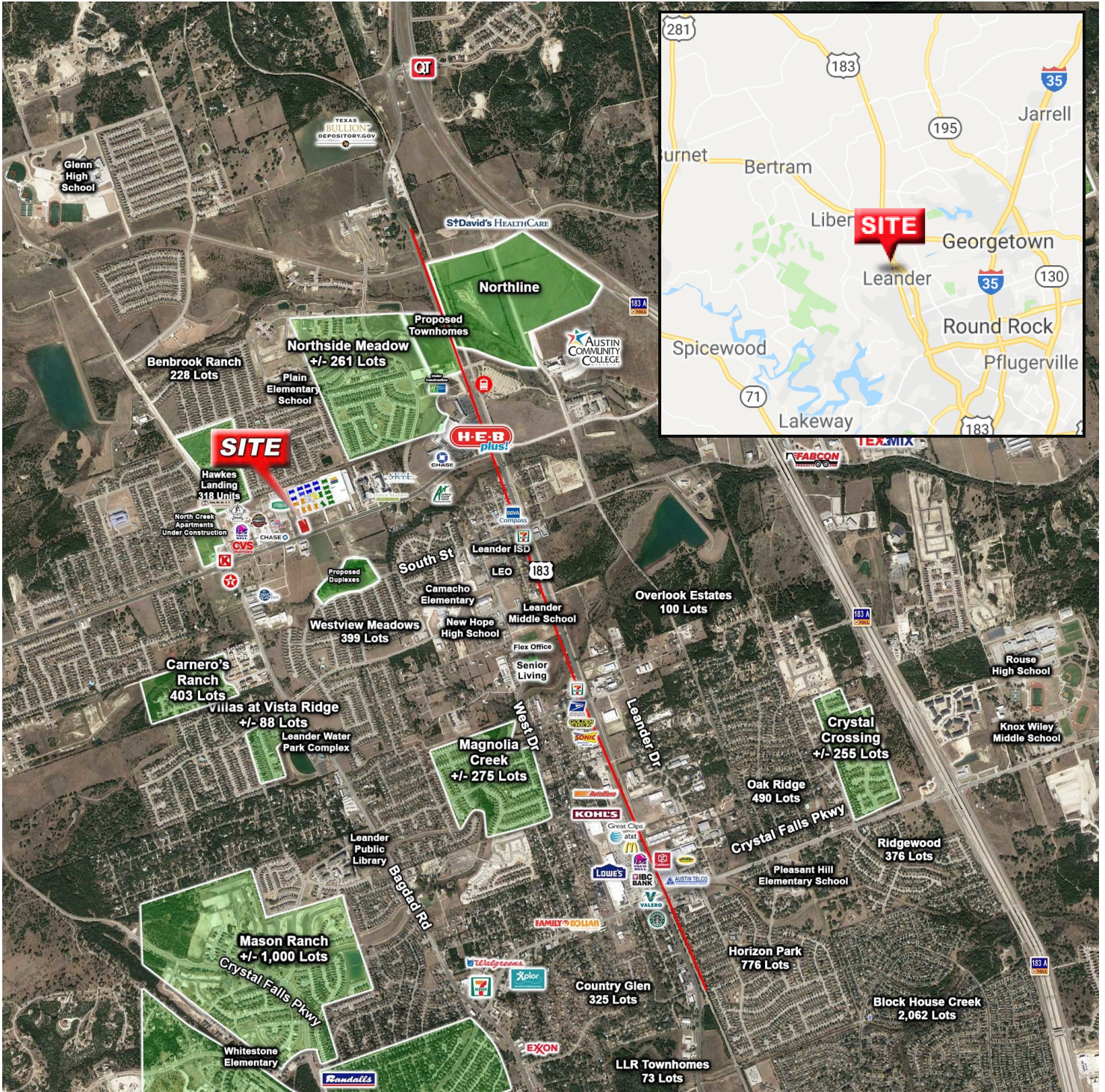
Hero Way West: 16,633 VPD
Hwy 183: 23,834 VPD
(TxDOT 2018)

The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Janice Landers, CCIM
janice@resolutre.com
512.535.0262
www.resolutre.com

