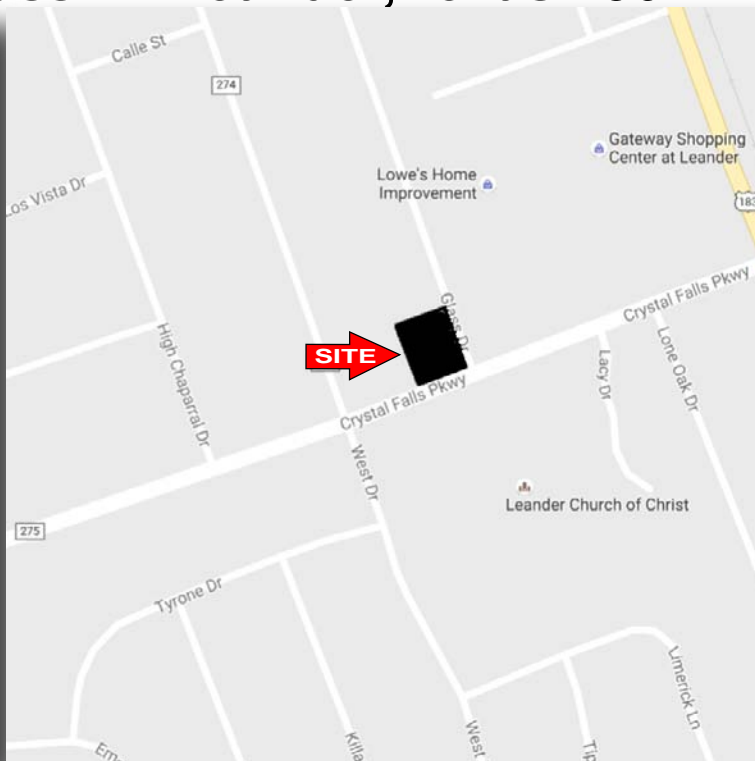


FOR SALE - PAD SITES on HARD CORNER

Crystal Falls Parkway and Glass Dr. Leander, Texas 78641



LOCATION: Pad Sites are on the hard northwest corner of Crystal Falls Pkwy. and Glass Dr. between Highway 183 and Bagdad Rd., Williamson County, Leander, Texas.

SIZE: Approximately 0.99618 acres (see attached survey)

FRONTAGE: Approximately 193' on Glass Dr.
Approximately 169' on Crystal Falls Pkwy.

ZONING: The site fronting Crystal Falls Pkwy is GC (General Commercial). The other Site is LC (Local Commercial).

TOPOGRAPHY: The sites are relatively flat.

TRAFFIC: 15,000 average vehicles per day (2012, mobileauthority.com)

FLOOD HAZARD: No portion of the Property is in the FEMA floodplain.

PRICE: \$565,000

COMMENTS: Zoned legal lots. Neighboring tenants include O'Reilly Auto parts; Castrol Premium Lube Express; and Lowe's Home Improvement Center, and the Gateway Shopping Center are across the street. Numerous schools, churches and service retail in the area.

**McALLISTER
& ASSOCIATES**
REAL ESTATE SERVICES

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

CONTACT Caleb Richter **CONTACT Jimbo Cotton**
Office: (512) 289-9862 Office: (512) 467-4056
Caleb@matexas.com Jimbo@matexas.com

