

# FOR LEASE

170 BAKER LN, LEANDER, TX 78641



## 1.72-Acre I.O.S Site

### ABOUT THE PROPERTY:

170 Baker Lane is a 5,600 SF industrial outside storage facility situated on 1.72-acres in the Williamson County submarket. Tenants benefit from a fenced and gated outside storage site, grade-level loading, and 2,000 SF of office space. It is conveniently situated near Hwy 183 and prominent national retailers. Additional landlord improvements are available.

### FEATURES:

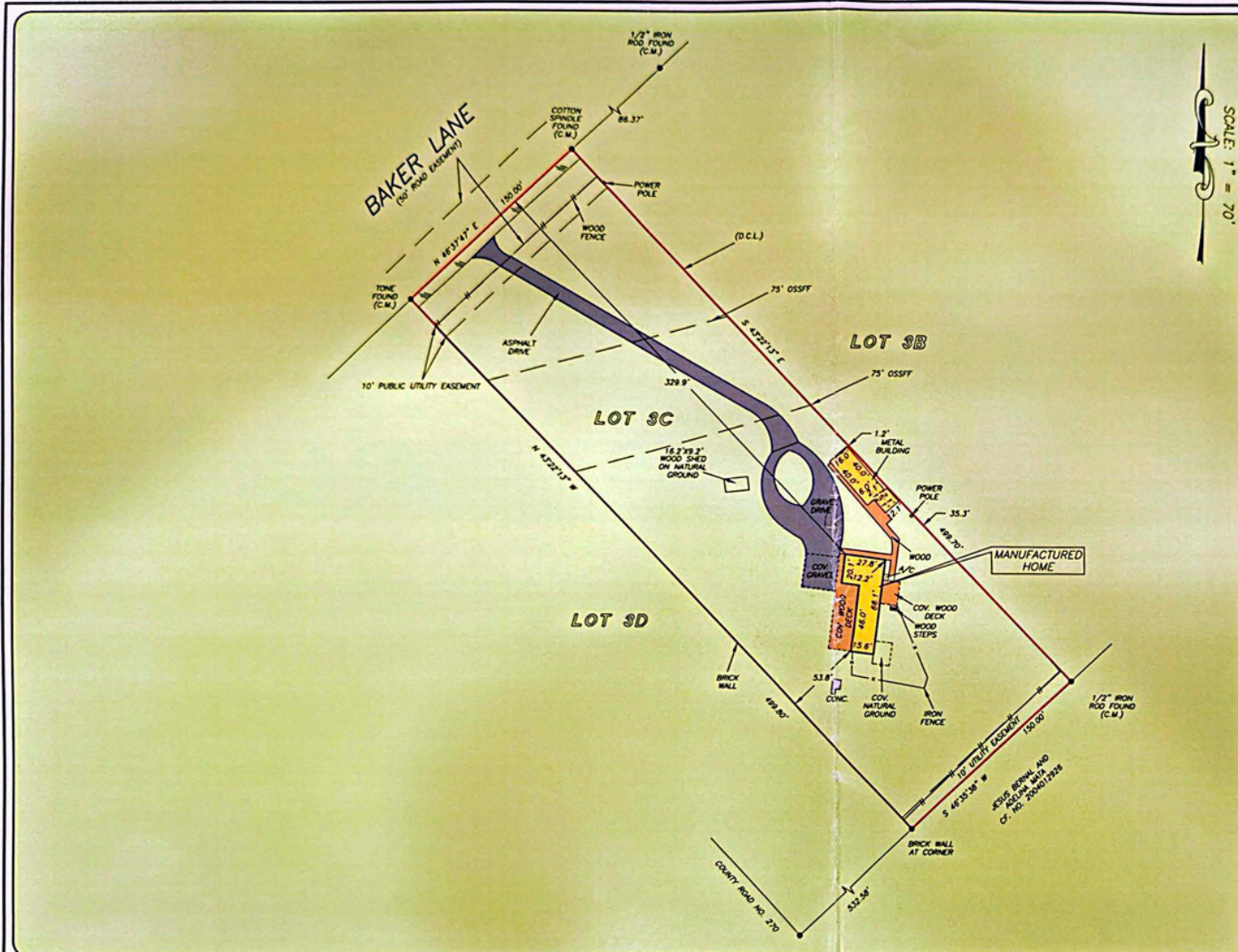
- 5,600 SF industrial outside storage space (2,000 SF office incl.)
- 1.72-acre fenced and gated site
- Three (3) grade-level doors
- ETJ zoning
- Quick access to Hwy 183
- Add'l landlord improvements available

