

LAND FOR SALE

602 RIVA RIDGE LEANDER, TX 78641-8976

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KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

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602 RIVA RIDGE DRIVE



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PROPERTY SUMMARY

602 RIVA RIDGE DRIVE



Property Summary

Lot Size: 0.92 Acre

Property Overview

Corner Lot on HWY 183 in the direct line of expansion. Already has development plans accepted by the city of Leander.

Location Overview

Corner lot in the direct line of the 183 expansion.

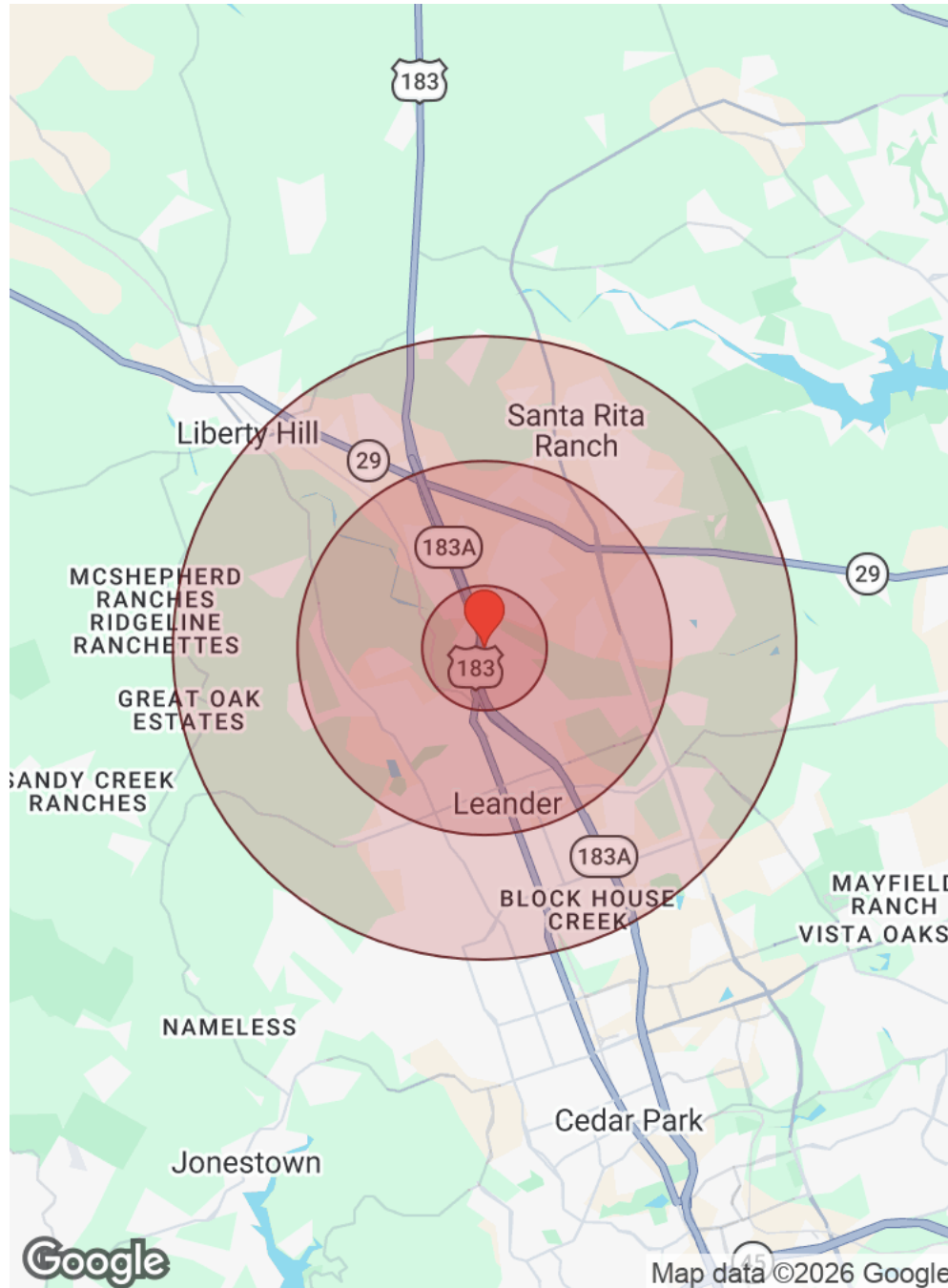
PROPERTY PHOTOS

602 RIVA RIDGE DRIVE



DEMOGRAPHICS

602 RIVA RIDGE DRIVE

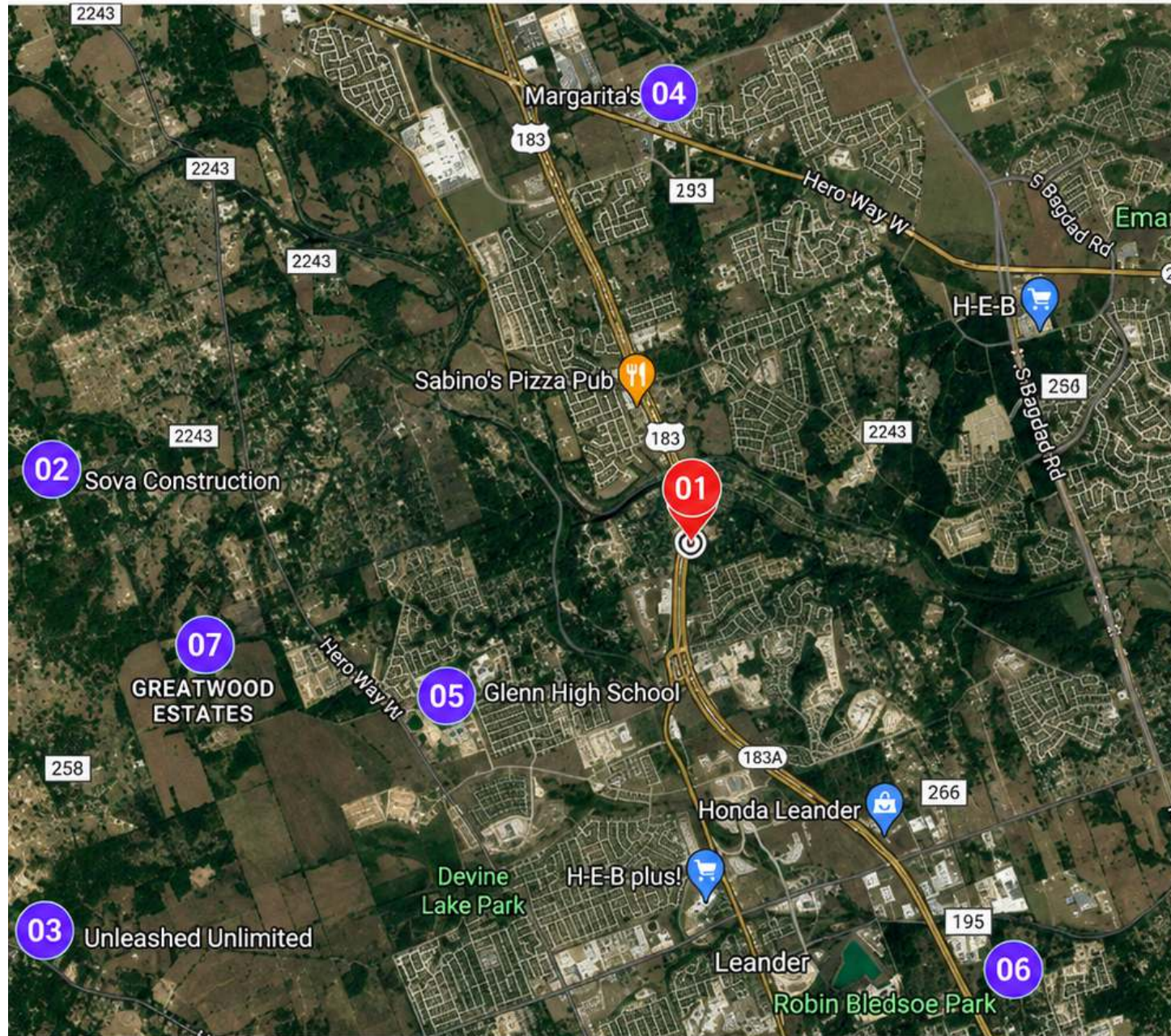


Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	3,819	27,681	59,161
	Female	3,838	29,111	61,747
