

TRANSITIONAL COMMERCIAL FOR SALE

3399 HERO WAY

3399 Hero Way, Leander, TX 78641



OFFERING SUMMARY

SALE PRICE:	\$1,250,000
LOT SIZE:	6.379 Acres
ZONING:	Single Family Rural - Land Transitional Commercial
MARKET:	Central Texas
SUBMARKET:	Georgetown
TRAFFIC COUNT:	1,504
PRICE / SF:	\$4.50

PROPERTY OVERVIEW

6.379 acres on Hero Way with 546.55 feet of frontage! Prime property located in the new Employment Mixed Use area identified by the City of Leander. Property is eligible for commercial use per the city's Comprehensive Plan and Future Land Use map. Current zoning is SFR (Single Family Rural) – WCAD (Williamson County Appraisal District) classifies property as Land Transitional Commercial. Major road expansion planned for by TxDOT. Fully fenced with 2 separate homes. One is Palm Harbor (owner occupied), and the other is older home that needs significant work with basically no substantive value to the property. Property currently has Ag exemption and a functioning 750+ ft deep water well.

- Property Located in Leander ETJ
- Great location between 183A and Ronald Reagan Blvd
- Future Land Use map designates site as Employment Mixed Use
- Engineering studies by TxDot being done for R.O.W.

PROPERTY HIGHLIGHTS

KW COMMERCIAL
1921 Lohmans Crossing
Austin, TX 78734

MARTIN A. GIBBS, R.PH.
Associated Broker
O: 512.750.0509
C: 512.750.0509
magibbs@gmail.com
TX #523053

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.

