

INTRODUCTION

Knight Real Estate Company is pleased to offer land to be built on 183 North between Blockhouse Dr and County Glen St in the heart of Leander, Texas.

PROPERTY FACTS

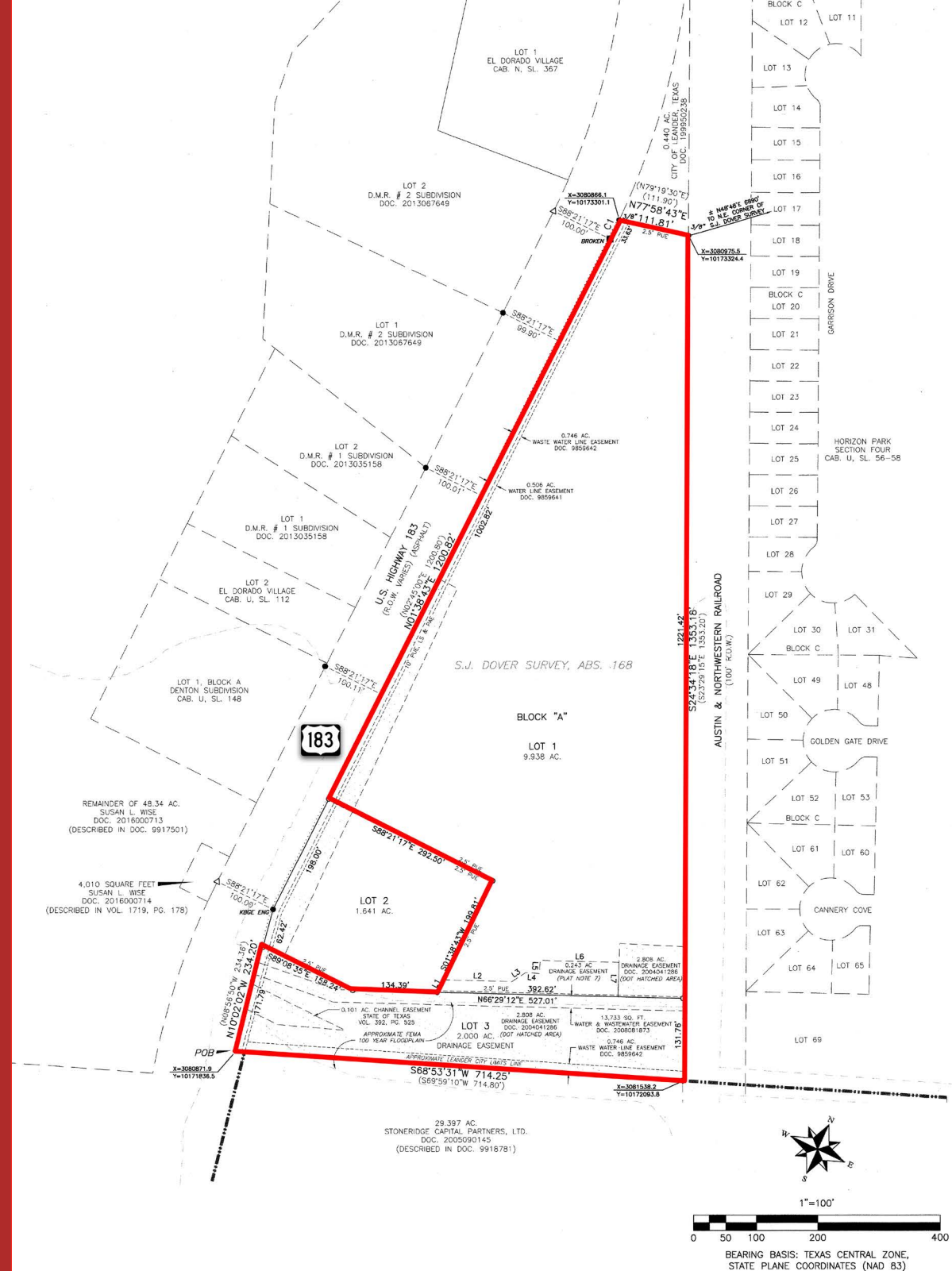
- Various Sizes & Configurations Available
- Built to Suit Available
- More than 1,400 feet of Frontage on US Hwy 183
- Utilities: Electric, Water and Wastewater available to site
- Zoning: Commercial PUD zoning
- Call for Pricing

DEMOGRAPHICS

Radius	2020 Population	Daytime Population	Average HH Income
1-mile	13,085	10,629	\$100,075
3-mile	74,478	68,369	\$109,008
5-mile	146,428	131,314	\$119,570

TRAFFIC COUNTS

US Hwy 183 @ Crystal Falls Pkwy: 29,662 VPD (TXDOT 2019)



