



2967 HERO WAY, LEANDER, TX 78641

www.techtownbusinessparks.com | FLEX OFFICE WAREHOUSE FOR SALE & LEASE - LEANDER TX

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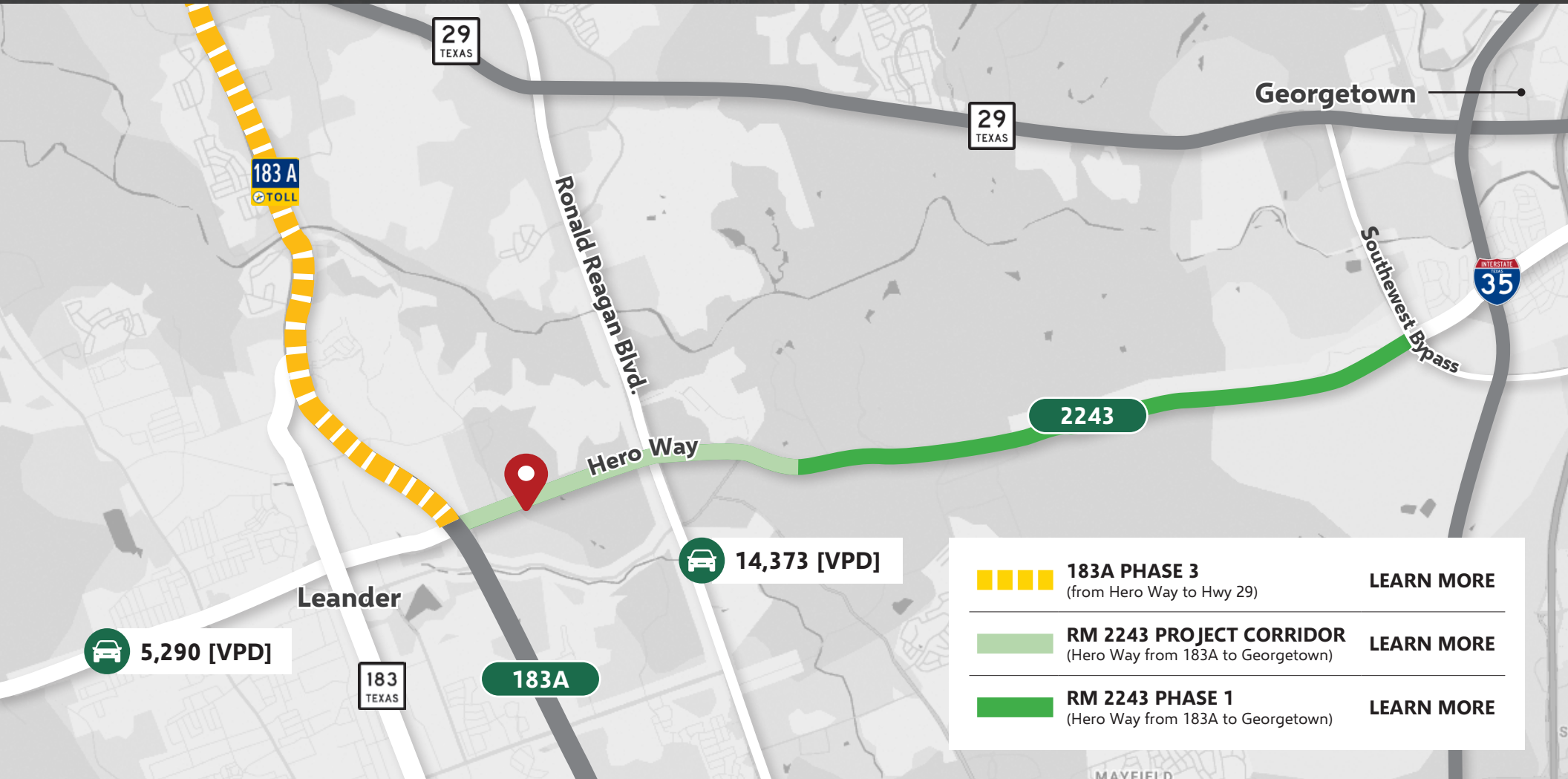
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Prime Business Location

TechTown Business Park is more than just a place to work—it's a supportive community where businesses can grow and thrive. Where employees want to work and where customers want to visit. Located between 183A and Ronald Reagan Blvd., TechTown Business Park offers convenient access to Austin, Cedar Park, Georgetown, and Liberty Hill, making it an ideal spot for businesses looking to expand. Whether you're an entrepreneur searching for your next workspace, an investor looking for a solid opportunity, or a growing company in need of expansion, we're here to help you every step of the way. We'd love to welcome you to TechTown—**reserve your unit today!**



Property Highlights & Site Plan



LAND AREA: 9.2 Acres

TOTAL SF: 105,000 SF

BUILDINGS: 9 total with up to 53 units, including 15 premium end units.

