



409-503 HORSESHOE DRIVE  
LEANDER, TEXAS 78641



**A 50-UNIT MULTIFAMILY DEVELOPMENT  
OPPORTUNITY IN LEANDER, TX**

# PROPERTY DETAILS

## SITE INFORMATION

Address	409-503 Horseshoe Drive Leander, TX 78641
Land Size	3.37 acres
Zoning	MF - Multifamily



- Site development permit in hand for a 50-unit garden style multifamily development
- Shovel ready site complete with permits and plans
- Higher barrier to entry market with limited remaining tracts that allow for garden multifamily development
- Close proximity to both Leander Middle School and Christine Camacho Elementary School
- Close proximity to H-E-B Plus!, Walmart, Costco, Whole Foods 365, and Target
- Down the street from Lowe's and Kohl's anchored Gateway at Leander Shopping Center

## AREA HIGHLIGHTS

- Development site in proximity to luxury housing, retail, major employment and entertainment
- Exceptional demographics: average household income of \$116,550 within a one-mile radius (U.S. Census Bureau, Jul '18)
- Minutes away from retail, dining, and entertainment options including:
  - Crystal Falls Town Center - a 100,000 square foot center anchored by Randalls, Starbucks, Tomlinsons, and GNC
  - The Parke - a new 400,000 square foot retail center with best-in-class tenants including Dick's Sporting Goods, Whole Foods 365, Costco, Nordstrom Rack, World Market, Orangetheory Fitness, and Michaels, among others
  - 1890 Ranch Shopping Center - a 575,000 square foot center anchored by power tenants Super Target, Cinemark, Office Max, and Gold's Gym
  - HEB Center at Cedar Park - an 8,000 seat multi-use entertainment facility that hosts 130 events annually including Austin Toros basketball and Texas Star hockey games
- Nearby employers include Apple, Applied Materials, Visa, Google, National Oilwell Varco, 3M, Seton Hospital, among others
  - Located just 15 minutes from Apple's 39-acre corporate campus (4,000 employees); campus expansion plans include adding another one million square feet and 3,600 new employees; expected to be complete by 2021
- Located in the prestigious Leander Independent School District, a Texas Education Agency recognized system
- Outdoor recreation nearby includes Crystal Falls Golf Course, San Gabriel River, Lake Travis, Twin Lakes Park, Southwest Williamson County Regional Park, Balcones Canyonlands National Wildlife Refuge, and Avery Ranch Country Club
- Minutes northeast away is Capital MetroRail's Leander Station; this station serves as a commuter hub for northwest Austin/Leander residents and features multiple express routes to downtown Austin (45 minute ride), the Medical District, and the University of Texas
- Austin Community College's 100 acre San Gabriel campus is under construction just northeast of the property:
  - Phase 1 is expected to open in summer 2018 with the capacity to serve approximately 2,500 students
  - Phase 2 is breaking ground in Fall 2018 and once fully built, the campus will serve 12,000 students in approximately one million square feet of space
- Austin added 41,683 net new jobs, a growth of 3.74%, in the 12 months ending in April, making Austin the second fastest growing major metro (USBLS, May '18)
- Austin MSA in-migration of 55,240 from Jul '16 to Jul '17 (U.S. Census Bureau, May '18)
- Austin ranked #1 "Best City to Live in the U.S." for the second consecutive year (U.S. World & News Report, Apr '18)



AUSTIN COMMUNITY COLLEGE



LEANDER MIDDLE SCHOOL



H-E-B PLUS!



