



8.8 acres/3.6 hectares
(Three Lots 1.5/0.6, 5.9/2.4 & 1.9/0.8
acres/hectares)

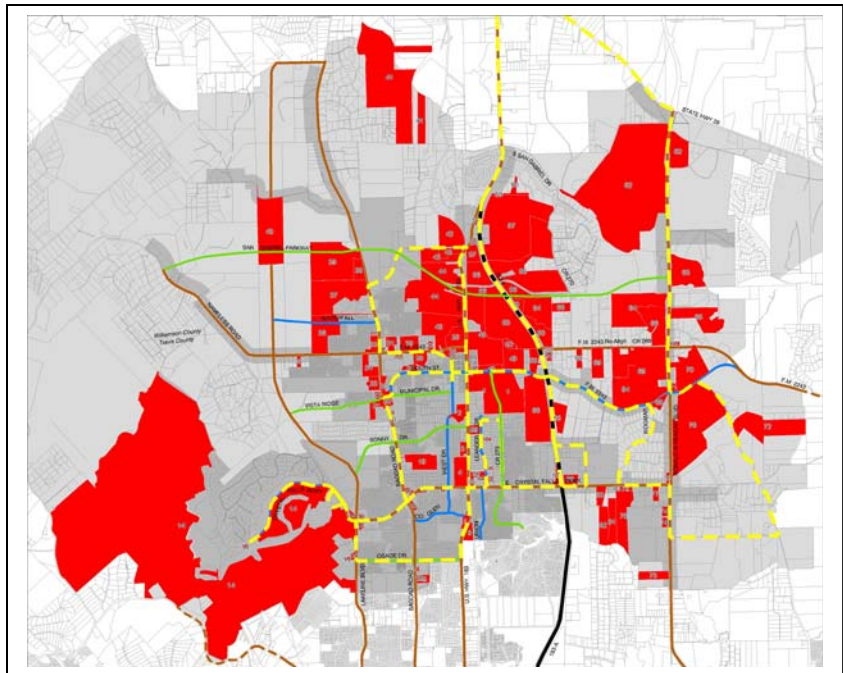
US 183 frontage

Utilities

Greenfield

General Commercial Zoning

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Property				
Total Acreage: 8.8 acres/3.6 hectares		Map: MAPSCO Austin 2006 Street Guide, pg. 342, Sec. V		
Location				
City: Leander		County: Williamson		
Address/Directions: 2001 US Hwy 183 (SW Corner of County Glen and US 183)				
Within City Limits: Yes		Distance from City Limits: Not Applicable		
Distance to US Highways: immediate frontage east		Type of Zoning: General Commercial – 3 – C		
Distance to Interstate Highways: 12 miles/19.3 kilometers east				
General Site Information				
Previous Use of Site: Greenfield	General Condition: Excellent	Dimensions: 836 x 388 feet/255 x 118 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		Shrink/Swell Capacity: Moderate 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 - 3 Lots 1.5, 5.9 & 1.9 acres		
Improvements				
Rail Served: No	Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail			
Proximity to Port(s): Three (3) hours to Port of Houston	Other Improvements: Prime location on one of the last remaining “hard corners” on the south end of Leander.			
Fenced: No	Landscaped: No			
Located within an Industrial Park: No	Type of Business: Office/Retail			
Deed Restriction(s): No	Covenants: No			
Utilities				
City of Leander Services: Department of Engineering, (512) 528-2700	Water - Size of Nearest Line: 12 & 8 inches/30.5 & 20.3 cm Pressure: 88 psi/606.7 kilopascal		Sewer - Size of Nearest Line: 8 & 6 inches/20.3 & 15.2 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: 4 inch/10.2 cm, 3,000 feet/914 meters south of the site		Pressure: Intermediate Pressure at Woods Lane and US 183	
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. Ron Cruse	Phone: (512) 347-1267 or (512) 423-1999 mobile	Facs: (866) 831-2095	Email: ron@roncruse.com	Web Site: www.roncruse.com
Sales Price: Negotiable dependent upon pad/site size		Lease Price: Not Applicable		
Comments: Incredible build-to-suit location on the SW corner of US 183 and County Glen Road. Significant traffic counts on the “going-to-work” side of the highway. Available: Tree & Topo Survey, Phase I ESA, Geotechnical Boring Report. Currently three lots: 1.5, 1.9 and 5.6 acres – can be purchased together or separately. Joint venture possible.				