

U.S. HWY 183 - 52,950+ ADT



BTS & GL Pads For Lease

- ❖ Build-to-Suit or Ground Lease Pads Available
- ❖ Located Along U.S. HWY 183 (52,950+ Cars Per Day)
- ❖ Multiple Use Types: QSRs, Medical, C-Store, Etc.
- ❖ Strong Demographics, Booming Area near Austin
- ❖ Drive-Thru Pads Available - Lease Rates Negotiable

U.S. HWY 183 | LEANDER, TEXAS (AUSTIN MSA)



2131 Palomar Airport Road, Ste 320
Carlsbad, California 92011

PAUL BONANNO
(760) 452-2402
PAUL@NNNSEARCH.COM

ERIK SJOLUND
(760) 452-2401
ERIK@NNNSEARCH.COM

In Association
with TX Broker :

SCOTT HAIRE
(214) 725-1110
SHAIRE@LCCTEXAS.COM



SEARCH OUR CURRENT INVENTORY @

www.NNNsearch.com

SITE HIGHLIGHTS & DEMOGRAPHICS



US HWY 183, Leander, Texas 78641



± TBD Acres



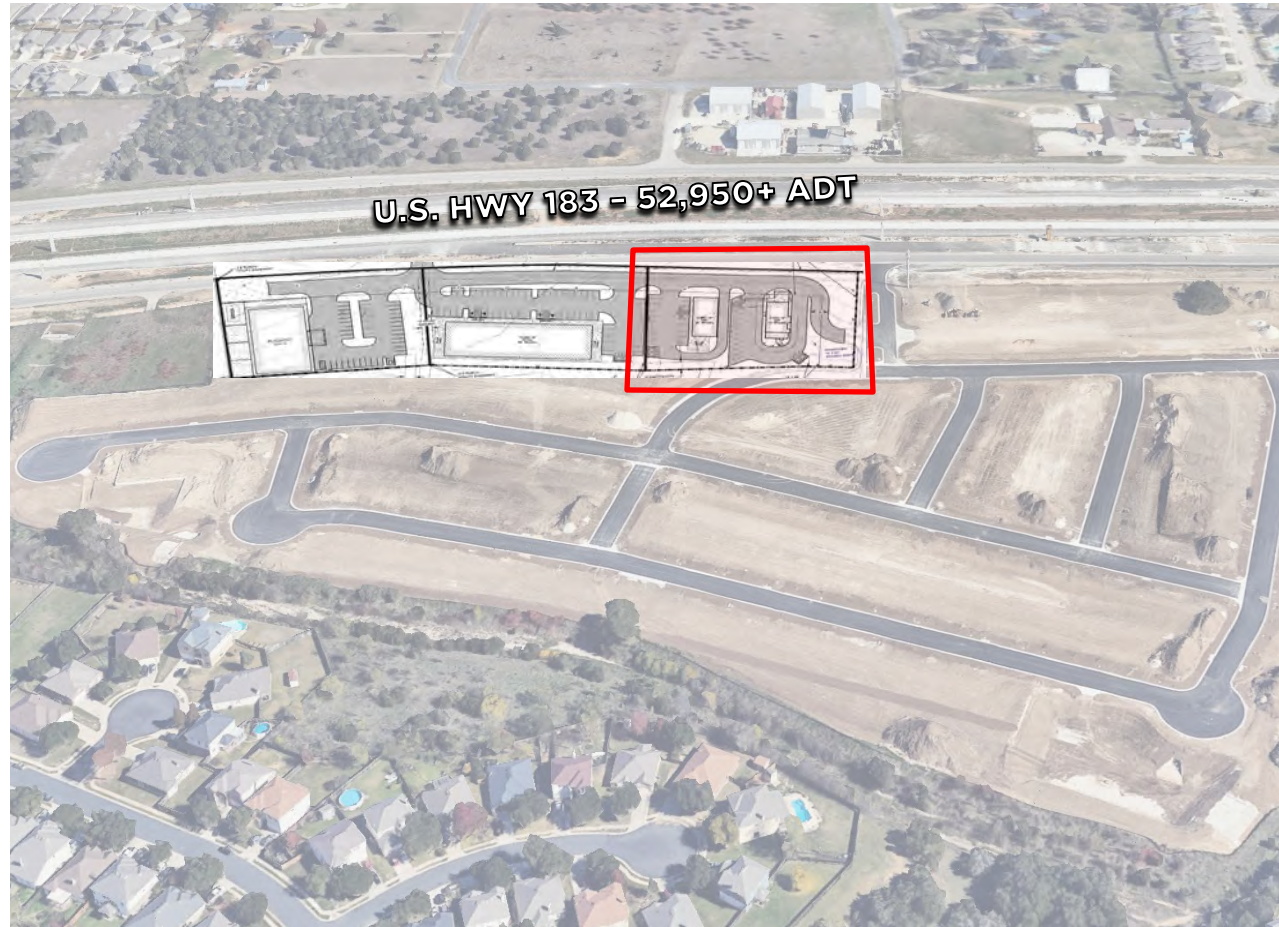
Lease Rates Negotiable



Build-to-Suit or Ground Lease



Shared Parking



LOCAL DEMOGRAPHICS & TRAFFIC:

	1-Mile	3-Mile	5-Mile
Population:	5,797	35,255	76,319
AHHI:	\$117,606	\$129,315	\$140,688

U.S. HIGHWAY 183: 52,950+ ADT

PROPERTY HIGHLIGHTS:

- ❖ Build-to-Suit or Ground Lease Pads Available
- ❖ Located Along U.S. HWY 183 (52,950+ Cars Per Day)
- ❖ Multiple Use Types: QSRs, Medical, C-Store, Etc.
- ❖ Strong Demographics, Booming Area near Austin
- ❖ Drive-Thru Pads Available – Lease Rates Negotiable

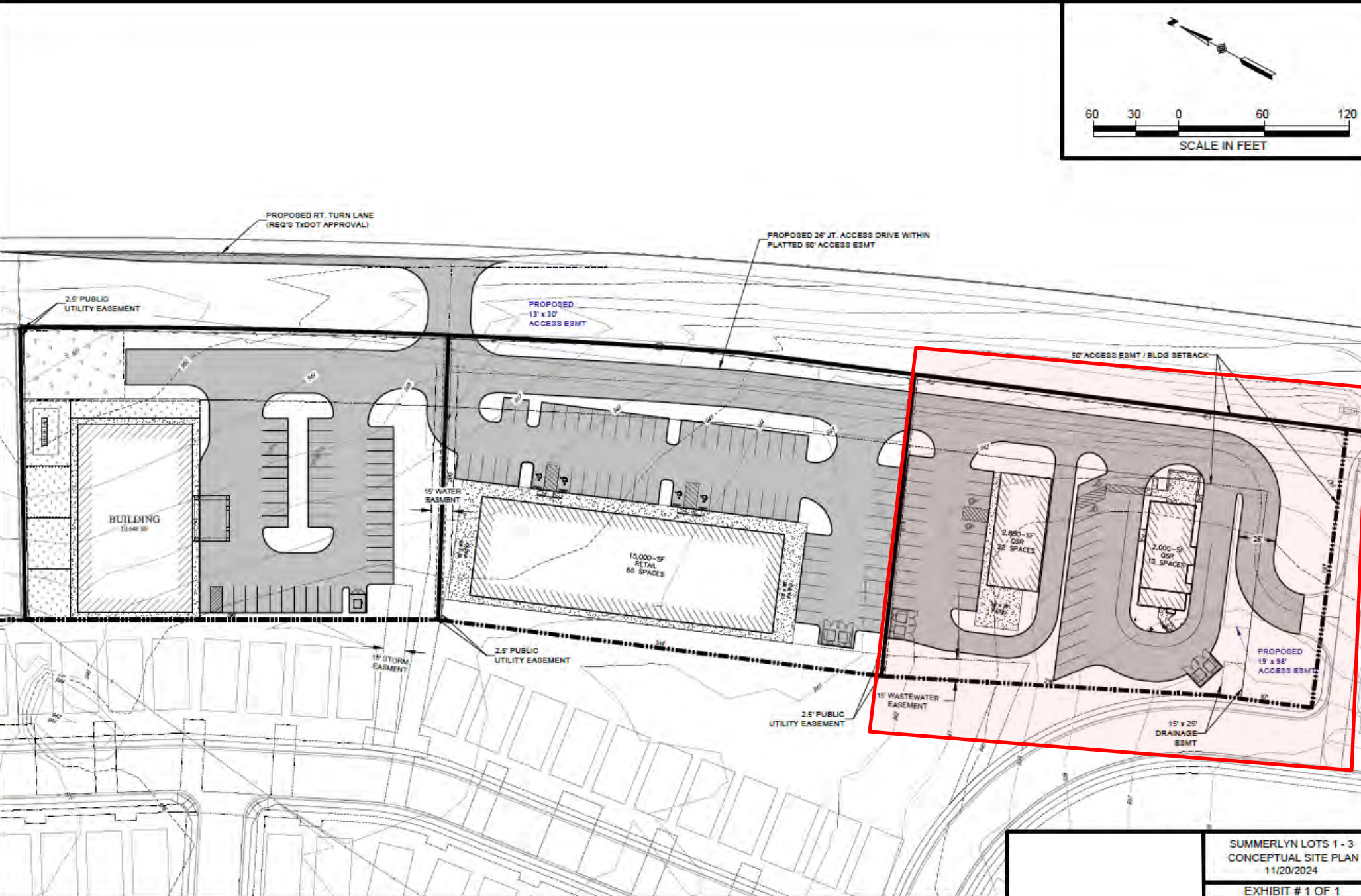
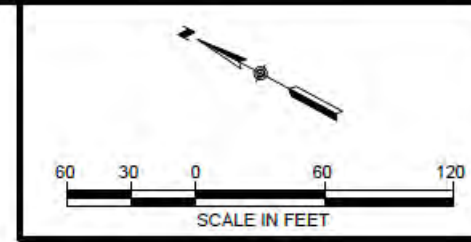
NEARBY RETAIL:



