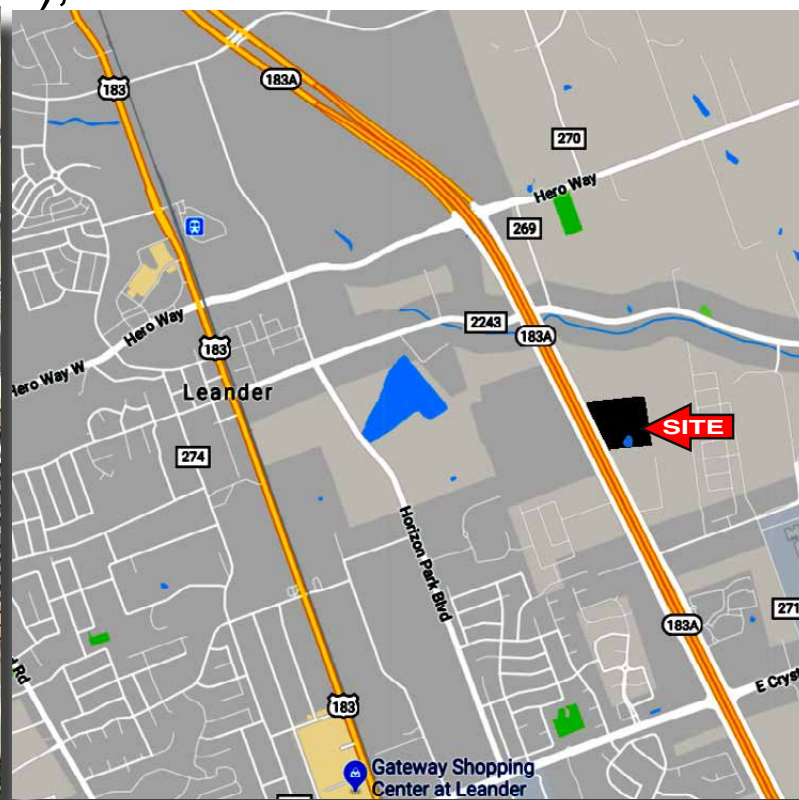


# FOR SALE - COMMERCIAL LAND ±22.489 ACRES

351 Hwy 183A (CR 271), Leander TX 78641



**LOCATION** East side of Hwy 183A between Crystal Falls Pkwy and RM2243

**SIZE** ±22.489 acres

**FRONTAGE/ ACCESS** ±1,100 feet Hwy 183A frontage with two entrances

**UTILITIES** Electricity: Pedernales Electric  
Water: City of Leander Jurisdiction  
Wastewater: City of Leander Jurisdiction

**ZONING** SFR - Future Land Use Map allows for: LC\*, LO, TF, SFT, SFL, PUD

**PROXIMITY** ±0.6m to Crystal Falls Pkwy  
±0.55m to RM2243  
±0.92m to Hero Way,  
±0.7m to Rouse HS/Wiley MS  
±1.8m ACC  
±2.3m to St. Davids Hospital and Metro Rail Station

