

JACKSON COOKSEY

FOR SALE

3751 N. US 183-A
LEANDER, TX 78641



±4.06 Acres

CONTACT US FRED DEAL
972.934.9757 fdeal@jacksoncooksey.com

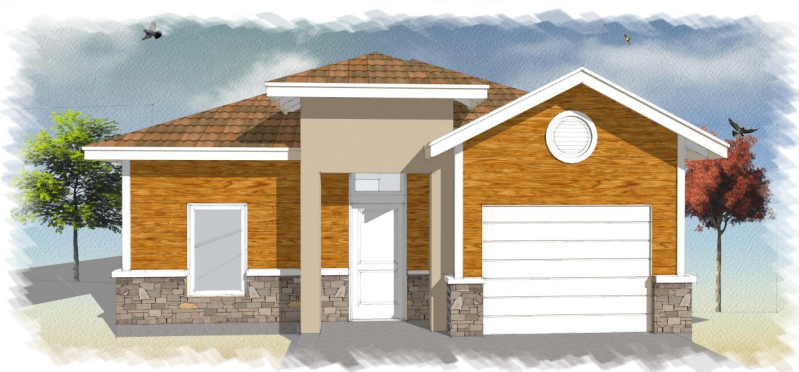
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TYPE

- ▶ DEVELOPMENT LAND, MULTIPLE USES.
- ▶ RETIREMENT HOUSING PLAN SHOWN HERE

LOCATION

- ▶ SOUTH OF THE INTERSECTION OF THE 183-A TOLL ROAD AND THE ORIGINAL HIGHWAY 183
- ▶ +/- 400' FRONTAGE ALONG US 183-A NORTHBOUND SERVICE ROAD, 450' DEEP, HIGHEST POINT IN AREA
- ▶ AT A FUTURE ENTRANCE TO THE BRYSON, A MASTER-PLANNED COMMUNITY LOCATED ON 490 ACRES THAT WILL FEATURE 1,200 HOMES WHEN THE PROJECT IS FULLY COMPLETE. WWW.LIVEATBRYSON.COM



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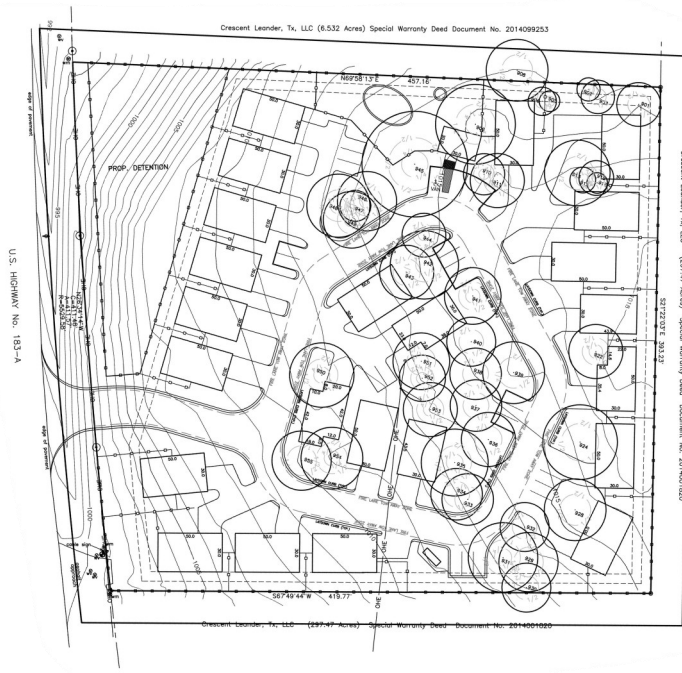
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SIZE

- ▶ +/- 4.06 ACRES
- ▶ WILLIAM MANSIL SURVEY, ABSTRACT NO. 437, WILLIAMSON COUNTY, TEXAS

FEATURES

- ▶ WATER: CITY OF LEANDER
- ▶ SEWER: AVAILABLE
- ▶ ELECTRIC: PEDERNALES (PEC)
- ▶ NO FLOODPLAIN PER CITY OF LEANDER'S FLOOD PLAIN MAPPING SERVICE
- ▶ NO EDWARD AQUIFER RECHARGE ZONE, BUT LIES WITHIN THE BOUNDARIES OF A CONTRIBUTING ZONE
- ▶ ON-SITE FILTRATION MAY BE REQUIRED AS PART OF WATER POLLUTION ABATEMENT PERMIT APPLICATION