PAUL BONANNO
(760) 452-2402
PAUL@NNNSEARCH.COM

ERIK SJOLUND
(760) 452-2401
ERIK@NNNSEARCH.COM

SITE PLAN



AERIAL MAP



183

Wildleaf
347 Lots

29
TEXAS

6,000 Lots

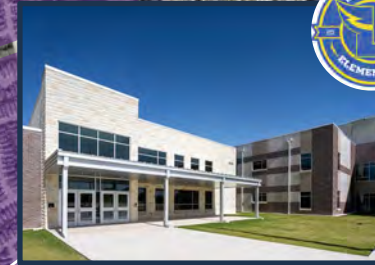

SANTA RITA
RANCH



775 Lots

29
TEXAS

Grayson
145 Lots



Summerlyn by Centex Homes
1,265 Lots

U.S. HWY 183 - 52,950+ ADT

ExtraSpace
Storage



Future San Gabriel
River Park




LARKSPUR
1,560 Lots


BAR W
RANCH

1,279 Lots

183



Frontier Bank
of Texas

NOTABLE AREA DEVELOPMENTS



Summerlyn by Centex Homes
1,265 Lots



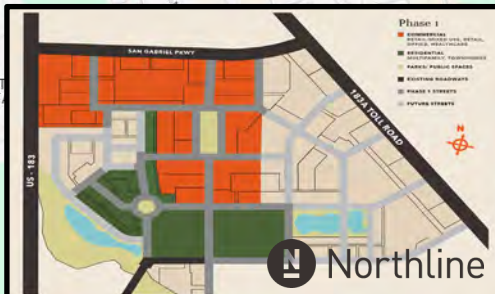
LARKSPUR
1,560 Lots



New 22 AC Medical Project

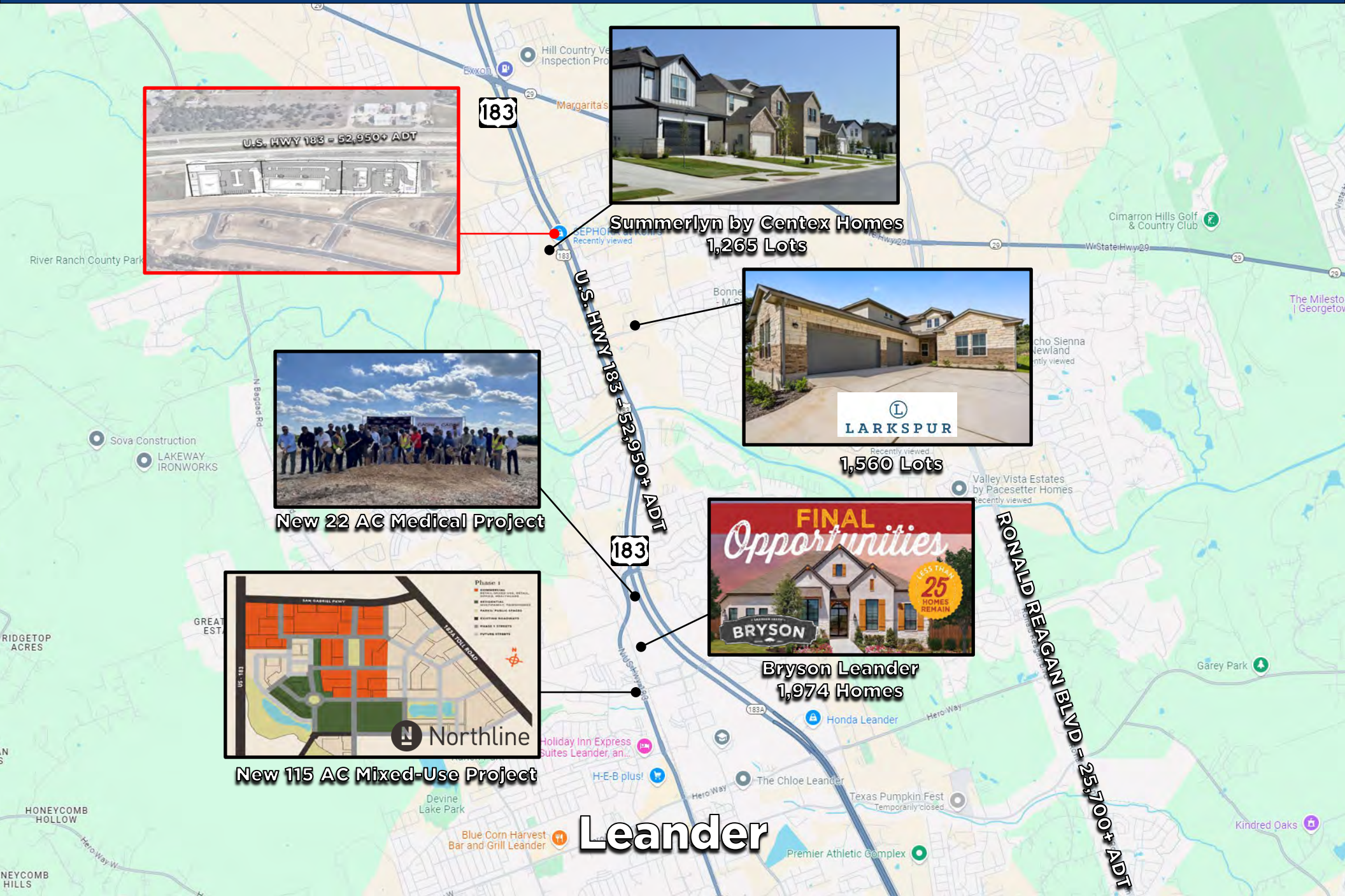


Bryson Leander
1,974 Homes

