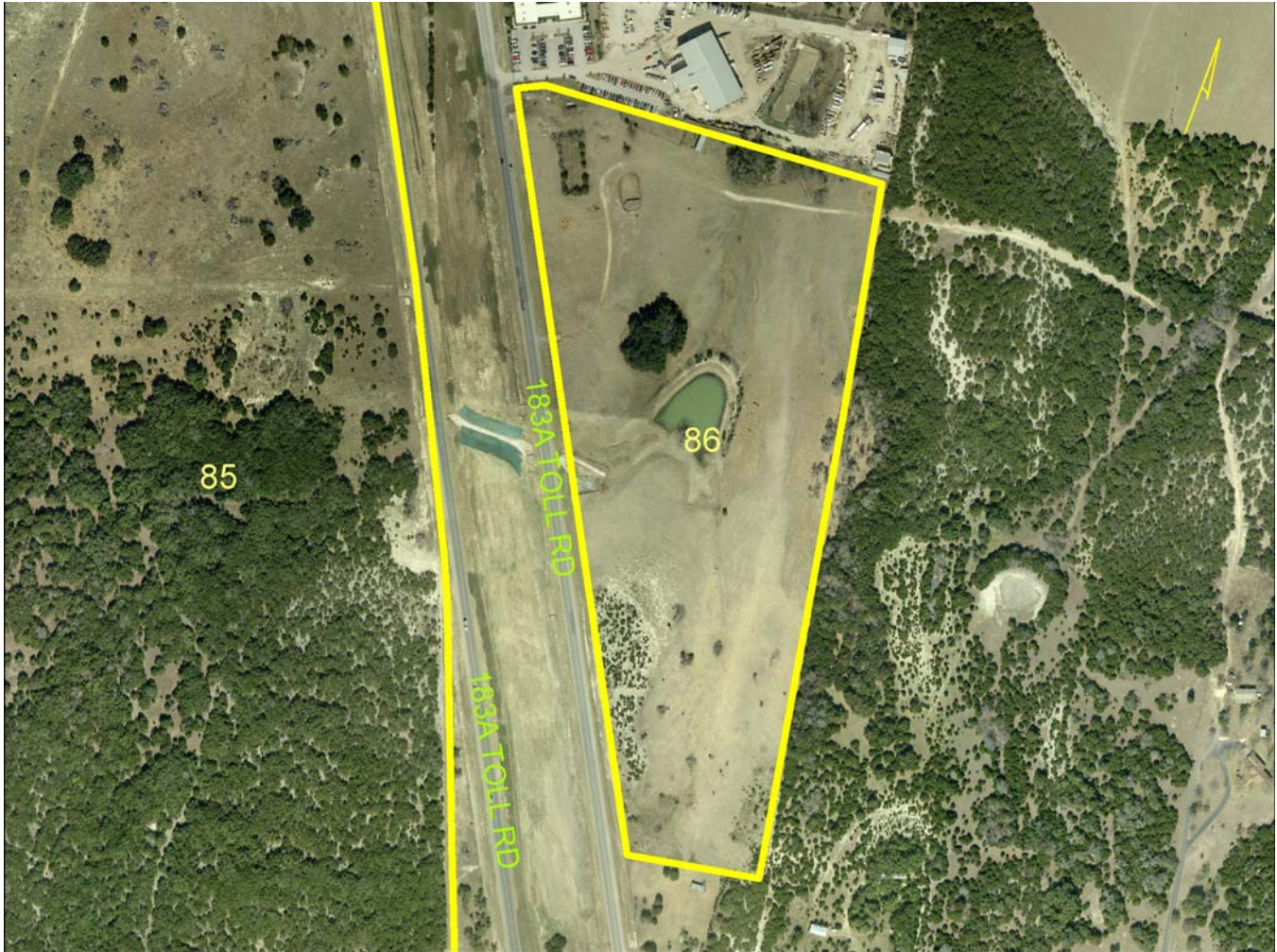


17 Acres/6.9 Hectares (part of 33.969 acres/13.75 hectares)  
Pruett/Pearson Property

Site 86



17 Acres/6.9 Hectares (part of  
33.969 acres/13.75 hectares)

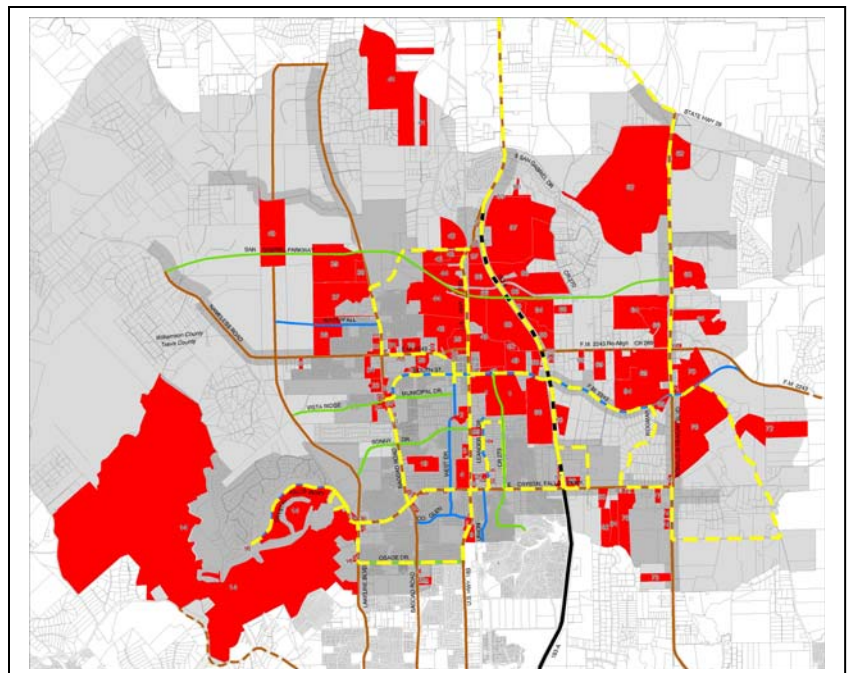
Immediate Access to northbound  
183-A

Utilities available in future

Greenfield

Zoning – Single Family and Extra-  
Territorial Jurisdiction

Ms. Tammy Walker  
Synterra Properties  
600 South Bell Blvd., Suite #9  
Cedar Park TX 78613  
(512) 947-1515 mobile  
(512) 259-0076 facs  
[tammy@synterragroup.com](mailto:tammy@synterragroup.com)  
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City of Leander Economic Development Department ♦ [www.leandertx.org](http://www.leandertx.org) ♦ (512) 528-2852

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**17 Acres/6.9 Hectares (part of 33.969 acres/13.75 hectares)  
Pruett/Pearson Property**

**Site 86**

<b>Property</b>				
Total Acreage: <b>17 Acres/6.9 Hectares (part of 33.969 acres/13.75 hectares) will consider selling all of this property</b>			Map: <b>MAPSCO Austin 2006 Street Guide, pg. 343, Sec. A</b>	
<b>Location</b>				
City: <b>Leander</b>		County: <b>Williamson</b>		
Address/Directions: <b>2,000 feet/.60 kilometers north/south of FM 2243/East Crystal Falls Parkway on the east side of 183-A</b>				
Within City Limits: <b>No</b>		Distance from City Limits: <b>Adjacent</b>		
Distance to US Highways: <b>Immediate access</b>		Type of Zoning: <b>Single Family and Extra-Territorial Jurisdiction</b>		
Distance to Interstate Highways: <b>9 miles/14.5 kilometers</b>				
<b>General Site Information</b>				
Previous Use of Site: <b>Open Farm Land</b>		General Condition: <b>Excellent</b>	Dimensions: <b>2,134 x 612 feet/650 x 187 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>Moderate to high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete</b>	
Adjoining Acreage Available: <b>Yes</b>	Can Site Be Divided: <b>Yes</b>		Lot Size: <b>Negotiable</b>	
<b>Improvements</b>				