	Total Population	7,658	56,791	120,907
Race / Ethnicity	White	4,210	31,411	66,535
	Black	406	3,765	7,956
	Am In/AK Nat	10	91	206
	Hawaiian	7	40	73
	Hispanic	2,139	14,590	29,876
	Asian	634	5,236	12,683
	Multiracial	230	1,533	3,313
	Other	22	131	254
Housing	Total Units	2,887	21,162	45,723
	Occupied	2,717	19,808	42,808
	Owner Occupied	2,053	15,307	33,182
	Renter Occupied	664	4,501	9,626
	Vacant	170	1,354	2,915
Age	Ages 0 - 14	1,652	12,045	25,013
	Ages 15 - 24	864	6,484	13,503
	Ages 25 - 54	3,777	27,636	57,783
	Ages 55 - 64	634	4,852	11,603
	Ages 65+	731	5,775	13,005
Income	Median	\$141,825	\$135,578	\$139,655
	Under \$15k	66	708	1,375
	\$15k - \$25k	29	372	647
	\$25k - \$35k	19	281	751
	\$35k - \$50k	130	963	1,958
	\$50k - \$75k	328	2,234	4,865
	\$75k - \$100k	228	1,946	4,405
	\$100k - \$150k	653	4,732	9,404
	\$150k - \$200k	374	3,582	7,478
Over \$200k	890	4,989	11,925	