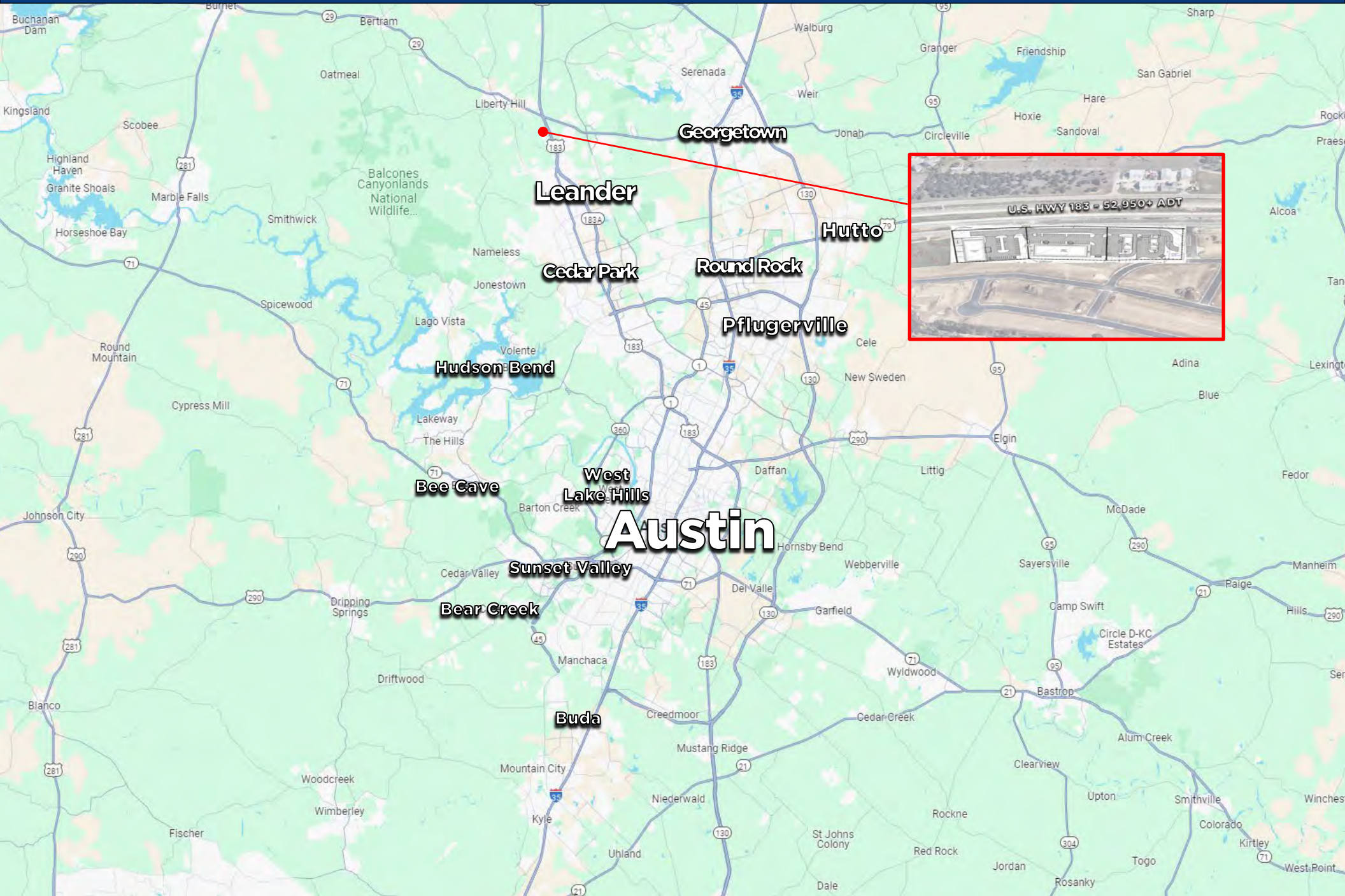


New 115 AC Mixed-Use Project

Leander



REGIONAL MAP



SITE PHOTOS

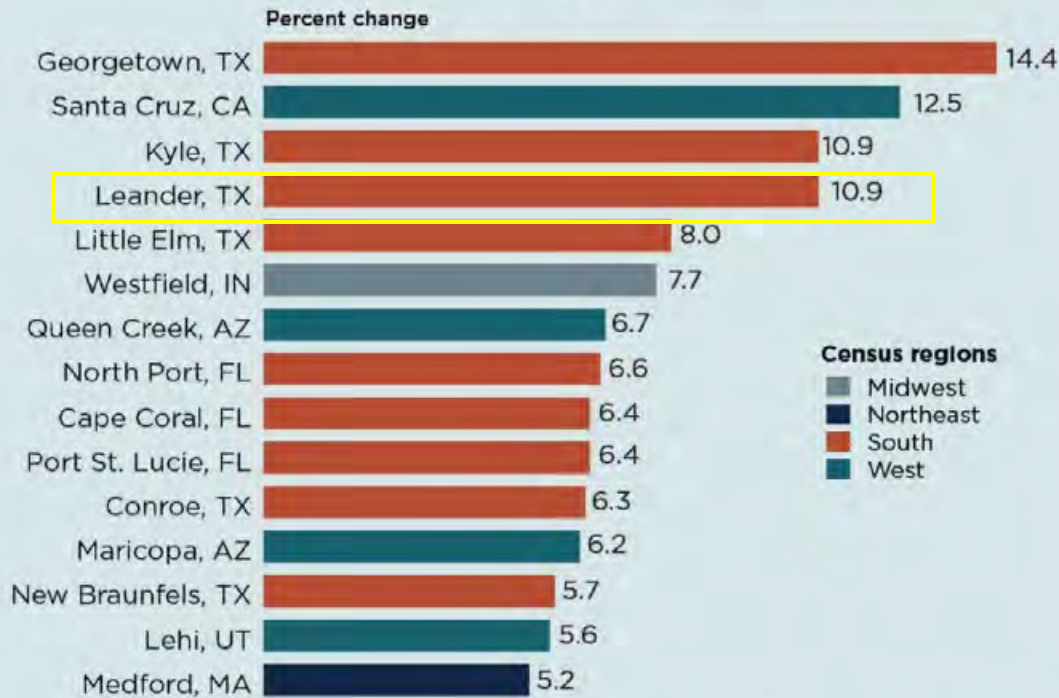


AREA GROWTH



Heading South

15 Fastest-Growing Large Cities in the United States:
July 1, 2021—July 1, 2022



Note: "Large Cities" were those with populations of 50,000 or more on July 1, 2021.