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ZONING

- ▶ INSIDE LEANDER’S TRANSIT ORIENTED DISTRICT (TOD) - CONVENTIONAL DEVELOPMENT SECTOR (CD) CLASSIFICATION. THE CD SECTOR ALLOWS "MIXED-USE DEVELOPMENT WITH SOME BASIC DESIGN STANDARDS TO PROVIDE A TRANSITION TO ADJACENT NEIGHBORHOODS AND PEDESTRIAN COMMUNITIES, AND FOR THE POSSIBILITY OF FUTURE RETROFIT OF THE AREA TO A MORE PEDESTRIAN-ORIENTED PATTERN."

CITY OF LEANDER WEBSITE, DEVELOPMENT STANDARDS FOR THE COMMERCIAL DEVELOPMENT SECTOR (CD) - 10/15/15

TRAFFIC

- ▶ COUNTS: HWY 183: 22,726 VPD
2015 TXDOT STATEWIDE PLANNING MAP
- ▶ STREET TYPE: TYPE C: "THE MOST AUTOMOBILE ORIENTED STREETS AND PROVIDE FOR SIGNIFICANT AMOUNTS OF SURFACE PARKING BETWEEN BUILDINGS AND THE PUBLIC RIGHT OF WAY."
CITY OF LEANDER WEBSITE, DEVELOPMENT STANDARDS FOR THE COMMERCIAL DEVELOPMENT SECTOR (CD) - 10/15/15
- ▶ DRIVEWAY: ACCESS FROM THE SITE TO THE N/B LANES OF THE TOLL ROAD IS CONTROLLED BY CTRMA. CTRMA REPORTS THE EXISTING DRIVEWAY AT THE SOUTH END OF THE PROPERTY IS A PERMITTED RIGHT OF ACCESS FROM THE PROPERTY TO THE TOLL ROAD. THE DRIVEWAY IS SHARED WITH THE BRYSON SUBDIVISION.

DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
Est. 2015 Population	393	18,969	53,074
Number of Households	147	6,202	17,325
Ave. Household Income	\$67,364	\$81,512	\$90,093

DEMOGRAPHIC DATA © 2015 BY ERSI, BUSINESS ANALYSIS ON-LINE

OWNERSHIP IS COINSIDERING GARDEN HOME RETIREMENT HOUSING BUT COULD BE MANY USES

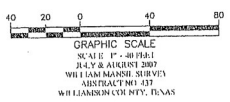
PRICING

- ▶ \$1,016,100 (\$6.00/SF)

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- LEGEND**
- 1" IRON PIPE FOUND (UNLESS NOTED)
 - 1/2" IRON ROD FOUND WITH SAM INC. CAP
 - 1/2" IRON ROD FOUND UNLESS NOTED
 - △ CALCULATED POINT
 - WIRE FENCE
 - P.O.B. POINT-OF-BEGINNING
 - O.R.W.C.TX. OFFICIAL RECORDS WILLAMSON COUNTY, TEXAS
 - O.R.W.C.TX. DEED RECORDS WILLAMSON COUNTY, TEXAS



LINE	BEARING	LENGTH
L1	N89°58'46"E	37.69'
L2	N89°58'30"E	28.27'
L3	N89°58'30"E	18.16'
L4	N72°49'43"E	3.89'
L5	N21°15'02"W	6.03'

- NOTES**
- ALL BEARINGS ARE BASED ON THE TEXAS DEPARTMENT OF TRANSPORTATION STATE PLANE COORDINATE SYSTEM.
 - CONTROLLING MONUMENT FOR THIS SURVEY IS A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF THE WEST TEXAS TRADING RETIREMENT LTD. TRACT, RECORDED IN VOL. 2058 PG. 119 O.P.W.C.TX. AND A 1/2 INCH IRON ROD WITH SAM, INC. CAP FOUND FOR THE NORTHEAST CORNER OF THE MEYER 7 ACRE TRACT, RECORDED IN VOL. 1815 PG. 5 O.R.W.C.TX.
 - NOT ALL VISIBLE IMPROVEMENTS, FENCES, OR STRUCTURES ARE NECESSARILY SHOWN.
 - THIS SURVEY REFLECTS RECORD INFORMATION AS OBTAINED FROM THE CURRENT DEEDS FOR THE SUBJECT TRACTS AS RECORDED IN THE OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS (AS FOLLOWS):
INSTRUMENT NO. 2007036855
INSTRUMENT NO. 2007036856
INSTRUMENT NO. 2007036858
INSTRUMENT NO. 2007036859
- FLOOD PLAIN NOTE:**
ACCORDING TO THE F.E.M.A. MAP COMMUNITY PANEL NO. 48491C0225 D DATED NOVEMBER 2, 1995, THE PROPERTY DESCRIBED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA.