Pads on Hero Way West

BETWEEN 183 & BAGDAD RD
HERO WAY WEST/FM 2243
LEANDER, TX 78641



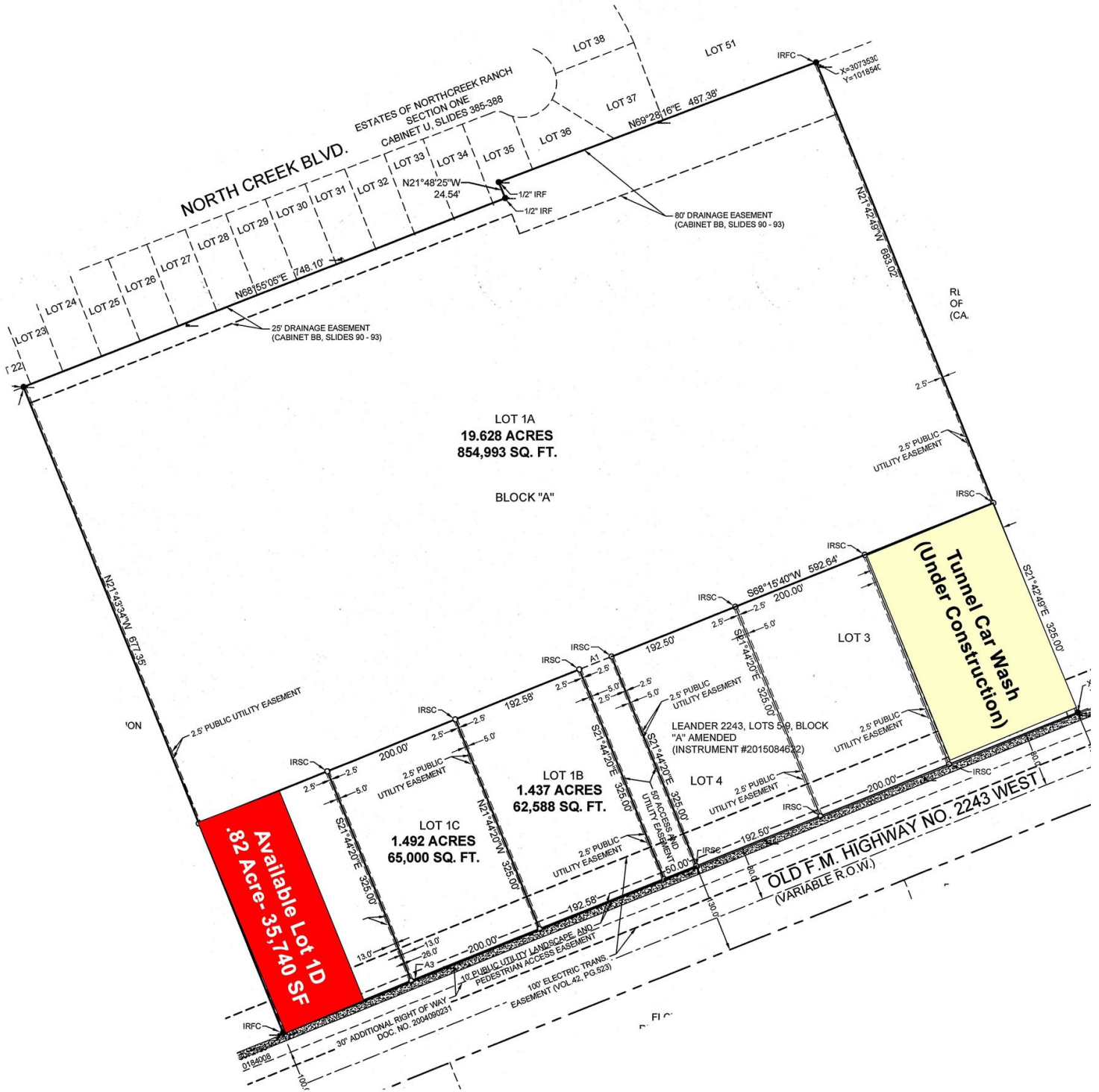
Janice Landers, CCIM
janice@resolutre.com
 512.535.0262
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Pads on Hero Way West

