

FOR SALE // FOR LEASE

FULL CIRCLE
COMMERCIAL GROUP

CRYSTAL FALLS CROSSING

BUILDING 1 — ±14,820 SF FREESTANDING RETAIL / RESTAURANT BUILDING

7652 183A Toll Road, Leander, Texas 78641 | Hard Corner @ 183A Toll Road & Crystal Falls Parkway

CALL BROKER FOR PRICING

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Executive Summary



Hard-Corner Signalized Location

Positioned at the signalized, hard-corner intersection of Highway 183A Toll Road & Crystal Falls Parkway, with a northbound feeder-road slip ramp for effortless highway on/off access.



±14,820 SF Freestanding Building

Single-story freestanding building on a ±1.608-acre pad (Lot 4-A, Block A) within the larger 3.191-acre Crystal Falls Crossing tract.



360° Highway Exposure

North-facing entry with dedicated outdoor patio. South wall visible from nearly a mile down the highway; clear sightlines from the west and strong southbound visibility from the north.



Soaring, Flexible Architecture

Commercial-height ceilings (±28') suit traditional retail/dining or creative conversion to family entertainment concepts.



Built-In Customer Base

Explosive, high-growth residential density nearby — 10,000+ master-planned homes and 3,000+ apartment units within 3–5 miles.



Aerial view — Crystal Falls Crossing corner along 183A Toll Road

Use: Restaurant / Bar / Brewery / Retail

Available: Now — shell condition, divisible

Building Specifications



Total Building Area

±14,820 SF single-story freestanding building



Clear Ceiling Height

±28' — soaring, commercial-height ceilings



Outdoor Patio

Dedicated outdoor patio space on the east side



Current Condition

Vanilla shell — ready for tenant / owner buildout



Construction Quality

High-quality build: masonry, wood-look metal panel & standing-seam metal canopy with full storefront glazing



Exterior — Building 1 corner entrance & patio wing

Restaurant-Ready Infrastructure



Plumbing Rough-In Complete

Rough plumbing already in place, reducing tenant buildout time and cost.



Mezzanine-Ready Structure

Structural columns are already set to support a future mezzanine of $\pm 2,500$ SF.



Grease Trap Space Allocated

Dedicated space identified and reserved for grease trap installation.



Up to 6,000 SF of Restaurant Space

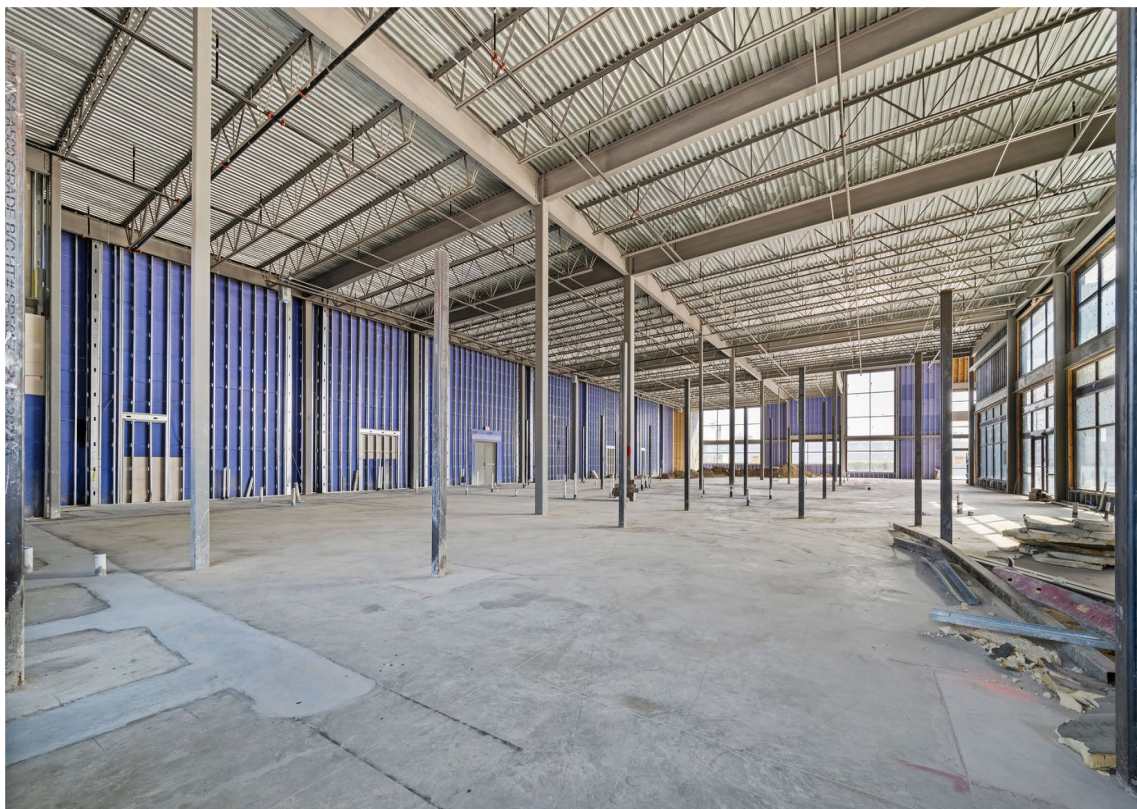
Layout can accommodate up to 6,000 SF dedicated to restaurant use.



