



**PROPERTY FOR SALE**  
**13.22+/- ACRES**  
**8105 RR 2243 (LEANDER ROAD)**  
**LEANDER, TEXAS**

Presented By:

**Ron Leps**  
**Turner Commercial Properties**  
*Representing the Seller*  
**512-930-2800**

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The Broker is submitting the attached information in its capacity as an agent and representative of the owner. The property is being offered for sale in "AS IS, WHERE IS" condition. Please note that all information submitted for your review has been gathered from what we believe are reliable sources, but the accuracy of the information is not guaranteed. Turner Commercial Properties has attempted to use reasonable care in obtaining the information submitted to you. Generally, a substantial portion of the information must be obtained from sources other than Turner Commercial Properties. Not all sources can be absolutely confirmed. Consequently, Turner Commercial Properties makes no warranty, either express or implied, as to the accuracy of the information contained herein. All information submitted is subject to change without notice as regards price, terms or availability. Additionally, the Broker has conducted no environmental investigation of the property and makes no representations regarding the environmental status of the property. No warranty or representation is made to you as to the value, or the accrual of future value, for this property. Turner Commercial Properties urges that you consult your business, tax and legal advisors before you make any final determination regarding the property being offered to you. The Broker STRONGLY encourages an independent examination of the property be conducted by representatives of the buyer. IN ACCORDANCE WITH THE LAW, THIS PROPERTY IS OFFERED WITHOUT REGARD TO RACE, COLOR, CREED, FAMILIAL STATUS, NATIONAL ORIGIN, RELIGION OR HANDICAP STATUS.

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3613 Williams Drive, Suite 304  
Georgetown, TX 78628

AGENT: RON LEPS  
*Representing the Seller*  
512-930-2800 or  
512-869-6766

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**PROPERTY FOR SALE: 13.22 +/- ACRES**  
**8105 RR 2243 (LEANDER ROAD)**  
**LEANDER, TEXAS**

**LEGAL:** AW0006 Harmon, E.D. Sur., Acres .045; AW0006 Harmon, E.D. Sur., Acres 5.3; AW0006 Harmon, E.D. Sur., Acres 2.714; AQ0006 Harmon, E.D., Sur., Acres 1.19; AW0006 Harmon, E.D. Sur., Acres 1.523; SW0006 Harmon, E.D. Sur., Acres 2.016

**LOCATION:** Property is located at the corner of Ronald Reagan (Palmer) and RR 2243 (Leander Road). Tract is 3.8 miles from FM 1431; 2.8 miles from Hwy. 183 and 1.8 miles from Toll 183A.

**UTILITIES:** City of Leander (4 water meters); sewer is septic.

**SCHOOL**

**DISTRICT:** Leander ISD

**FLOOD PLAIN:** See attached

**TAXES:** 2007 - \$15,000.00

**ZONING:** 11.2 acres zoned by City of Leander - Single Family Suburban and 2 acres (R473637) not in City Limits.

**DESCRIPTION:**

Property has 1,291+/- ft. of frontage on Leander Road (RR 2243) and fronts Ridgmar Road on the west side. The south property line is Brushy Creek. The tract features two entrances off RR 2243. The property is flat and slopes toward Brushy Creek.

Improvements on the property consist of 4 homes with additional storage buildings. The homes are occupied by 3 tenants and the owner of the property. The owner and tenants request 12 months to re-located. Following is a brief description of improvements (data from WCAD).

- |    |                   |                               |
|----|-------------------|-------------------------------|
| 1. | Home & Porch area | 3,194 sq. ft. (built 1972)    |
|    | Garage            | 462 sq. ft.                   |
| 2. | Home & Porch area | 1,427 sq. ft. (built in 1977) |
|    | Garage            | 436 sq. ft.                   |
| 3. | Home & Porch area | 1,620 sq. ft. (built 1977)    |
| 4. | Home & Porch area | 1,952 sq. ft. (built 1915)    |
|    | Garage            | 625 sq. ft.                   |