UNIT SIZES: 1,875 SF to 15,000 SF (units can be combined for larger needs)

ZONING: Heavy Commercial, ideal for industrial, office, and flex space.

PARKING: 274 shared spaces (2.5/1,000 SF or approximately 5 spaces per unit)

PROMINENT SIGNAGE: Monument for high visibility, Clear building & suite designation



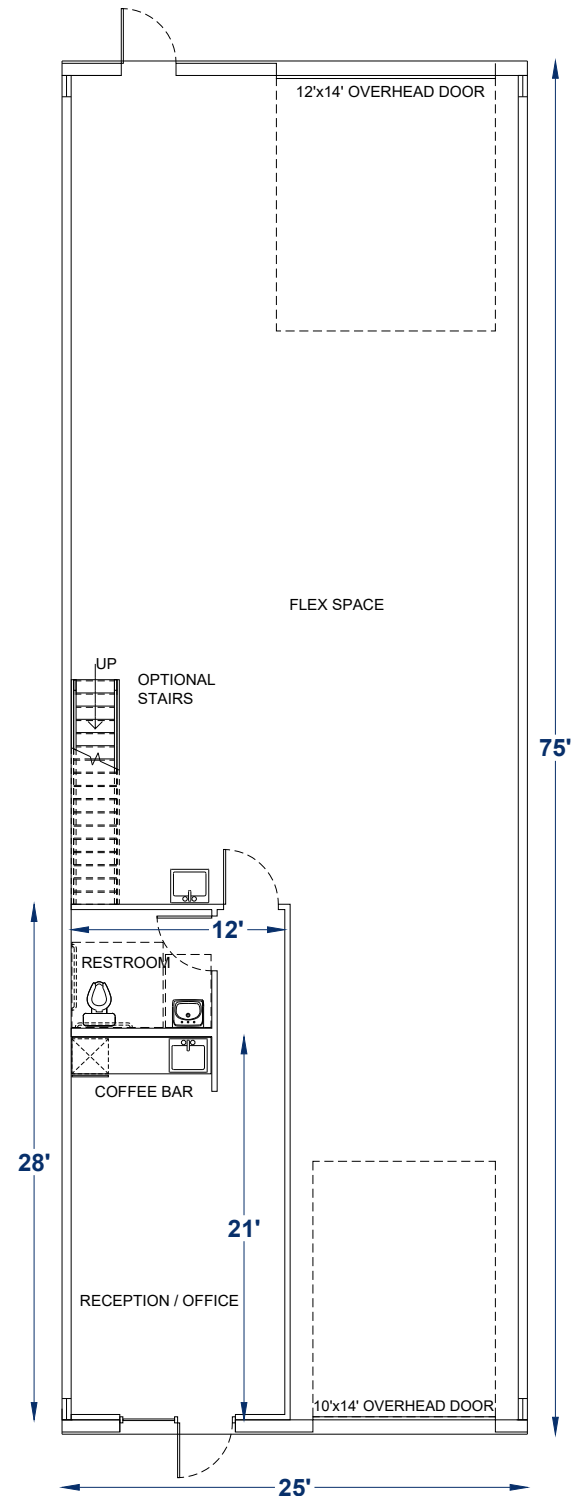
Building Features

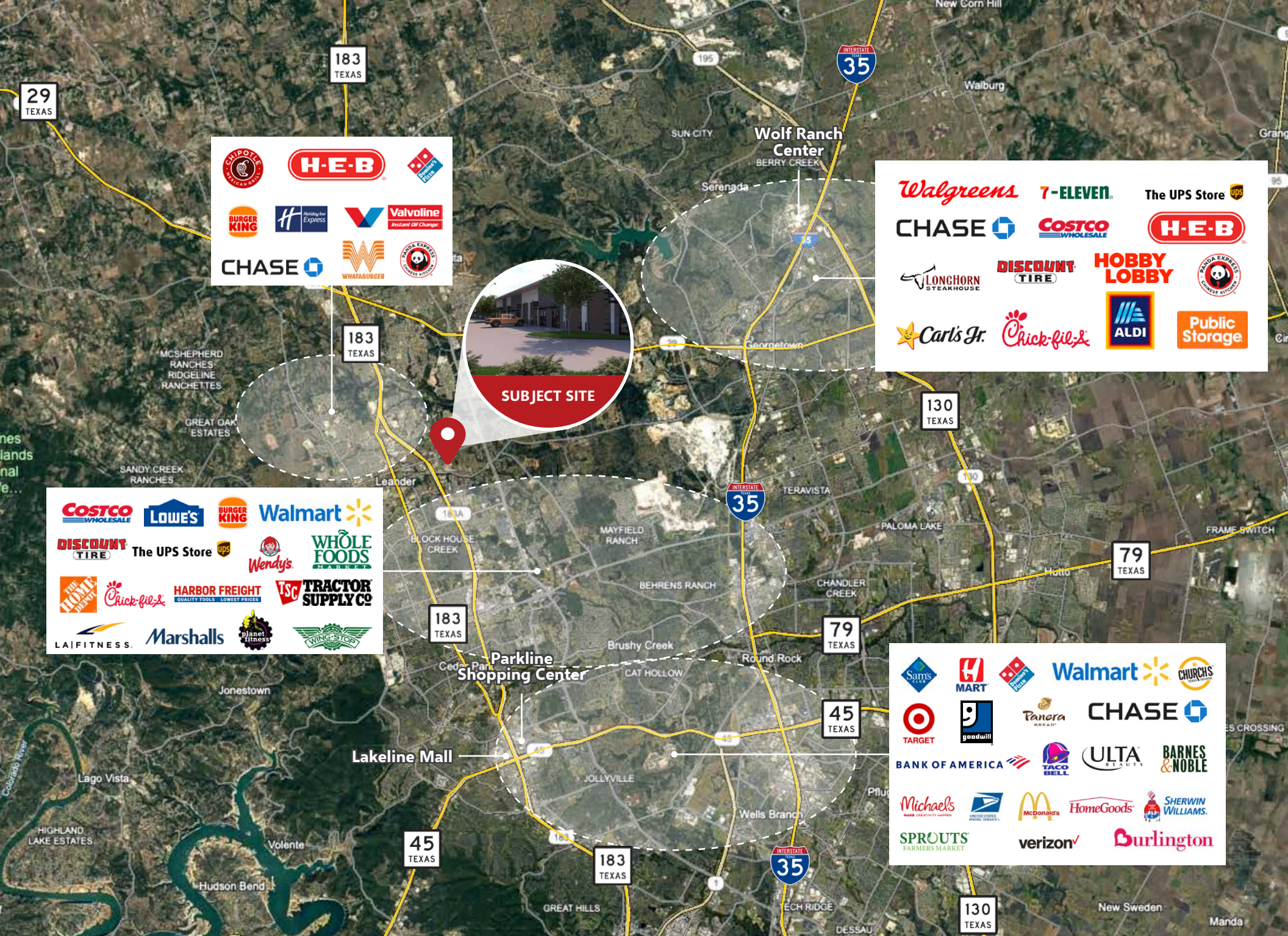
EVE HEIGHT:	22'8" at the front, sloping to 16' at the rear
CONSTRUCTION:	Robust steel beam framework, insulated walls, and durable metal roofing
LIGHTING:	High-efficiency LED security lighting to enhance visibility and safety
CONNECTIVITY:	High-speed fiber Internet ensuring uninterrupted operations
POWER SUPPLY:	3-phase power to support high-energy commercial activities
FIRE SUPPRESSION SYSTEM:	Enhanced safety measures that lower insurance costs
DESIGNED FOR SAFETY & EFFICIENCY:	Extra-wide streets and loading area optimized for 18-wheelers.



Unit Features & Standard Floor Plan

STANDARD UNIT:	1,875 SF, with 1529 SF Flex Space, 346 SF Office, RR, and coffee bar
MEZZANINE:	Optional for expandable office or storage solutions
MODERN STOREFRONT ENTRY:	9' windowed frontage for a professional appearance
