

**+/- 4 AC
FOR SALE**

2243 *PROPERTY*

FOR SALE

Mason Creek

Brushy Creek



LEANDER SPRINGS

WWW.CMEATX.COM

4 AC REDEVELOPMENT HWY 183A & RR 2243

9800 RR 2243, LEANDER, TX 78641

HWY 183A & RR 2243 REDEVELOPMENT

9800 RM 2243, LEANDER, TX 78641

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$4,000,000
Lot Size:	4 Acres
Zoning:	CD - Conventional Development Sector

DEVELOPMENT OVERVIEW

4 Acre Redevelopment site for sale. Current use is industrial on a temporary permit from the City of Leander. Located in the Leander Transit Oriented Development Conventional Sector. Future use possibilities to include, hotels, c-store, restaurants, retail, office, medical office, etc.

"The Conventional Development Sector allows conventional single-use and mixed-use development with some basic design standards to provide a transition to adjacent neighborhoods and pedestrian-oriented communities, and for the possibility of future retrofit of the area to a more pedestrian-oriented pattern." - Leander Conventional Development Sector Standards, 1.2

PROPERTY HIGHLIGHTS

- 4 AC Redevelopment site in Leander
- 16,288 SF Office/Warehouse
- On RR 2243 adjacent to the Leander Lagoon project (Leander Springs)
- Highly Visible from HWY 183A
- Located in the Leander Transit Oriented Development (TOD)
- All Utilities on site

HWY 183A & RR 2243 REDEVELOPMENT

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LEANDER SPRINGS



City of Leander Texas

Published on City of Leander Texas (<https://www.leandertx.gov>)

City partners on proposed \$1 billion development



The proposed Leander Springs development will feature a full-service hotel and 4-acre crystalline lagoon

10/15/2020 — On Thursday, Mayor Troy Hill announced the city's partnership to develop Leander Springs, a 78-acre mixed use project with retail, restaurants, entertainment, hospitality, office, and residential components located at the southwest corner of FM 2243 and 183A [1]. Expectations are that a fully developed Leander Springs could be valued at \$1 billion.



HWY 183A & RR 2243 REDEVELOPMENT

9800 RM 2243, LEANDER, TX 78641

ADDITIONAL PHOTOS



4 | **MATT DELAHOUSAYE** // BROKER // MATT@CMEATX.COM // 512.585.5313
ANTHONY GONZALES // COMMERCIAL REAL ESTATE ADVISOR // ANTHONY@CMEATX.COM // 512.786.1482

13809 RESEARCH BLVD, SUITE 500, AUSTIN, TX 78750 // CMEATX.COM



Surveyor:

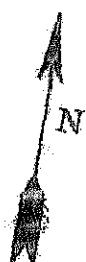
Maples & Associates

420 S. Liveoak, Ste 200
P.O. Box 893
Lampasas, Texas 76550
Firm No. 10097700
Tel (512) 566-2078
Fax (512) 566-0500

Stephen Walker, et al
(3.21 acres)
Doc. No. 2006110577

See Inset

U.S. Hwy. 183A Rightway
Williamson County
Doc. No. 2006010577



The following blanket easements affect this tract:

- 10(e). Brushy Creek WCID No. 1 Vol. 438 Page 476
- 10(f). Pedernales Electric Coop. Vol. 517 Page 183
- 10(i). Pedernales Electric Coop. Vol. 577 Page 498
- 10(j). Pedernales Electric Coop. Vol. 577 Page 498

The following easements do not affect this tract:

- 10(h). Pedernales Electric Coop. Vol. 577 Page 498

Geodetic bearings derived from GPS observations.

LEGEND

- ⊙ 3/8" Iron Pin Found
- ⊙ XDOT Disk Found in Concrete
- x- Wire Fence
- // Steel Panel Fence
- oo- Chainlink Fence
- E- Overhead Electric
- o Power Pole
- dist. → Distance and direction from fence to dead line
- () Record Call

