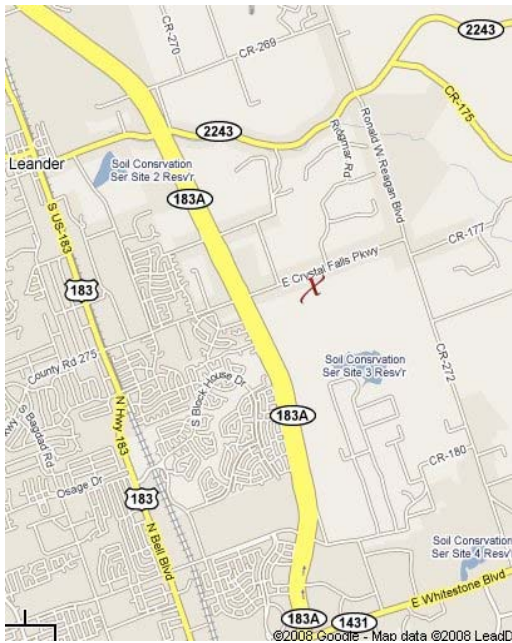
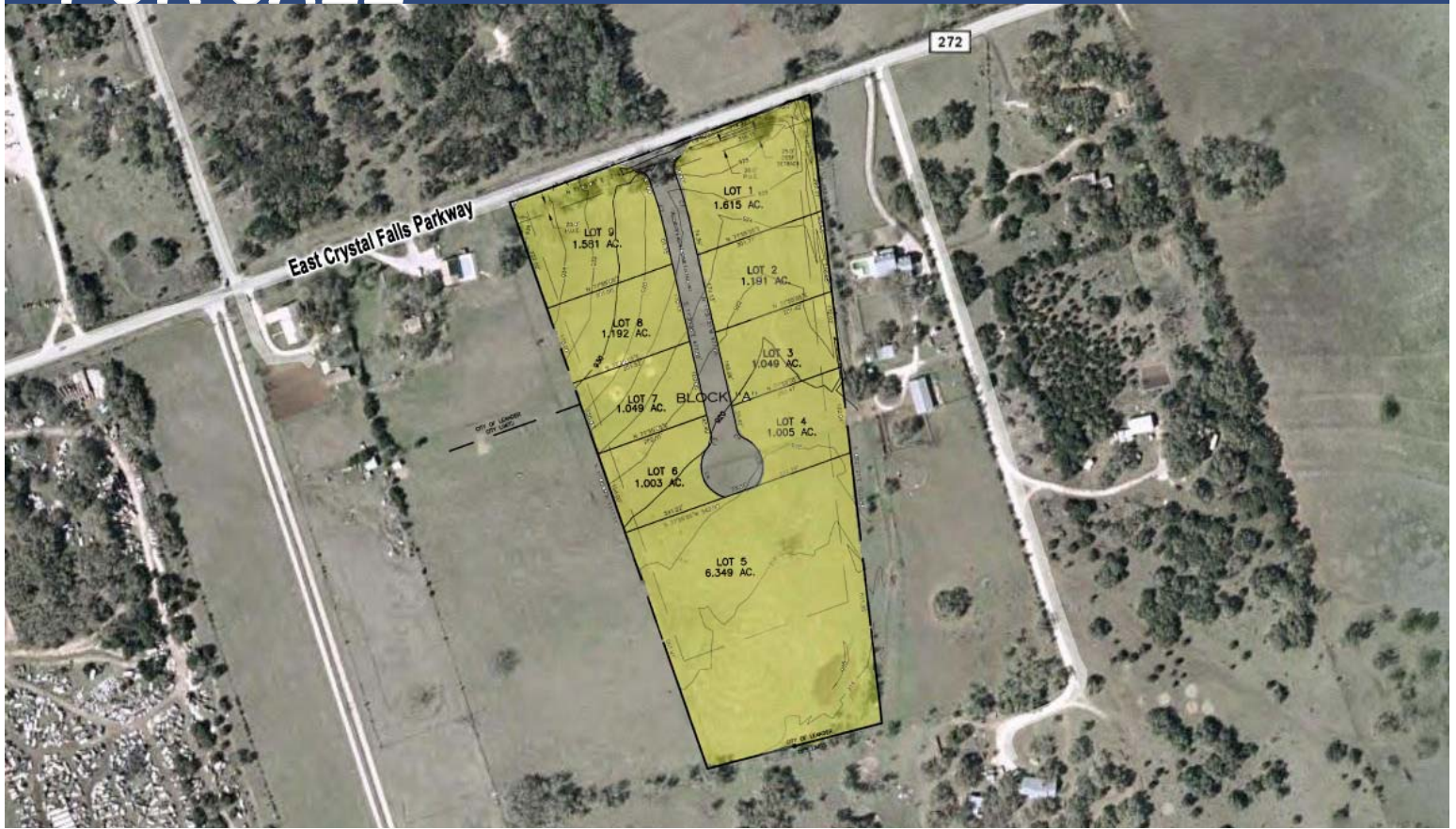


