

## PRIME FRONTAGE

### Multi-Use Commercial with High Visibility

**Size:** ±5.122 acres

**Location:**

Western frontage on State Hwy 183 in the City of Leander  
 ±0.6m to Super HEB  
 ±0.26m to Leander's Transit Oriented Development  
 the northern most stop on Austin's Metro Rail  
 ±1m to Austin Community College  
 ±0.2m to St. David's Hospital

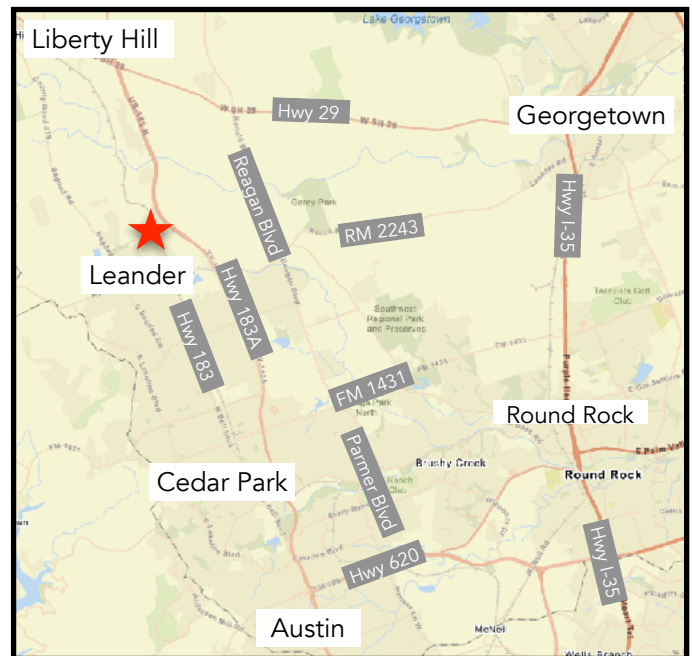
**Frontage:** ±620lf on Hwy 183

**Jurisdiction:** City of Leander, Williamson County, Texas

**Water:** City of Leander at NEC of Property

**Waste Water:** City of Leander at NEC of Property

**Price:** Ask Agent



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# Commercial Site: ±5.122ac

±620 frontage feet on Hwy 183 • Across from St. David's Hospital & Transit Orientated Development

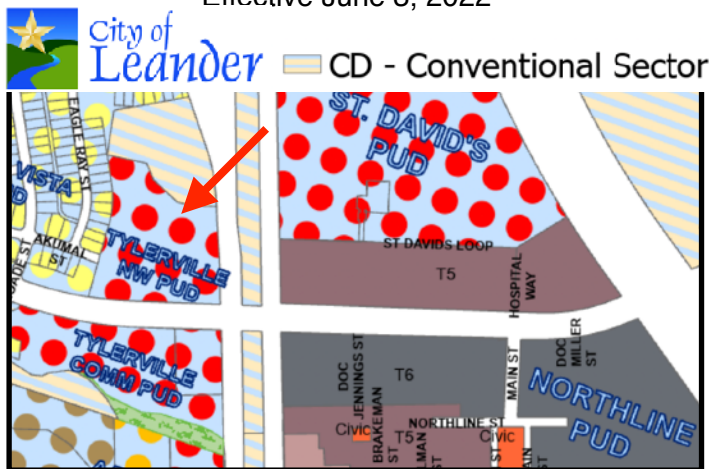


This property is zoned **Conventional Sector** and designated **Multi-Use Corridor: Priority Commercial** in the 2022 Comprehensive Plan due to highway frontage and proximity to Town Center.

This designation allows for: commercial, retail, office, restaurants, including drive-throughs, hotels, schools, stadiums and much more.

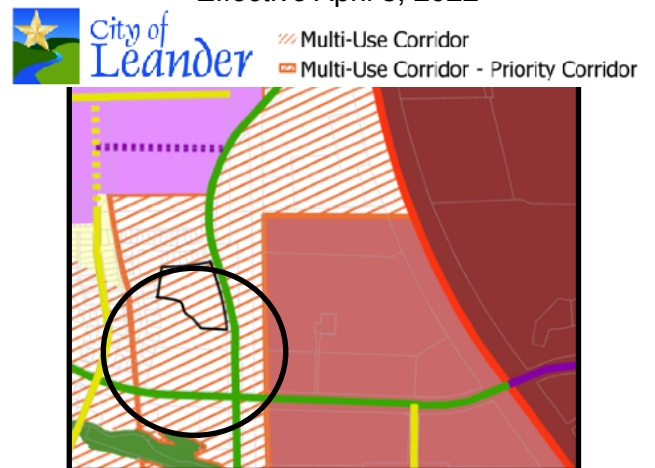
## ZONING MAP

Effective June 3, 2022



## FUTURE LAND USE MAP

Effective April 8, 2022



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