

Property Highlights

Investment Highlights: Leander Acreage

- **Location:** 25802 Ranch Road, Leander, TX 78641
- **Land Area:** ±21.79 Acres
- **Existing Structure:** ±8,000 SF Metal Warehouse



Investment Highlights

A Unique Leander Opportunity

Rare opportunity to acquire a large, usable acreage tract with Ranch Road frontage in the rapidly growing Leander market.

- Ideal for investors, developers, or owner-users seeking flexibility and long-term upside.

Perfect for a large lot custom home site

Ideal for small bay warehouse development

Carve the lot up into smaller ranchette sites

Could be used for RV and boat storage

Long-term upside potential in a high-growth area.



Property Overview



Total Acreage

±21.79 acres



Warehouse

±8,000 SF metal warehouse (suitable for storage, contractor use, or interim income)



Utilities

Water & electricity available on site



Sewer

No sewer; septic system not currently installed



Topography

Ranch Road divides the property into two tracts: a ±5-acre upper tract with Hill Country views and a ±16-acre lower tract with flatter topography.



Vegetation

Primarily scrub with favorable areas for building.

Compelling Use Scenarios



Residential / Estate Development

Acreage or large-lot residential with scenic hilltop homesites and privacy (subject to septic feasibility).



RV / Boat Storage or Contractor Yard

Excellent candidate with existing utilities, warehouse, and flat acreage.



Owner-User or Land Hold

Utilize improvements while holding for future appreciation as Leander expands.

Why Invest in This Property?



Flexible Exit Strategies

The property's layout and topography allow for multiple viable exit options.



Unique Asset

The scarcity of large tracts with existing utilities makes this a standout opportunity.



Balanced Potential

Offers an ideal blend of current use capabilities and future development opportunities.

Sales Team



Adam Fite

Dovetail Realty

512-574-4155

adam@dovetailcre.com



Greg Cooper

Kuper Sotheby's Int. Realty

512-565-0499

greg.cooper@kupersir.com