

CALL FOR MORE INFORMATION



BUILDING 1



BUILDING 2



PROPERTY SNAPSHOT



84,762
2021 POPULATION
3 MILE RADIUS



36,518
2021 DAYTIME POPULATION
3 MILE RADIUS



\$100,429
2021 AVERAGE INCOME
3 MILE RADIUS



21,977 VPD
US HWY 183

FOR SALE

SOLD

PROPERTY HIGHLIGHTS

- Hard corner property with 2 buildings and storage building
- High traffic, highly visible location
- Perfect for owner/user or Re-develop
- Prime Retail and Office Locations
- Sewer, water, gas and electric to the property
- Flood plain
- Zoned- General Commercial

TRAFFIC COUNT

Crystal Falls Blvd: 19,184 VPD
US Highway 183: 21,977 VPD
(Source: 2021)

NEARBY TRAFFIC GENERATORS



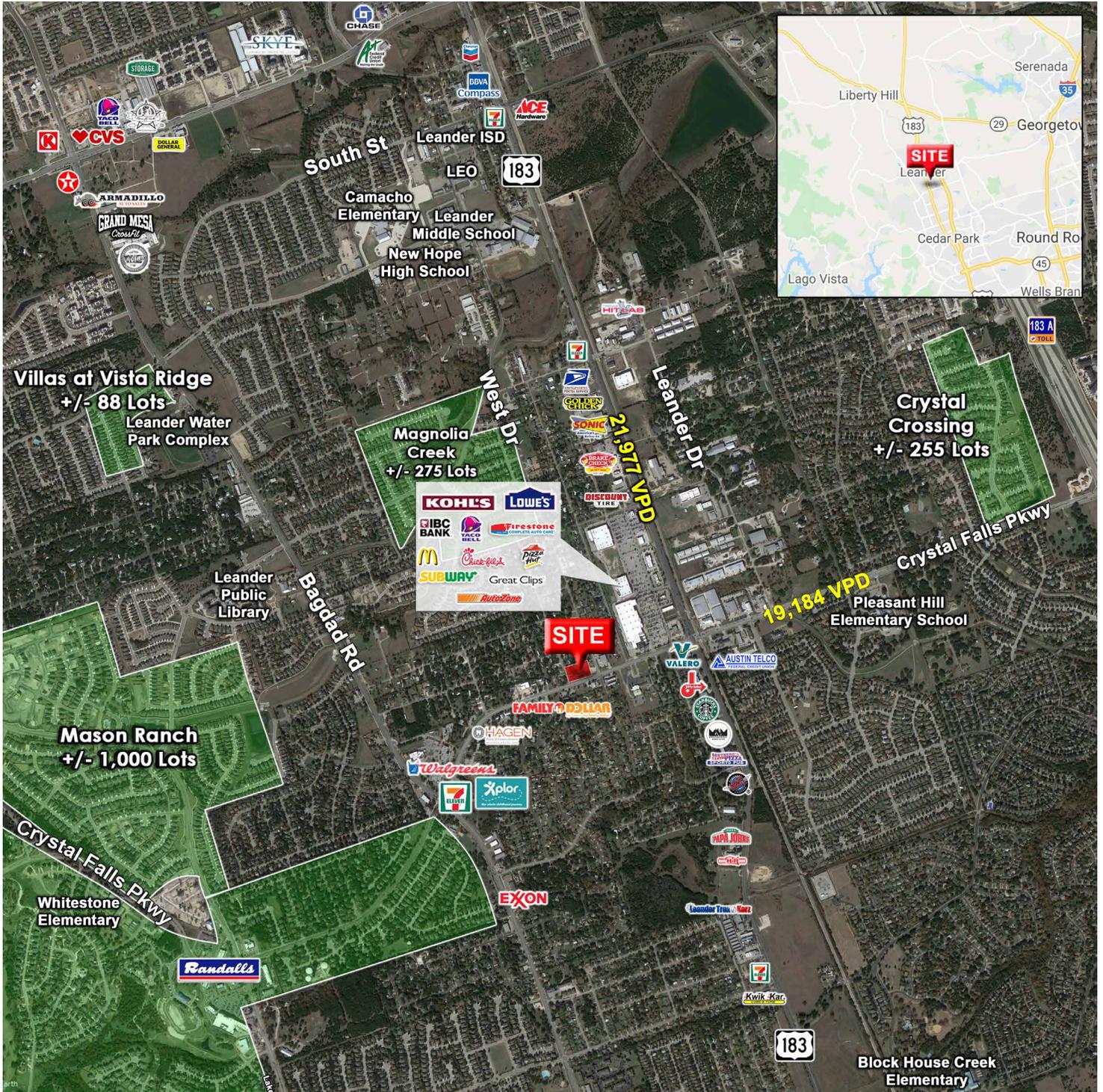
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Crystal Falls Pkwy Retail and Office

