



11675 HERO WAY WEST - 14 ACRES

SWQ HERO WAY WEST & N BAGDAD RD
11675 Hero Way West, Leander, TX 78641



FOR SALE

AVAILABLE LAND
14.037 AC

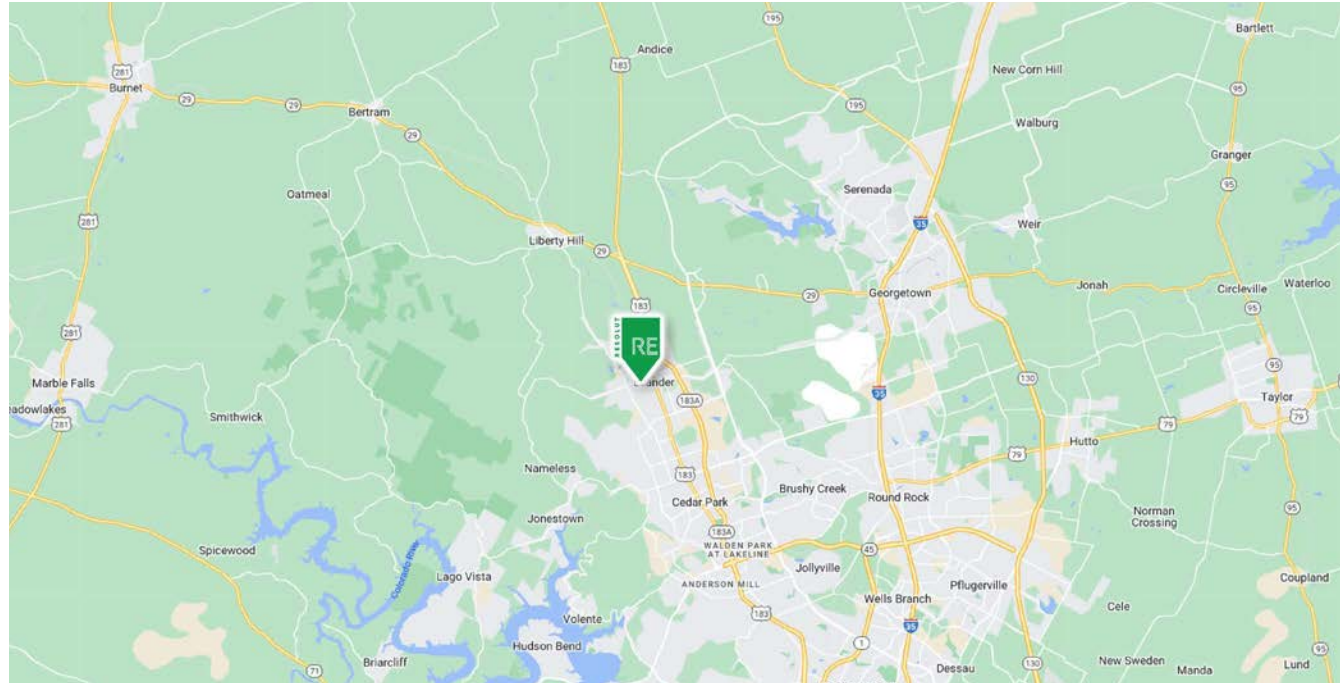
RATE
\$17.00 PSF

Janice Landers, CCIM
janice@resolutre.com
512.535.0262

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PROPERTY HIGHLIGHTS

- Mixed use property on Hero Way West
- Nearby HEB Plus
- Surrounded By Rooftops
- Zoning for commercial GC-2-C
- 50 townhome lots
- Perfect for Retail/Office/ Flex
- All utilities
- Engineering for detention is completed
- Plans are in the City of Leander for Approval



AREA TRAFFIC GENERATORS




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DEMOGRAPHIC SNAPSHOT 2023

 **55,762**
POPULATION
3-MILE RADIUS

 **\$136,418.00**
AVG HH INCOME
3-MILE RADIUS

 **17,233**
DAYTIME POPULATION
3-MILE RADIUS

 **TRAFFIC COUNTS**
Hero Way W: 18,112 VPD
US-183: 24,303 VPD
(Costar 2022)



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SURVEYOR'S NOTE:

1. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4303) MARS2
2. DISTANCES SHOWN HEREON ARE BASED ON SURFACE MEASUREMENTS. TO CONVERT SURFACE DISTANCES TO GRID, MULTIPLY BY THE COMBINED SCALE FACTOR.
3. ALL EASEMENTS OF RECORD ARE SHOWN OR NOTED ON THE PLAT AS FOUND ON THE TITLE POLICY OR DISCOVERED WITH A TITLE SEARCH PREPARED FOR THE MOST RECENT PURCHASE OF PROPERTY. THERE ARE NO FURTHER EASEMENTS OF RECORD AFTER THE SALE.
4. THE COMBINED SCALE FACTOR FOR THIS PROJECT IS 0.99990769

BENCHMARK LIST: - NAVD83 - GZ00 12
 BM #1: MAG NAIL IN THE CURB INLET ALONG HERO WAY WEST
 N: 1083178.34, E: 3074243.57, ELEV = 993.97 FEET
 BM#2: MAG NAIL IN THE CURB INLET ALONG HERO WAY WEST
 N: 1082851.23, E: 3072320.40, ELEV = 997.96 FEET
 NOTE: INCHES AND FURTHER SHALL BE PROVIDED BY THE CITY OF LEANDER FIRE DEPARTMENT. VERMILE ACCESS PER THE CITY OF LEANDER FIRE DEPARTMENT. ANY FLOOR ACCESS SHALL BE RECORDED. THIS MAY BE PROVIDED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF LEANDER. BEFORE DEVELOPMENT SURVEYS AND THE LEANDER FIRE DEPARTMENT FIRE SIGNAL.

PHASE - I	COMPLETION END OF 2023
PHASE - II	MD 2024

**LOT 2, BLOCK A
ACRES 1.923
INTEGRATED METAL
PRODUCTS**

**BAGDAD CEMETERY
ASSOCIATION
AW0006 HARMON, E.D. SUR.,
ACRES 24.091**

**HERO WAY PROPERTIES LLC
AW006 AW0006 - HARMON, E.D. SUR.,
ACRES 16.859**

LOT SUMMARY TABLE

LOT NUMBER	ACREAGE	USE
LOT 1, BLOCK A	1.186 ACRES	COMMERCIAL/RETAIL
LOT 2, BLOCK A	1.219 ACRES	COMMERCIAL/RETAIL
LOT 3, BLOCK A	1.997 ACRES	COMMERCIAL/RETAIL
LOT 4, BLOCK B	1.705 ACRES	COMMERCIAL/RETAIL
LOT 5, BLOCK B	1.746 ACRES	COMMERCIAL/RETAIL
LOT 6 - 56, BLK. C	3.58 ACRES	TOWN HOUSES*
TOTAL	0.585 ACRES	PUBLIC ROW
TOTAL	14.017 ACRES	

*ALLOWED 9 UNITS/ACRE TOTAL RESIDENTIAL LOTS:50

STREET TABLE

STREET NAME	LENGTH (LF)
GREENLIGHT VILLAGE	1958.13

KEY NOTE

KEY NOTE NO.	LOT NUMBER	AREA (ACRES)
1	6	0.258
2	7	0.258
3	8	0.258
4	9	0.258
5	10	0.258
6	11	0.258
7	12	0.258
8	13	0.258
9	14	0.258
10	15	0.258
11	16	0.258
12	17	0.258
13	18	0.258
14	19	0.258
15	20	0.258
16	21	0.258
17	22	0.258
18	23	0.258
19	24	0.258
20	25	0.258
21	26	0.258
22	27	0.258
23	28	0.258
24	29	0.258
25	30	0.258
26	31	0.258
27	32	0.258
28	33	0.258
29	34	0.258
30	35	0.258
31	36	0.258
32	37	0.258
33	38	0.258
34	39	0.258
35	40	0.258
36	41	0.258
37	42	0.258
38	43	0.258
39	44	0.258
40	45	0.258
41	46	0.258
42	47	0.258
43	48	0.258
44	49	0.258
45	50	0.258
46	51	0.258
47	52	0.258
48	53	0.258
49	54	0.258
50	55	0.258
51	56	0.258
52	57	1.619

REV. NO.	DESCRIPTION	DATE

LOCATION MAP
SCALE: 1" = 200'

Legend

- FOR FOUND 1/2" ROAD
- SAC 3/4" ROAD WITH CAP
- 10-FT CONCRETE TRAIL
- ATLANTA FLOORPLAN
- PHASE LINE

Signature/Seal
11/20/2023
STATE OF TEXAS
COUNTY OF LEANDER
RCE
RAO'S CONSULTING ENGINEERS

PROJECT DESCRIPTION:
GREENLIGHT VILLAGE

TITLE:
PRELIMINARY PLAT (SHEET 1 OF 2)

