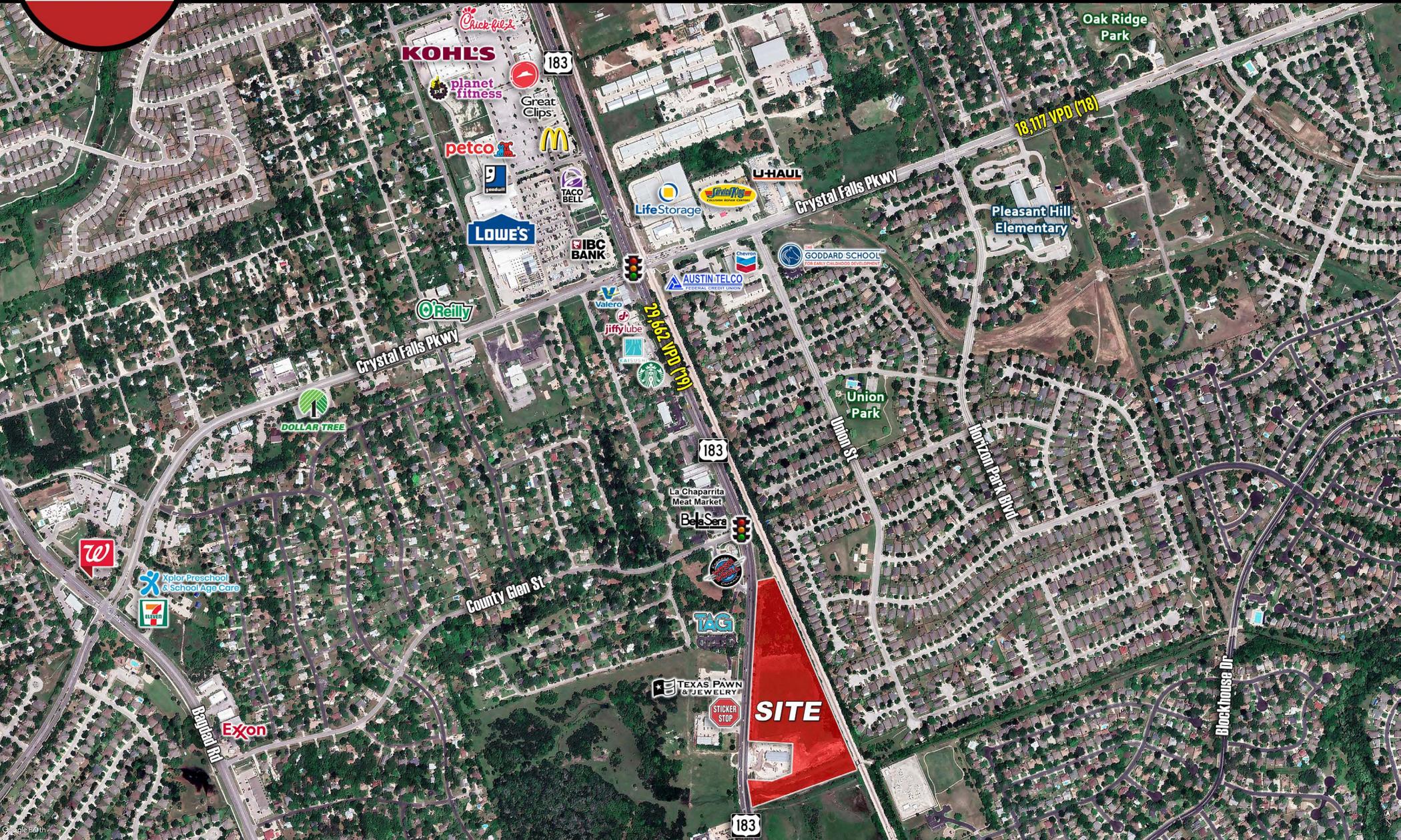




LAND AVAILABLE WITH FRONTAGE ON US 183 NORTH BETWEEN BLOCKHOUSE DR & COUNTY GLEN, LEANDER, TEXAS 78641



Knight Real Estate Company
307 E. 2nd Street, Austin, Texas 78701

Jamie Knight | 512.472.1800 x1
jamesknight@knightrealestate.com

The information contained herein is from sources deemed reliable by Knight Real Estate Company but is not guaranteed. All offerings are subject to errors, omissions, prior sale, change, or withdrawal without notice. In accordance with rules promulgated by the Texas Real Estate Commission, you are hereby notified you should obtain information disclosing broker representation. Knight Real Estate Company represents the owner of this property. Before entering into any legally binding agreement, you should consult an attorney.

