

2.75 Acres/1.1 Hectares
1503 Leander Drive

Site 94



2.75 Acres or 1.1 Hectares

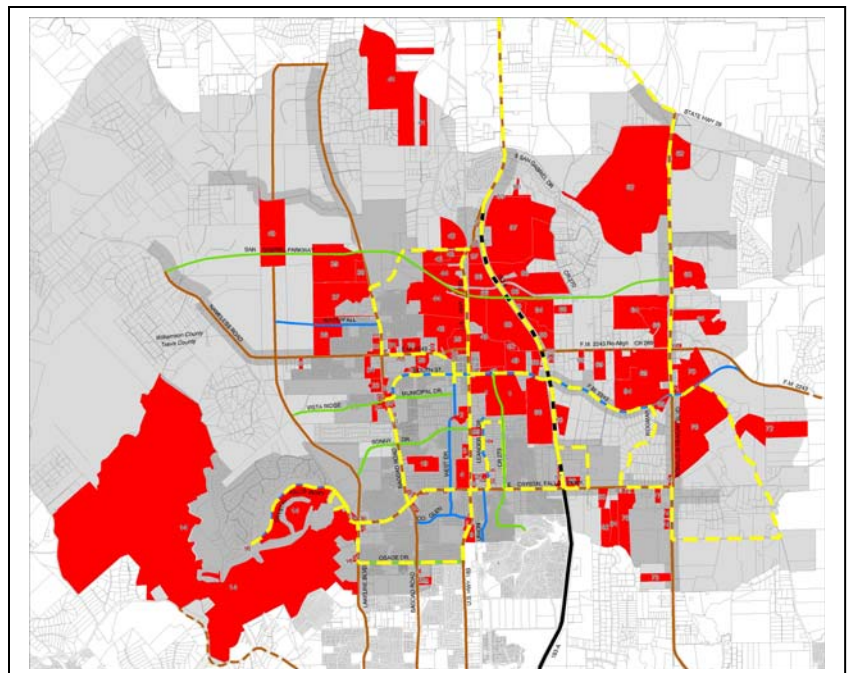
Transportation Access to US Highway
183 less than one-quarter mile west

Available Utilities

\$1.95 per square foot

Zoning - Light Industrial

Ms. Sharon Stegall
Leander Realty
106 West Willis Street
Leander TX 78646
(512) 259-9119 office
(512) 736-9009 mobile
leanderrealty@aol.com
www.leanderrealty.biz



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.

2.75 Acres/1.1 Hectares
1503 Leander Drive

Site 94

Property			
Total Acreage: 2.75 acres/1.1 hectares		Map: MAPSCO Austin 2006 Street Guide, pg. 342, Sec. M, R	
Location			
City: Leander		County: Williamson	
Address/Directions: 1503 Leander Drive			
Within City Limits: Yes		Distance from City Limits: Not Applicable	
Distance to US Highways: .25 miles/.40 kilometers Distance to Interstate Highways: 11 miles/17.7 kilometers		Type of Zoning: Light Industrial	
General Site Information			
Previous Use of Site: Office/Warehouse	General Condition: Good	Dimensions: 600 x 205 feet/183 x 63 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 3 percent slopes		Shrink/Swell Capacity: Very high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete	
Adjoining Acreage Available: Yes	Can Site Be Divided: Yes	Lot Size: Negotiable	
Improvements			
Road Distance to Rail: .25 miles/.40 kilometers		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: Yes		Landscaped: No	
Located within an Industrial Park: No		Type of Business: Office, Industrial	
Deed Restriction(s): No		Covenants: No	
Utilities			
City of Leander Services: Department of Engineering, (512) 528-2700	Water - Size of Nearest Line: 16 inches/40.6 cm Pressure: 40 psi/275.8 kilopascal	Sewer - Size of Nearest Line: 10 inches/25.4 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	
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: Ms. Sharon Stegall	Phone: (512) 736-9009	Facs: (512) 259-5115	Email: leanderrealty@aol.com
			Web Site: www.leanderrealty.biz
Sales Price: \$233,591 or \$1.95 per square foot		Lease Price: Not Applicable	
Comments: Excellent rectangular property ideal for office warehouse, nursery/landscape, contractors shop, etc.			