



# 7680 CRYSTAL FALLS PARKWAY, LEANDER, TX 78641

NEC OF HWY-183A & CRYSTAL FALLS PKWY  
7680 183A, Leander, TX 78641



**FOR LEASE**

**AVAILABLE SPACE**  
1,500 - 11,916 SF

**RATE**

\$34.00 PSF NNN - INLINE  
\$36.00 PSF NNN - END CAP  
NNNs\* \$9.50  
\* Estimate provided by Landlord and  
subject to change

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**PROPERTY HIGHLIGHTS**

- Signalized NEC 183A Tollway and Crystal Falls Parkway. Highly visible high traffic location.
- Brand new shopping center under construction from 1,500-14,666 sq ft
- Nearby the proposed billion-dollar mixed-use lagoon development, Leander Springs.
- High household income area, surrounded by rooftops in an underserved retail corridor.
- Rapid Growth: Leander is one of the fastest-growing cities in Texas, with a growth rate of over 50% since 2010. This growth is expected to continue, making it an exceptional location.
- Leander is known for its business-friendly environment, low taxes, and streamlined regulatory process. It offers a range of incentives to encourage business development, making it an attractive location for businesses of all sizes.
- The school district has received numerous awards and recognitions for its high academic standards and is ranked among the top in the state of Texas.



**AREA TRAFFIC GENERATORS**





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**DEMOGRAPHIC SNAPSHOT 2022**

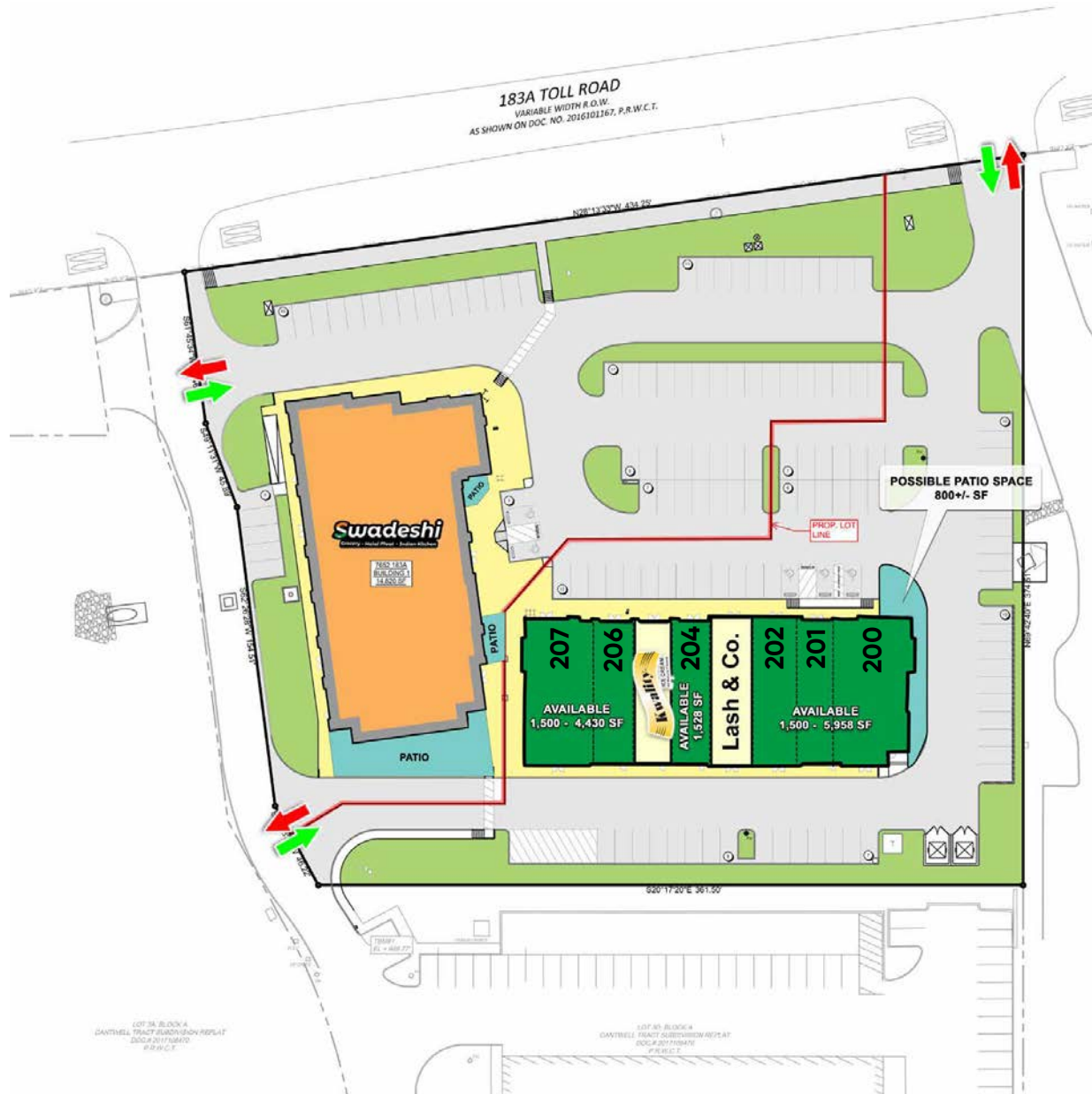
 **59,817**  
**POPULATION**  
3-MILE RADIUS