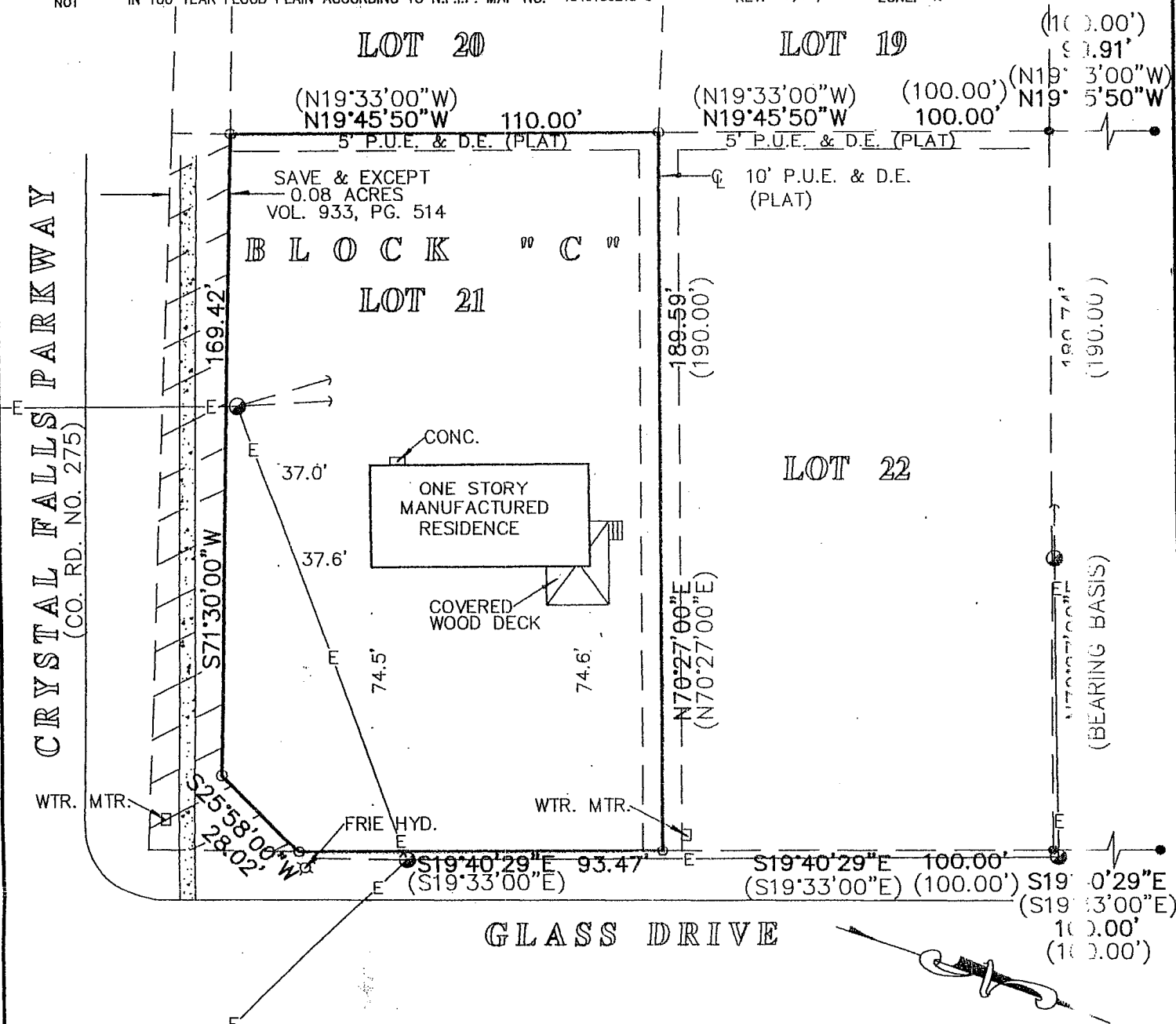
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NOT

IN 100 YEAR FLOOD PLAIN ACCORDING TO N.F.I.P. MAP NO. 48491C0218 C

REV. 9/27/91

ZONE: X



NOTE: SUBJECT TO AN EASEMENT 10' IN WIDTH ALONG EITHER SIDE OF ALL NATURAL DRAINAGE AREAS IN THIS SUBDIVISION, FOR DRAINAGE, AS STATED ON PLAT.

NOTE: SUBJECT TO A BLANKET ELEC./TELE. EASEMENT AS RECORDED IN VOL. 522, PG. 436, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

NOTE: ELECTRIC EASEMENT RECORDED IN VOL. 235, PG. 185, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS, DOES NOT AFFECT THIS LOT, EXCEPT FOR POSSIBLE PERPETUAL INGRESS/EGRESS RIGHTS.

NOTE: SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN VOL. 524, PG. 313, DEED RECORDS, WILLIAMSON COUNTY, TEXAS.

* SAVE AND EXCEPT 0.08 ACRES OUT OF LOT 21, BLOCK "C", CONVEYED TO WILLIAMSON COUNTY, TEXAS, RECORDED IN VOL. 933, PG. 514, OF THE DEED RECORDS OF WILLIAMSON COUNTY, TEXAS.

I, Donald M. Cookston, a Registered Professional Land Surveyor in the State of Texas, do hereby certify to

AUSTIN TITLE CO./LAWYERS TITLE INSURANCE CO./MAVERICK FINANCIAL SERVICES, INC.

that this survey was made on the ground of the property described hereon (and/or by metes and bounds on attached sheet) and is correct and that there are no visible encroachments, except as shown hereon; and I do certify that, except as noted hereon, there are no overlapping of improvements, there are no discrepancies or conflicts in the boundary lines, there is no visible evidence of utility lines or rights-of-way on the ground, and the subject property has access to and from a dedicated roadway.

Lot(s) 21 Block C, LEANDER HEIGHTS SECTION ONE

According to the map or plat recorded in Volume CABINET B SLIDE 102-104 of the Plat records of WILLIAMSON County, Texas.

