



303 S HWY 183 RETAIL COMMERCIAL

SWQ N US 183 & W SOUTH ST (RR 2243)

303 N US Hwy-183, Leander, TX 78641

**AVAILABLE
0.22 AC with
580 SF building**



**VIEW ON
YouTube**

FOR SALE

AVAILABLE SPACE
0.22 Acres with
580 SF Building

RATE
Contact for Pricing

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512.617.0363

The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

PROPERTY HIGHLIGHTS

- ±580 SF freestanding retail/office building on ±0.22 acres
- Generous site area with surface parking and potential for outdoor use with additional outdoor storage
- High-visibility Hwy 183 frontage in central Leander
- Located within Leander's Old Town overlay, offering a unique infill location
- Ideal for boutique retail, professional services, small office or owner-user
- Strong signage and branding opportunity along Highly visible Hwy 183 frontage in central Leander.
- All utilities to site.



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2026



78,969
POPULATION
3-MILE RADIUS



\$174,102.00
AVG HH INCOME
3-MILE RADIUS



35,841
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS

S Hwy-183: 21,559 VPD
(CoStar 2026)
East South Street: 23,837 VPD
(CoStar 2026)







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USES	Permitted Status		
Amenity Center	P	Hotel/Motel, Boarding Houses	P
Artisan & Handcraft Activities	P	Indoor Theater	P
Assisted Living or Nursing Home	P	Limited Service Hotel	P
Bar, Nightclub or Private Club	P	Liquor Store	P
Bank	P	Major equipment sales and leasing	P
Banquet Hall or Events Center	P	Manufactured Housing Sales	P
Bed and Breakfast	P	Mixed Use/Apartment	P
Boutique Hotel	P	Office	P
Carwash	P	Office, Medical	P
Colleges, Universities, Vocational Schools, Higher Learning Institution	P	Office/Warehouse	P
Commercial parking	P	Park and related facilities	P
Community Service including Community Center, Civic Organization, & cemetery/ mausoleum (not including cremator or embalming)	P	Passenger terminal	P
Cosmetic Services	P	Personal Services (Barber Shop, Beauty Shop, Tailoring, Dressmaking, Shoe Repair, Small Appliance Repair, Bicycle Repair, Retail Bakeries, Catering, Dry Cleaning)	P
Cultural Facilities	P	Pet Shop	P
Day Care for 6 or fewer children	P	Pharmacy	P
Day Care, all other	P	Place of Worship	P
Entertainment activities	P	Public Buildings	P
Extended Stay Hotel	P	Medical Clinic	P
Florist Shop	P	Restaurants	P
Full Service Hotel	P	Research, Testing & Development Laboratory	P
Funeral Home, No Embalming or Cremation	P	Retail Sales of New Products and Service	P
Funeral Home, Including Embalming & Cremation	P	Schools, public or private including all levels up to high school	P
Golf course/country club	P	Smoke Shops	P
Group Home Class 1	P	Utility, Minor	P
Group Home Class 2	P	Vape Shops	P
Group Home Class 3	S	Vehicle Sales (New), Rental, Repair	P
Home Occupations	P	Veterinarian Office	P
Hospital	P	Veterinarian Office, Animal Hospital or Animal Boarding	P
		Wireless Communications - Stealth	P
		WTF, Self-standing	P

Permitted Status Legend: P = Permitted Use | S = Special Use Permit Required | C = Conditional Use | P/S or P/C = Varies based on specific sub-criteria or transect zones

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INDUSTRIAL & TRADE USES	Permitted Status
Assisted Living / Nursing Home	P (LC, GC, HC)
Colleges / Universities / Vocational Schools	P (LO, LC, GC, HC)
Community Service (Centers, Civic Orgs, Cemetery)	P (most districts)
Cultural Facilities	P (LO, LC, GC, HC)
Group Home Class 1	P (most districts)
Group Home Class 2	P (MF, LO, LC, GC, HC)
Group Home Class 3	S (MF, LO, LC, GC, HC)
Hospital	P (LC, GC, HC)
Medical Clinic	P (LC, GC, HC, HI)
Office (Professional)	P (LO, LC, GC, HC, HI)
Office (Medical)	P (LO, LC, GC, HC, HI)
Park & Related Facilities	P (all districts)
Place of Worship	P (all districts)
Public Buildings	P (all districts)
Schools (Public/Private)	P (all districts)
Veterinarian Office	P (LO, LC, GC, HC, HI)
Veterinarian Hospital / Boarding	P (GC, HC, HI)

TEMPORARY & ACCESSORY USES	Permitted Status
Construction Field Office	P
Portable Storage Container	P
Vending Machine (Outdoor)	P
Free-Standing Cisterns	P
Wind Energy System	P
Construction Equipment Storage Lot	S
Temporary Building	S
Mobile Food Vendor	C
Antennas (various types)	C / S depending on height
Wireless Facility (Attached / Concealed)	P
Wireless Facility (Freestanding)	S
Donation Drop-Off Box	S
Swimming Pool	S

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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.

11-03-2025



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 on about the property or transaction received by the broker;
- Answer the client's ques ons and present any offer to or counter-offer from the client; and
- Treat all par es to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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 9003193	leads@resolutre.com	512-474-5557
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Sales Agent/Associate's Name	License No.	Email	Phone