

3399 Hero Way

LEANDER, TX



KW COMMERCIAL
1921 Lohmans Crossing
Austin, TX 78734

PRESENTED BY:

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LEANDER, TX

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Executive Summary



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

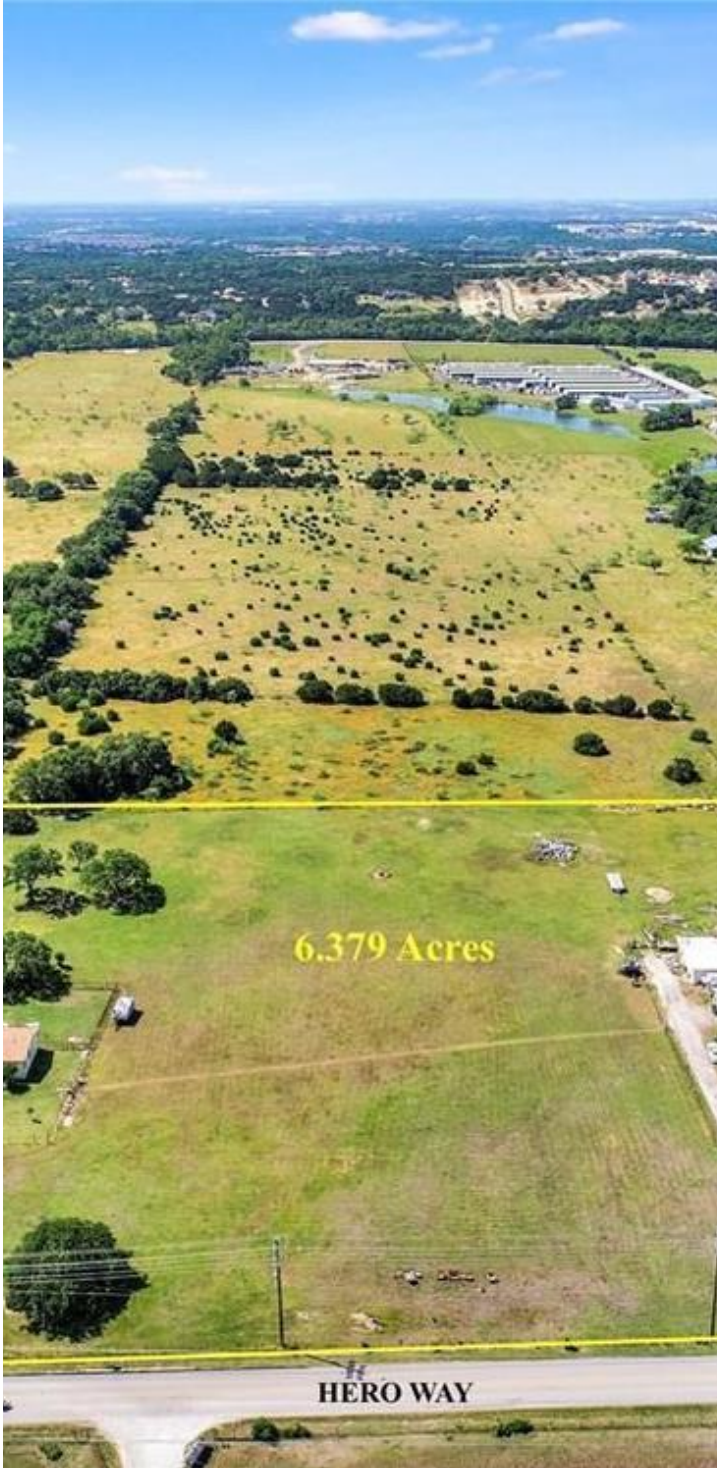
PROPERTY OVERVIEW

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

Property Description



PROPERTY OVERVIEW

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LOCATION OVERVIEW

Highway 183A North to Hero Way. Turn right at Hero Way. Property on the right before Ronald Reagan Blvd.

Property Details

SALE PRICE

\$1,250,000

LOCATION INFORMATION

Building Name	3399 Hero Way
Street Address	3399 Hero Way
City, State, Zip	Leander, TX 78641
County/Township	Williamson
Market	Central Texas
Submarket	Georgetown
Road Type	Paved
Market Type	Rural
Nearest Highway	183A

LAND

Best Use	Development
Water	Yes
Telephone	Yes
Sewer	Yes
Topography	Cleared Fields

PROPERTY DETAILS

Property Type	Transitional Commercial
Property Subtype	Other
Zoning	Single Family Rural - Land Transitional Commercial
Lot Size	6.379 Acres
Lot Frontage	546.55
Lot Depth	507.75
Traffic Count	1,504
Traffic Count Street	Co Rd 269
MLS ID#	5885804