Witness my hand and seal this 13TH day of DECEMBER, 1999

Owner: WARD
 Address: 1603 GLASS DRIVE, LEANDER, TEXAS
 GF No. 203640-B

COOKSTON & ASSOC.
 SURVEYING & MAPPING

15608 Spring Hill Lane Suite-110, Pflugerville, Tx. 78680
 Office: (512) 252-9737 - FAX: (512) 252-0533

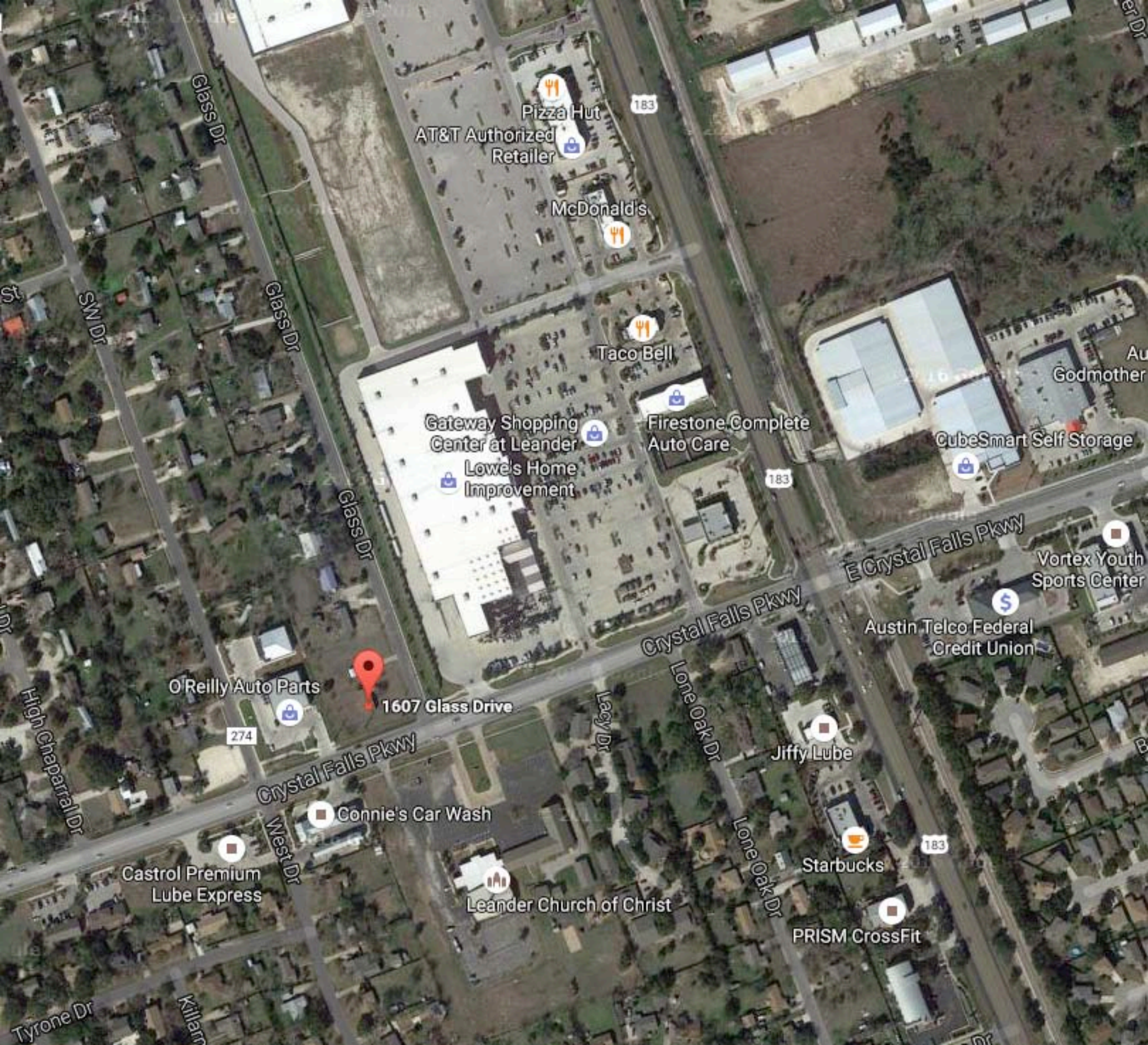


Donald M. Cookston
 Donald M. Cookston
 Registered Professional Land Surveyor, No. 4733

SCALE 1" = 30'

LEGEND	
○	IRON FENCE POST
●	WOOD FOUND
○	IRON ROD SET
○	WOOD FOUND
○	IRON SET
○	FOUND IN CONC.
○	WOOD FENCE
○	WOOD FENCE
○	IRON LINK FENCE
○	ELEC. UTILITY EMBT.
○	IMAGE EMBT.
○	WOOD LINE
○	WOOD POLE
○	OVERHEAD ELEC. LINE
○	IRON UTILITY
○	UNRECORDED CALL





Pizza Hut
AT&T Authorized
Retailer

McDonald's

Taco Bell

Gateway Shopping
Center at Leander
Lowe's Home
Improvement

Firestone Complete
Auto Care

CubeSmart Self Storage

Vortex Youth
Sports Center

Austin Telco Federal
Credit Union

O'Reilly Auto Parts

1607 Glass Drive

Connie's Car Wash

Castrol Premium
Lube Express

Leander Church of Christ

Jiffy Lube

Starbucks

PRISM CrossFit



Crystal Falls Hwy

LOT 10
10000 sq ft
Call [phone number]



Crystal Falls Hwy

30