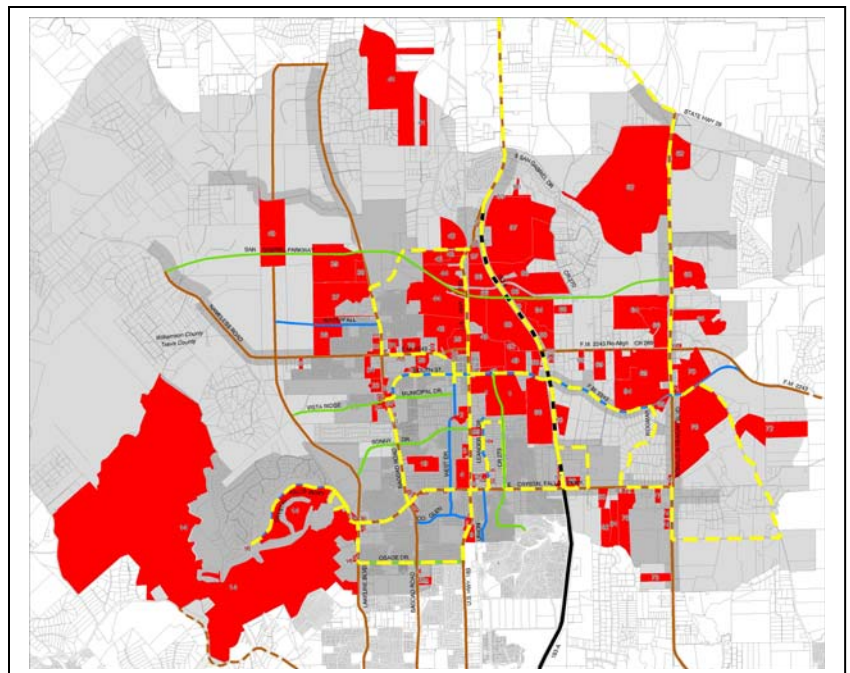


212 Acres/85.8 Hectares
US Highway 183 750 feet/229 meters west
Available Utilities
Greenfield
Leander Smart Code, Planned Unit Development (PUD) Overlay

Mr. Kirk D. Clennan, CEcD
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200 West Willis Street
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www.leandertx.org



Property				
Total Acreage: 212 acres/85.8 hectares			Map: MAPSCO Austin 2006 Street Guide, pgs. 312 & 342, Sec. Y, Z & C, D	
Location				
City: Leander		County: Williamson		
Address/Directions: 750 feet/229 meters east of US 183 in-and-around CR 273				
Within City Limits: Yes			Distance from City Limits: Not Applicable	
Distance to US Highways: .14 miles/.23 kilometers		Type of Zoning: Leander Smart Code, Planned Unit Development (PUD) Overlay		
Distance to Interstate Highways: 10 miles/16 kilometers				
General Site Information				
Previous Use of Site: Open Farm Land		General Condition: Excellent		Dimensions: 2,600 x 2,800 feet/792 x 853 meters
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 16 percent slopes			Shrink/Swell Capacity: Low to very high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete	
Adjoining Acreage Available: No		Can Site Be Divided: Yes		Lot Size: Negotiable
Improvements				
Road Distance to Rail: Adjacent to the west			Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail	
Proximity to Port(s): Three (3) hours to Port of Houston			Other Improvements: Lake is in the middle of this property with very good access to road and rail resources	
Fenced: Yes			Landscaped: No	
Located within an Industrial Park: No			Type of Business: Commercial, Retail and Residential	
Deed Restriction(s): No			Covenants: No	
Utilities				
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: 12 inch/30.5 cm Pressure: 88 psi/606.7 kilopascal		Sewer - Size of Nearest Line: 18 & 21 inch/45.7 & 53.7 cm
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: (830) 868-6041	Facs: (512) 268-0328		Email: Trista.fugate@peci.com
Natural Gas Service: ATMOS Energy, (512) 310-3810	Size of Nearest Line: 6 inch/15.2 cm Poly II		Pressure: Intermediate Pressure approximately .9 miles/1.4 km west	
Telecommunication Service: AT&T and/or SuddenLink	Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445		Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: (512) 259-1709	Facs: (512) 746-5807		Email: clawsondisp@earthlink.net
Sales Information				
Contact: Mr. Kirk D. Clennan, CEcD	Phone: (512) 528-2852	Facs: (512) 528-2833	Email: kirk@ci.leander.tx.us	Web Site: www.leandertx.org
Sales Price: Negotiable			Lease Price: Negotiable	
Comments: Very accessible property with utility and transportation infrastructure in place. Lake in the center of the property offers excellent focal point for development. Capital Metro Commuter Rail line runs along the west side of the property.				