

For Sale: Pad and Tract Sites

5 Pad and 3 Tract Sites

Bagdad Rd. & FM 2243 • Leander • TX • 78641



Location:
Bagdad Rd & FM 2243
Leander, TX 78641

Just 1 mile from the new H-E-B
and Highway 183

Traffic Counts:
+/- 10,500 vpd - Bagdad Rd W of Hwy 183
+/- 25,000 vpd - Hwy 183 S of FM 2243

Tract Sizes & Prices
1 -2.3 acres - \$6 - \$15 / SF

Demographics	1 mile	3 miles	5 miles
Population (2006):	3,128	18,465	46,856
Population (2011):	4,517	25,758	63,602
Households (2006):	974	6,157	15,473
Households (2011):	1,391	8,604	21,070
Avg Income:	\$69,864	\$70,274	\$73,595

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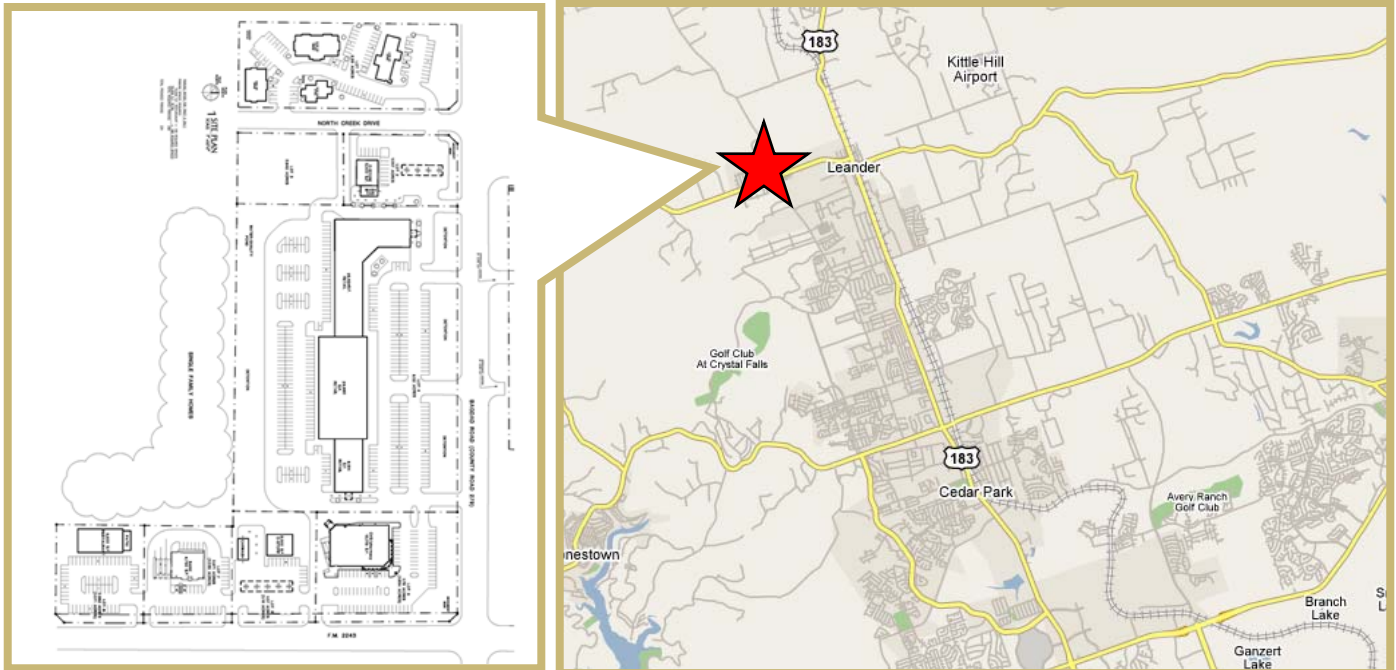
Contact - Realty
Office - 512.249.2800

www.noble-capital.com
Fax - 512.249.2803

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- **LOTS FOR SALE from 1 to 2.3 acres!**
- **1345 ft x 780 ft frontage!**
- **Located in booming Leander**
- **All utilities available!**
- **Zoned GC-LC**
- **Literally right down the road from multiple new commercial and residential developments!**
- **The City wants density in this area and is actively pursuing retailers to move in!**
- **1 mile west of the new H-E-B - 150,000 SF grocery store plus 50,000 SF retail**
- **1 mile from the new Highway 183A!**
- **Near the 2300 acre Transit Oriented Development - *an urbanized community equipped with a transit station for the Leander Commuter Rail Line, a 131 acre office park, high-rise style buildings, and dual residential and commercial developments set in a village-like atmosphere.***
- **Just south of the new Texas X Park - \$66 million extreme sports venue sitting on over 200 acres, and featuring motocross biking, skateboarding, an indoor sports arena for traditional sports, tennis courts, soccer fields, places to play paintball, ice skate, and to hear concerts.**

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