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

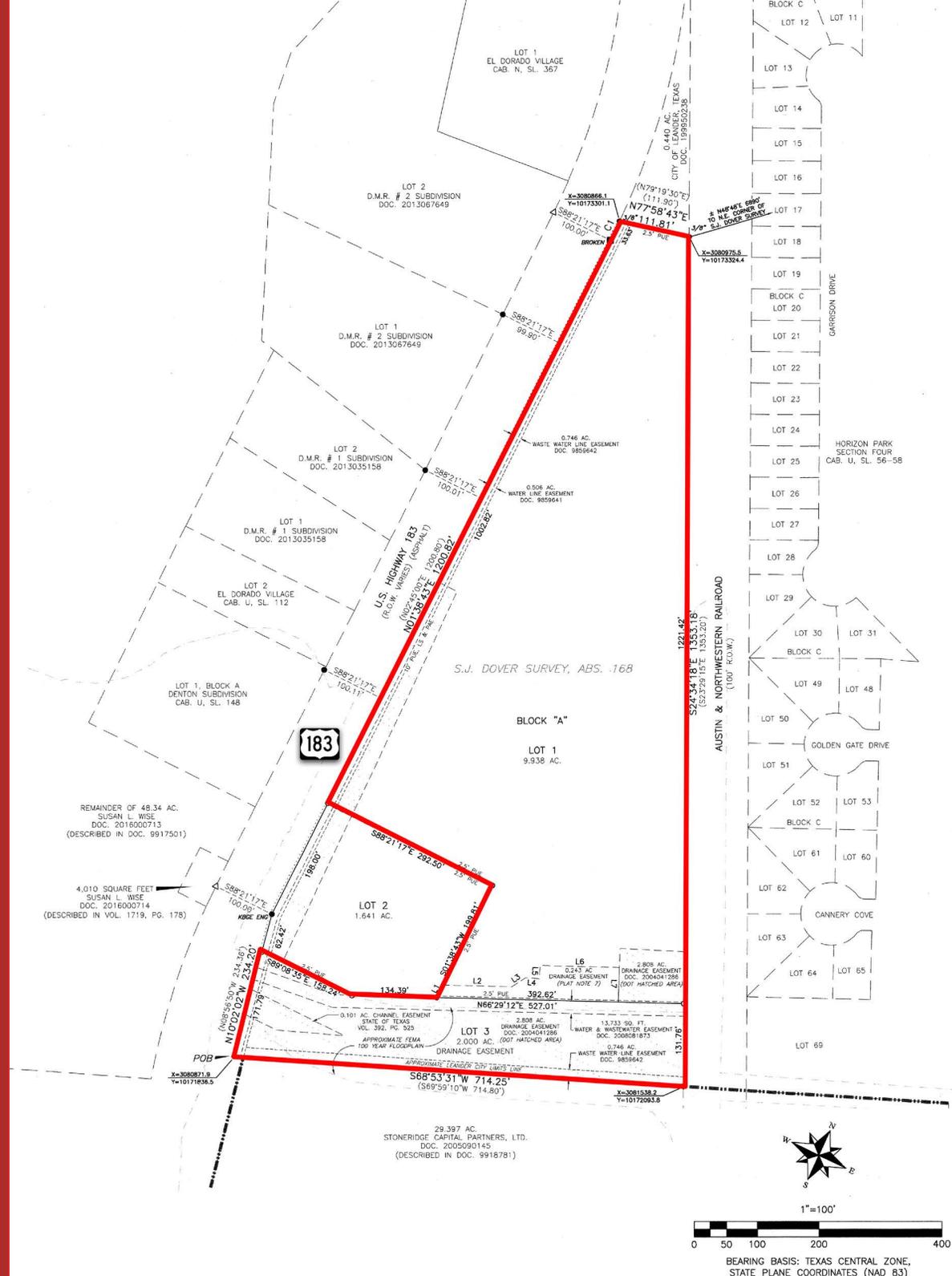
- Various Sizes & Configurations Available
- Built to Suit Available
- More than 1,400 feet of Frontage on US Hwy 183
- Utilities: Electric, Water and Wastewater available to site
- Zoning: Commercial PUD zoning
- Call for Pricing

