

APOLLO OFFICE WAREHOUSE

FLEX WAREHOUSE CONDOS • 1304 LEANDER DR • LEANDER, TX 78641

FOR SALE / LEASE

BUILDINGS 1 – 5

Situated on 2.39 acres at 1304 Leander Dr., just off Crystal Falls Pkwy., Apollo offers flexible office/warehouse condominiums for small businesses. Bays feature 15-ft. front and 13-ft. rear ceilings, exposed steel beams, radiant-barrier insulation, durable metal roofs and 14-ft. roll-up doors. Finished office and entry areas include central air, recessed lighting, smoke detectors, utility rooms and restrooms. Between old US 183 and 183A, the site supports 18-wheeler deliveries and turnaround access. Contact us to arrange a site visit.



Built 2026



15' Front / 13' Rear
Warehouse Height



14' Roll-Up Door
Grade-Level Access



Sealed Concrete
Office & Warehouse



LED Lighting
Throughout Bays



1.82 / 1,000
Parking Ratio



2.2 Miles
CapMetro Leander Station



Connectivity Via
US 183 & 183A



1,200 & 1,650 SF
See Availability Tables



APOLLO

INTERIORS



FOR LEASE

BUILDINGS 1, 2 & 5

BUILDING	UNIT	AREA	MONTHLY RENT	AVAILABILITY
BLDG 1	130	1,650 SF	\$2,400 / MO + NNN	IMMEDIATE
BLDG 5	530	1,200 SF	\$1,800 / MO + NNN	NOV 2026
BLDG 5	540	1,200 SF	\$1,800 / MO + NNN	NOV 2026
BLDG 2	220	1,650 SF	\$2,475 / MO + NNN	NOV 2026

ASKING RATES

Bldg 1: \$17.45 / SF / YR + NNN Bldg 2: \$18.00 / SF / YR + NNN Bldg 5: \$18.00 / SF / YR + NNN



15'

Maximum clear
warehouse height



GL

Grade-level
drive-in doors



1.82

Stalls per
1,000 SF



2025 - 26

Year built



Availability, pricing, expenses, measurements and delivery timing are subject to change. Verify current terms with the listing agent.

FOR SALE

BUILDINGS 3 & 4

BUILDING	UNITS	AREA	ASKING \$ / SF	DELIVERY
BLDG 3	310 / 320 / 330 / 340	1,650 SF EACH	\$290 / SF	By 1 st week of MAY 2027
BLDG 4	410 / 420 / 430 / 440	1,200 SF EACH	\$300 / SF	By 1 st week of MAY 2027

DELIVERY

First week of May 2027.

OWNERSHIP OPPORTUNITY

Eight condominium flex units come to market in 2027, giving owner-users the chance to hold the space they occupy in a park that is already leased and operating.



8

Units offered
for sale



\$290–300

Per square
foot



May 2027

Delivery
window

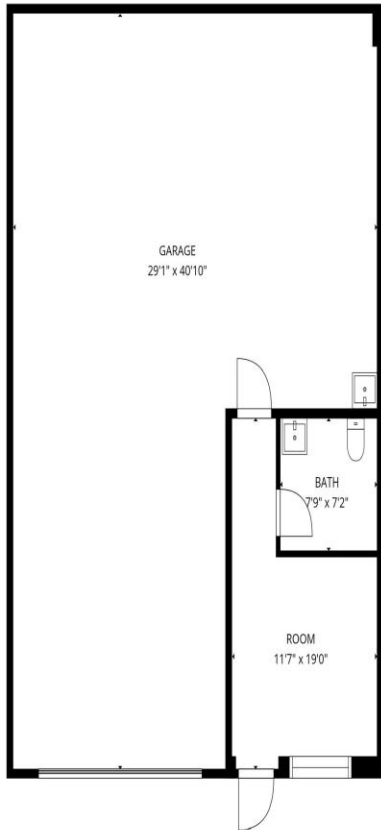


Pricing, unit mix and delivery timing are subject to change. Verify current terms with the listing agent.

FLOOR PLANS

1,650 SF • SUITE 130

A practical office-and-warehouse footprint



2D FLOOR PLAN



3D FLOOR PLAN

VIRTUAL TOURS

SCAN TO EXPLORE THE SPACE



ZILLOW 3D TOUR



VIDEO WALKTHROUGH

Explore the property remotely, then contact Amit for current availability and access.

AMIT SHANGHVI • (512) 915-9798

Illustrative plans; not to scale. Contact the listing agent to verify suite dimensions, configuration and permitted use.

AMIT SHANGHVI

(512) 915-9798

amit@dnb.realty



SCAN TO SAVE CONTACT

DNB REALTY

1304 Leander Dr
Leander, TX 78641





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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Name of Designated Broker of Licensed Business Entity, if applicable</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Name of Licensed Supervisor of Sales Agent/Associate, if applicable</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>Amit Shanhvi</u>	<u>655723-B</u>	<u>amit@dnb.realty</u>	<u>(512)915-9798</u>
Name of Sales Agent/Associate	License No.	Email	Phone
	<u>AD</u>	<u>08/20/2026</u>	
	Buyer/Tenant/Seller/Landlord Initials	Date	

Regulated by the Texas Real Estate Commission

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IABS 1-2
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