

LEASE | SALE | BUILD TO SUIT

C STORE/GAS COMMERCIAL DAY CARE

Highway 183 at LCRA, Leander, Texas

Capella is exclusively offering several pad sites located on Highway 183A in Leander, Texas. The land is platted out to encompass a gas station site at the hard-corner of the property, commercial with Highway 183 frontage and a 1.82 acre daycare concept.

This ideal location is situated on the eastern side of 183 across from Summerlyn and in between two new subdivisions by Centuries Homes and Larkspur by Milestone which has 1,439 single family homes planned. Location is just south of the confluences of 183 and Highway 29.

The location is surrounded by an abundance of new single family development as the city's growth path heads north. The recent expansions of the Leander Capital Metro, which reaches as far as downtown Austin, and 183A has opened up Leander as a viable living option and has helped spur single family growth.



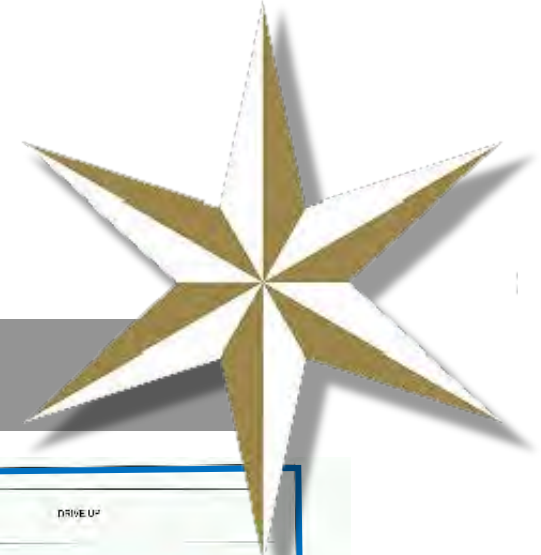
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US Highway 183 LAND

C Store/Gas | Commercial | Daycare



Leander Mixed Use – Proposed Uses



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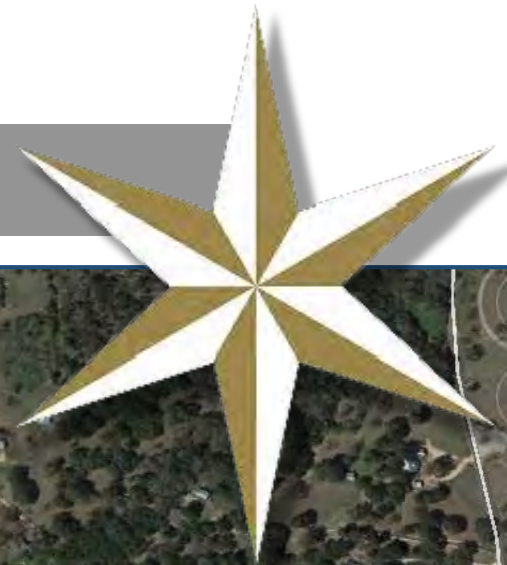
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Leander Mixed Use



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US Highway 183 LAND

C Store/Gas | Commercial | Daycare

Leander Mixed Use



Development Information

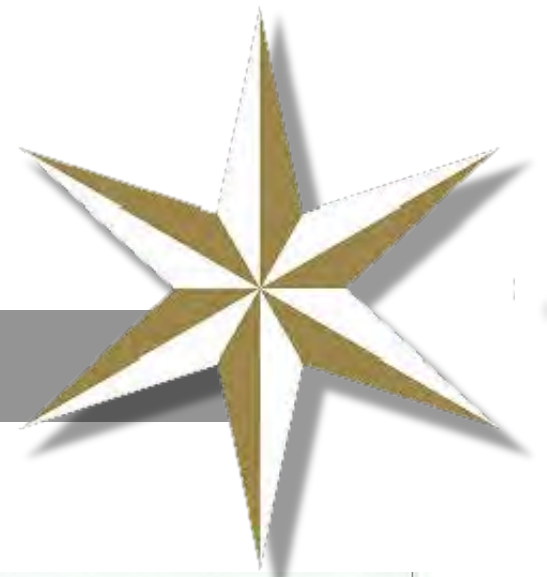
| | |
|-------------------|---|
| Location: | Highway 183A @ LCRA, Located Across the Highway from Summerlyn |
| Site: | Hard-corner site with ingress/egress on both 183 and Highland Terrace |
| Zoning: | NONE |
| Frontage: | Approximately 438' frontage on Highway 183. |
| Water: | Liberty Hill |
| Sewer/Wastewater: | City of Liberty Hill (LCRA) |
| Electric: | PEC |
| Water Quality & | See Water Quality on Site Plan |
| Jurisdiction: | The City of Liberty Hill |
| School District: | Leander ISD |