409 CRYSTAL FALLS PKWY
1601 HIGH CHAPARRAL DR
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BUILDING 1 INTERIOR PHOTOS



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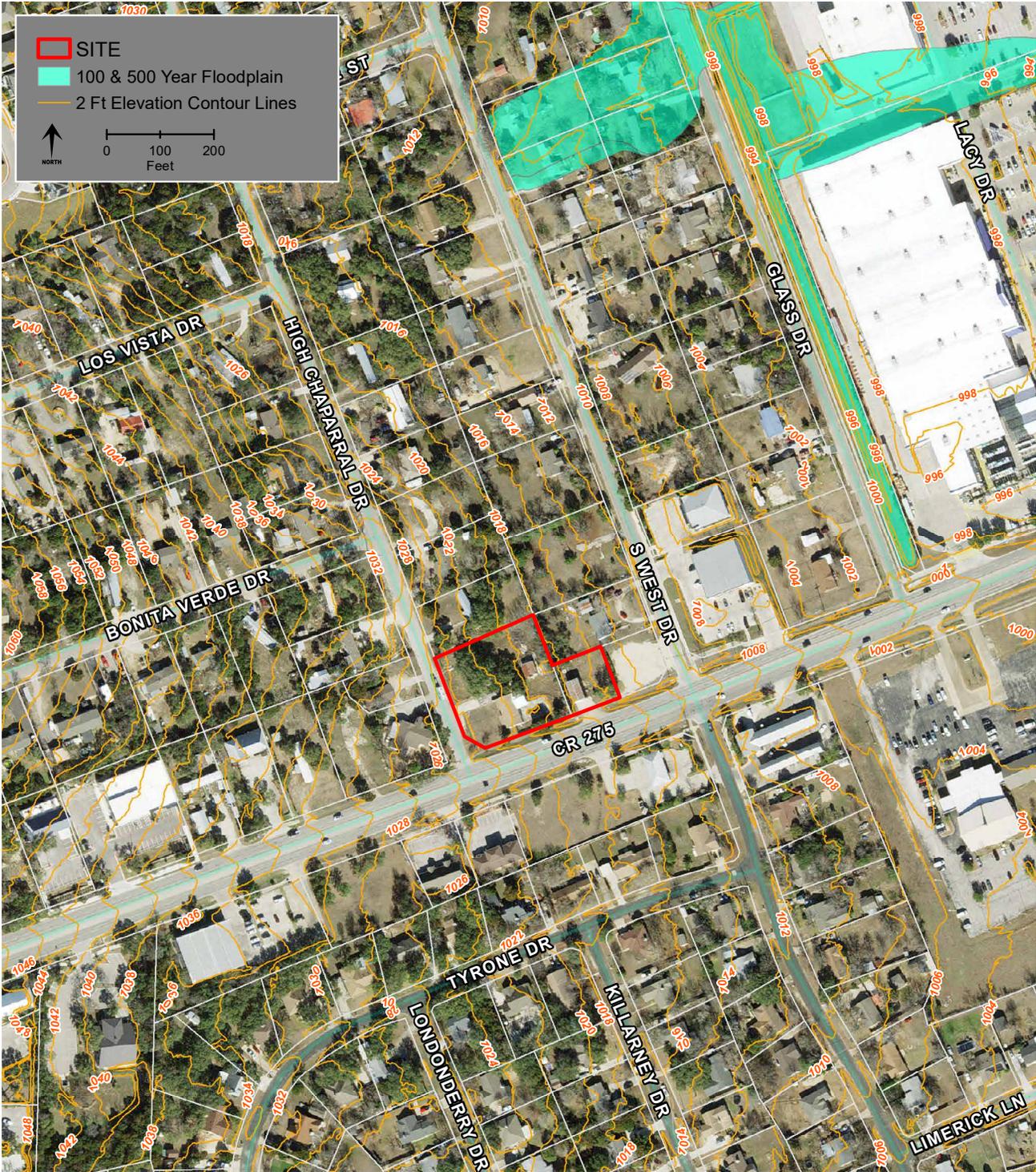