Road Distance to Rail: <b>1.3 miles/2.1 km</b>		Name of Railroad: <b>Union Pacific, Southern Pacific and Capital Metro Commuter Rail</b>		
Proximity to Port(s): <b>Three (3) hours to Port of Houston</b>		Other Improvements: <b>Not Applicable</b>		
Fenced: <b>Yes</b>		Landscaped: <b>No</b>		
Located within an Industrial Park: <b>No</b>		Type of Business: <b>Industrial, Commercial and Retail</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>6 inches/15.24 cm 700 feet/213 meters south</b> Pressure: <b>60 psi/414 kilopascal</b>		Sewer - Size of Nearest Line: <b>8 inches/20.3 cm with significant infrastructure improvements completed in 6 months 2,000 feet/.60 km south</b>	
Electric Service: <b>Pedernales Electric Cooperative (PEC)</b>	Phone: <b>(830) 868-6041</b>	Facs: <b>(512) 268-0328</b>	Email: <b>Trista.fugate@peci.com</b>	
Natural Gas Service: <b>ATMOS Energy, (512) 310-3810</b>	Size of Nearest Line: <b>8 inch/20.3 cm Poly II</b>		Pressure: <b>Intermediate Pressure at Crystal Falls Pkwy. and CR 271</b>	
Telecommunication Service: <b>AT&amp;T and/or SuddenLink</b>	Phone: <b>(512) 870-4430 and/or (979) 595-2424</b>	Facs: <b>(512) 870-4475 and/or (979) 595-2445</b>	Email: <b>mm2741@att.com and/or Joe.Bethany@suddenlink.com</b>	
Solid Waste Disposal: <b>Clawson Disposal, Inc.</b>	Phone: <b>(512) 259-1709</b>	Facs: <b>(512) 746-5807</b>	Email: <b>clawsondisp@earthlink.net</b>	
<b>Sales Information</b>				
Contact: <b>Ms. Tammy J. Walker</b>	Phone: <b>(512) 947-1515</b>	Facs: <b>(512) 259-0076</b>	Email: <b>tammy@synterragroup.com</b>	Web Site: <b>www.synterragroup.com</b>
Sales Price: <b>Negotiable</b>		Lease Price: <b>Not Applicable</b>		
Comments: <b>Over 2,100 feet/650 meters of 183-A north bound frontage equidistant between FM 2243 and East Crystal Falls Parkway. There are also two additional acres/.8 hectares of real estate that can be acquired with this property with a separate landowner that has a good working relationship with Messrs. Pruett, (512) 259-1366 and Pearson (512) 259-2261.</b>				

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