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US Highway 183 LAND

C Store/Gas | Commercial | Daycare



Leander Mixed Use

Conceptual Site Plan / C Store & Gas

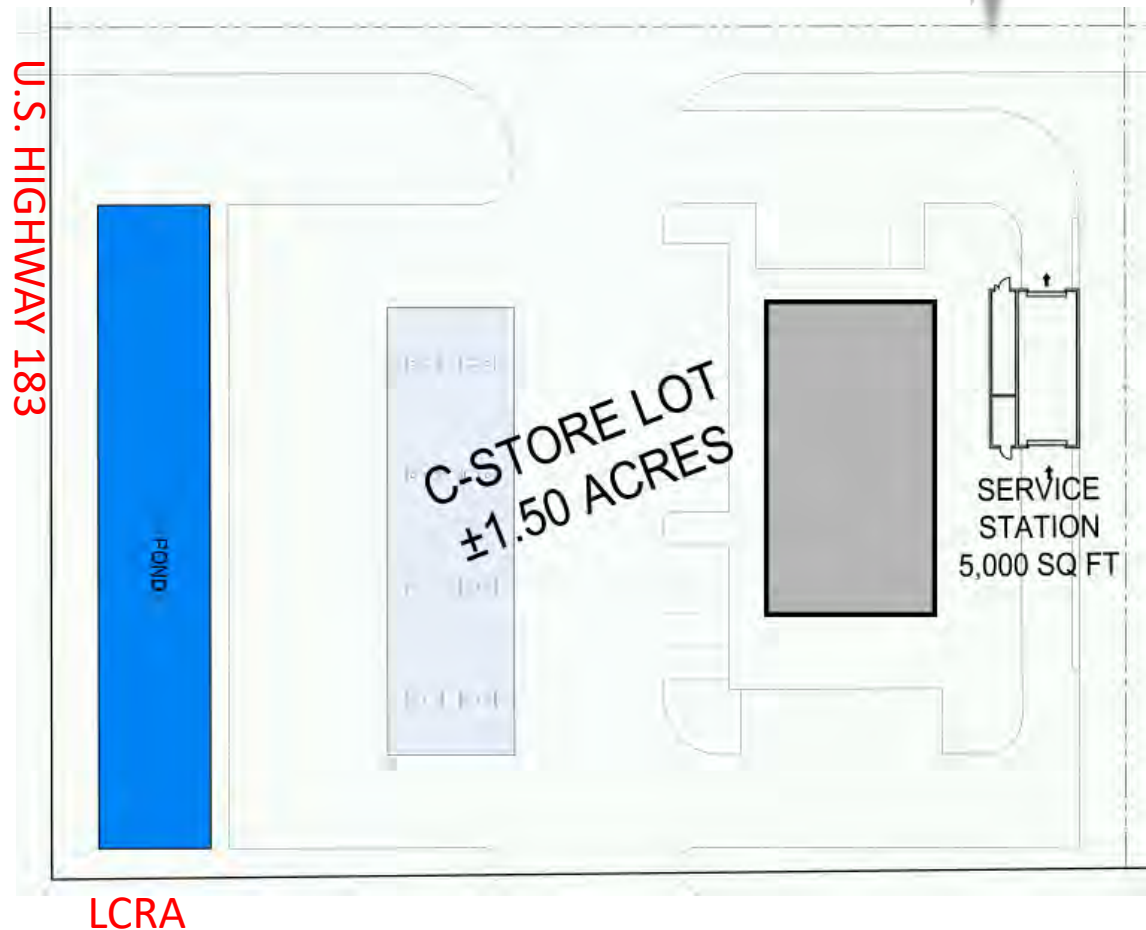
GAS SITE

Location: SEC of Site
Hard-corner of 183 / LCRA
Ingress to Pad from LCRA
and US183.

Frontage: Approximately 167' on 183

Size: 1.5 Acres

This site is an excellent opportunity for a c-store/gas site with phenomenal growth within 1 mile from the site, the immediate proximity to three single family developments, and excellent frontage on high traffic 183. The future HEB, less than 1 mile north, will increase local traffic.



