

**3.27 Acres/1.3 Hectares
Meyer's Property**

Site 58



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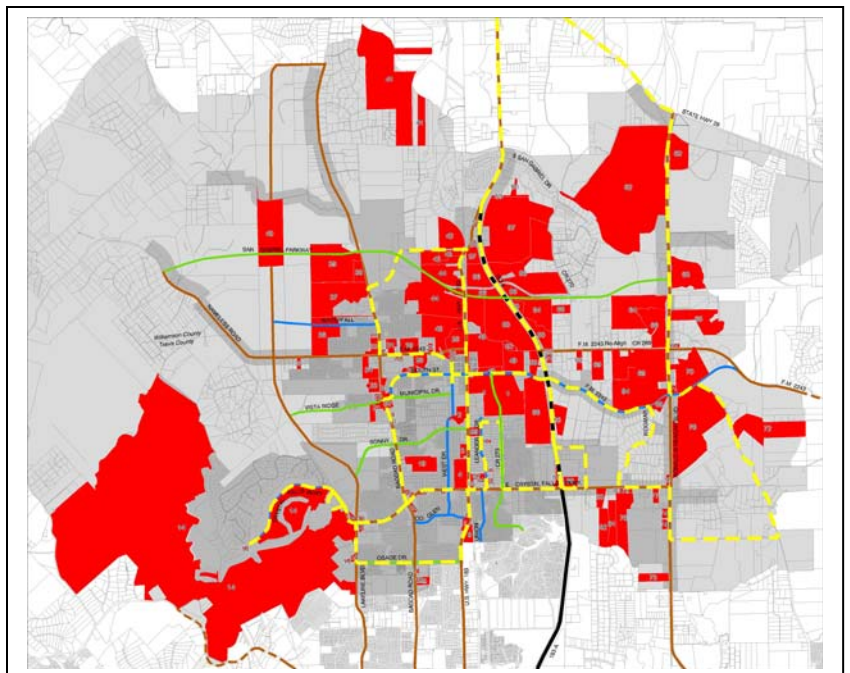
US Highway 183 and 183-A

Utilities not available

Greenfield with a residence

Extra-Territorial jurisdiction (adjacent to the north end of the 2,300 acre/931 hectare, award-winning Transit Oriented Development (TOD))

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City of Leander Economic Development Department ♦ www.leandertx.org ♦ (512) 528-2852

The information contained herein is from sources deemed reliable, but no guarantee is made or responsibility assumed by the City of Leander Economic Development Department as to its accuracy.

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Meyer's Property**

Site 58

Property			
Total Acreage: 3.27 acres/1.3 hectares		Map: MAPSCO Austin 2006 Street Guide, pg. 312, Sec. B	
Location			
City: Leander		County: Williamson	
Address/Directions: 3651 US Highway 183, Leander TX 78641 (1.8 miles/2.9 km north of FM 2243 and US 183)			
Within City Limits: Yes		Distance from City Limits: Not Applicable	
Distance to US Highways: adjacent to US 183 and 183-A Distance to Interstate Highways: 12 miles/19.3 km		Type of Zoning: Composite Zoning	
General Site Information			
Previous Use of Site: Open Land	General Condition: Excellent	Dimensions: 393 x 463 feet/120 x 141 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 limy 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: Yes, .3 acres/.12 hectare	Can Site Be Divided: Yes	Lot Size: Negotiable	
Improvements			
Road Distance to Rail: 1.5 mile/2.4 km	Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail		
Proximity to Port(s): Three (3) hours to Port of Houston	Other Improvements: Not Applicable		
Fenced: No	Landscaped: No		
Located within an Industrial Park: No	Type of Business: Commercial and Retail		
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 one-half mile (805 m) west Pressure: 65 psi/448 kilopascal	Sewer - Size of Nearest Line: 21 inch/53.3 cm southwest of the site	
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
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: David Lotspeich	Phone: (512) 251-4778	Facs: (512) 251-5773	Email: houseishome@yahoo.com Web Site: www.austinhomerealestate.com
Sales Price: \$4.75 per square foot or \$675,906		Lease Price: Not Applicable	
Comments: Very attractive property on the northwest corner of the 2,300 acre/931 hectare, award-winning Transit Oriented Development (TOD). Dual access to US 183 and 183-A with owner financing.			