U.S. Department of Commerce
U.S. CENSUS BUREAU
census.gov

Source: Vintage 2022 Population Estimates.
<www.census.gov/programs-surveys/popest.html>

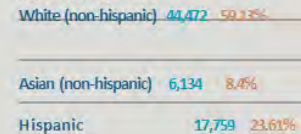
Leander Continues to Rank Among the Fastest Growing Cities in America!

Population 2024: 87,902
Growth Since 2020: 44.46%
Estimated Growth in 2028: 100,166

LOCAL TRAFFIC VOLUME NEAR SITE:

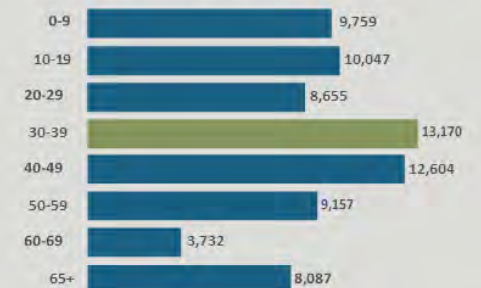
Bagdad Road: 9k - 25k ADT
W San Gabriel Parkway: 2k - 9k ADT
Halsey Drive: 2k - 9k ADT
Collaborative Way: 2k - 9k ADT

ETHNICITY



AGE DISTRIBUTION

The median age in Leander is 35.5 years:
35.8 years for males, and 35.3 years for females.



INFORMATION ABOUT BROKERAGE SERVICES



Approved by the Texas Real Estate Commission for Voluntary Use

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

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



INFORMATION ABOUT BROKERAGE SERVICES



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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Scott Haire	9005889	SCOTT.L.HAIRE@GMAIL.COM	(214) 725-1110
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Scott Haire	9005889	SCOTT.L.HAIRE@GMAIL.COM	(214) 725-1110
Designated Broker of Firm	License No.	Email	Phone
Paul Bonanno	01909616	PAUL@NNNSEARCH.COM	(760) 452-2401
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Paul Bonanno	01909616	PAUL@NNNSEARCH.COM	(760) 452-2401
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



2131 Palomar Airport Rd, Ste 320, Carlsbad CA

PAUL BONANNO
(760) 452-2402
PAUL@NNNSEARCH.COM

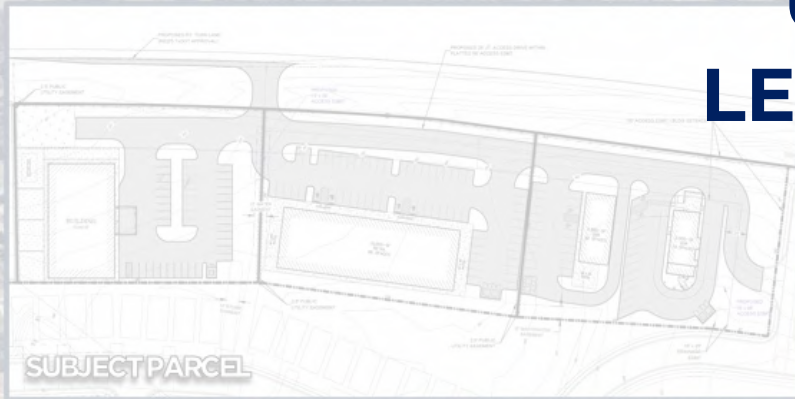
ERIK SJOLUND
(760) 452-2401
ERIK@NNNSEARCH.COM

In Association
with TX Broker :

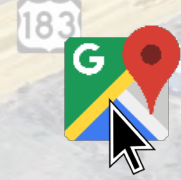
SCOTT HAIRE
(214) 725-1110
SHAIRE@LCCTEXAS.COM



U.S. HWY 183 LEANDER, TEXAS



SUBJECT PARCEL



U.S. HWY 183 - 52,950+ ADT

SEARCH OUR CURRENT INVENTORY @

www.NNNsearch.com



Net Lease Property Disclaimer:

Net Lease Realty Partners' ('NLRP') principal expertise is in marketing investment properties and acting as intermediaries between buyers, sellers and tenants. NLRP and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers, sellers and tenants are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers, sellers and tenants should be comfortable with and rely solely on their own projections, analyses, and decision-making.