BETWEEN 183 & BAGDAD RD
HERO WAY WEST/FM 2243
LEANDER, TX 78641



Janice Landers, CCIM
janice@resolutre.com
 512.535.0262
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Pads on Hero Way West

BETWEEN 183 & BAGDAD RD
HERO WAY WEST/FM 2243
LEANDER, TX 78641



Janice Landers, CCIM
janice@resolutre.com
512.535.0262
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Pads on Hero Way West

BETWEEN 183 & BAGDAD RD
HERO WAY WEST/FM 2243
LEANDER, TX 78641



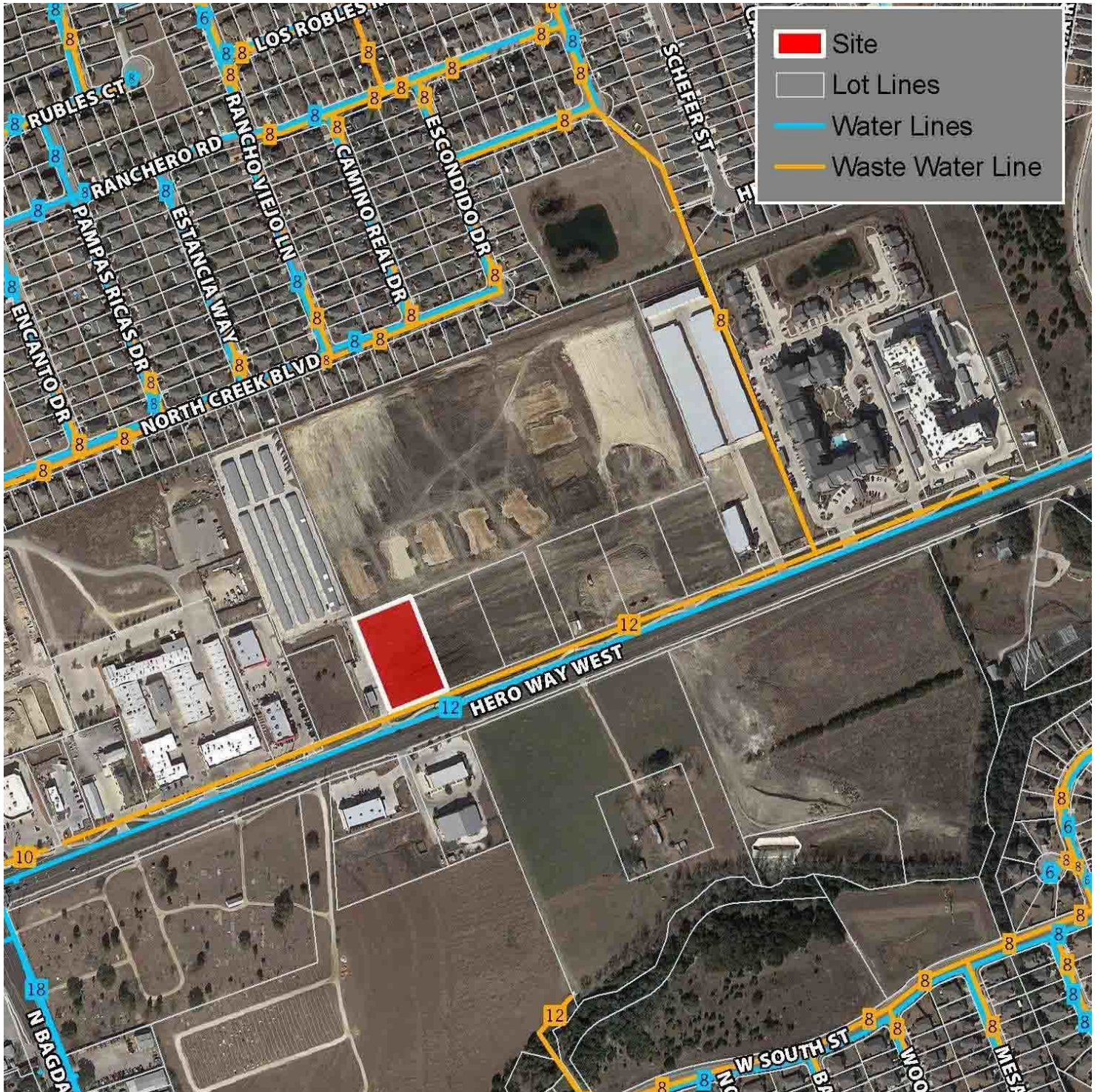
Janice Landers, CCIM
janice@resolutre.com
 512.535.0262
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Pads on Hero Way West