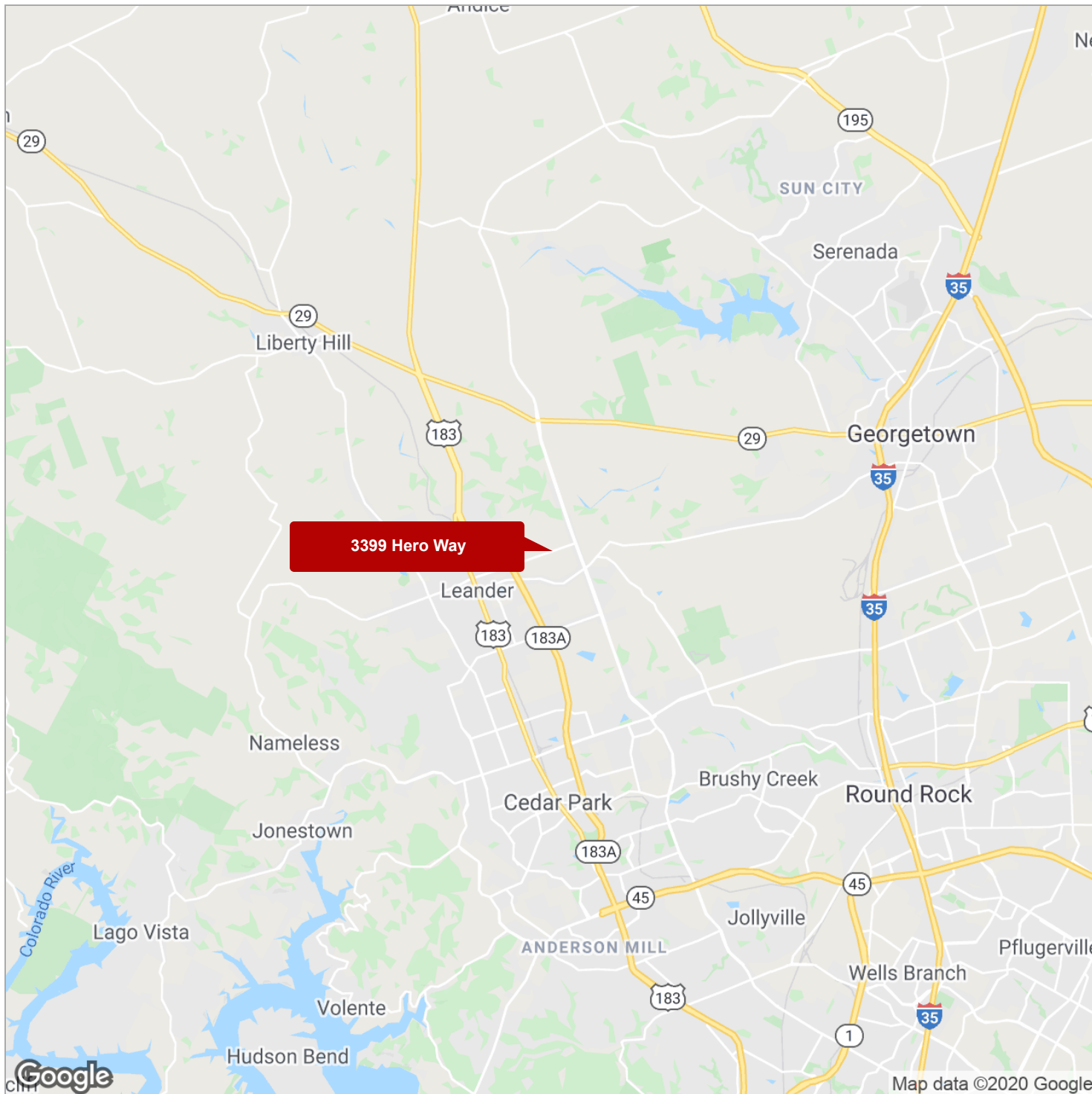
UTILITIES & AMENITIES

Gas / Propane	Propane
Power	Yes

Additional Photos



Regional Map



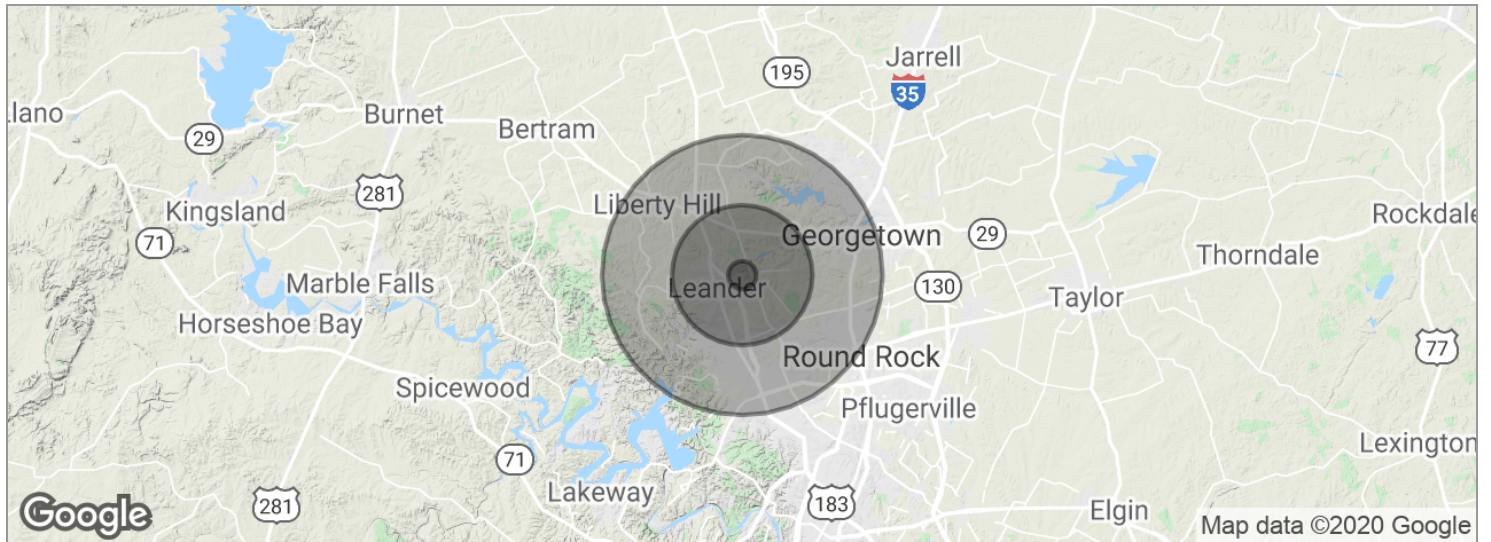
Location Maps



Aerial Map



Demographics Map



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