



183  
TEXAS

CRYSTAL SPRINGS  
453 LOTS

CRYSTAL VILLAGE  
APPROVED PUD

KNOX WILEY  
MIDDLE SCHOOL

183  
TEXAS

ROUSE  
HIGH SCHOOL

COLD SPRINGS  
447 LOTS

CRYSTAL FALLS  
COMMERCE CENTER

EAST CRYSTAL FALLS PKWY

SUBJECT SITE  
5.24 ACRES

# FOR SALE: LEANDER 5.24 ACRES

10941 E CRYSTAL FALLS PKWY, LEANDER, TEXAS 78641





# GOLD TIER

*EXCLUSIVELY LISTED BY*

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THE SARAH  
200 UNITS

SARITA VALLEY  
244 LOTS

RONALD REGAN BLVD: 30,474 (TX-DOT)

FUTURE MIXED-USE DEVELOPMENT  
19.54 ACRES

SUBJECT SITE  
5.24 ACRES

EAST CRYSTAL FALLS PKWY



COLD SPRINGS  
447 LOTS

RONALD REGAN BLVD: 30,474 (TX DOT)

FUTURE MIXED-USE DEVELOPMENT  
19.54 ACRES

EAST CRYSTAL FALLS PKWY

SUBJECT SITE  
5.24 ACRES



# PROPERTY HIGHLIGHTS

**ADDRESS:** 10941 E Crystal Falls Pkwy, Leander, Texas

78641

**ACREAGE:** 5.24 Acres

**PRICING:** \$1,749,900

## UTILITIES:

- » 8" Water Line Along E Crystal Falls Pkwy
- » 8" Wastewater Line approx 500' from Site

**FUTURE LAND USE:** Multi-Use Corridor

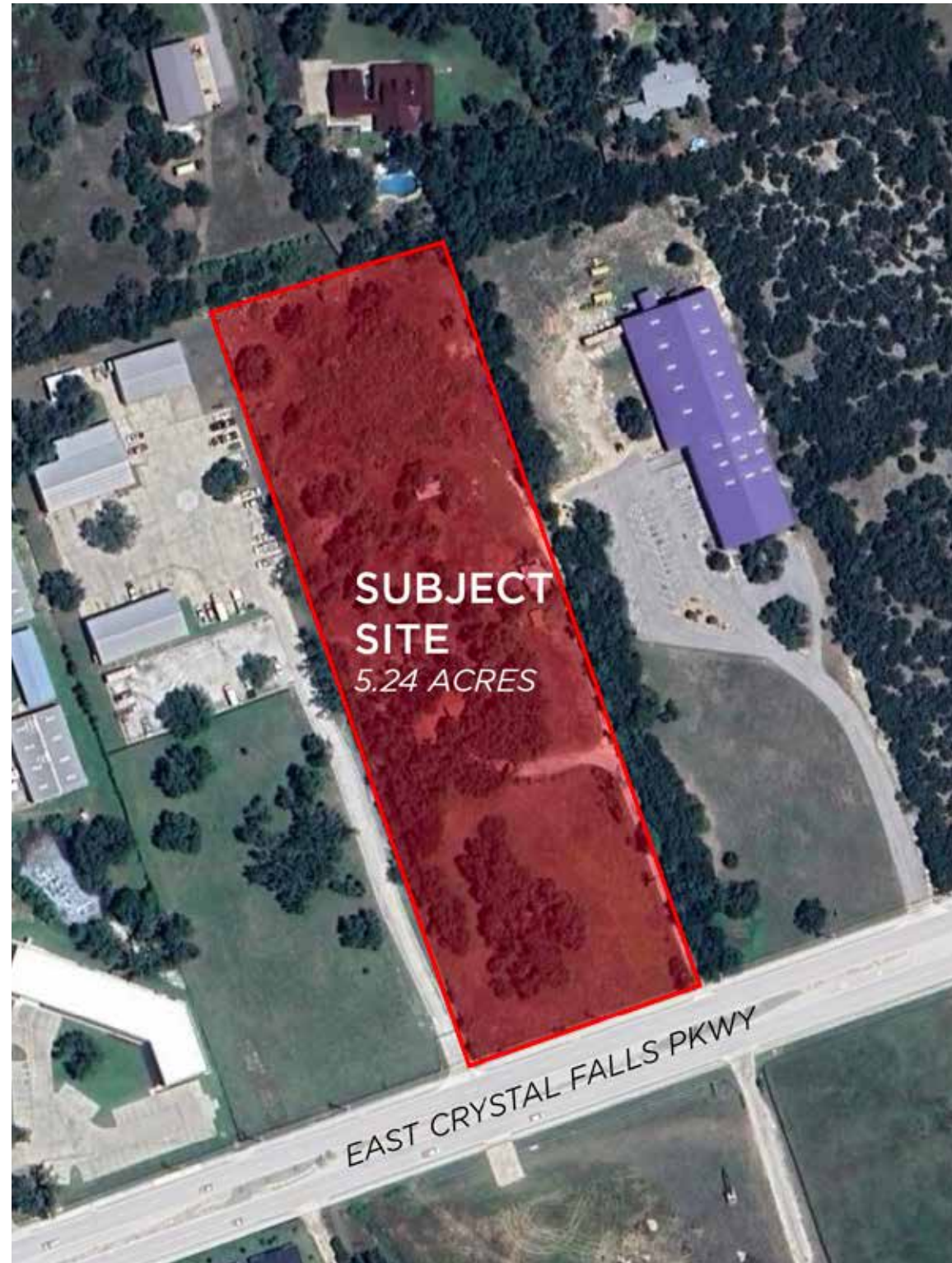
**FRONTAGE:** 250' E Crystal Falls Pkwy Frontage