DEVELOPMENTS

602 RIVA RIDGE DRIVE



- 01** 602 Riva Ridge Leander, TX 78641-8976
- 02** Sova Construction
- 03** Unleashed Unlimited
- 04** Margarita's
- 05** Glenn High School
- 06** Premiere Athletic Comp
- 07** GREATWOOD ESTATES

DRIVE TIMES

602 RIVA RIDGE DRIVE



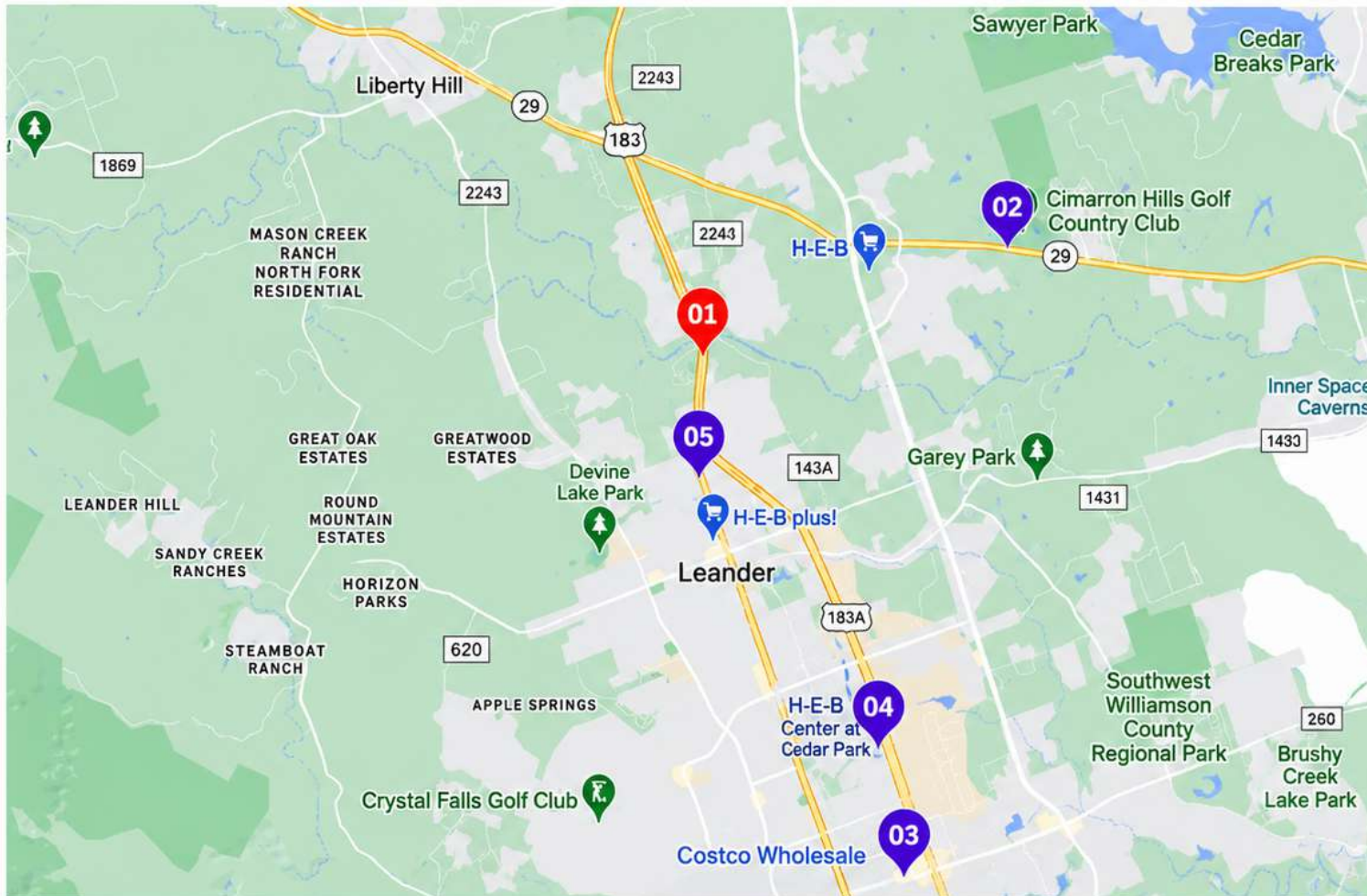
01
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02
Cimarron Hills Golf &
Country Club