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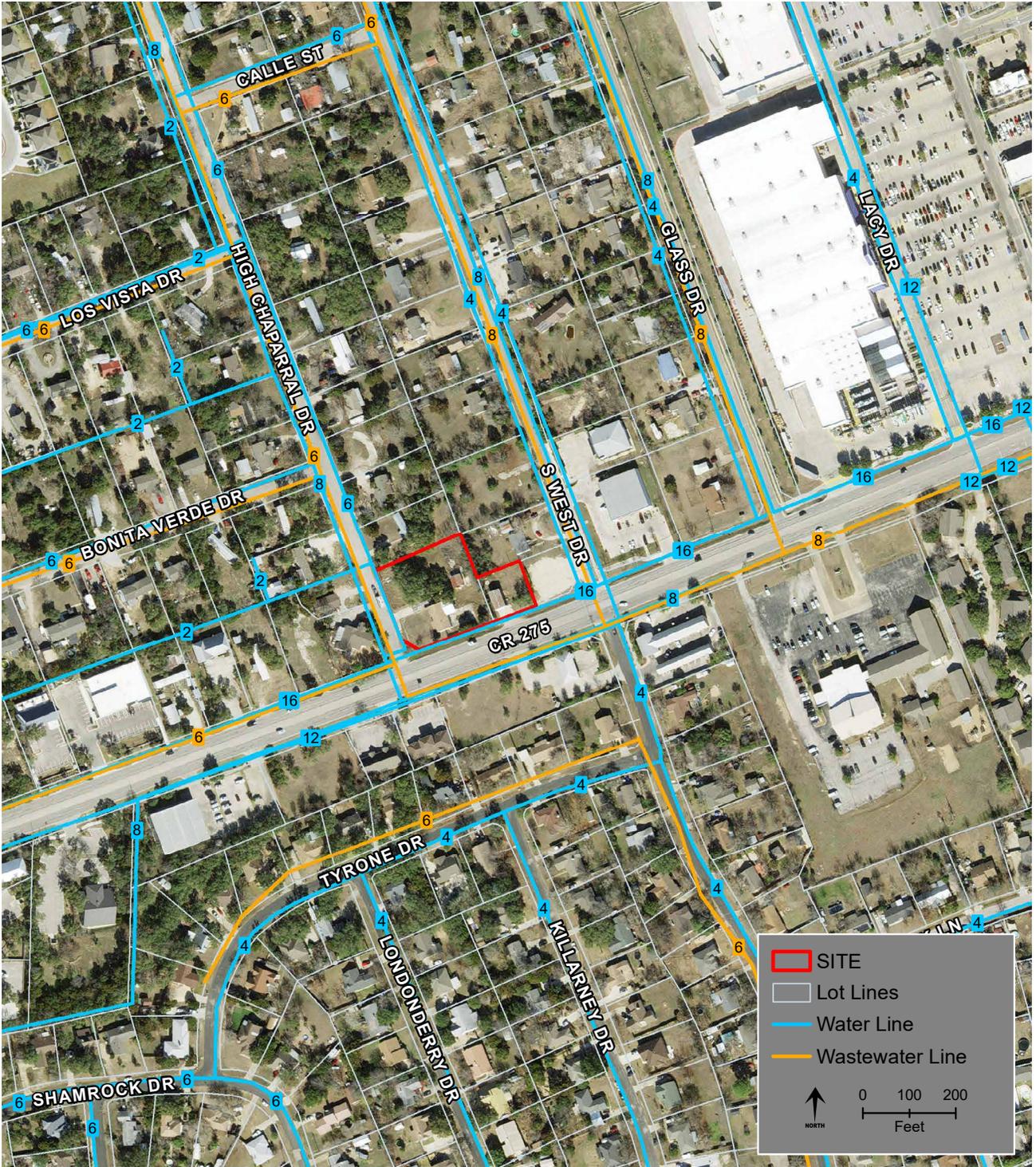
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Crystal Falls Pkwy Retail and Office