I, BRIAN D. SCOTT A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND OF THE PROPERTY SHOWN HEREON DURING JULY AND AUGUST 2007; THAT IT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; THAT THERE ARE NO APPARENT DISCREPANCIES OR DEED LINE CONFLICTS WITH THE DEEDS SHOWN EXCEPT AS SHOWN HEREON; THAT THIS PROPERTY ADJONS A DEDICATED RIGHT-OF-WAY.



BRIAN D. SCOTT, R.L.S., P.E.
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 5250 STATE OF TEXAS

DATE _____

REVIEWED BY: _____

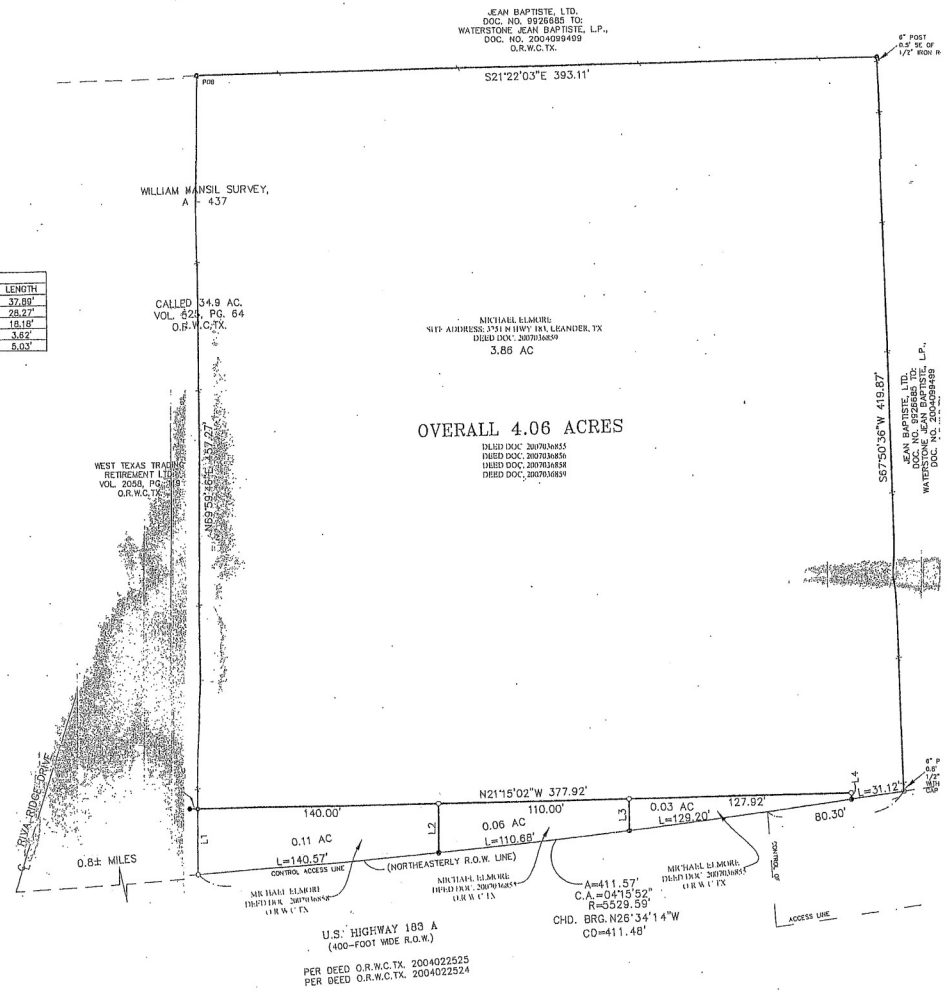


5508 WEST HIGHWAY 290
BUILDING B
AUSTIN, TEXAS, 78735
(512) 447-0575
FAX: (512) 326-3029
EMAIL: SAM@SAMINCAUS.COM

PROJECT: AUSTIN HOMEPAGE
JOB NUMBER: 27331
DATE: 8-01-07
SCALE: 1"=40'
SURVEYOR: B. SCOTT
TECHNICIAN: B. SCOTT
DRAWING: 183 A UPDATE
FIELDNOTES: FNS094-10 THRU 509475
PARTYCHIEF: J. PULLEN
FIELDBOOKS: FB5094

BOUNDARY SURVEY OF FOUR (4) TRACTS OF LAND CONTAINING A TOTAL OF 4.06 ACRES IN THE WILLIAM MANSIL SURVEY, ABSTRACT NO. 437 WILLAMSON COUNTY, TEXAS

SHEET 1
OF 1
METES AND BOUNDS.