BETWEEN 183 & BAGDAD RD
HERO WAY WEST/FM 2243
LEANDER, TX 78641



Janice Landers, CCIM
janice@resolutre.com
512.535.0262
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

WHY LEANDER?

Growth, opportunity, business friendly climate.

The tremendous growth and opportunity in Leander is driven by an award winning school system, low cost of living and transportation options including the Cap Metro commuter rail and Highway 183-A allowing less congested routes into the heart of Austin.

The Austin market... without the congestion.



Leander At a Glance

Leander In the News...

Ranked #3 in the nation, for best small cities **FOR FAMILIES.**
-Forbes



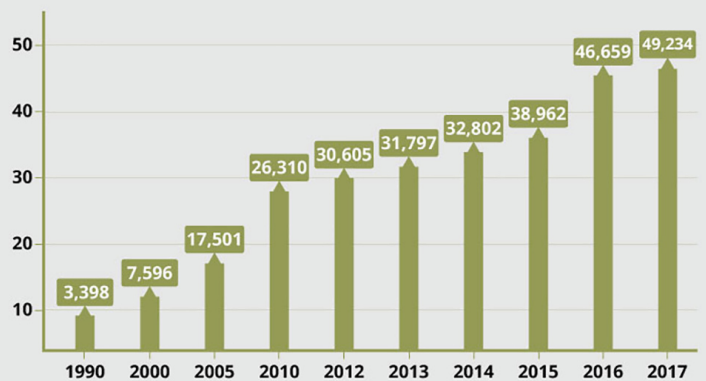
FASTEST GROWING CITY in the nation of all cities with a population over 15,000
U.S. CENSUS BUREAU



Population

Leander population has now eclipsed 50,000

Leander's population has surpassed 50,000, and with a growth rate of over 11% (16 people a day) it is likely to retain it's title for fastest growing city in the country.



Janice Landers, CCIM
janice@resolutre.com
512.535.0262
www.resolutre.com



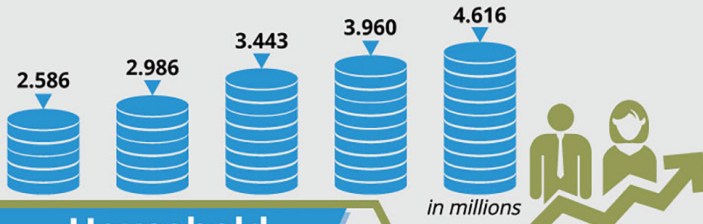
The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

Pads on Hero Way West

BETWEEN 183 & BAGDAD RD
HERO WAY WEST/FM 2243
LEANDER, TX 78641

Sales Tax Collections

Another indicator of strong economic growth, Leander's sales tax collections continue to climb.



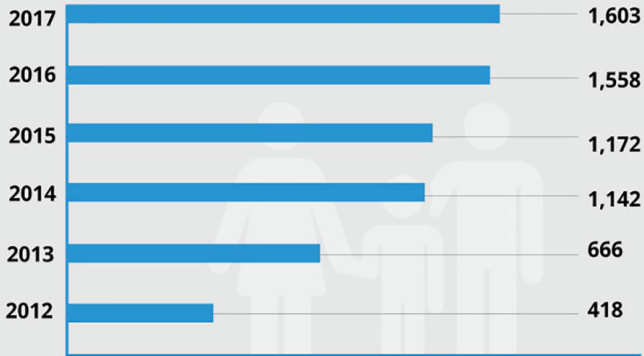
Household Income

With a diverse population of workers and employers, household incomes continue to rise for Leander residents. Combined with a low cost of living (4.7% lower than average) residents have more spending power, and are doing so locally.