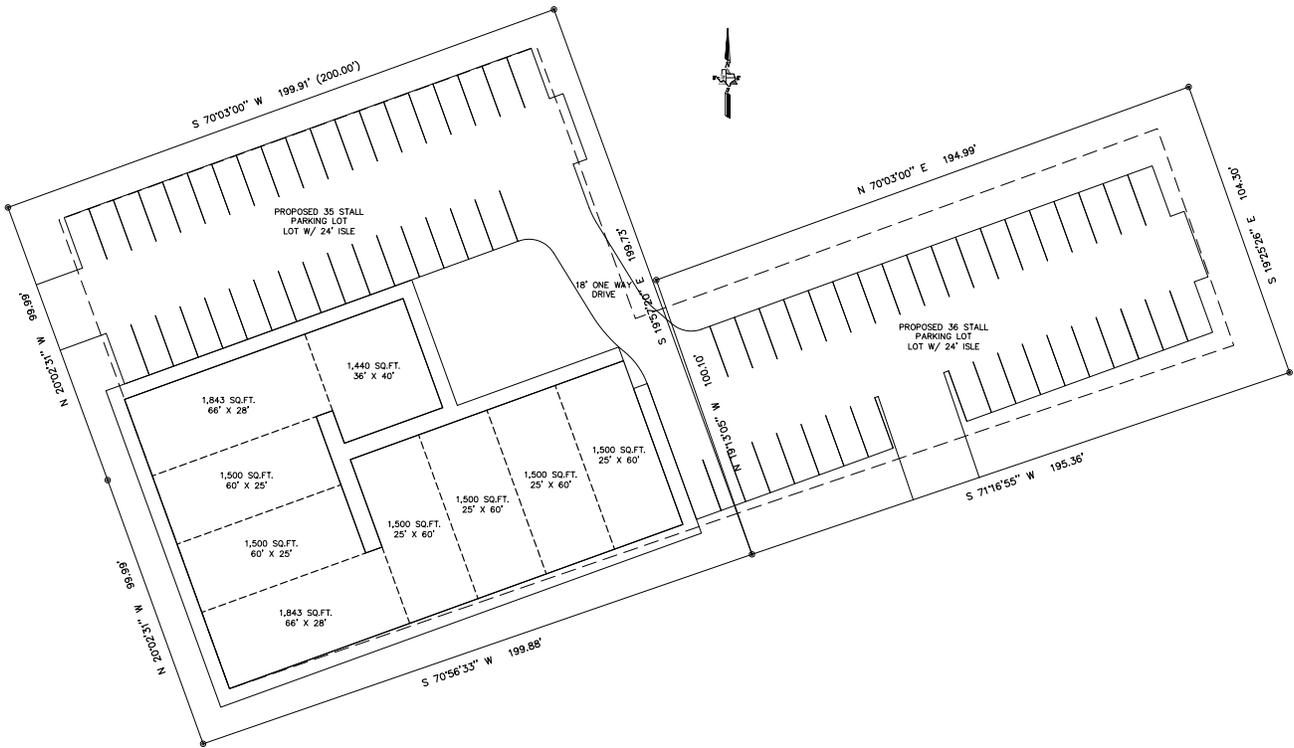
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ZONING ANALYSIS OPTION A

The following information represents a zoning opinion based on the available information for the project described.