Divisible to Suit

Building can be subdivided to accommodate multiple tenants if needed.

Interior — Shell Condition



Open shell space — soaring ceilings & exposed structure



Full-height storefront glazing floods the space with natural light

Exterior & Architecture



- ✓ Striking corner architecture with cantilevered standing-seam metal canopy
- ✓ Mixed brick, wood-look metal panel & full-height storefront glazing
- ✓ North-facing entry with dedicated outdoor patio on the east side
- ✓ High-quality construction throughout — built to stand out on the highway



LOT 4-A, BLOCK A — CANTWELL TRACT SUBDIVISION

Site Plan

BUILDING

Building 1 — ±14,820 SF (this offering)

LAND

±1.608 acres (70,051 SF) — Lot 4-A, Block A

SUBDIVISION

Cantwell Tract Subdivision, Williamson County, TX

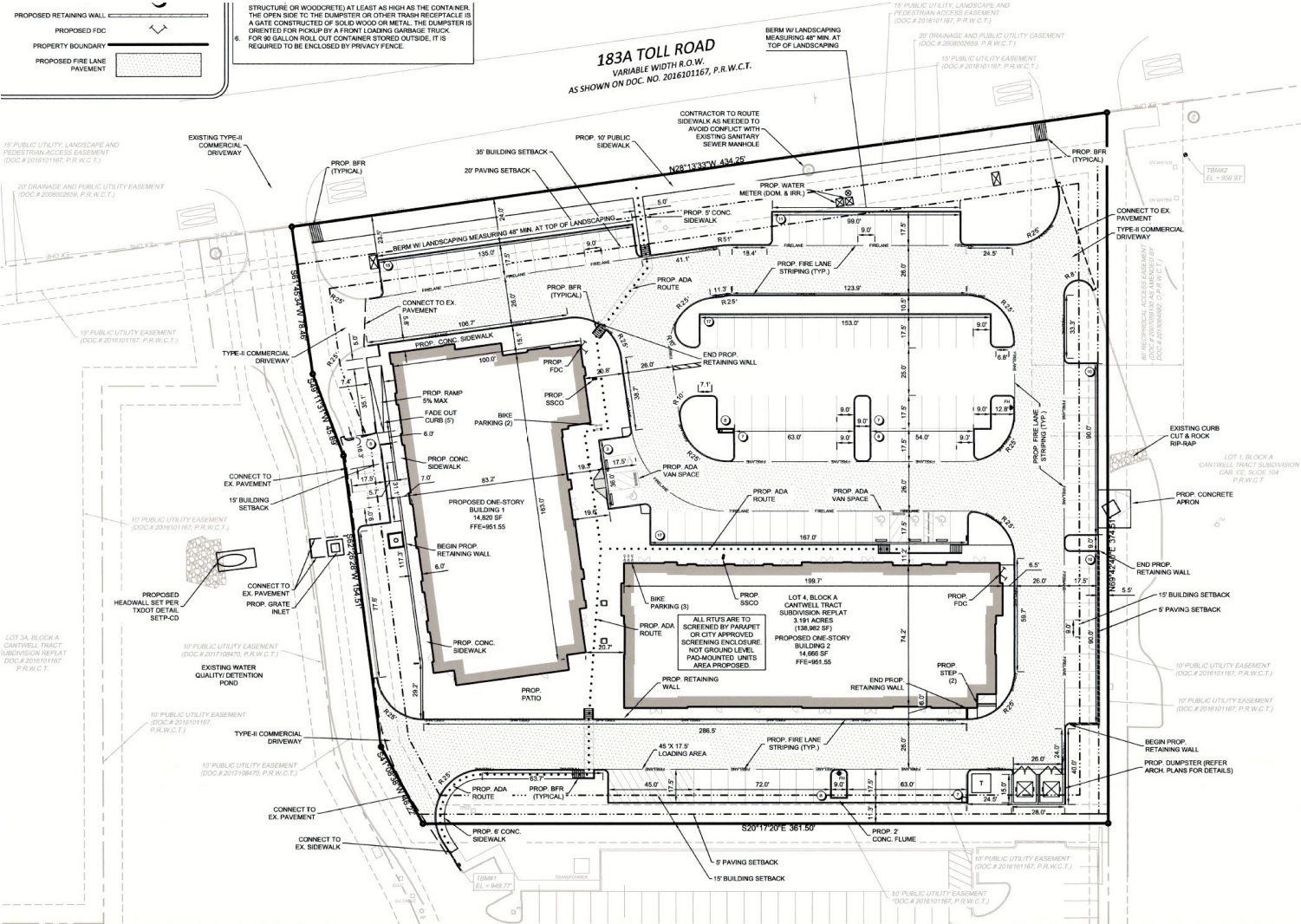
FRONTAGE

Direct frontage along 183A Toll Road

PARKING

Dedicated on-site parking field with ADA access

Source: Kirkman Engineering site plan (Sheet 9) & Category 1A land title survey.



Location & Highway Access



Signalized Hard Corner

183A Toll Road & Crystal Falls Parkway — a controlled, signalized intersection.

Slip-Ramp Access

Northbound feeder road location with a dedicated slip ramp for quick highway on/off.

Highway Frontage

Direct frontage & premium visibility along one of Leander's busiest toll corridors.

AREA HIGHLIGHTS



TRAFFIC VOLUME

Traffic Counts

183A TOLL ROAD

64,369

vehicles per day (2025)

E. CRYSTAL FALLS PARKWAY

11,198

vehicles per day (2025)

Source: Central Texas Regional Mobility Authority / TxDOT 2025 corridor traffic-count data (183A Toll corridor at Crystal Falls Parkway).

ROOFTOP GROWTH

Trade Area & Growth

10,000+

Master-planned homes within a 3–5 mile radius

3,000+

Apartment units within a 3–5 mile radius

Directly Adjacent

Shared-access retail strip featuring Batteries Plus and Kwaliti Ice Cream.