Fab-Con Products, Inc.
(78.02 acres)
Vol. 527 Page 319

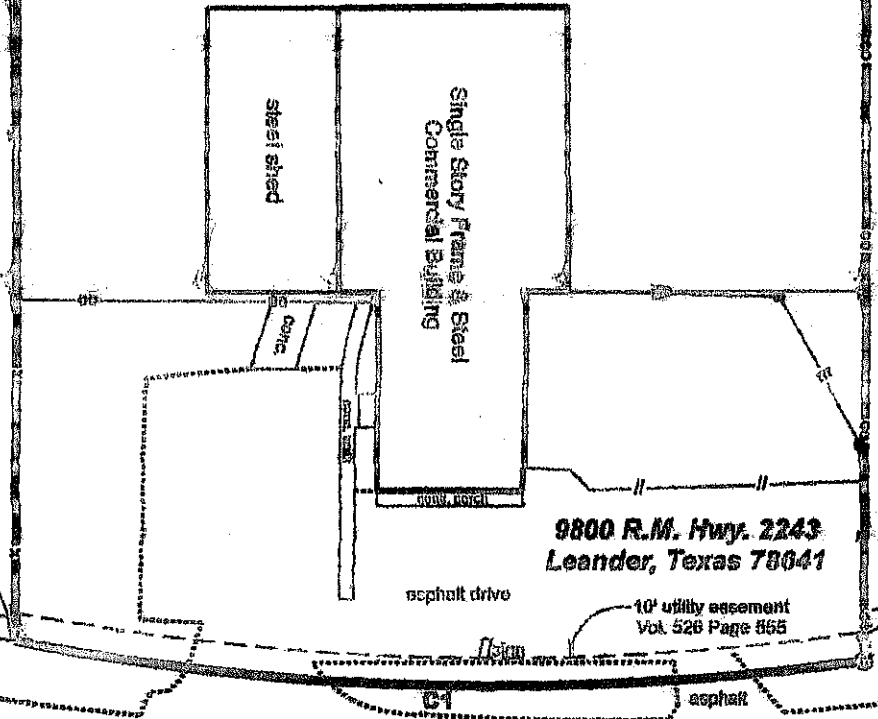
4.03 Acres

Floyd Cantwell, et ux
(4.0 acres)
Vol. 1152 Page 331

(888-588-5783)
N89°04'55"W 578.591'

577.881'
S89°20'41"E 585.241'
(585-1510'E 585.587')

Fab-Con Products, Inc.
(0.79 acres - Exhibit D)
Doc. No. 2013097448



point from whence a 1/2" iron pin with cap found brs. N89°04'55"W 0.31'

CURVE	ARC	BEARING	HORIZ DIST
C1	298.64	S81°59'03"W	285.24'

R.M. Hwy. 2243

State of Texas
Vol. 409 Page 78

CURVE	ARC	RADIUS	BEARING	HORIZ DIST
C1	298.66'	914.83'	S81°55'58"W	297.63'

ALTA / NSPS LAND TITLE SURVEY

G.F. No. 2899118-00757

To: Floyd Cantwell, Robert S. Ingram,
Texas American Title, and Patten Law Firm.

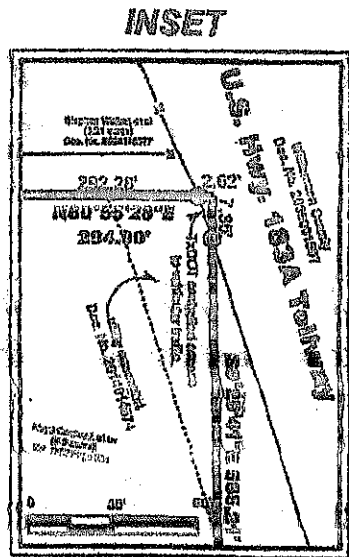
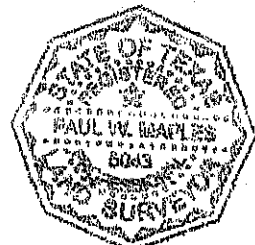
Being 4.03 acres of the Elijah D. Harmon Survey, Abct. No. 8 in Williamson County, Texas, and being the same tract of land described as 4.00 acres in a deed from Eduardo Carlos Luis Y Rubinstain to Floyd Cantwell, et ux, dated February 15, 1985, as recorded in Vol. 1152, Page 331 of the Official Public Records of Williamson County, Texas.

A legal description of even survey date herewith of the tract shown hereon accompanies this plat.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2018 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 4, 11, 13, and 16 of Table A hereof. The fieldwork was completed on the ground on June 12, 2018.

Date of Plat or Map: June 19, 2018.

Paul W. Maples, RPLS
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Job. No. 180525



JURNEY

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City of Leander APPROVED



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Commercial Market Exchange	9003840	info@cmeatx.com	(512)774-9520
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matthew Delahoussaye	535200	matt@cmeatx.com	(512)535-5313
Designated Broker of Firm	License No.	Email	Phone
Jennifer Bernstein	603557	jennifer@cmeatx.com	(512)774-9520
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Anthony Gonzales	738482	anthony@cmeatx.com	(512)786-1482
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date