LARGE OVERHEAD DOORS:	14' high, providing easy loading and unloading
DRIVE-THROUGH BAYS:	In Buildings 3, 5 & 7, with 75' depth for pull-through trailer parking
PRE-WIRED FOR SECURITY:	Advanced surveillance and alarm system infrastructure
ENERGY EFFICIENT DESIGN:	Optimized insulation and features for lower utility costs
INTERIOR/FLOOR PLAN CUSTOMIZATION:	Available upon request





Market Insights, Economic Growth & Supporting Demographic

POPULATION	1-MILE	3-MILE	5-MILE
2024 Population	2,054	57,387	140,643
Annual Growth Rate	14.6%	8.6%	6.6%
HOUSING	1-MILE	3-MILE	5-MILE
Median Home Value	\$605,035	\$383,945	\$401,671
Median Year Built	2011	2010	2010
Owner Occupied Households	58%	74%	76%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2024 Households	794	20,003	48,467
Annual Growth 2020-2024	11.6%	7.3%	5.9%
HOUSEHOLD INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$128,395	\$126,079	\$131,779
CONSUMER SPENDING	1-MILE	3-MILE	5-MILE
Avg Household Spending	\$37,784	\$39,752	\$40,510
POPULATION SUMMARY	1-MILE	3-MILE	5-MILE
Avg Age	35	36	36
EDUCATION	1-MILE	3-MILE	5-MILE
With a Degree	61%	57%	62%
EMPLOYMENT	1-MILE	3-MILE	5-MILE
Number of businesses	40	1,103	3,839
White Collar	79%	83%	85%