**LAND AVAILABLE WITH FRONTAGE ON US 183 NORTH
BETWEEN BLOCKHOUSE DR & COUNTY GLEN, LEANDER, TEXAS 78641**

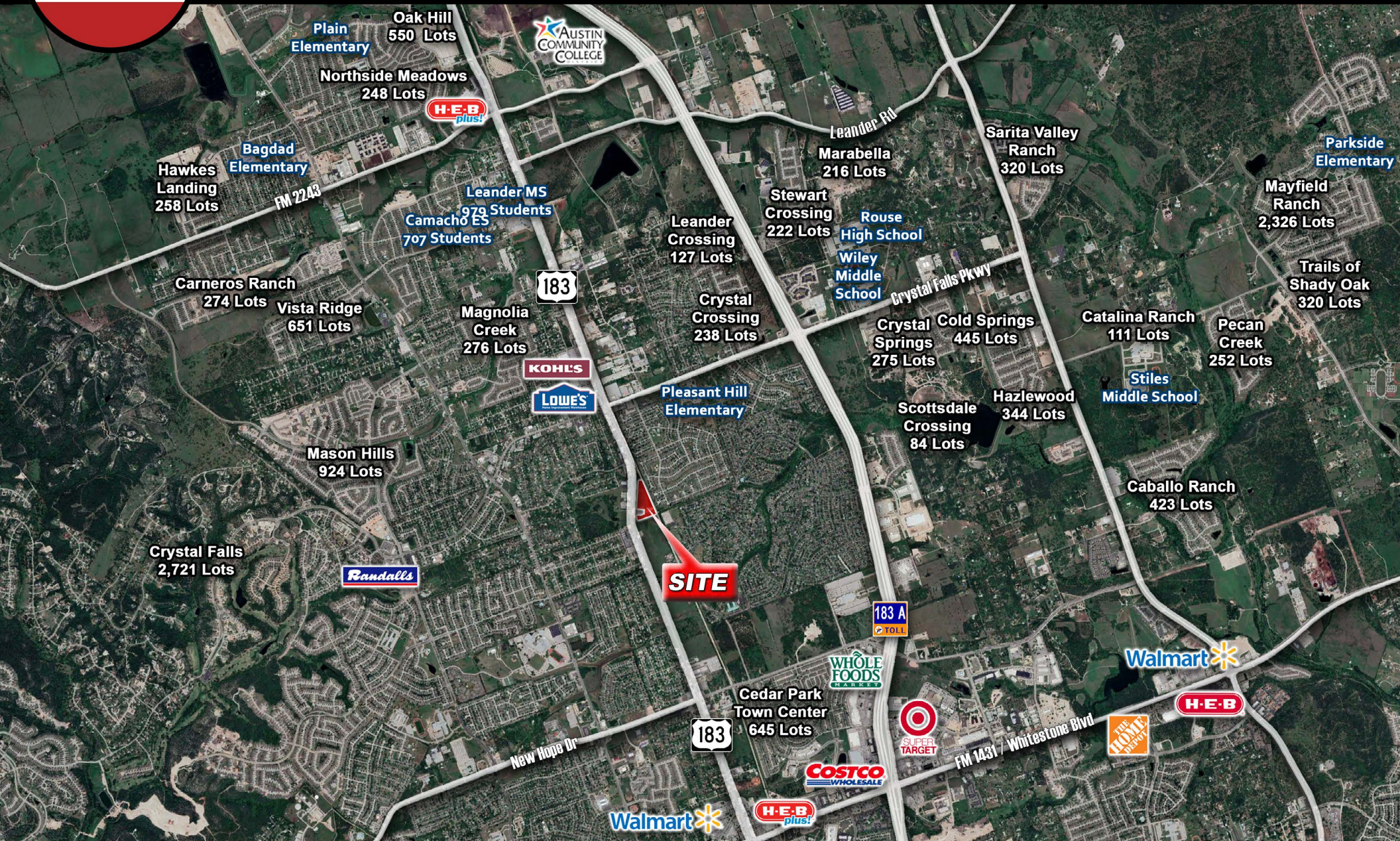
Knight
REAL ESTATE



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THE CITY OF LEANDER

Leander is a suburb just north of Austin, and part of the Greater Austin metropolitan area, it was the fastest-growing city in the United States between 2018 and 2019.

Leander is located at the intersection of Ranch to Market Road 2243 and US Route 183, about 22 miles northwest of Austin. Georgetown lies 5 miles to the east on Route 2243.

According to the City of Leander, the city has a total area of 34.08 square miles and one of the area is covered with water.



KEY FACTS - LEANDER, TEXAS

57,028

Population



Average
Household Size

35.3

Median Age

\$96,714

Median Household
Income

EDUCATION

8%

No High
School
Diploma



18%

High School
Graduate



35%

Some College



39%

Bachelor's/Grad/Prof
Degree

BUSINESS



918

Total Businesses



7,474

Total Employees

EMPLOYMENT



72%

White Collar



16%

Blue Collar



11%

Services

7.5%

Unemployment
Rate

INCOME



\$96,714

Median Household
Income



\$38,236

Per Capita Income



\$251,390

Median Net Worth

Households By Income

The largest group: \$100,000 - \$149,999 (25.8%)

The smallest group: \$15,000 - \$24,999 (2.2%)

Indicator ▲	Value	Diff	
<\$15,000	3.2%	-5%	
\$15,000 - \$24,999	2.2%	-3.6%	
\$25,000 - \$34,999	5.2%	-1.4%	
\$35,000 - \$49,999	8.4%	-2.6%	
\$50,000 - \$74,999	17.9%	+1.4%	
\$75,000 - \$99,999	14.4%	+2.7%	
\$100,000 - \$149,999	25.8%	+8%	
\$150,000 - \$199,999	12%	+3.2%	
\$200,000+	10.7%	-2.8%	

Bars show deviation from Travis County