# PROPERTY HIGHLIGHTS

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# SURVEY



SCALE: 1" = 70'

GF NO. T-136215 TEXAS NATIONAL TITLE  
 ADDRESS: 170 BAKER LANE  
 LEANDER, TEXAS 78641  
 BORROWER:

**LOT 3-C**  
**RESUBDIVISION OF LOT 3**  
**SOUTH SAN GABRIEL RANCHES**

ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
 IN CABINET L, SLIDE 313, PLAT RECORDS  
 WILLIAMSON COUNTY, TEXAS

NOTE: A ELECTRIC/TELEPHONE TRANSMISSION AND/OR DISTRIBUTION  
 LINE EASEMENT GRANTED TO PEDERNALES ELECTRIC COOPERATIVE, INC.  
 PER VOL. 516, PG. 416 AND VOL. 518, PG. 545.  
 NOTE: ROADWAY EASEMENT PER VOL. 577, PG. 134  
 NOTE: PEDERNALES UTILITY EASEMENT PER DOC. NO. 2020013058.  
 NOTE: BOUNDARY LINE AGREEMENT PER VOL. 882, PG. 715.



THIS PROPERTY DOES NOT LIE WITHIN THE  
 100 YEAR FLOOD PLAIN AS PER FIRM  
 PANEL NO. 48491C 0455 F  
 MAP REVISION: 12/20/2019  
 ZONE X  
 BASED ONLY ON VISUAL EXAMINATION OF MAPS.  
 INACCURACIES OF FEMA MAPS PREVENT EXACT  
 DETERMINATION WITHOUT DETAILED FIELD STUDY.

A SUBSURFACE INVESTIGATION  
 WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE  
 RECORDED BEARING: CAB. L, SLIDE 313, W.C.P.R.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE  
 ON THE GROUND THAT THIS PLAT CORRECTLY  
 REPRESENTS THE FACTS FOUND AT THE  
 TIME OF SURVEY AND THAT THERE ARE NO  
 ENCROACHMENTS APPARENT ON THE GROUND,  
 EXCEPT AS SHOWN HEREON. THIS SURVEY IS  
 CERTIFIED FOR THIS TRANSACTION ONLY AND  
 ABSTRACTING PROVIDED IN THE ABOVE  
 REFERENCED TITLE COMMITMENT WAS RELIED  
 UPON IN PREPARATION OF THIS SURVEY.