Project: Retail Center

Property: 1606 High Chaparral Drive
409 Crystal Falls Parkway

Site Size: 59,610 Sq. Ft. / 1.37 Acres

Zoning Opinion Rendered by: Todd Gibb
Reviewed by:

Date: November 15, 2019

Applicable Zoning:

- City of Leander, Texas
- Zoned as GC – General Commercial

Proposed Components Option A:

- Retail building consisting of approximately 14,136 sq. ft.
- Two parking lots consisting of 71 total parking spaces.

Zoning Districts and Use Regulations:

- Per City of Leander Zoning Map this property is zoned as GC – General Commercial.
- Article III – Use Components – Section 16: GC – General Commercial
- Article V – Site Components – Section 2: Type 2
- Article VII – Architectural Components – Section 3: Type C
- City of Leander requires Drainage Review for all site improvements

Off-street Parking:

1:200 sq. ft.

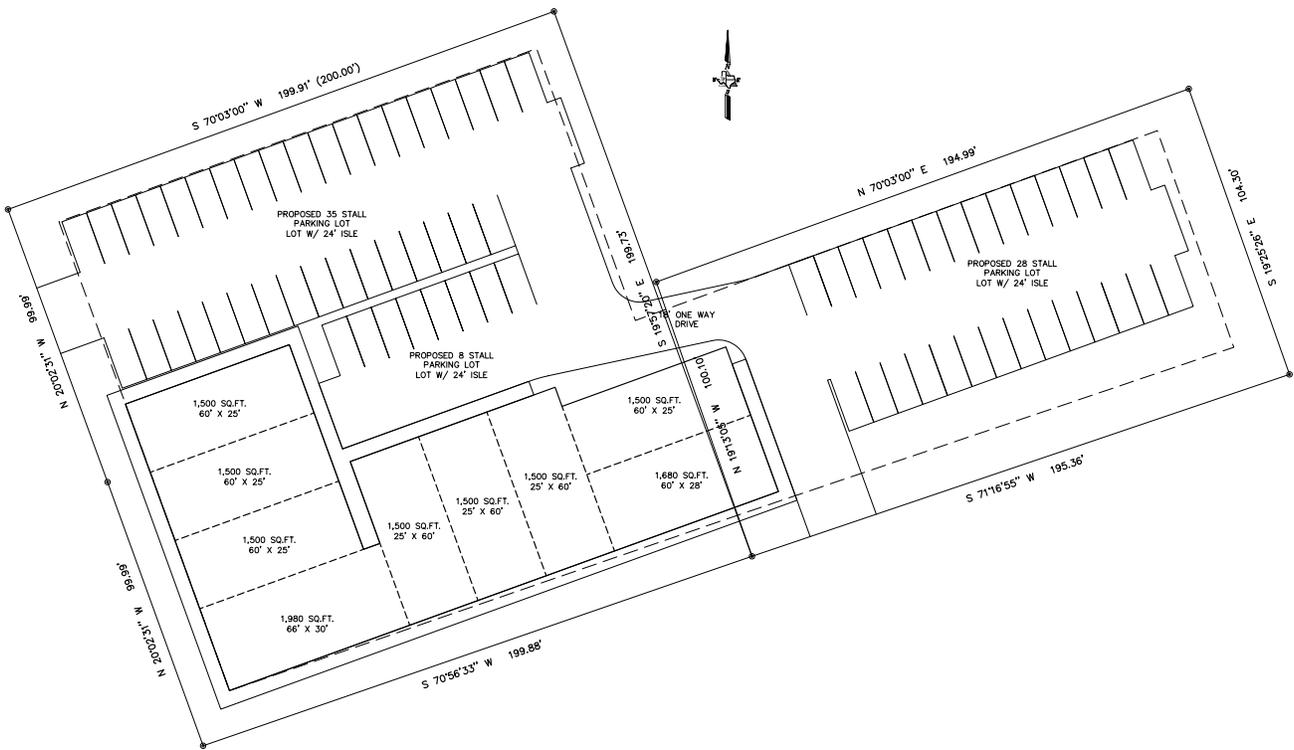
Impervious Cover Calculations Option A:

Retail Building: 14,136 sq. ft.
Flat Work: 27,253 sq. ft.

Total: 41,389 sq. ft.

Impervious Cover Percentage: 69%





ZONING ANALYSIS OPTION B

The following information represents a zoning opinion based on the available information for the property and project described.

Project: Retail Center

Property: 1606 High Chaparral Drive
409 Crystal Falls Parkway

Site Size: 59,610 Sq. Ft. / 1.37 Acres

Zoning Opinion Rendered by: Todd Gibb
Reviewed by:

Date: November 15, 2019

Applicable Zoning:

- City of Leander, Texas
- Zoned as GC – General Commercial

Proposed Components Option B:

- Retail building consisting of approximately 14,160 sq. ft.
- Two parking lots consisting of 71 total parking spaces.

Zoning Districts and Use Regulations:

- Per City of Leander Zoning Map this property is zoned as GC – General Commercial. Article III – Use Components – Section 16: GC – General Commercial
- Article V – Site Components – Section 2: Type 2
- Article VII – Architectural Components – Section 3: Type C
- City of Leander requires Drainage Review for all site improvements

Off-street Parking:

1:200 sq. ft.

Impervious Cover Calculations Option B:

Retail Building: 14,160 sq. ft.
Flat Work: 29,091 sq. ft.

Total: 43,251 sq. ft.

Impervious Cover Percentage: 73%

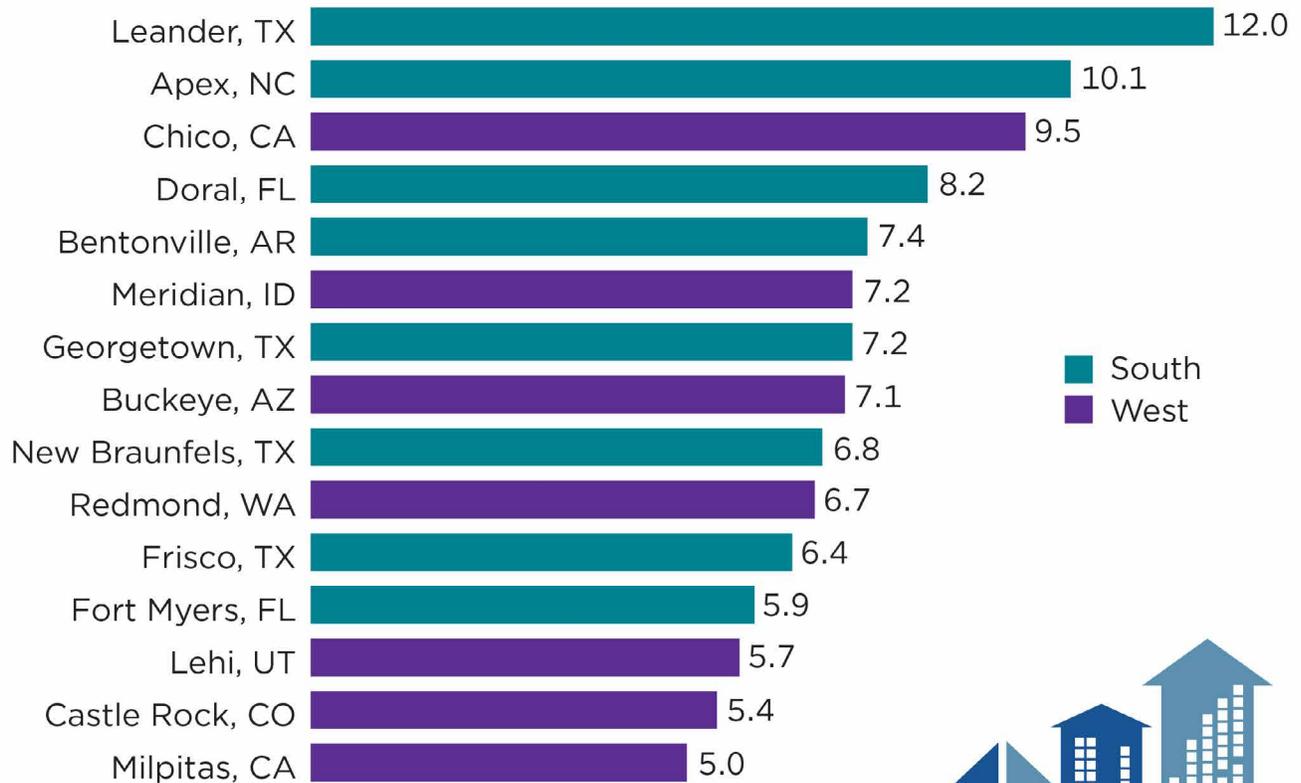
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The 15 Fastest-Growing Large Cities