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US Highway 183 LAND

C Store/Gas | Commercial | Daycare



Leander Mixed Use

Conceptual Site Plan / Commercial Pad

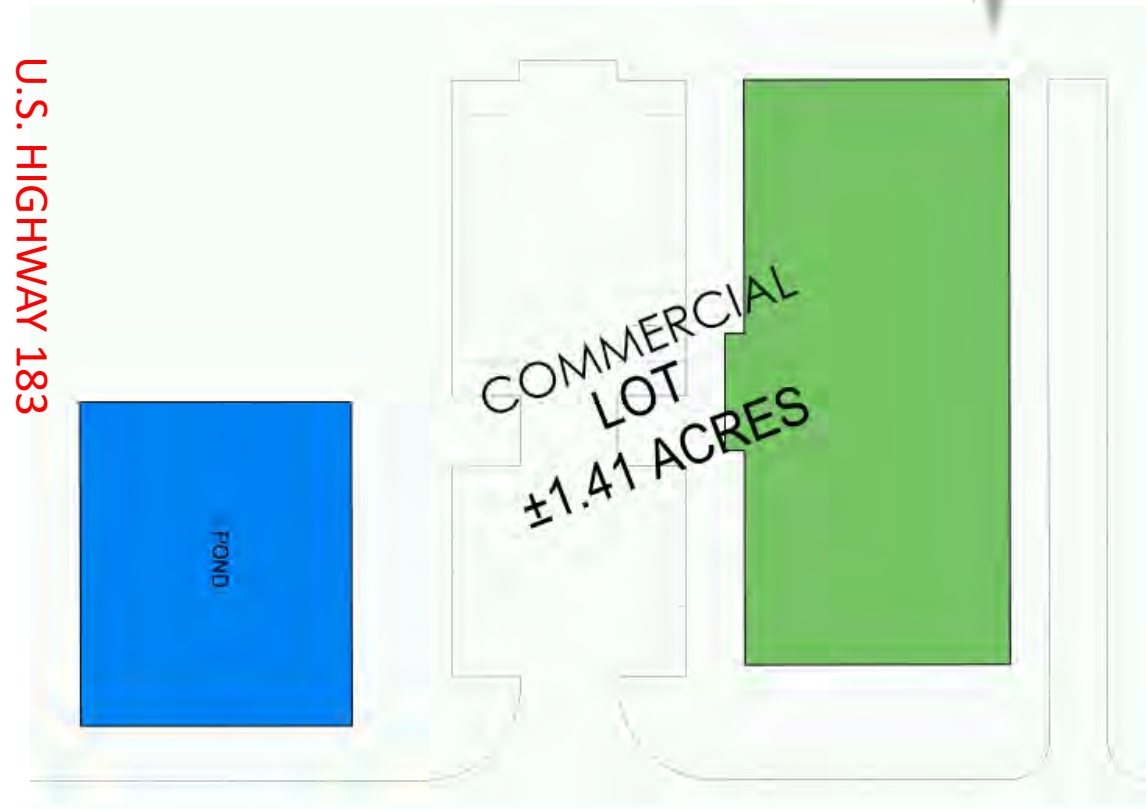
RETAIL SITE

Location: SEC of Site
183 Frontage
Ingress to Pad from 183.

Frontage: Approximately 167' on 183

Size: **1.41 Acres** |
Will accommodate 7,500 SF
Retail.

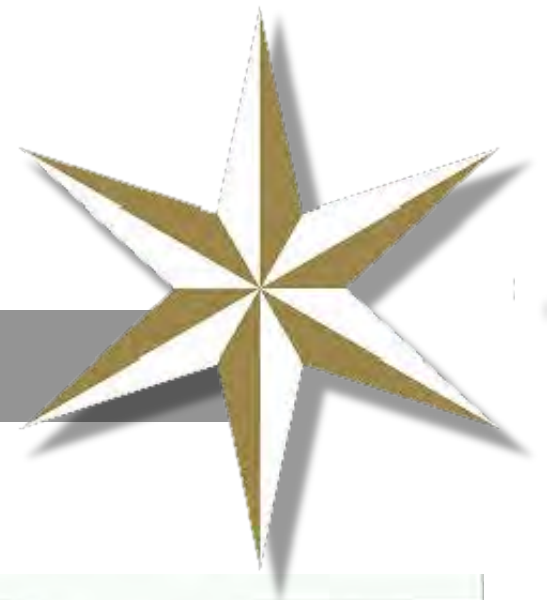
1.41 Acres has been allotted for a commercial usage with adequate parking. As rooftops continue building, the need and opportunity for retail, restaurant and service is apparent. Capella is offering this site for sale, for lease, or build to suit.