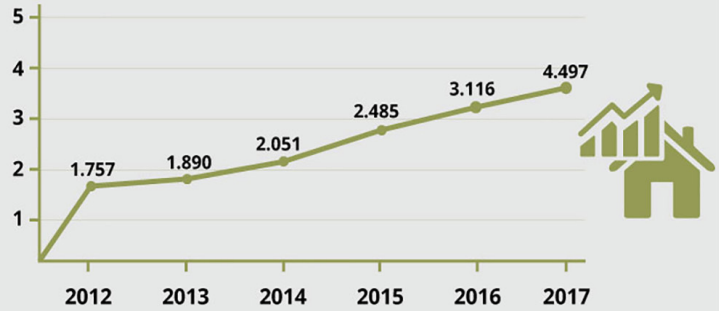
Annual Single family permits

With **379.4% growth** in the last 6 years and over 1,600 single family housing starts last year alone, there seems to be no stopping the city's expansion.



Property Value (Billions)

Leander property values continue to climb strongly even through the recent recession and downturn in other housing markets across the U.S.



Education

2016 H-E-B Excellence in Education Large District award winner, a prestigious state-wide recognition



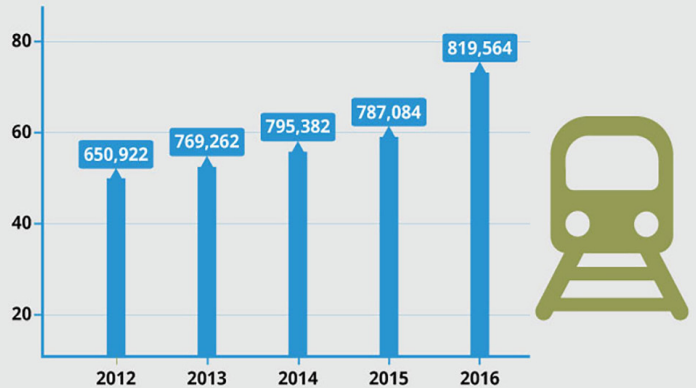
HIGH STAAR PASSAGE - 83% (72% IN TEXAS)



HIGHLY EDUCATED (44% BACHELORS) COMPARED TO 41% AUSTIN AND 28% TEXAS.

Growth of Cap Metro Ridership

Providing the only commuter rail line into downtown Austin, Cap Metro ridership is showing strong and steady growth, with Cap Metro adding train cars and parallel tracks to meet the growing demand from Leander to downtown Austin.



©2018 Leander Economic

Janice Landers, CCIM
janice@resolutre.com
512.535.0262
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.



An existing lake area is part of the parkland and open space that would be part of the Horizon Lake project.

500-home Leander development on the horizon

Mar 6, 2020

LEANDER – SEC Planning LLC is working on Horizon Lake, a 201-acre residential development at the corner of US 183 and E. South St.

The project calls for 500 single-family homes on 40- to 60-ft-wide lots. Homes will range from 1,500 to 3,700 sf.

Homebuilders include PulteGroup and Taylor Morrison.

There will also be a 9.5-acre commercial project with 75,000 sf of retail and office space as well as 89.5 acres of parkland.

The city council approved the initial plans this week.

Source: [Austin Business Journal](#)

Janice Landers, CCIM
janice@resolutre.com
512.535.0262
www.resolutre.com



The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.



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.

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.

| | | | |
|--|-------------------|---------------------|--------------|
| Reliance Retail LLC OR Texas RS LLC dba "Retail Solutions " | 603091 OR 9003193 | leads@resolutre.com | 512-474-5557 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| David J. Simmonds OR David Russell Burggraaf | 459263 OR 518156 | leads@resolutre.com | 512-474-5557 |
| Designated Broker of Firm | License No. | Email | Phone |
| David J. Simmonds OR David Russell Burggraaf | 459263 OR 518156 | leads@resolutre.com | 512-474-5557 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date