JEAN BAPTISTE, LTD.
DOC. NO. 9928685 TO:
WATERSTONE, JEAN BAPTISTE, L.P.,
DOC. NO. 2004099409
O.R.W.C.TX.

MICHAEL ELKINS
414 ADDRESS, 351 N HWY 183 LEANDER, TX
DEED DOC. 2007036859
O.R.W.C.TX.
3.88 AC

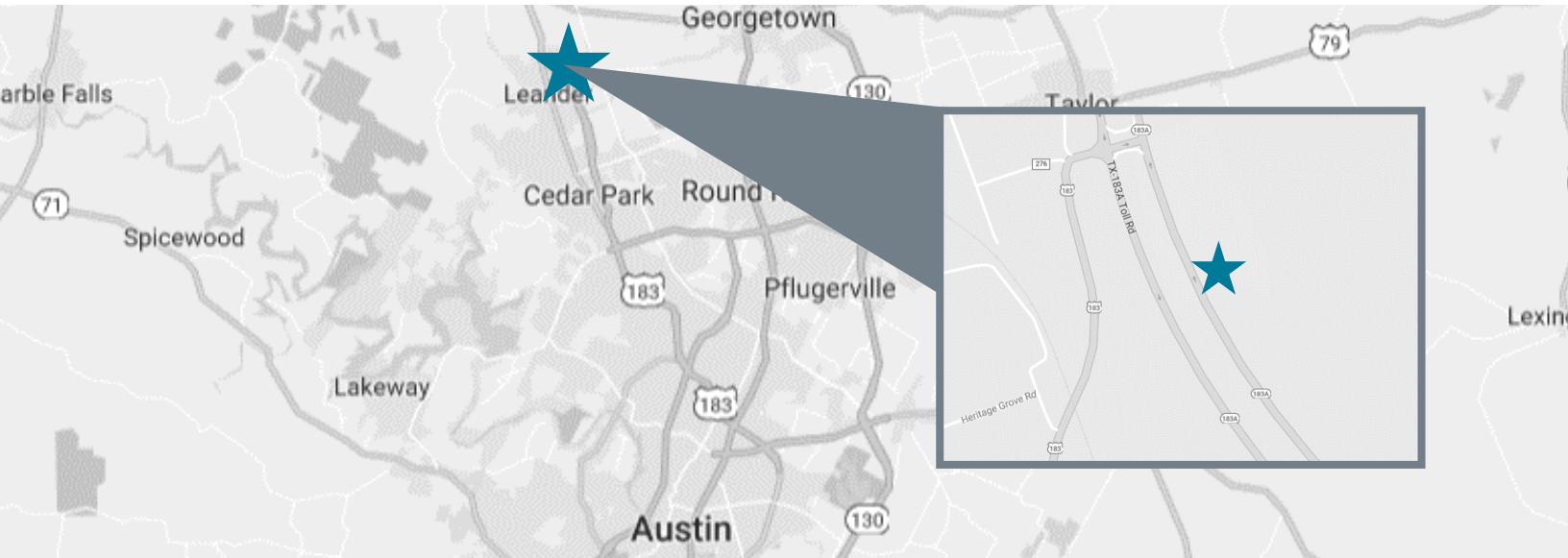
OVERALL 4.06 ACRES

DEED DOC. 2007036855
DEED DOC. 2007036856
DEED DOC. 2007036858
DEED DOC. 2007036859

JEAN BAPTISTE, LTD.
DOC. NO. 9928685 TO:
WATERSTONE, JEAN BAPTISTE, L.P.,
DOC. NO. 2004099409
O.R.W.C.TX.

U.S. HIGHWAY 183 A
(400-FOOT WIDE R.O.W.)
PER DEED O.R.W.C.TX. 2004022525
PER DEED O.R.W.C.TX. 2004022524

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