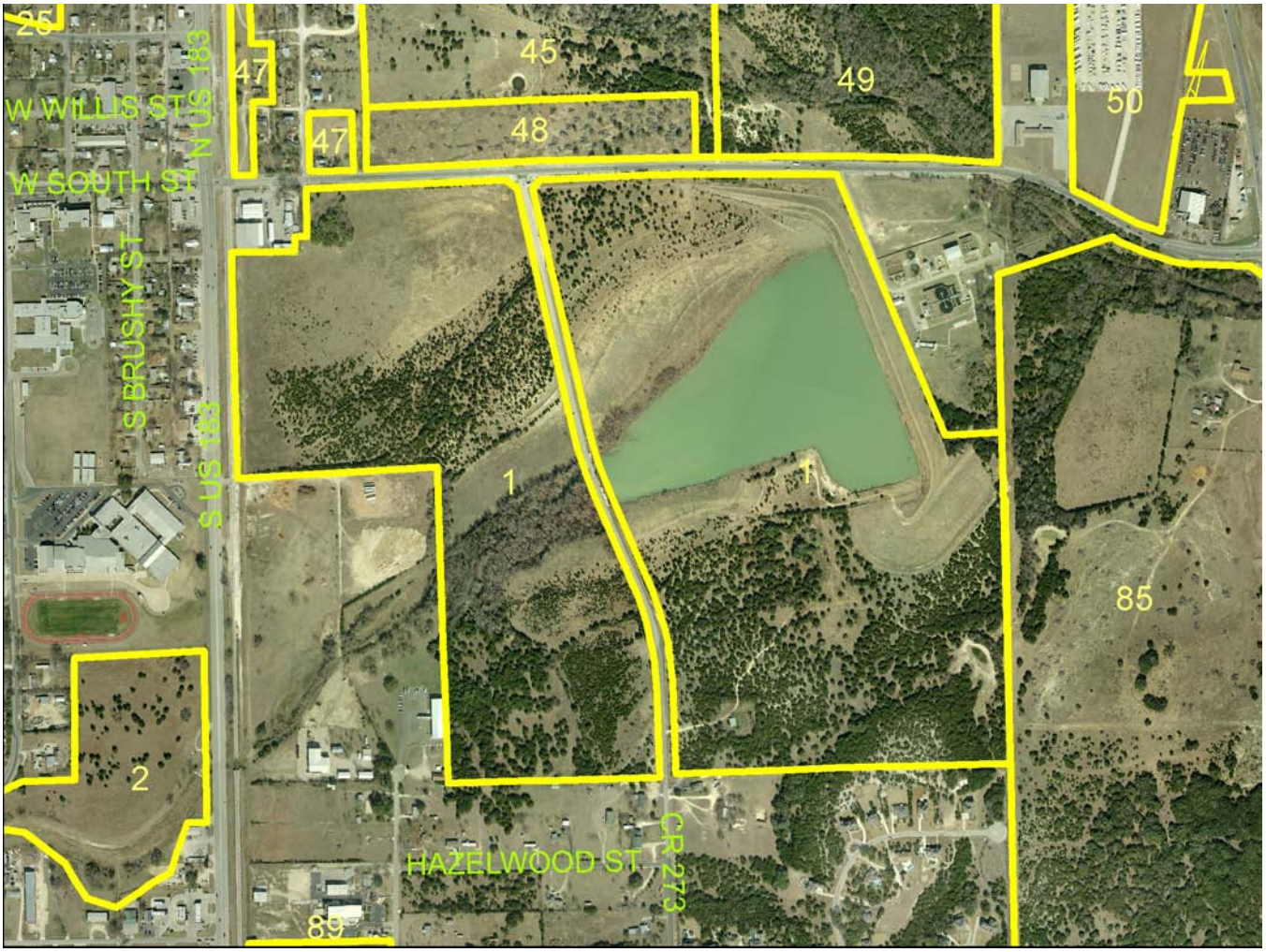
212 Acres/85.8 Hectares
Southwestern Property

