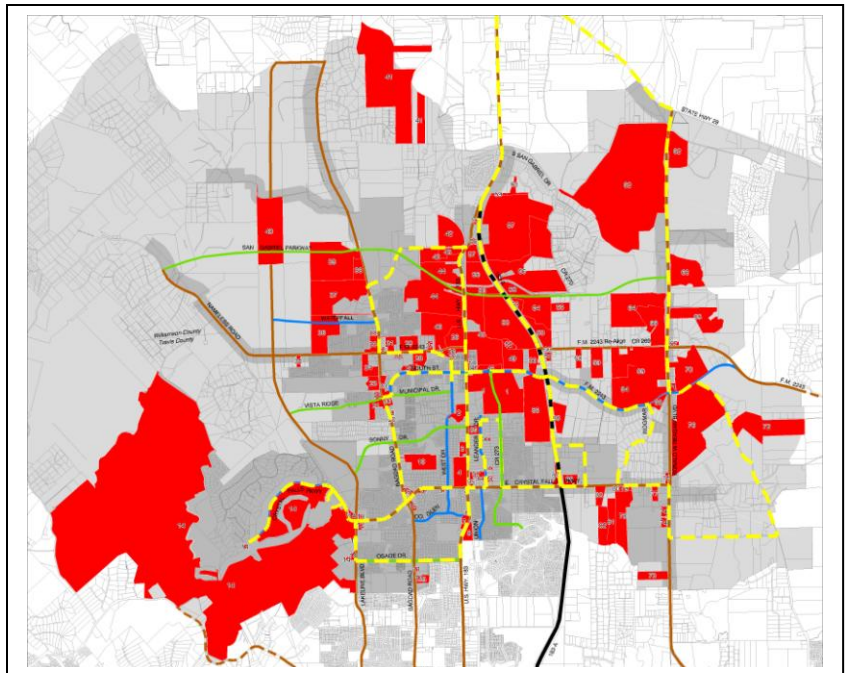




12.12 Acres/4.9 Hectares  
US Highway 183 is .2 miles/.3 km west  
Available Utilities  
Greenfield  
Leander Smart Code, Planned Unit  
Development (PUD) Overlay

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**12.12 Acres/4.9 Hectares  
Leslie Property**

**Site 48**

<b>Property</b>					
Total Acreage: <b>12.12 acres/4.9 hectares</b>			Map: <b>MAPSCO Austin 2006 Street Guide, pg. 312, Sec. Y</b>		
<b>Location</b>					
City: <b>Leander</b>			County: <b>Williamson</b>		
Address/Directions: <b>1,000 feet/305 meters east of US 183 on the north side of FM 2243</b>					
Within City Limits: <b>Yes</b>			Distance from City Limits: <b>Not Applicable</b>		
Distance to US Highways: <b>.2 miles/.3 kilometers</b> Distance to Interstate Highways: <b>10 miles/16 kilometers</b>			Type of Zoning: <b>Leander Smart Code, Planned Unit Development (PUD) Overlay</b>		
<b>General Site Information</b>					
Previous Use of Site: <b>Open Farm Land</b>		General Condition: <b>Excellent</b>		Dimensions: <b>1,700 x 300 feet/518 x 91 meters</b>	
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): <b>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 5 percent slopes</b>				Shrink/Swell Capacity: <b>Low to moderate with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete</b>	
Adjoining Acreage Available: <b>No</b>		Can Site Be Divided: <b>Yes</b>		Lot Size: <b>Negotiable</b>	
<b>Improvements</b>					
Road Distance to Rail: <b>1,000 feet/305 meters west</b>			Name of Railroad: <b>Union Pacific, Southern Pacific, Capital Metro Commuter Rail</b>		
Proximity to Port(s): <b>Three (3) hours to Port of Houston</b>			Other Improvements: <b>Immediate access to a principal east-west corridor through Leander and the TOD</b>		
Fenced: <b>No</b>			Landscaped: <b>No</b>		
Located within an Industrial Park: <b>No</b>			Type of Business: <b>Commercial, Retail and Residential</b>		
Deed Restriction(s): <b>No</b>			Covenants: <b>No</b>		
<b>Utilities</b>					
City of Leander Services: <b>Department of Engineering, (512) 528-2700</b>		Water - Size of Nearest Line: <b>12 inch/30.5 cm</b> Pressure: <b>88 psi/607 kilopascal</b>		Sewer - Size of Nearest Line: <b>18 &amp; 21 inch/45.7 &amp; 53.7 cm</b>	
Electric Service: <b>Pedernales Electric Cooperative (PEC)</b>		Phone: <b>(830) 868-6041</b>	Facs: <b>(512) 268-0328</b>		Email: <b><a href="mailto:Trista.fugate@peci.com">Trista.fugate@peci.com</a></b>
Natural Gas Service: <b>ATMOS Energy, (512) 310-3810</b>			Size of Nearest Line: <b>6 inch/15.2 cm Poly II</b>	Pressure: <b>Intermediate Pressure approximately .9 miles/1.4 km west</b>	
Telecommunication Service: <b>AT&amp;T</b>		Phone: <b>512.870.4430</b>	Facs: <b>512.870.4475</b>	Email: <b><a href="mailto:tc4713@att.com">tc4713@att.com</a></b>	
Solid Waste Disposal: <b>Clawson Disposal, Inc.</b>		Phone: <b>512.259.1709</b>	Facs: <b>512.746.5807</b>	Email: <b><a href="mailto:clawsondisp@earthlink.net">clawsondisp@earthlink.net</a></b>	
<b>Sales Information</b>					
Contact: <b>Mr. Kevin Leslie</b>		Phone: <b>(512) 260-9225</b>	Facs: <b>(512) 260-9225</b>	Email: <b><a href="mailto:kleslie@austin.rr.com">kleslie@austin.rr.com</a></b>	Web Site: <b>Not Applicable</b>
Sales Price: <b>\$2,495,000</b>			Lease Price: <b>Not Applicable</b>		
Comments: <b>Very linear property with over 1,500 feet/457 meters of frontage along FM 2243. North/south extension of CR 273 will proceed through the property in the next four years.</b>					