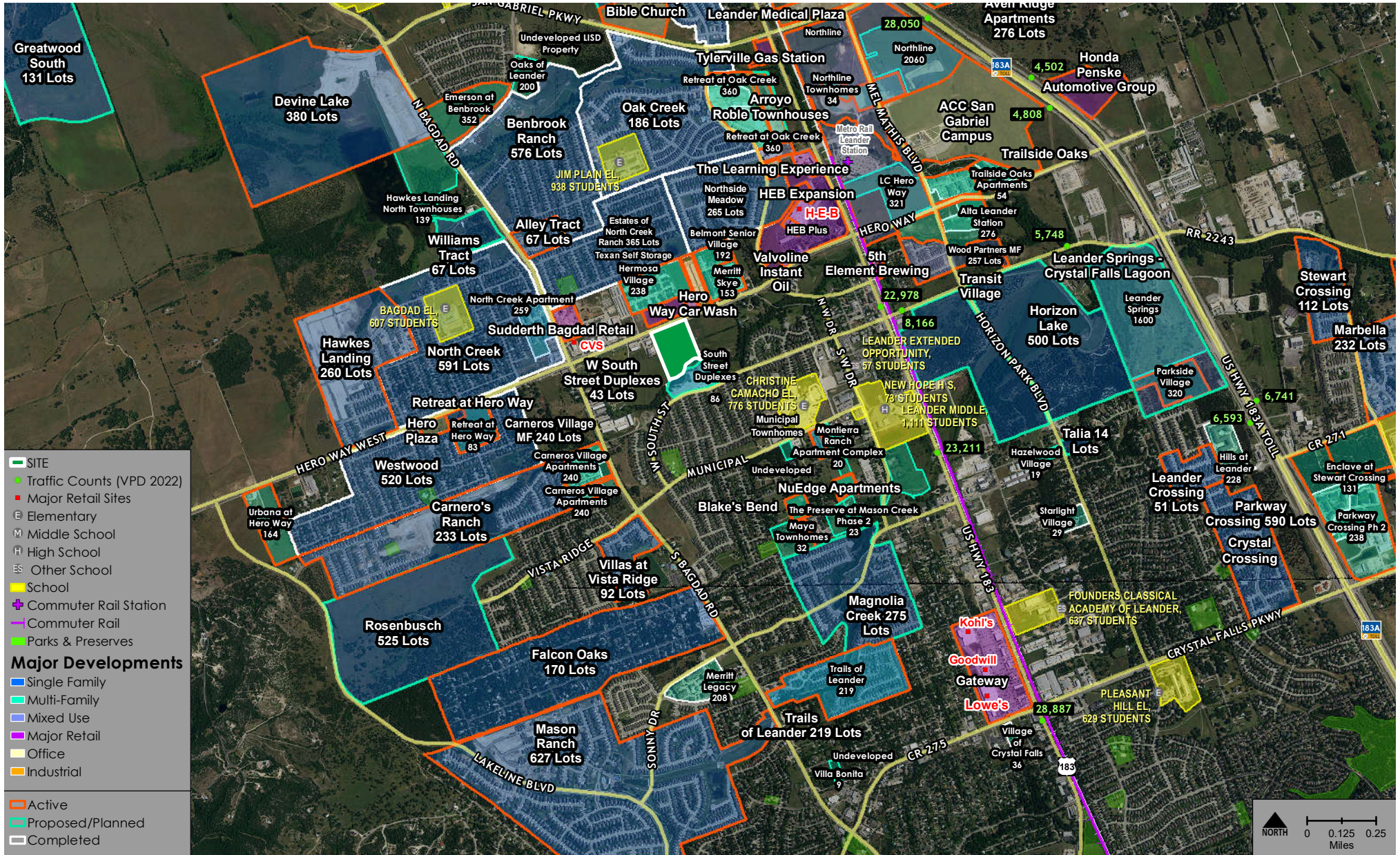
DATE: 09/26/21 **JOB NO:** 2010-0229
DESIGNED BY: RV **DWG NO:**
DRAWN BY: MO
CHECKED BY: RV **SHEET 5 OF 14**