# SITE PLAN

**NOTES: (HORSESHOE TOWN HOMES)**

- THERE ARE PROTECTED TREES TO REMAIN ON THIS SITE. SEE THE E&S PLAN AND THE LANDSCAPE PLAN.
- NO PORTION OF THIS SITE IS IN THE 100 YEAR FLOOD PLAIN PER FEMA MAP NO. 48451C0006E, SHEET 26, 2008.
- THE LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION AND SEDIMENTATION SHEET(S).
- ALL DIMENSIONS ARE FROM FACE OF CURB UNLESS SPECIFIED OR SHOWN OTHERWISE.
- UNDER NO CIRCUMSTANCES, REGARDLESS OF WHAT IS SHOWN IN THESE PLANS, IS THE CONTRACTOR RELIEVED OF HIS SOLE RESPONSIBILITY FOR COMPLIANCE WITH ALL ACCESSIBILITY LAWS AND/OR RULES BY THE ADA, DOJ OR OTHER REGULATORY AGENCIES. SEE NOTES SHEET AND COVER SHEET FOR ADDITIONAL INFO.
- THE BOUNDARY (PROPERTY LINES / ROW) IS SHOWN "AS-IS" ONLY AS CREATED BY THE SURVEYOR. CARTEX HAS NOT VERIFIED THE BOUNDARY AS SHOWN AND ONLY INDICATES RECORD / DEED OR PLAT INFORMATION ROTATED AS BEST AS POSSIBLE TO THE LOCATED FIELD MONUMENTS AND BOUNDARY LINES SHOWN BY THE SURVEYOR. THE CONTRACTOR HAS THE SOLE RESPONSIBILITY TO CONSTRUCT THESE IMPROVEMENTS OUTSIDE OF EASEMENTS AND SETBACKS AS SHOWN ON THESE PLANS. LIKEWISE, THE CONTRACTOR SHOULD TAKE IN CONSIDERATION PERFORMING A BOUNDARY SURVEY BY A TX RLS.
- ALL GUTTER IS "SPILL" TYPE UNLESS SPECIFIED OTHERWISE.
- ADVANCED ROADWAYS ARE TO BE KEPT CLEAN AND CLEAR AT ALL TIMES FROM CONSTRUCTION DEBRIS.
- THE OVER-HEAD CLEARANCE ALONG ALL FIRE LANES SHALL BE 14' (MIN.). PRUNE TREES AS NECESSARY. NO TREE, SIGN, OR STRUCTURE MAY OBSTRUCT 14' CLEARANCE ABOVE ANY FIRE LANE.
- TO ALL EASEMENTS OF RECORD, AS INDICATED ON THE MOST RECENT TITLE RUN AND PLAT RECORDS FOR THIS PROPERTY ARE SHOWN ON THE SITE PLAN.

AIR CONDITIONING UNITS ARE NOT SHOWN FORWARD OF THE FRONT WALL OF THE BUILDING.

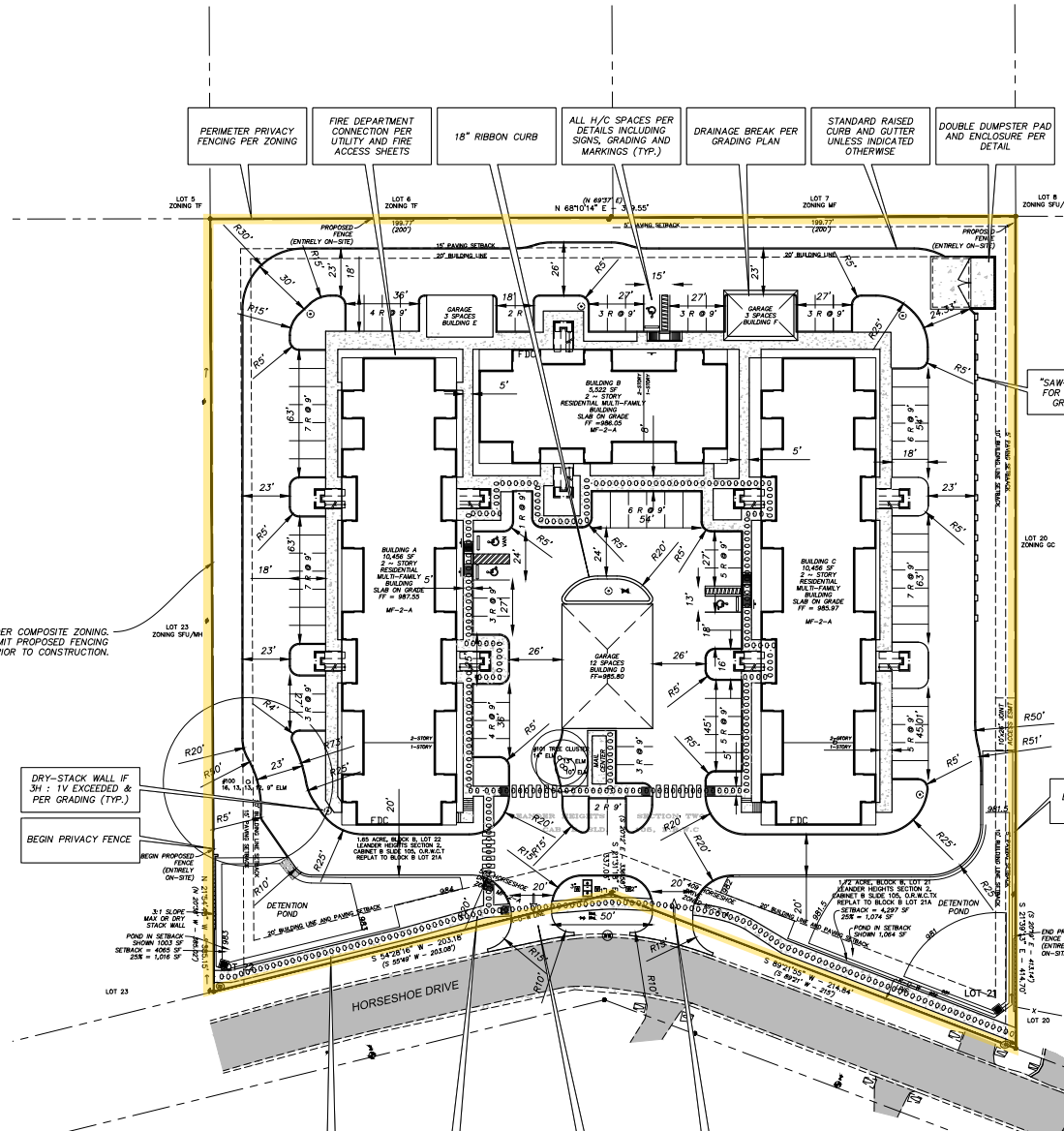
GARBAGE DUMPSTERS ARE LOCATED NO CLOSER TO A ROADWAY THAN THE FRONT WALL OF THE PRINCIPAL STRUCTURE LOCATED CLOSEST TO THE ROADWAY. GARBAGE DUMPSTERS ARE SCREENED BY A WALL (COMPRISED OF MASONRY COMPATIBLE WITH THE STRUCTURE OR WOODCRETE) AT LEAST AS HIGH AS THE CONTAINER. THE OPEN SIDE TO THE DUMPSTER OR OTHER TRASH RECEPTACLE IS A GATE CONSTRUCTED OF SOLID WOOD OR METAL. THE DUMPSTER IS ORIENTED FOR PICKUP BY A FRONT LOAD GARBAGE TRUCK.

