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PROJECT NAME:
 COMMERCIAL DEVELOPMENT
 IN LEANDER, TX

DRAWING DATA
 DATE: 3/23/2026
 PROJECT NO.: 26.1185 / CONCEPT 2A

DISCLAIMER: THE CONCEPT REPRESENTED
 HEREIN IS FOR CONCEPTUAL PURPOSES ONLY.
 INFORMATION SHOWN HEREIN WAS BASED ON
 PROVIDED INFORMATION BY THE CLIENT AND
 PRELIMINARY CODE RESEARCH WITH THE
 SUBJECT JURISDICTION. INFORMATION SHOWN
 HEREIN SHALL BE CONFIRMED BY SUBJECT
 JURISDICTION AND MAY BE SUBJECT TO
 CHANGE. A SURVEY IS RECOMMENDED TO
 DETERMINE THE PROPERTY BOUNDARIES AND
 RESTRICTIONS.

PROPERTY BOUNDARY GENERATED
 REFERENCING PROVIDED DWG FILE.

LEGEND

- BOUNDARY LINE
- BUILDING SETBACK
- LANDSCAPE BUFFER
- PROPOSED PAVEMENT

BSL LSB

SCALE: 1" = 120'

LOT USER	AREA	PARKING
1 QT FUEL	±1.98 AC	50 STALLS
2 SERVICE 1	±1.44 AC	25 STALLS
3 CAR WASH	±1.41 AC	32 STALLS
4 QUICK LUBE	±1.02 AC	29 STALLS
5 QSR	±1.03 AC	40 STALLS
6 RETAIL	±0.80 AC	22 STALLS
7 COFFEE	±1.15 AC	40 STALLS



PARCEL DATA:
 ±86,155 SF
 ±1.98 ACRES

LOT 2
 SERVICE ONE
 AUTOMOTIVE
 8,000 SF

STORMWATER/
 EASEMENT TRACT
 ±4.61 AC

RM 2243

RONALD REAGAN BLVD