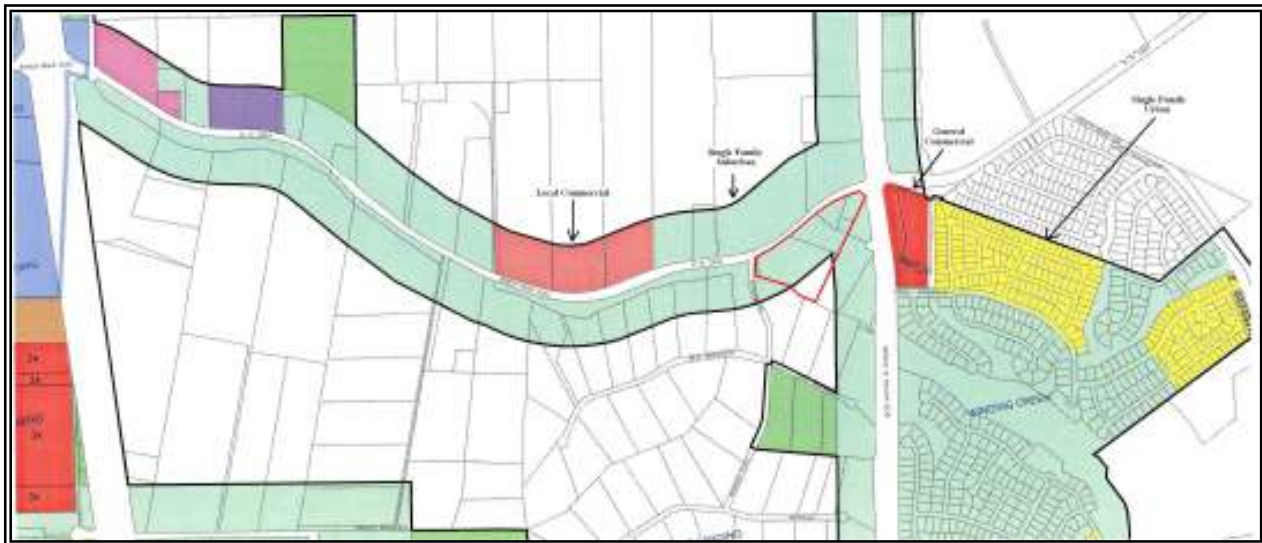
City of Leander has plans to provide waste water service to this area in the future, according to City Engineer, Wayne Watts.

**COMMENTS:**

*This property is being offered for sale in its "AS IS, WHERE IS" condition.* The property is unique, considering location, road frontage and frontage along Brushy Creek. The tract is located in the Leander City Limits in a rapidly growing area of Williamson County. It is next to Ronald Reagan Blvd., on Leander Road and close to other major roads (FM 1431, Hwy. 183A and Hwy. 183). All of this makes the property valuable when considering such uses as housing, retail or office. The existing homes could be utilized for office space.

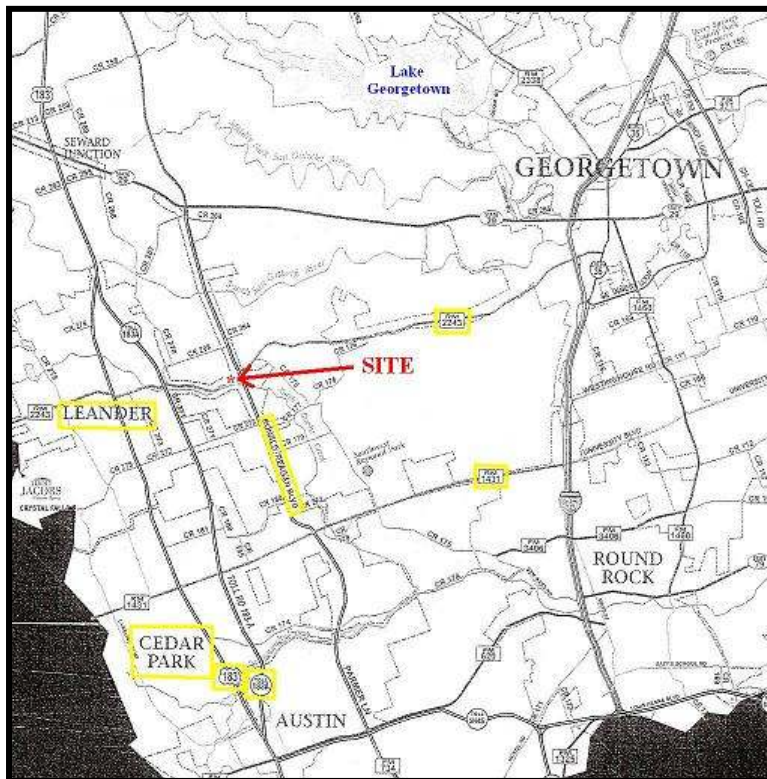
**PRICE: \$2,000,000.00 or \$3.47 per sq. ft.**