By Percent Change: July 1, 2018-July 1, 2019



United States[®]
Census
Bureau

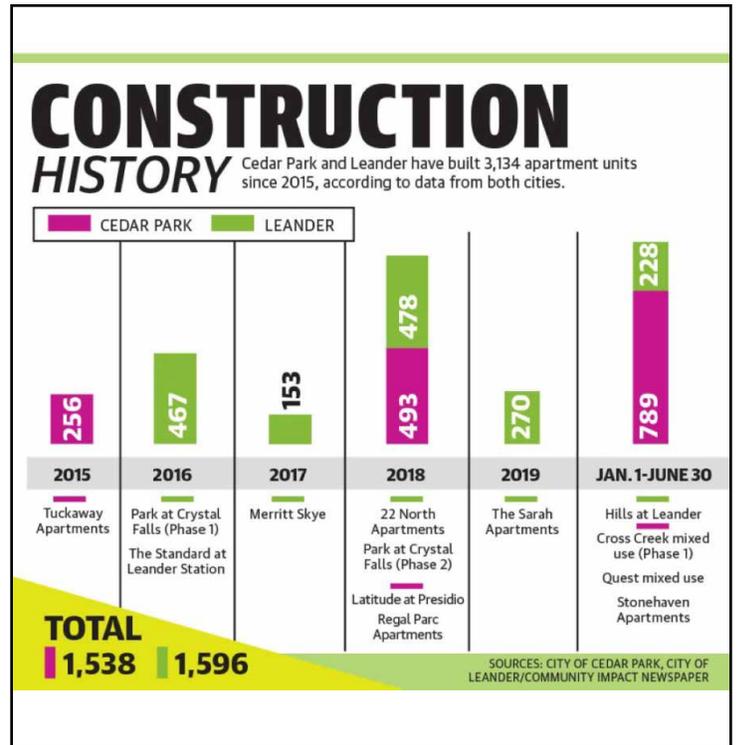
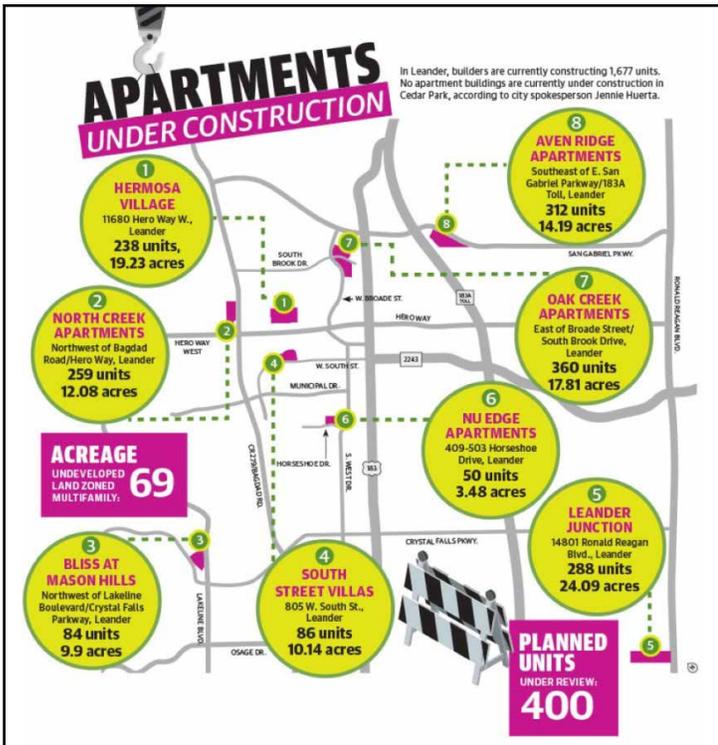
U.S. Department of Commerce
U.S. CENSUS BUREAU
[census.gov](https://www.census.gov)

