

Leander Heights

LEANDER, TX



INDUSTRIAL PROPERTY FOR LEASE

KW COMMERCIAL
2300 Greenhill Drive, #200
Round Rock, TX 78664

PRESENTED BY:

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LEANDER HEIGHTS

706 Leander Drive, Leander, TX 78641



PROPERTY DESCRIPTION

Leander Heights is a Brand New Industrial Park Development off Leander Drive. Leander Heights features Flex Office & Hot Warehouse Space For Lease.

This Industrial Park collectively contains (6) 5,000 SF Office Buildings and (2) 6,000 SF Hot Warehouse Buildings.

Shell Office Buildings are preliminarily divided into 1,250 SF Units.

Building 7 & 8 offer Hot Warehouse with automatic Grade Level doors.

Conveniently and centrally located between US-183 N and Toll 183A.

PROPERTY HIGHLIGHTS

- Brand-New Flex/Office/Warehouse Development
- Shell Condition, Build-to-Suit Options
- Automatic Grade Level Doors Available
- Energy Efficient Buildings
- Hot Warehouse
- Parking: 3/1,000 SF
- Hot Warehouse Rates: Starting \$1.00 PSF + NNN
- Office Rates: Starting at \$24.00 PSF + NNN
- TI Package Available depending on Terms

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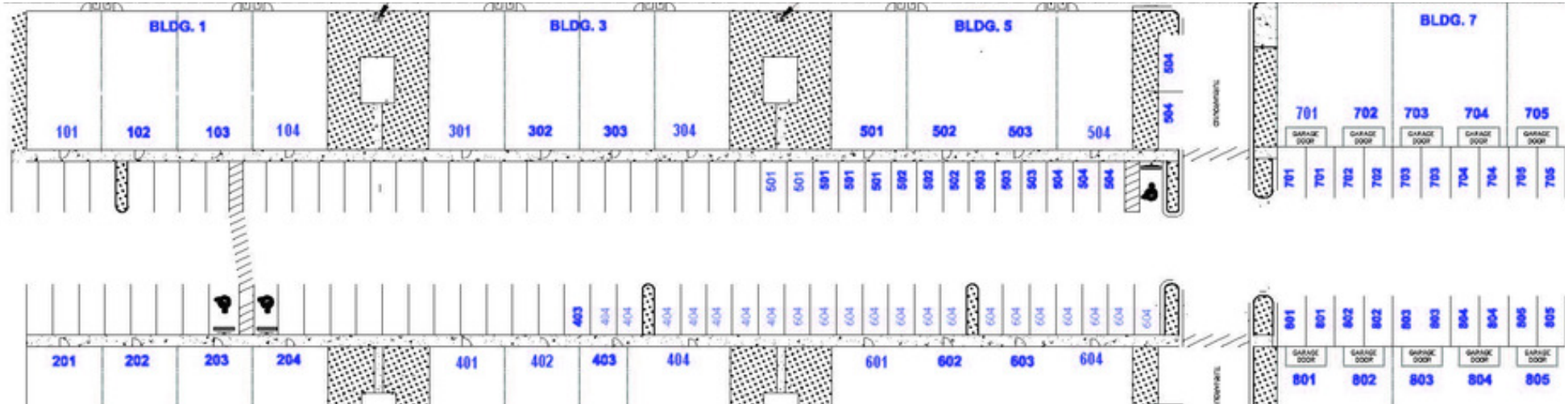
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LEASE INFORMATION

Lease Type:

- Lease Term:

Negotiable

Total Space:

- Lease Rate:

Call for Pricing

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 1	-	1,250 - 5,000 SF	NNN	Call for Pricing	Divisible Office Space
Building 2	-	1,250 - 5,000 SF	NNN	Call for Pricing	Divisible Office Space
Building 3	-	1,250 - 5,000 SF	NNN	Call for Pricing	Divisible Office Space
Building 4	-	625 - 5,000 SF	NNN	Call for Pricing	Divisible Office Space