FOR 90 GALLON ROLL OUT CONTAINER STORED OUTSIDE, IT IS REQUIRED TO BE ENCLOSED BY PRIVACY FENCE.

PRIVACY FENCE PER CITY OF LEANDER COMPOSITE ZONING. CONTRACTOR TO SUBMIT PROPOSED FENCING FOR APPROVAL BY PLANNING DEPARTMENT PRIOR TO CONSTRUCTION.

UTILITY WARNING

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED BY TEXAS ONE CALL SYSTEM AND FROM FIELD SURVEY INFORMATION. THE ENGINEER MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE CONTRACTOR SHALL MAKE HIS OWN SUBSURFACE SURVEY PRIOR TO ANY EXCAVATION.



**TREE LIST: (UPDATED 01-07-17)**

- (R) = TO BE REMOVED
- #100 ELM, MULTI TRUNK, 16", 13", 13", 12", 9"
- #101 ELM, 14", 13", 10", 5-1/2"
- #102 (R) ORNAMENTAL, 14", 13", 13"
- #103 (R) HACKBERRY, DEAD, 8"
- #104 (R) ELM, 14"

**SITE DATA**

LEGAL DESCRIPTION: LOT 21 AND LOT 22, BLOCK 2, LEANDER HEIGHTS SECTION 2  
 ZONING: MF-2A (LIMIT OF 15 UNITS PER ACRE)  
 CUMULATIVE PROJECT SIZE: 3.37 ACRES (146,797 SF)

PROPOSED UNITS: FOUR (4) ONE-BEDROOM UNITS - MIN. 650 SF EACH  
 FORTY SIX (46) TWO-BEDROOM UNITS - MIN 850 SF EACH  
 TOTAL SUITS UNITS (96 TOTAL BEDROOMS) = 14.8 UPA

PROPOSED BUILDING COVERAGE

BUILDING A (FOOTPRINT)	10,456	(%)
BUILDING B (FOOTPRINT)	5,522	(%)
BUILDING C (FOOTPRINT)	10,456	(%)
TOTAL BUILDING AREA (FOOTPRINT)	26,434	(%)

REQUIRED PARKING: 1 1/2 SPACES PER ONE-BEDROOM + 1/2 SPACE PER ADDITIONAL BEDROOM  
 REQUIRED PARKING: 11.2 x 50' = (564.00) FT<sup>2</sup> = 123 = 98 SPACES  
 PROVIDED PARKING: 103 SPACES (INCLUDING 4 HANDICAP SPACES & GARAGE SPACES)  
 REQUIRED GARAGE STALLS: 50 UNITS + 30% = 17.5 OR 18 GARAGE STALLS, INCLUDED