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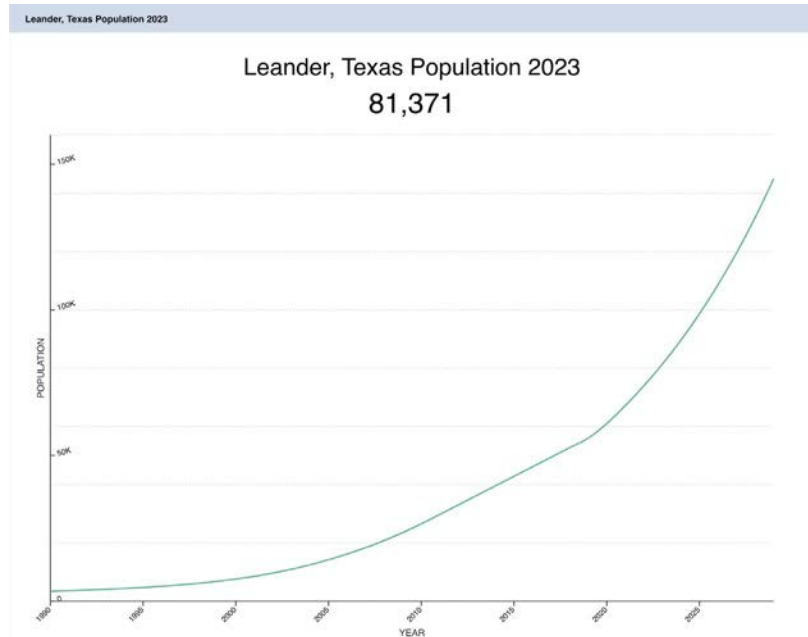


LEANDER DEMOGRAPHICS

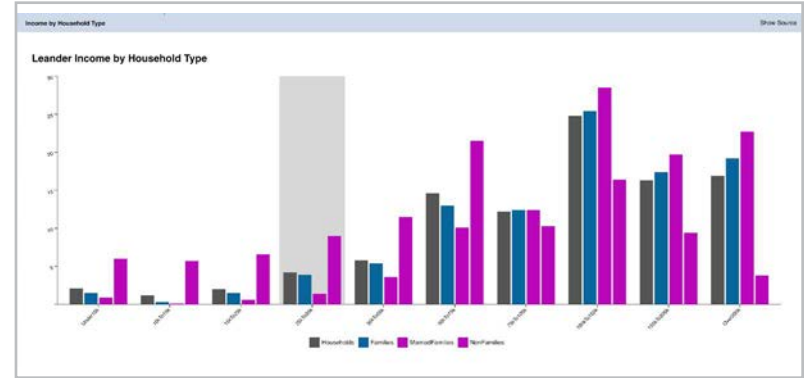
Leander is a city located in Williamson County Texas. Leander has a 2023 population of 81,371. Leander is currently growing at a rate of 10.1% annually and its population has increased by 33.47% since the most recent census, which recorded a population of 60,965 in 2020.

The average household income in Leander is \$139,053 with a poverty rate of 4.67%. The median rental costs in recent years comes to - per month, and the median house value is -. The median age in Leander is 35 years, 35.4 years for males, and 34.8 years for females.

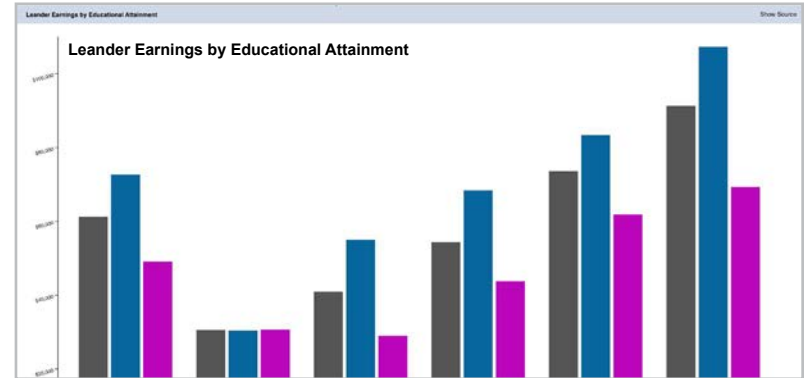
<https://worldpopulationreview.com/us-cities/leander-tx-population>



Courtesy of worldpopulationreview.com



Name	Median	Mean
Households	\$117,090	\$139,053
Families	\$128,104	\$148,491
Married Families	\$137,492	\$999,999,999
Non Families	\$62,800	\$77,136



Name	Average	Male	Female	
Overall	\$61,243	\$72,663	\$49,108	\$61,243 Average Earnings
Less Than 9th Grade	\$30,603	\$30,422	\$30,686	\$72,663 Average Male
High School Graduate	\$40,943	\$55,000	\$28,990	\$49,108 Average Female
Some College	\$54,361	\$68,414	\$43,798	
Bachelors Degree	\$73,619	\$83,378	\$61,968	
Graduate Degree	\$91,307	\$107,276	\$69,354	



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 _____