JAMES P. WALKOVAK  
 PROFESSIONAL LAND SURVEYOR  
 NO. 5971  
 JOB NO. SA2020-02619  
 OCTOBER 28, 2020



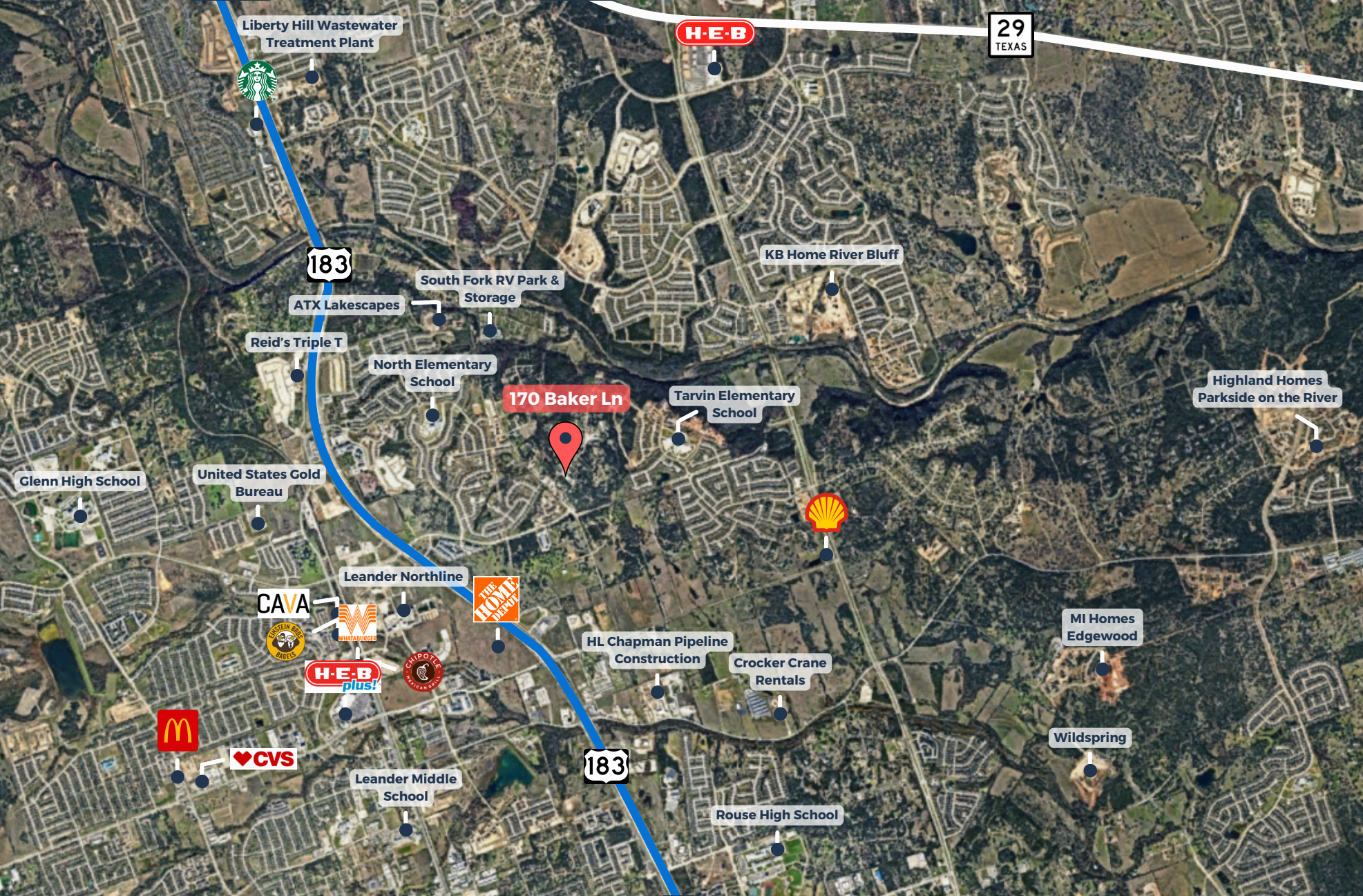
TEXAS NATIONAL TITLE  
 STACEY JOHNSON  
 512-381-9910



**PRECISION**  
 surveyors

1-800-LANDSURVEY  
 444.8190318@precision.com  
 281-496-1586 FAX 281-496-1867 210-829-4341 FAX 210-829-7555  
 800 INDEPENDENCE STREET SUITE 150 HOUSTON, TEXAS 77059 5719 NE COOK #10 SUITE 600 SHERWOOD, OREGON 97147  
 FIRM NO. 100633700

# AREA DETAILS & OVERVIEW





# CONTACT OUR TEAM



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