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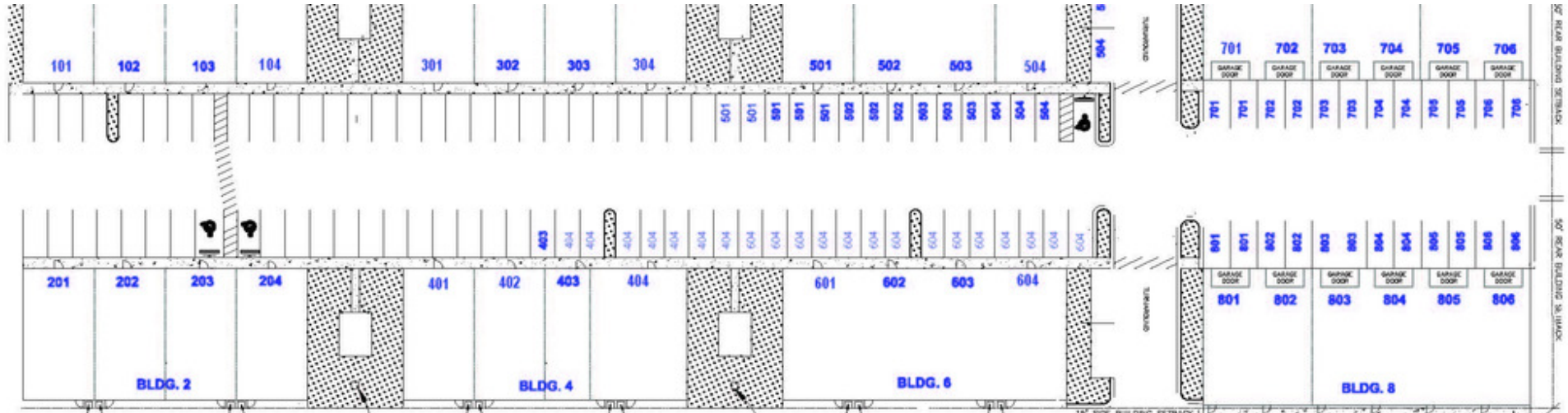
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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 403	-	625 SF	NNN	Call for Pricing	This Unit can be combined with Unit 404 to create a 2,500 SF Office unit.
Unit 404	-	1,875 SF	NNN	Call for Pricing	Unit 404 is 1,875 SF Brand-New Office Buildout, Reception Area, Large Conference Room, Kitchenette/Breakroom, (4) Private Offices, (2) ADA Restrooms, Open Bull-Pen Area Luxury Vinyl Wood Flooring, Grey Interior Finishes
Building 5	-	1,250 SF	NNN	Call for Pricing	Office Unit 501
Building 8	-	1,000 - 4,000 SF	NNN	Call for Pricing	Hot Warehouse with (4) Automatic Grade Level Doors Available