**SCHOOL DISTRICT:** Leander ISD

## REMARKS:

- » No FEMA Flood Zone or Wetlands
- » Level Site
- » Nearby Development

*\*Buyer to do all independent research on development potential.*



STEWART CROSSING  
224 LOTS

MARBELLA  
232 LOTS

RIDGEMAR LANDING  
94 LOTS

SARTIA VALLEY  
244 LOTS

ENCLAVE AT STEWART  
182 LOTS

ROUSE  
HIGH SCHOOL

SUBJECT SITE  
5.24 ACRES

PARK AT CRYSTAL FALLS  
580 UNITS

KNOX WILEY  
MIDDLE SCHOOL

GROCERY, RESTAURANT  
AND RETAIL PROJECT

E CRYSTAL FALLS PARKWAY

RONALD REAGAN BLVD. 30,474 V.P.D. (TX DOT)

CRYSTAL CROSSING  
247 LOTS

183 A  
TOLL

CRYSTAL SPRINGS  
453 LOTS

COLD SPRINGS  
447 LOTS

CRYSTAL VILLAGE  
APPROVED PUD

RIDGEWOOD SOUTH  
278 LOTS

RONALD REAGAN CROSSING  
160,000 SF OFFICE/RETAIL PROJECT





H-E-B

ACC

183A  
TOLL

3,318 MULTIFAMILY UNITS  
20 TOWNHOMES  
261 FLEX RESIDENTIAL UNITS  
12 SF UNITS

WESTVIEW MEADOWS  
493 LOTS

STEWART CROSSING  
224 LOTS

THE SARAH  
270 UNITS

SARTIA VALLEY  
244 LOTS

LEANDER SPRINGS  
\$1.5 B MIXED USE DEVELOPMENT

RIDGEMAR LANDING  
94 LOTS

MARBELLA  
232 LOTS

PARKSIDE  
320 LOTS

LEANDER MIDDLE SCHOOL

HORIZON LAKE  
500 LOTS

HILLS AT LEANDER  
SENIOR LIVING

ROUSE HIGH SCHOOL

THE COLLECTIVE  
MIXED USE DEVELOPMENT

LEANDER CROSSING  
128 LOTS

ENCLAVE AT STEWART  
182 LOTS

SUBJECT SITE  
5.24 ACRES

183  
TEXAS

KNOX WILEY  
MIDDLE SCHOOL

PARK AT CRYSTAL FALLS  
580 UNITS

MAGNOLIA CREEK  
275 LOTS

LEANDER HEIGHTS  
303 LOTS

CRYSTAL CROSSING  
247 LOTS

POPEYES  
VALERO

CRYSTAL SPRINGS  
453 LOTS

COLD SPRINGS  
447 LOTS

planet fitness  
Starbucks  
petco  
Lowe's

PLESANT HILL  
ELEMENTARY

CRYSTAL VILLAGE  
APPROVED PUD

CRYSTAL SPRINGS  
453 LOTS

HAZELWOOD  
347 LOTS

RIDGEWOOD SOUTH  
278 LOTS

183A  
TOLL

SCOTTSDALE CROSSING  
700,000 SF COMMERCIAL SPACE

RONALD REAGAN CROSSING  
160,000 SF OFFICE/RETAIL

HORIZON PARK  
719 LOTS

BLOCK HOUSE CREEK  
2,219 LOTS

LEANDER JUNCTION APTS  
300 UNITS

RONALD REAGAN BLVD. 301A14 VPD (TX DOT)