- LEGEND**
- UNLESS NOTED OTHERWISE
- 1/2" IRON ROD FOUND
  - COTTON SPINDLE FOUND
  - 1/2" IRON ROD WITH SURVEY PLASTIC CAP SET
  - CALCULATED POINT
  - POWER POLE
  - WATER METER
  - WATER VALVE
  - FIRE HYDRANT (EXIST. / PROP.)
  - ELECTRIC METER
  - GAS METER
  - WASTEWATER CLEANOOUT
  - CABLE TV BOX
  - TELEPHONE pedestal
  - SION POST
  - AIR CONDITIONING UNIT
  - OVERHEAD ELECTRIC LINE
  - WIRE FENCE - EXISTING
  - P.R.M.C. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
  - R.P.M.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
  - O.P.R.M.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
  - R.O.M. RIGHT-OF-WAY
  - P.U.E. PUBLIC UTILITY EASEMENT
  - D.E. DRAINAGE EASEMENT
  - RECORD INFORMATION PER PLAT
  - CURB RAMP & DETECTABLE WARNING
  - DETECTABLE WARNING SURFACE (NO RAMP)
  - STAIRS (PER GRADING), W/ HANDRAIL
  - FDC FIRE DEPARTMENT CONNECTION
  - PROPOSED FENCE
  - PROPERTY LINE
  - PH, PROPOSED UNDER SEPARATE PERMIT

3"x3" BOX FOR CITY APPROVAL STAMP

END PROPOSED FENCING (ENTIRELY ON-SITE)

END PRIVACY FENCE AT CORNER

"ACCESSIBLE" PEDESTRIAN ROUTE - 0000000000000000

CONSTRUCT 6' SIDEWALK PER DETAIL, ADA COMPLIANT

CONSTRUCT TYPE II CONCRETE DRIVEWAYS PER DETAIL

TYPE II DRIVEWAY AND PAVEMENT MARKINGS AS SHOWN (TYP.)

ISSUED FOR REVIEW & FEASIBILITY ONLY ON THE DATE SHOWN BY DATE STAMP

SCALE: 0 30' 60'

IF DRAWING BAR DOES NOT MEASURE 2" THIS PRINT IS NOT TO SCALE

APR 04 2017

TYPE FROM NO. 1087

CITY OF LEANDER, WILLAMSON COUNTY, TX 78641

MAPA TOWNHOMES - HORSESHOE DRIVE

SITE PLAN & DIMENSION CONTROL

CARTEX ENGINEERING SERVICES, INC.  
 700 THURGOOD LLP DRIVE, SUITE 100  
 LEANDER, TEXAS 78645  
 (512) 252-2500

DRAWING SCALE: 1" = 30'	DATE: 04/04/17
SHOWN: SURVEY	FILE NAME: HORSESHOE
DATE: 04/04/17	DRAWN: CTD
DESIGNED: CTD	

SHEET 6 of 22

WARNING!!! CONTRACTOR TO FIELD VERIFY ALL EXIST UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION

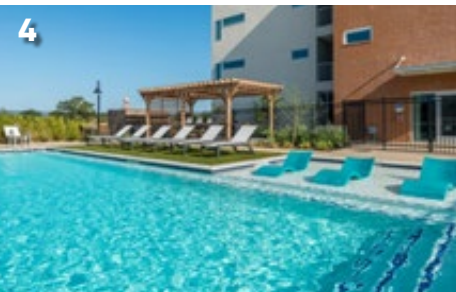
ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.



# RENDERINGS



# RENT COMPARABLES



#	PROPERTY NAME	ADDRESS	YEAR BUILT	# OF UNITS	AVG SF	EFF RENT	EFF RENT PSF	OCC
1	Park at Crystal Falls Ph I	7740 Hwy 183A	2017	242	869	\$1,210	\$1.39	95%
2	Park at Crystal Falls Ph II	7740 Hwy 183A	2018	237	868	\$1,304	\$1.50	18%*
3	Standard at Leander Station	1680 Hero Way	2016	225	858	\$1,151	\$1.34	94%
4	View at Cedar Park	1430 Main Street	2017	166	966	\$1,329	\$1.38	96%
<b>TOTALS/AVERAGES</b>				<b>218</b>	<b>890</b>	<b>\$1,249</b>	<b>\$1.40</b>	

\*In Lease Up