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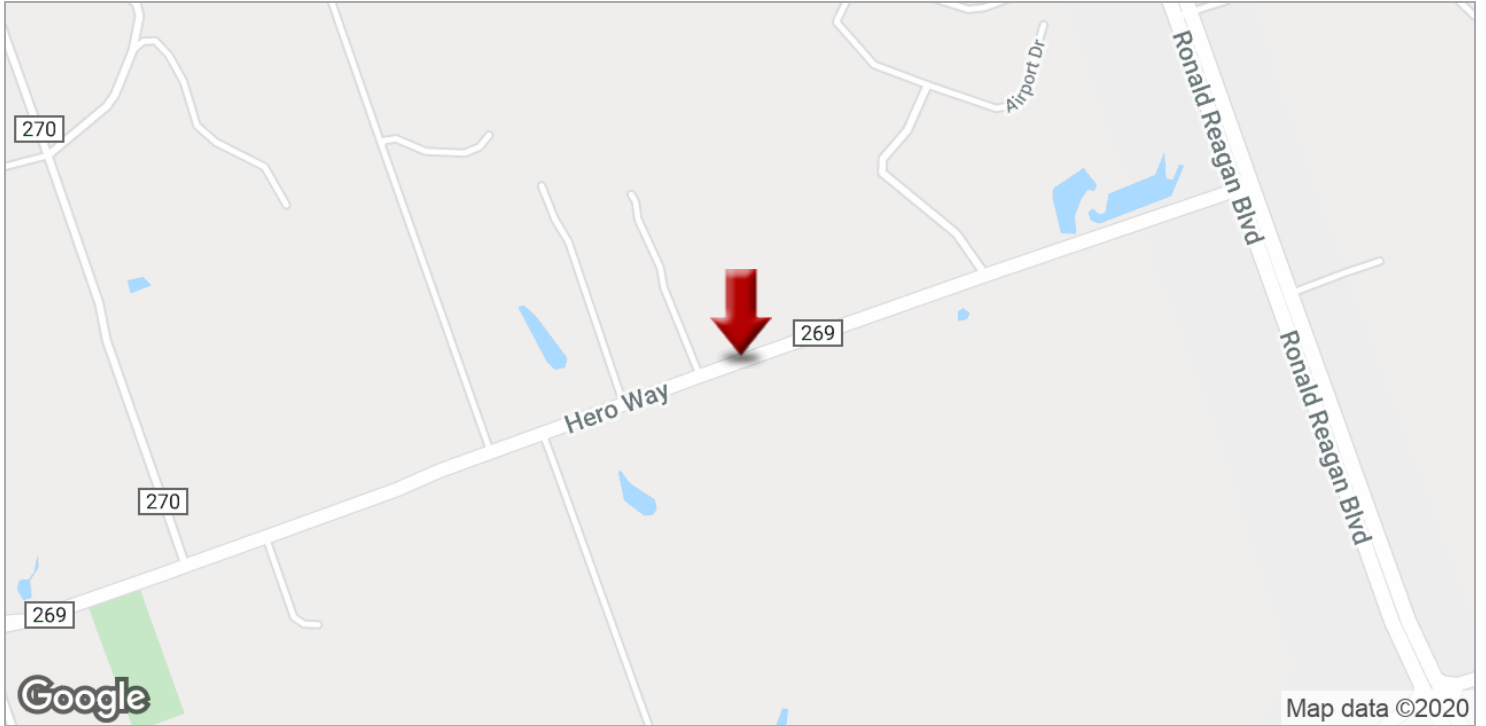
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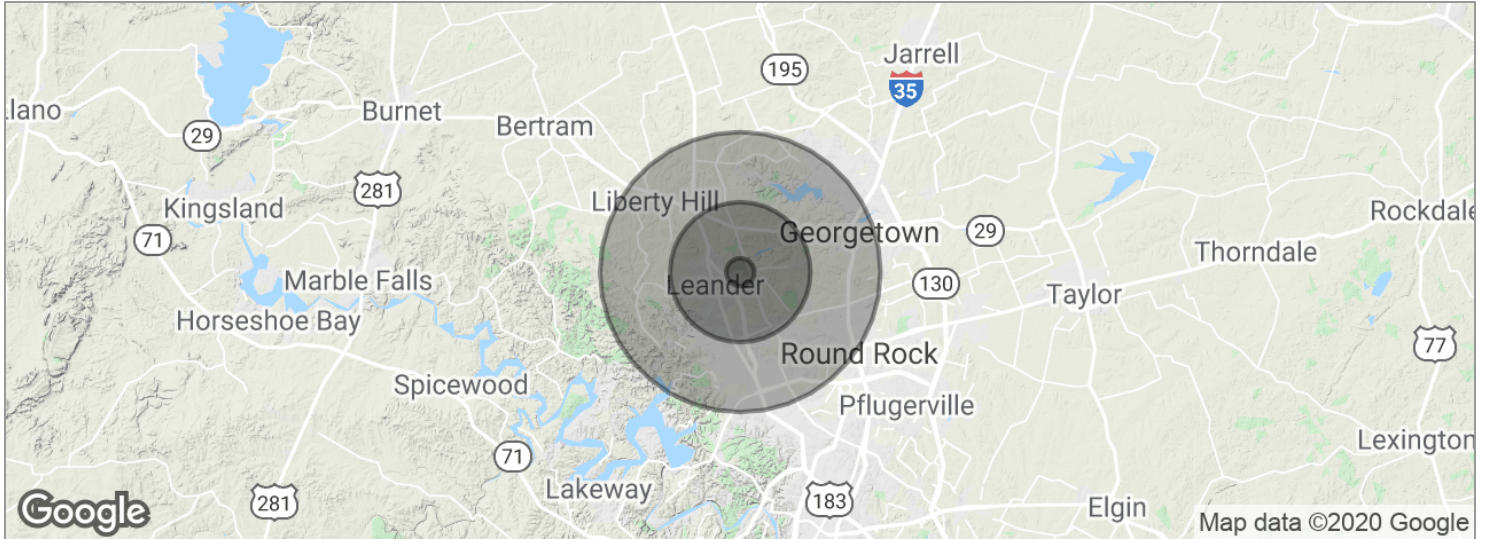
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	788	51,568	222,945
Median age	36.1	33.2	34.7
Median age (male)	35.0	33.7	34.3
Median age (Female)	38.1	32.9	35.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	279	17,249	79,410
# of persons per HH	2.8	3.0	2.8
Average HH income	\$83,485	\$84,996	\$90,338
Average house value	\$212,743	\$184,370	\$222,985

* Demographic data derived from 2010 US Census

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