Note: Percent change for fastest-growing large cities and towns with populations of 50,000 or more on July 1, 2018.
Source: Vintage 2019 Population Estimates

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<https://communityimpact.com/austin/cedar-park-leander/development/2020/07/27/apartment-boom-coming-to-leander/>

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A massive new development is underway in the Austin area, promising retail, restaurants, entertainment, a hotel, office and residential space, and 4-acre crystalline lagoon.

Leander Springs will be located on the southwest corner of FM 2243 and 183A, about 25 miles north of downtown Austin. Once fully developed, the 78-acre mixed-use development is expected to be valued at \$1 billion, according to the City of Leander.

Central to this new neighborhood is the lagoon by Crystal Lagoons, which made waves earlier this year when it opened a similar water feature near Houston. The Leander lagoon will feature 10 acres of boardwalk and related amenities, and serve as the "centerpiece" for more than 1 million square feet of commercial development.

Along with office space, the development promises a hotel and conference center, an increasingly common trend around Austin and the Texas Hill Country. In recent years, similar all-inclusive resort/conference center projects have sprung up in places like Round Rock and Fredericksburg.

"This dynamic mixed-use development is a game changer for our community," said Leander Mayor Troy Hill in a city release. "Leander Springs has a phased approach that will bring in much needed commercial development at the beginning of the project while incorporating residential uses in a proportional manner."

Along with commercial development and attractions, up to 1,600 multifamily residential units are proposed for the project, adding more housing to a region struggling with affordability issues.

City officials approved a \$22 million tax incentive for Leander Springs on October 15 — the project's first major hurdle. As part of the city's tax incentives, developer Leander Springs LLC is "eligible to receive rebates from the city on property taxes, sales taxes, and hotel occupancy taxes."

"Our conservative approach in the Leander Springs agreement helps make this project feasible for the developers while serving as a low risk opportunity for the city," said Leander City Manager Rick Beverlin. "The deal allows us to immediately share in the economic benefits on a property that should provide excellent returns if developed to its best and highest use."

On October 22, the plans go before the city's planning and zoning commission and, if approved, will then be subject to a Leander City Council vote on November 9 and December 3. If approved, the lagoon and the first 35,000 square feet of commercial development and should be completed by December 31, 2023.

Source: Austin Culture Map

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

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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.

11-2-2015



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.

Reliance Retail LLC or Texas RS LLC dba RESOLUT RE	603091 or 9003183	leads@resolutre.com	512.474.5557
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David Simmonds or Gavin Fite	459263 or 438039	leads@resolutre.com	512.474.5557
Designated Broker of Firm	License No.	Email	Phone
David Simmonds or Gavin Fite	459263 or 438039	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