IMMEDIATE NEIGHBORS

Caliber Collision Center • Popeyes Chicken • Circle K

MAJOR REGIONAL ANCHORS

Brand-new Target • Costco • Home Depot • H-E-B

PREMIER FOOD & BEVERAGE

Estância Brazilian Steakhouse • Texas Roadhouse • Willie's Grill & Bar • Culver's • Southside Market & BBQ • QuikTrip • Starbucks • Chick-fil-A

Source: Full Circle Commercial Group market brochure & aerial trade-area survey.

Demographics

	5-MINUTE DRIVE	10-MINUTE DRIVE	15-MINUTE DRIVE
Population	19,382	131,024	347,122
Households	7,050	47,832	130,986
Daytime Population	14,998	116,937	312,489
Median HH Income	\$134,960	\$130,119	\$135,514
Median Home Value	\$565,074	\$485,437	\$536,868
Average HH Size	2.74	2.73	2.64

Source: Esri Benchmark Demographics (2026 estimates) via The CCIM Institute, drive-time analysis from 7652 183A Toll Rd, Leander, TX 78641.

Ideal Uses



Restaurant

Full-service or fast-casual dining —
infrastructure already in place



Bar / Brewery

Grease trap space & rough plumbing
support food & beverage concepts



Retail

Soaring ceilings and highway visibility
suit destination retail



Entertainment / Family Play

Ceiling height and open shell suit
creative entertainment concepts

Building can be subdivided to suit — accommodating a single anchor concept or multiple complementary tenants.

AVAILABLE NOW

Offering Summary

FOR SALE

Call Broker for Pricing

BUILDING AREA ±14,820 SF

LAND AREA ±1.608 acres

USE Restaurant / Bar / Brewery / Retail

CONDITION Shell — divisible to suit

FOR LEASE

Call Broker for Pricing

AVAILABLE SF ±14,820 SF — divisible

LEASE TYPE NNN

USE Restaurant / Bar / Brewery / Retail

BUILDOUT Shell + restaurant infrastructure in place

Contact the listing brokers for pricing, showings, and offering details.

CRYSTAL FALLS CROSSING — BUILDING 1

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