

RESERVED
PARKING
VAN
ACCESSIBLE

PROPERTY

FOR SALE

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2611 HERO WAY, LEANDER,
TX 78641

D & W OFFICES

D & W OFFICES

2611 HERO WAY, LEANDER, TX 78641

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$2,500,000
Building Size:	3,647 SF
Available SF:	
Lot Size:	3.051 Acres
Price / SF:	-
Year Built:	1997
Zoning:	GC - General Commercial

PROPERTY OVERVIEW

3,647 square feet of Office for sale in Leander, TX located on a 3 acre lot with room for additional development. Property is ideally located just east of the 183A toll road on Hero Way.

PROPERTY HIGHLIGHTS

- Easy Access from 183A
- 30 minute drive to Downtown Austin
- Plenty of land to develop additional commercial space
- Ideal office space for owner operator
- Plenty of storage out back
- Ample parking
- NNN lease in place

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SITE AERIAL



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ADDITIONAL PHOTOS



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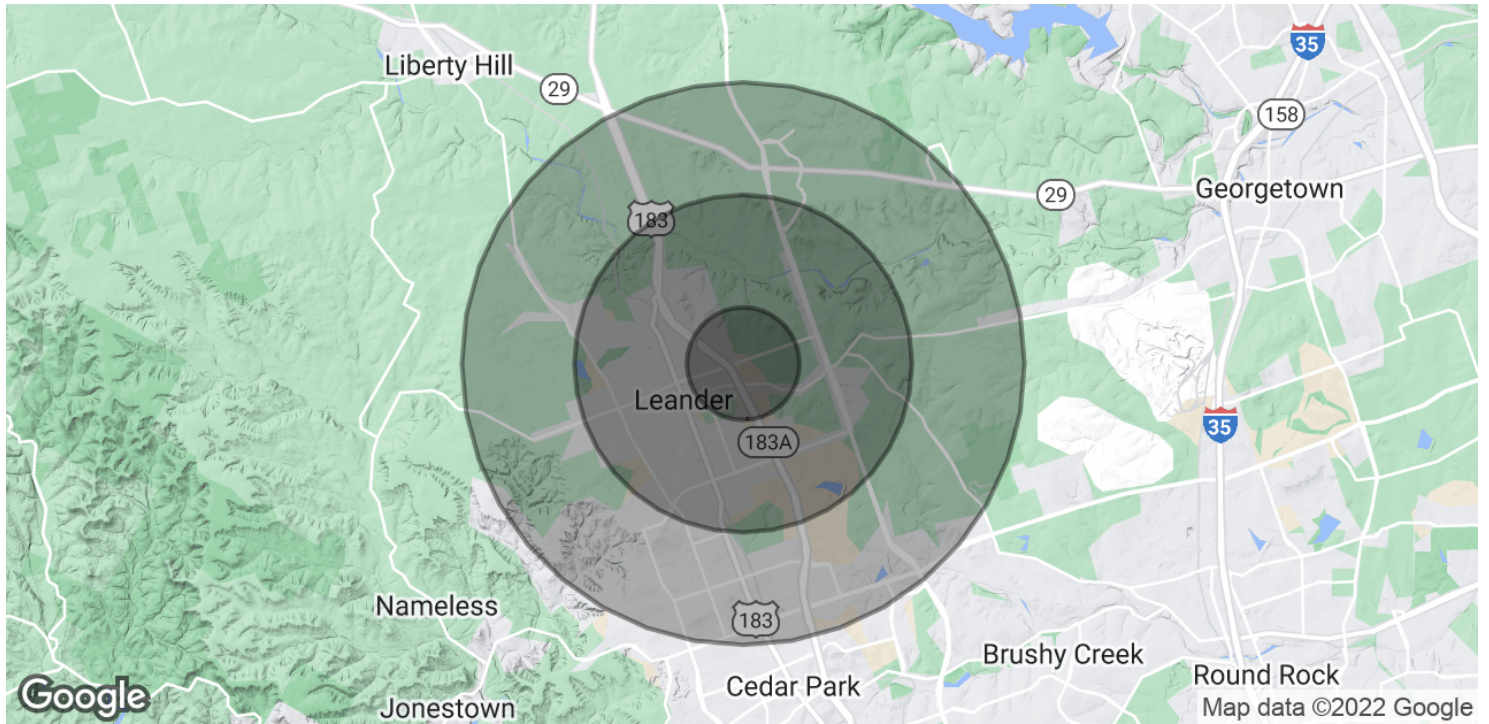
ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,964	38,534	92,850
Average Age	35.6	33.6	34.2
Average Age (Male)	33.5	34.1	34.0
Average Age (Female)	38.3	33.4	33.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	678	12,079	29,085
# of Persons per HH	2.9	3.2	3.2
Average HH Income	\$108,632	\$105,661	\$115,648
Average House Value	\$797,323	\$399,583	\$361,052

* Demographic data derived from 2020 ACS - US Census