E CRYSTAL FALLS PARKWAY

# WATER LINES

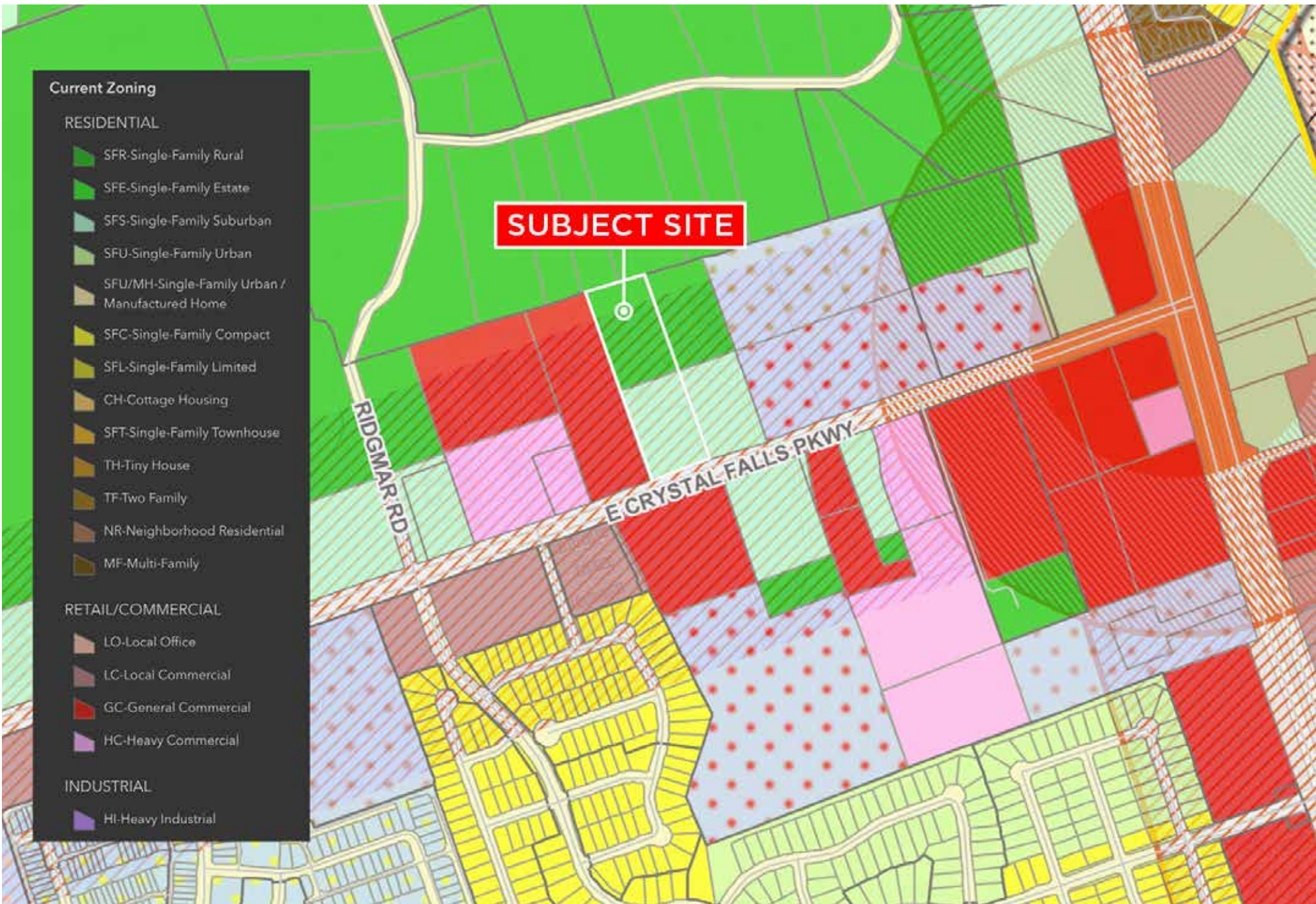




# WASTEWATER LINES



# CURRENT ZONING



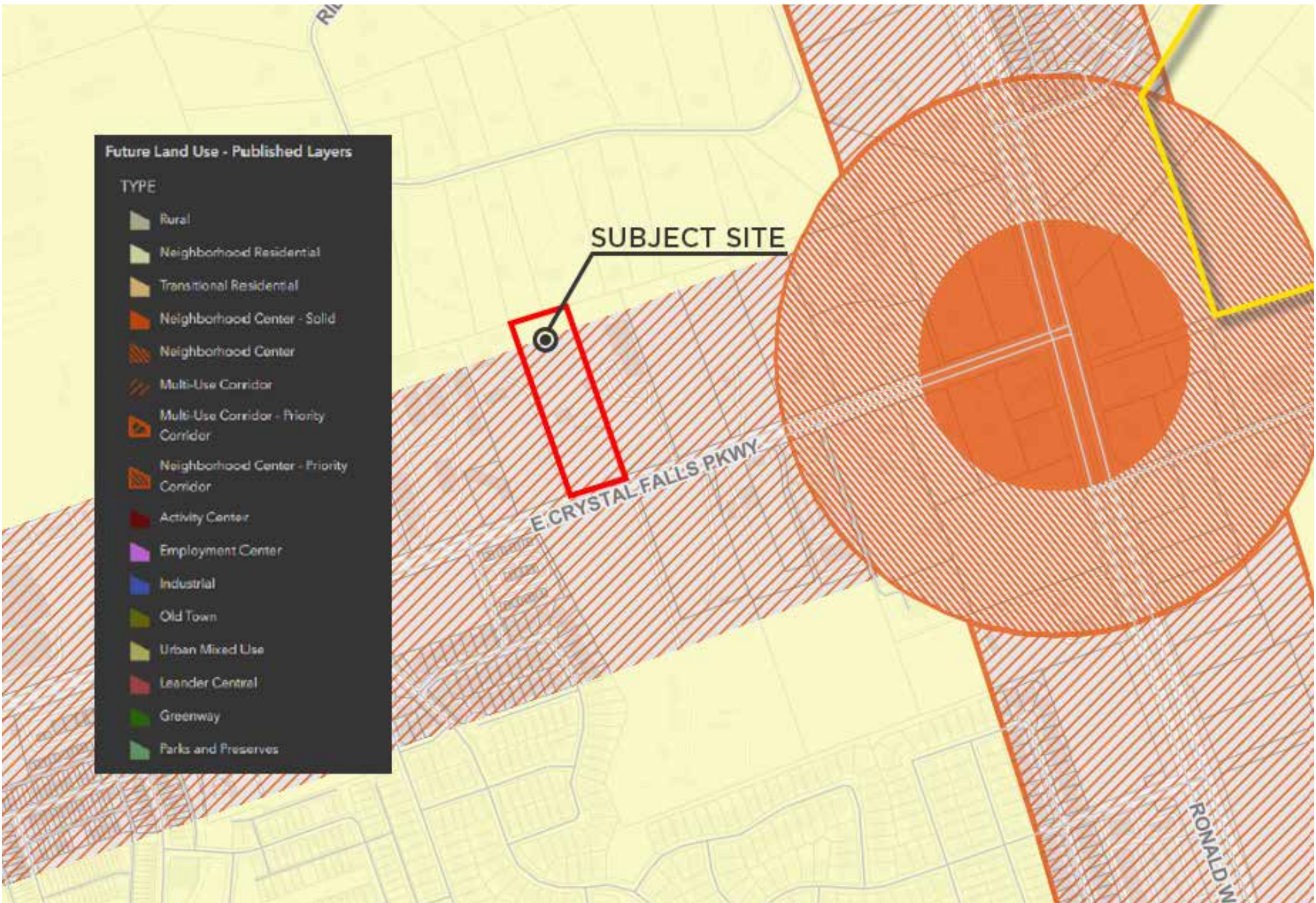
# FUTURE LAND USE

**Future Land Use - Published Layers**

**TYPE**

- Rural
- Neighborhood Residential
- Transitional Residential
- Neighborhood Center - Solid
- Neighborhood Center
- Multi-Use Corridor
- Multi-Use Corridor - Priority Corridor
- Neighborhood Center - Priority Corridor
- Activity Center
- Employment Center
- Industrial
- Old Town
- Urban Mixed Use
- Leander Central
- Greenway
- Parks and Preserves

**SUBJECT SITE**





## 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.

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Designated Broker of Firm	License No.	Email	Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date