03
Costco Wholesale

04
H-E-B Center at
Cedar Park

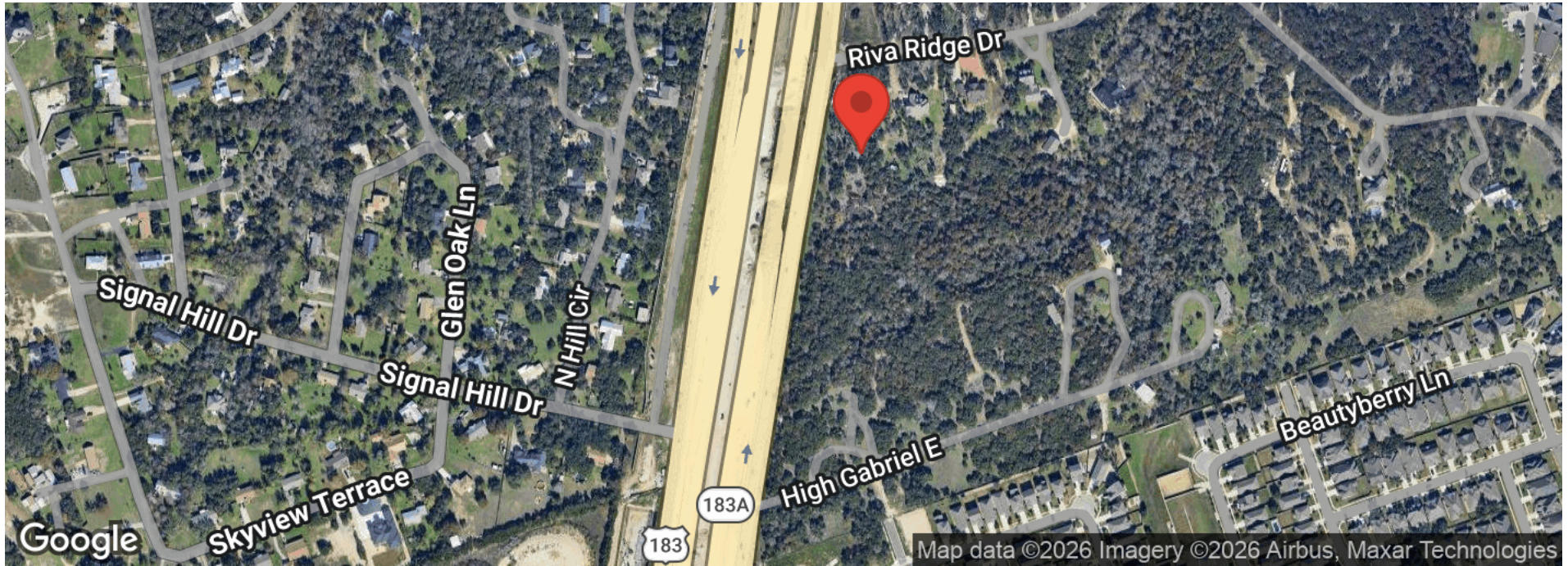
05
Honda Leander
Service & Parts




St. David's Emergency Center 4 Minutes
Honda Leander Service & Parts 5 Minutes
H-E-B Center at Cedar Park 8 Minutes
Cimarron Hills Golf & Country Club 13 minutes
Costco Wholesale, 4601 183A, Cedar Park 11 Minutes

LOCATION MAPS

602 RIVA RIDGE DRIVE



TRAFFIC

602 RIVA RIDGE DRIVE



Roadway	Cross Street	Average Daily Traffic (ADT)	Year	Distance from Property
US Hwy 183	Signal Hill Dr S	19,495	2022	0.17 mi
Signal Hill Drive	-	392	2022	0.25 mi
Signal Hill Dr	N Hill Cir W	577	2022	0.25 mi
South Gabriel Drive	-	393	2022	0.25 mi
S Gabriel Dr	-	549	2022	0.25 mi
TX 360	River Run NW	35,134	2020	0.47 mi
US Hwy 183	River Run NW	32,836	2022	0.48 mi
Co Rd 276	Amandas Way NW	110	2022	0.69 mi
Co Rd 266	Co Rd 270 SW	30	2022	0.75 mi
Christopher Ln	Co Rd 270 W	194	2022	1.10 mi

DISCLAIMER

602 RIVA RIDGE DRIVE



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