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US Highway 183 LAND

C Store/Gas | Commercial | Daycare



Leander Mixed Use

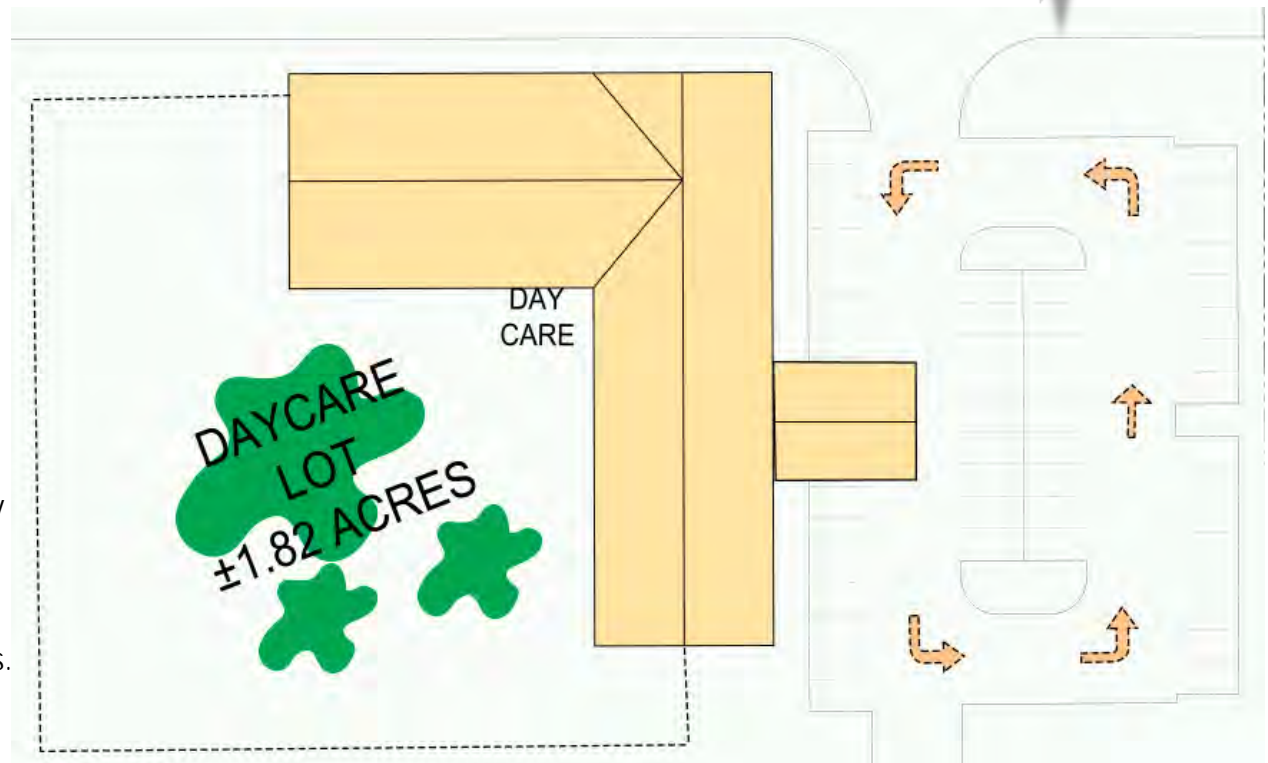
Conceptual Site Plan / Daycare Center

Daycare Site

Location: LCRA Road
Access from LCRA off 183.

Size: **1.82 Acres**

Capella is offering 1.82 Acres as a daycare concept with immediate and convenient access to over 12,000 new, existing and approved lots within a 3 mile radius. The new Larkspur subdivision adjacent to the south side of the site has a total of 1,439 single family homes and a 36 acre community park planned. Leander offers new and affordable housing attracting young Austin families relocating to the suburbs.