**COMMISSION: 3% to Buyer's Broker.**

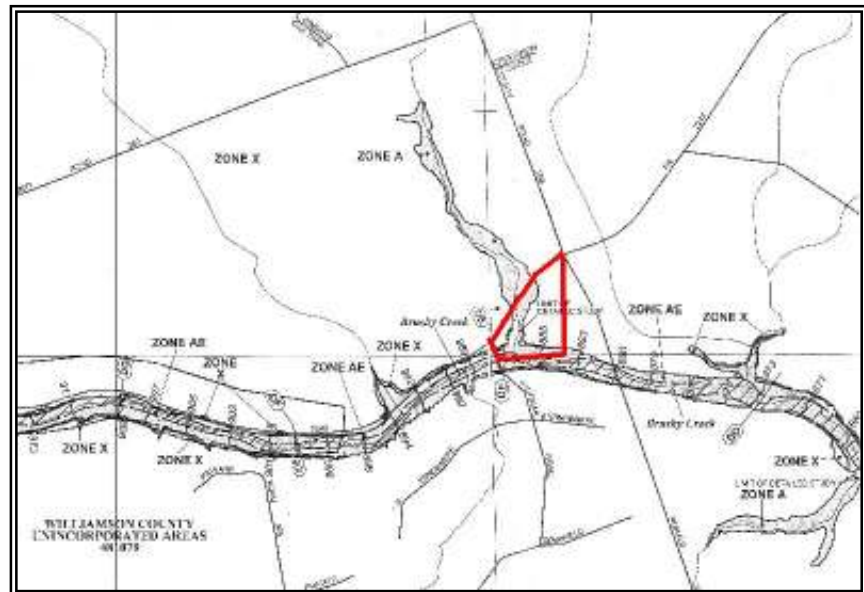
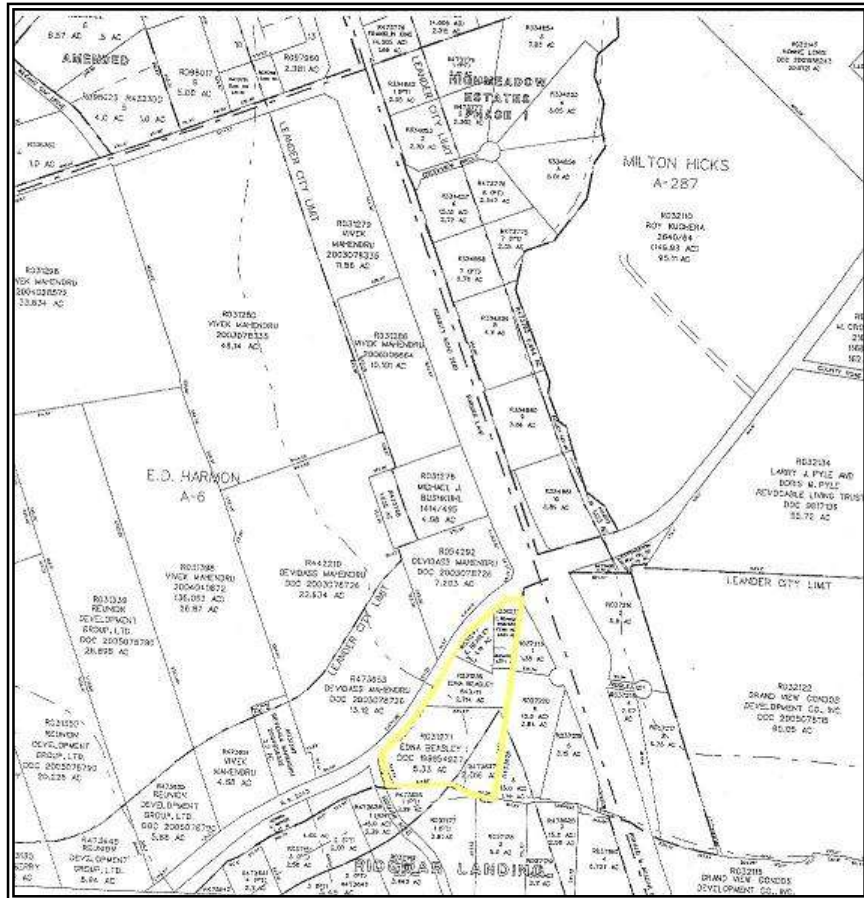


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## MAPS & PHOTOS



**MAPS & PHOTOS COURTESY OF:  
TURNER COMMERCIAL PROPERTIES  
512-930-2800**



***ALL BOUNDARY LINES ARE APPROXIMATE!***

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