Site 01



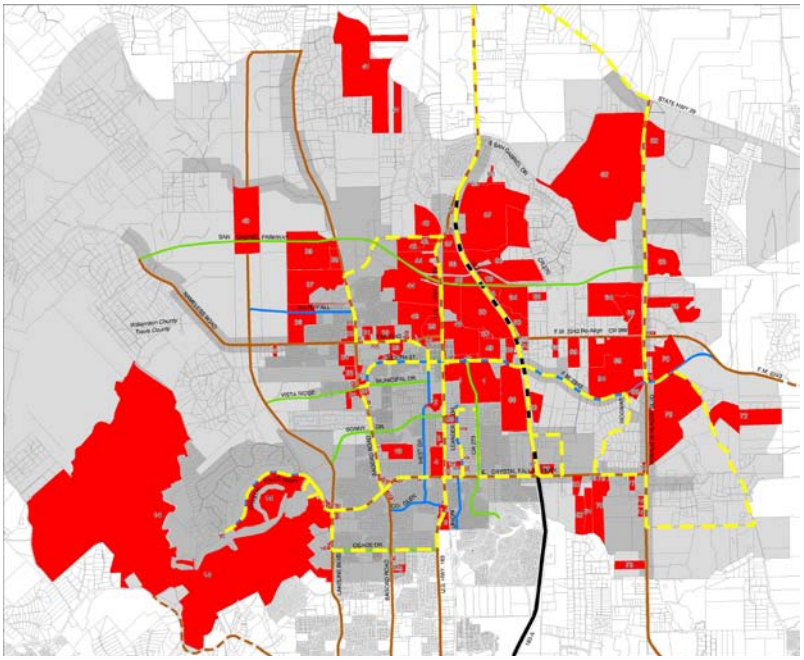
212 Acres/85.8 Hectares

US Highway 183 750 feet/229 meters west

Available Utilities

Greenfield

Leander Smart Code, Planned Unit Development (PUD) Overlay



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212 Acres/85.8 Hectares
Southwestern Property

Site 01

Property

Total Acreage: 212 acres/85.8 hectares	**Map:** MAPSCO Austin 2006 Street Guide, pgs. 312 & 342, Sec. Y, Z & C, D

Location

City: Leander	**County:** Williamson
Address/Directions: 750 feet/229 meters east of US 183 in-and-around CR 273	
Within City Limits: Yes	**Distance from City Limits:** Not Applicable
Distance to US Highways: .14 miles/.23 kilometers **Distance to Interstate Highways:** 10 miles/16 kilometers	**Type of Zoning:** Leander Smart Code, Planned Unit Development (PUD) Overlay

General Site Information

Previous Use of Site: Open Farm Land	**General Condition:** Excellent	**Dimensions:** 2,600 x 2,800 feet/792 x 853 meters
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 16 percent slopes	**Shrink/Swell Capacity:** Low to very high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete	
Adjoining Acreage Available: No	**Can Site Be Divided:** Yes	**Lot Size:** Negotiable

Improvements

Road Distance to Rail: Adjacent to the west	**Name of Railroad:** Union Pacific, Southern Pacific, Capital Metro Commuter Rail
Proximity to Port(s): Three (3) hours to Port of Houston	**Other Improvements:** Lake is in the middle of this property with very good access to road and rail resources
Fenced: Yes	**Landscaped:** No
Located within an Industrial Park: No	**Type of Business:** Commercial, Retail and Residential
Deed Restriction(s): No	**Covenants:** No

Utilities

City of Leander Services: Department of Engineering, (512) 528-2700	**Water - Size of Nearest Line:** 12 inch/30.5 cm **Pressure:** 88 psi/606.7 kilopascal		**Sewer - Size of Nearest Line:** 18 & 21 inch/45.7 & 53.7 cm
Electric Service: Pedernales Electric Cooperative (PEC)	**Phone:** (830) 868-6041	**Facs:** (512) 268-0328	**Email:** Trista.fugate@peci.com
Natural Gas Service: ATMOS Energy, (512) 310-3810	**Size of Nearest Line:** 6 inch/15.2 cm Poly II		**Pressure:** Intermediate Pressure approximately .9 miles/1.4 km west
Telecommunication Service: AT&T and/or SuddenLink	**Phone:** (512) 870-4430 and/or (979) 595-2424	**Facs:** (512) 870-4475 and/or (979) 595-2445	**Email:** mm2741@att.com and/or Joe.Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.	**Phone:** (512) 259-1709	**Facs:** (512) 746-5807	**Email:** clawsondisp@earthlink.net

Sales Information

Contact: Mr. Kirk D. Clennan, CEcD	**Phone:** (512) 528-2852	**Facs:** (512) 528-2833	**Email:** kirk@ci.leander.tx.us	**Web Site:** www.leandertx.org
Sales Price: Negotiable		**Lease Price:** Negotiable		

Comments: Very accessible property with utility and transportation infrastructure in place. Lake in the center of the property offers excellent focal point for development. Capital Metro Commuter Rail line runs along the west side of the property.

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