**AREA DEVELOPMENT** Adjacent to new PEC facility, Rouse HS & Wiley MS to east, new apartment complex to the south.

**PRICE** See Agent

**COMMENTS** Commercial site near 3 schools and Metro Rail.

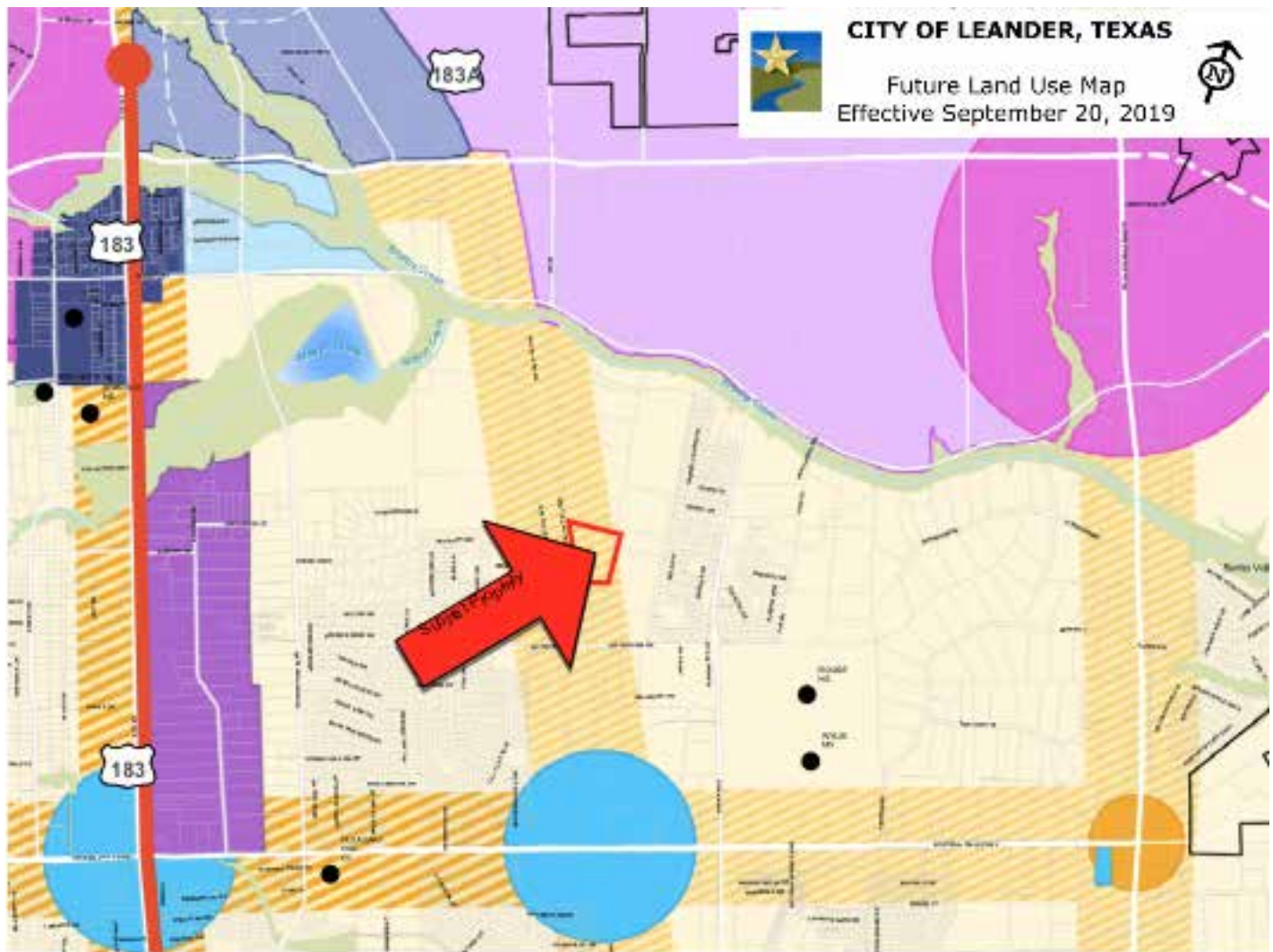
# McALLISTER & ASSOCIATES

REAL ESTATE SERVICES

201 Barton Springs Road Austin, Texas 78704  
(512)472-2100 FAX: (512)472-2905

**CONTACT Tammy Walker**  
**Cell: (512) 947-1515**  
**Tammy@matexas.com**

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**CITY OF LEANDER, TEXAS**  
 Future Land Use Map  
 Effective September 20, 2019

Per the 2015 Future Land Use Map, property is located in a **Mixed Use Corridor**.

Compatible Zoning Use Components:

LC\*, LO, TF, SFT, SFL, PUD  
 (\*LC is only appropriate at intersections)

**FUTURE LAND USE**

- |                     |                              |                          |
|---------------------|------------------------------|--------------------------|
| Open Space          | Community Center             | Old Town Mixed Use       |
| Mixed Use Corridor  | Activity Center              | Employment/Mixed Use     |
| Commercial Corridor | Transit-Supportive Mixed Use | Industrial District      |
| Neighborhood Center | Retail Area Mixed Use        | Neighborhood Residential |



# Information About Brokerage Services

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

**TYPES OF REAL ESTATE LICENSE HOLDERS:**

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

**A BROKER’S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**

- Put the interests of the client above all others, including the broker’s own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client’s questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:**

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker’s minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer’s agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker’s minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller’s agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

**TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:**

- The broker’s duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker’s services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>McAllister &amp; Associates</b>	<b>403756</b>	<b>joewillie@matexas.com</b>	<b>512-472-2100</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>John T. Baker II</b>	<b>517348</b>	<b>johntbaker2@gmail.com</b>	<b>512-472-2100</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Joe Willie McAllister</b>	<b>336887</b>	<b>joewillie@matexas.com</b>	<b>512-472-2100</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Tammy Walker</b>	<b>474043</b>	<b>Tammy@matexas.com</b>	<b>512-472-2100</b>
Sales Agent/Associate’s Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date