140k

Estimated Population
(5-Mile Radius)



Household Growth
(1-Mile Radius)

5.9%



\$128k

Ave. Household Income
(1-Mile Radius)

Availability & Investment Options

Construction Timeline & Business Readiness

PRE-SALE BEGINS:	Q1 2025 – Early commitment discounts available
CONSTRUCTION START:	Q2 2025 – Site development & infrastructure installation
UNIT DELIVERY:	Q4 2025 – Move-in-ready business spaces

For Sale

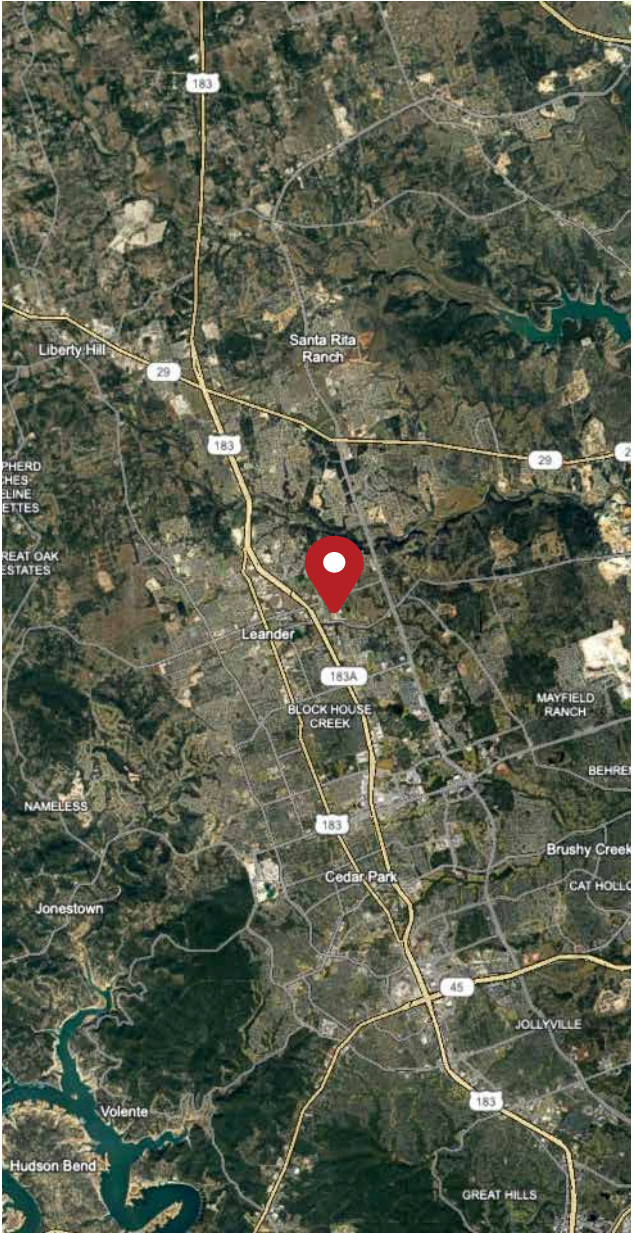
Own your own work space!

Pre-Construction Pricing Available
– Secure competitive rates now.

For Lease

Leasing is Managed Professionally
to ensure seamless tenant operations

Contact Brokers for lease availability.



Architect Renderings



Architect Renderings



Architect Renderings



Architect Renderings



Architect Renderings



Leander, TX

Leander, Texas, is a rapidly growing city located in the heart of the Texas Hill Country, just north of Austin. Known for its friendly community atmosphere and beautiful natural landscapes, Leander offers a mix of suburban living and access to urban amenities.

The city has experienced significant growth in recent years, driven by an influx of families and individuals looking for a more affordable housing market compared to nearby Austin. Leander's population has skyrocketed as new developments have sprung up, featuring a variety of housing options from single-family homes to modern apartments.

Leander, Texas, is situated in the central part of the state, approximately 22 miles northwest of downtown Austin. Located primarily in Williamson County, a small portion of the city also extends into Travis County.

Leander, Texas, is rapidly becoming a hub for well-paying jobs, driven by its thriving sectors like technology, healthcare, and education. Many residents enjoy high disposable incomes, which boosts local spending and enhances their quality of life. This economic empowerment fosters business growth, supported by new commercial developments and a proactive local government. As a result, Leander is an attractive destination for job seekers and entrepreneurs alike.

Leander is also known for its excellent school district, making it an attractive destination for families. The city offers a range of educational opportunities, with both public and private schools serving the community a median family income of \$105,944, surpassing Collin and Rockwall Counties since the 2000 census. Forbes ranked it the fifth-fastest growing county in the United States.



TechTown Business Park

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