FOR SALE



Asbery Park 10830 E. Crystal Falls Pkwy. Leander | Texas | 78641

- Located East of HWY 183 about 1/4 mile from 183A on County Road 272, aka E. Crystal Falls Parkway just west of Parmer Lane aka Ronald Reagan Blvd.
- 9 lots totaling 17.257 acres.
- Lots 1 & 9 with frontage on CR 272 are zoned LC-1-C (Local Commercial). Remaining lots 2-8 are zoned LC-3-D (Light Industrial).
- Site plan engineering complete, paid for, approved by city of Leander and State of Texas, ready to be executed. Detention pond is site planned on Lot 5 and will serve all lots.
- City of Leander has annexed property and sewer will be available.
- Water now available on front area of tract.

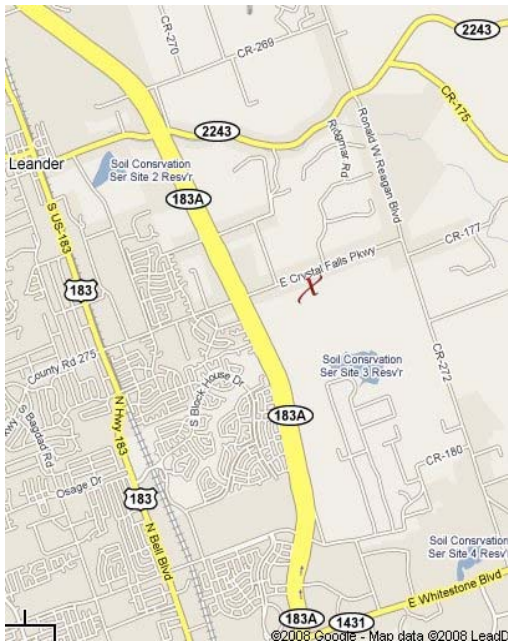
1000 N. IH-35, Suite A | Round Rock | TX | 78681
Phone 512.255.3000 www.DonQuick.com

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& associates, inc.

Contact
Darren Quick, Realtor®
512.255.3000
Darren@donquick.com

FOR SALE



Asbery Park 10830 E. Crystal Falls Pkwy. Leander | Texas | 78641

- Wylie Middle School (700 students) is directly across from property to the north next to the new high school campus (1,400 students).
- Crystal Falls Pkwy (CR 272) has expanded to five lanes.
- Seller spent \$150,000 on plans a Buyer can utilize for development.
- Large subdivisions planned for area.
- City and rollback taxes already paid (Buyer pays county rollback taxes).
- Large south lot for Buyer wanting to build large facility.
- Very few trees on property to ensure easier development.
- Sales Price: \$1,300,000.00 (\$1.73 PSF).

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