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**



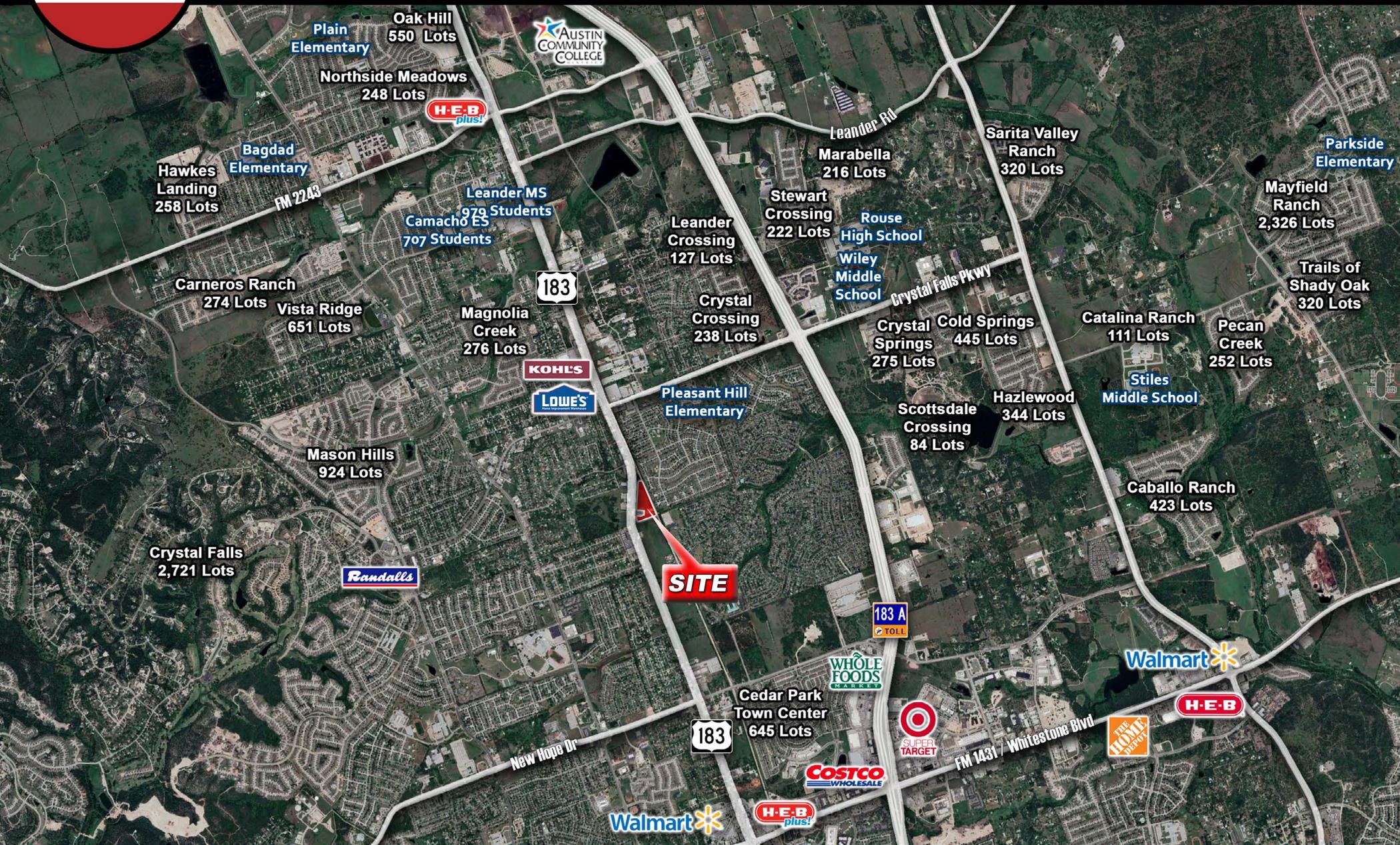
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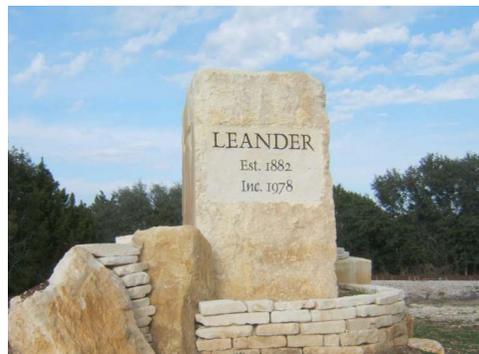
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THE CITY OF LEANDER

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



White Collar

72%



Blue Collar

16%



Services

11%



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%	