 **\$101,251.00**  
**AVG HH INCOME**  
3-MILE RADIUS

 **29,501**  
**DAYTIME POPULATION**  
3-MILE RADIUS

 **TRAFFIC COUNTS**  
183A Toll Road: 56,522 VPD  
Crystal Falls Pkwy:  
14,830 VPD  
(Costar 2022)

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SPACE	SIZE	RATE (NNN)
200	2,749 SF	\$36.00 PSF
201	1,453 SF	\$34.00 PSF
202	1,756 SF	\$34.00 PSF
203	1,468 SF	Lash & Co.
204	1,528 SF	\$34.00 PSF
205	1,518 SF	Kwality Ice Cream
206	1,516 SF	\$34.00 PSF
207	2,914 SF	\$36.00 PSF

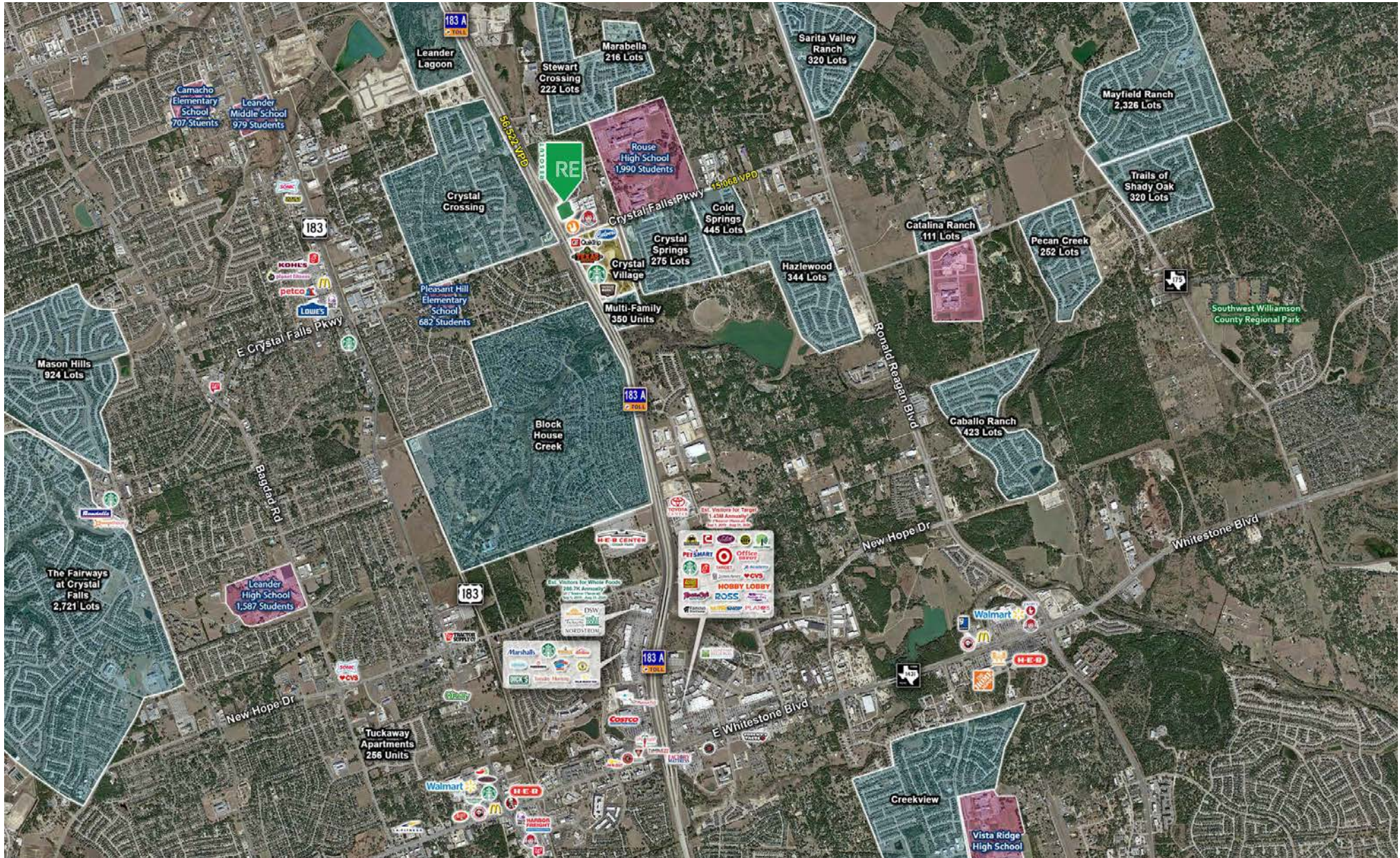


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# Information About Brokerage Services

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.

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Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_