LCRA



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US Highway 183 LAND

C Store/Gas | Commercial | Daycare



Leander Mixed Use

Aerial



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US Highway 183 LAND

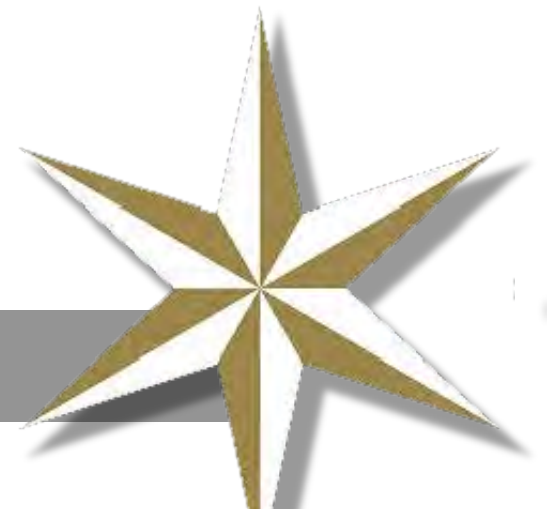
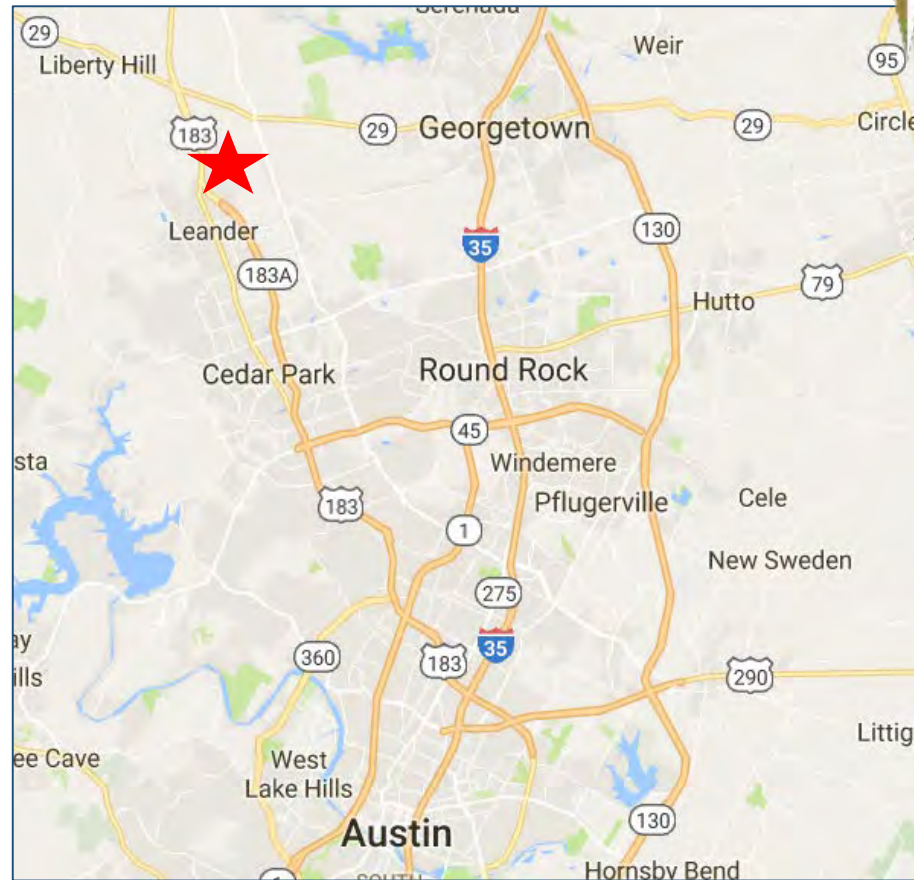
C Store/Gas | Commercial | Daycare

Leander Mixed Use

Leander, Texas

Leander, Texas is located in Williamson County just north of Cedar Park in the Austin Metroplex. Leander is currently experiencing explosive growth and is noted as the fourth fastest growing city in Texas. There over 14,000 homes under some type of development in Leander anticipating a 10-15 year old buildout.

The lower cost of living and availability of homes and lots has attracted younger families and families with school age children to the area. The Leander Capital Metro Rail has opened the access to downtown Austin. The extension of 183 has nudged Cedar Park growth northward.



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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.

| | | | |
|--|----------------------|----------------|----------------|
| _____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name | _____ License No. | _____ Email | _____ Phone |
| _____ Designated Broker of Firm | _____ License No. | _____ Email | _____ Phone |
| _____ Licensed Supervisor of Sales Agent/ Associate | _____ License No. | _____ Email | _____ Phone |
| _____ Sales Agent/Associate's Name | _____ License No. | _____ Email | _____ Phone |

Buyer/Tenant/Seller/Landlord Initials

Date