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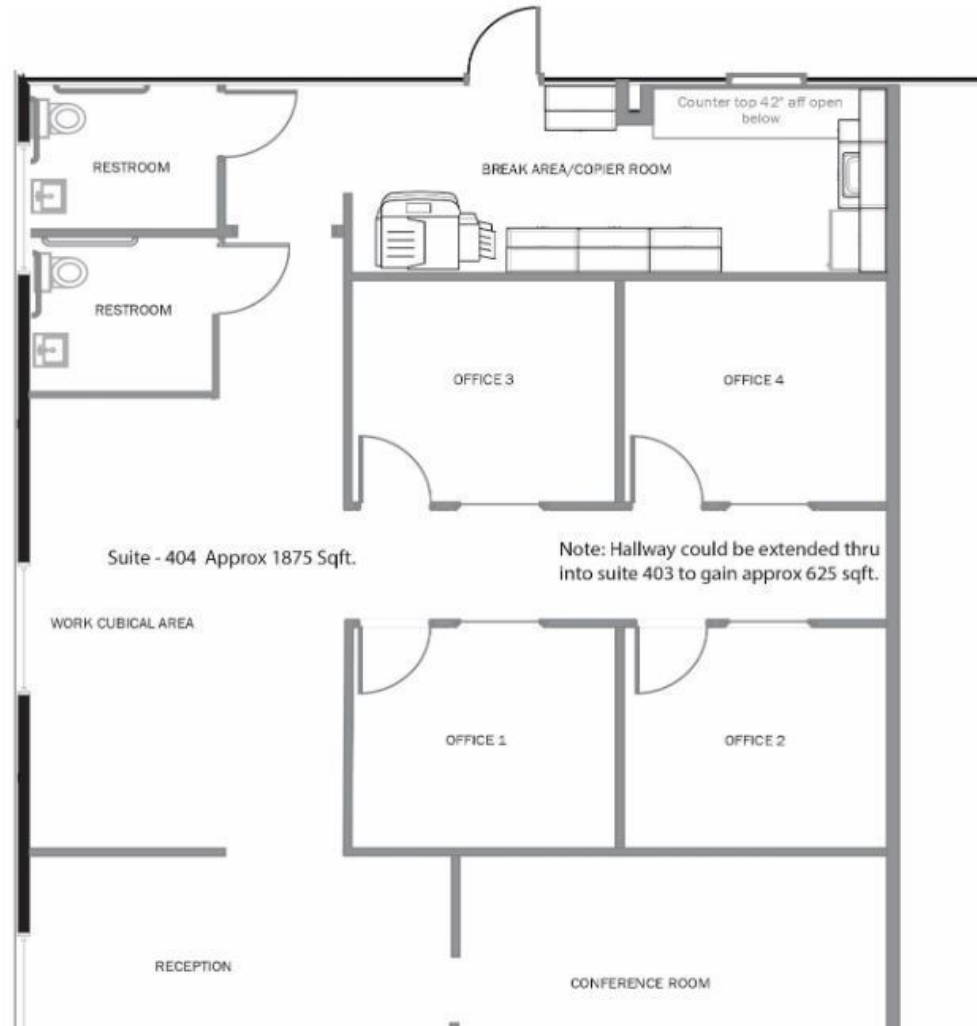
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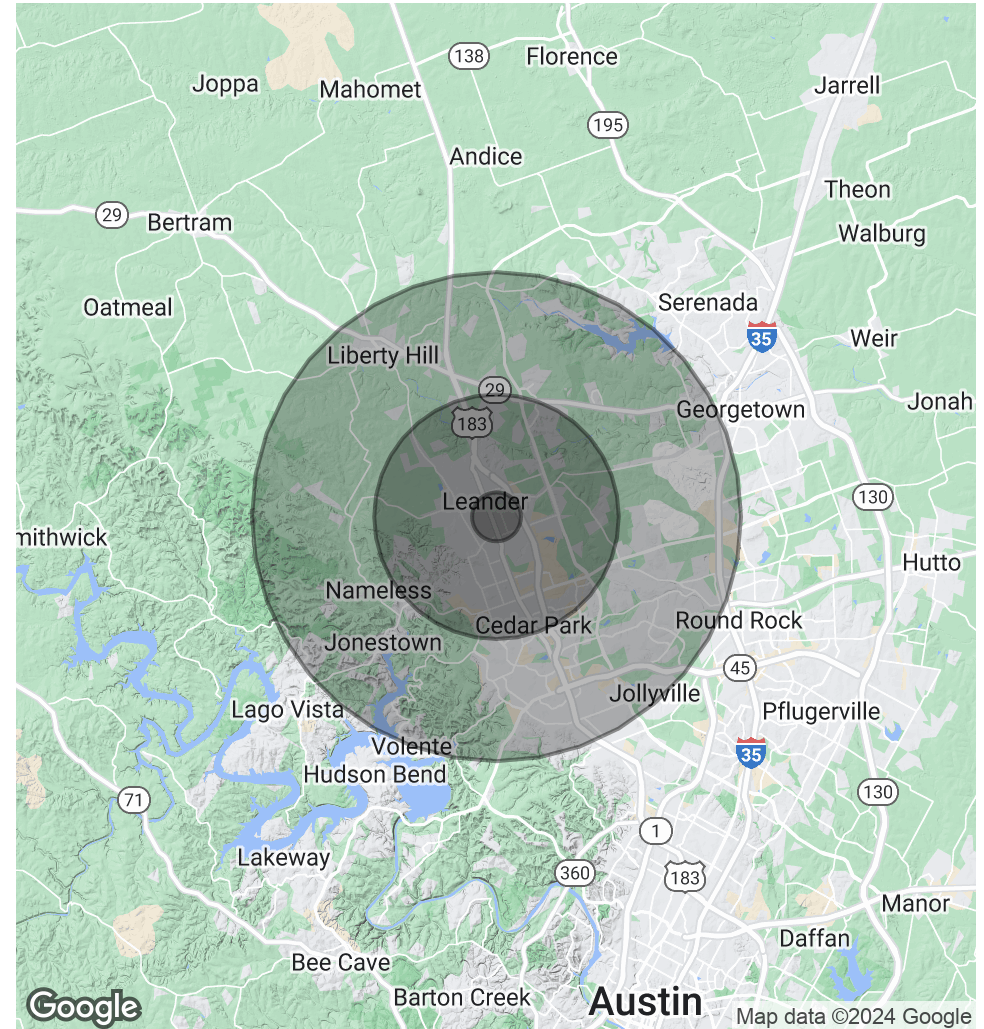
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,856	74,555	228,112
Average Age	30.7	32.7	34.2
Average Age (Male)	32.1	33.2	33.8
Average Age (Female)	29.1	32.5	34.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	910	25,114	82,830
# of Persons per HH	3.1	3.0	2.8
Average HH Income	\$68,229	\$83,165	\$90,391
Average House Value	\$157,103	\$182,106	\$231,833

* Demographic data derived from 2020 ACS - US Census



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Information About Brokerage Services

Texas law requires all real estate licensees 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.

Keller Williams Realty/SGMM LTD	486695	KLRW241@kw.com	(512)255-5050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Avis Wukasch	284667	avis@kw.com	(512)255-5050
Designated Broker of Firm	License No.	Email	Phone
Avis Wukasch	284667	avis@kw.com	(512)255-5050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Frances Crossley	624525	frances@kwcommercial.com	(512)751-0004
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date