



NEW HOPE
REALTY GROUP

YOUR TRUSTED
REAL ESTATE ADVISOR

Leander Texas

BINGHAM CREEK RESIDENCES

ESTABLISHED RESIDENTIAL INCOME PROPERTY



24369 BINGHAM CREEK RD | LEANDER, TEXAS 78641

INVESTMENT HIGHLIGHTS



12

RENTABLE
RESIDENCES



10

UNRESTRICTED
ACRES



8,036 SF

TOTAL
LIVING AREA



\$158,820

CURRENT ANNUAL
GROSS INCOME



\$205,020

POTENTIAL ANNUAL
GROSS INCOME



\$1.5M

ASKING
PRICE

INVESTMENT OVERVIEW

Bingham Creek Residences is an established residential income property situated on approximately 10 unrestricted acres in Leander, Texas.

The property includes 12 rental residences consisting of a main residence, a garage apartment, a studio apartment, and nine detached rental homes.

The property offers immediate cash flow with opportunities to increase income and reduce expenses through efficient management and operational improvements.



IMMEDIATE
CASH FLOW



EXISTING
INFRASTRUCTURE



OPERATIONAL
UPSIDE



EXPANSION
POTENTIAL



PROPERTY FEATURES

- ✓ 12 Residential Improvements
- ✓ Internal Road Network
- ✓ Shared Well
- ✓ Swimming Pool
- ✓ Multiple Septic Systems
- ✓ Solar Panels on Main Residence
- ✓ Established Electrical Service
- ✓ No POA / Unrestricted

LOCATION ADVANTAGE

	Leander	15 MINUTES
	Cedar Park	20 MINUTES
	Georgetown	25 MINUTES
	Round Rock	30 MINUTES
	Tesla Gigafactory	25 MINUTES
	Austin-Bergstrom International Airport	40 MINUTES
	Downtown Austin	35 MINUTES

CARSON MORGAN

REALTOR #774484



512-677-5913



carsonmrealtor@gmail.com



www.CarsonMorganRealEstate.com



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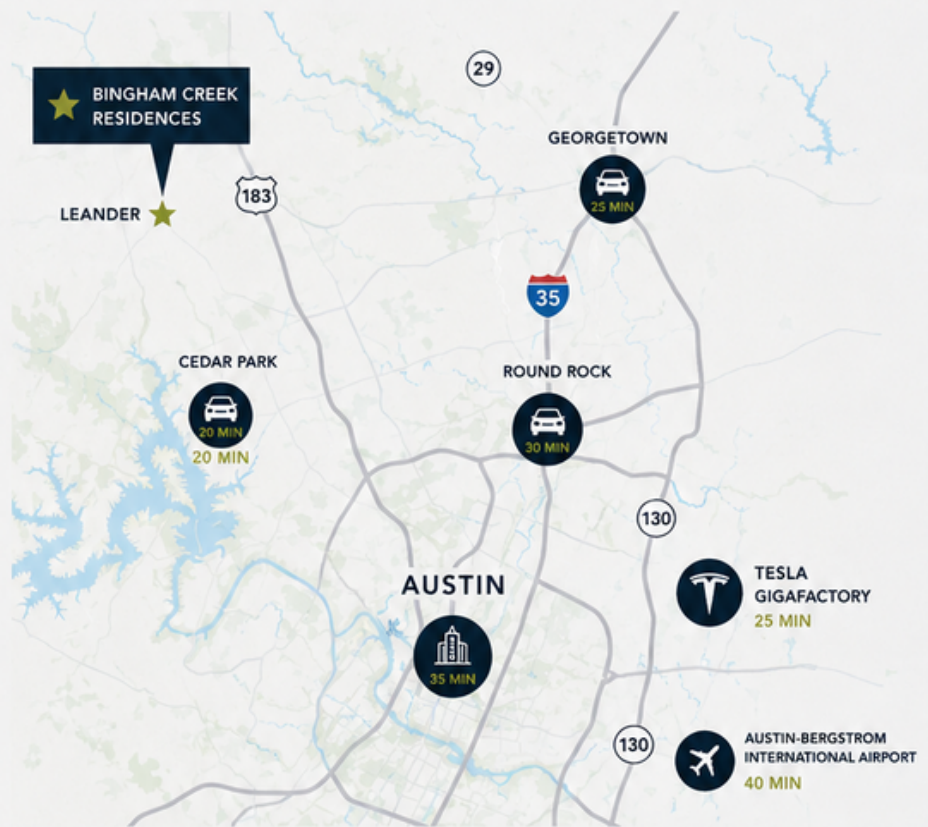
203 W. New Hope Ave
Cedar Park, Texas 78613

The information contained herein is believed to be accurate but is not warranted.
Buyers to conduct their own due diligence.

INVESTMENT HIGHLIGHTS

-  **12 RENTABLE RESIDENCES**
Diverse mix of homes and mobiles in a stable community.
-  **10 UNRESTRICTED ACRES**
Flexible land use with room for future expansion.
-  **8,036 SF TOTAL LIVING AREA**
Spacious layouts across all residential units.
-  **ESTABLISHED INCOME PROPERTY**
In-place tenants provide immediate cash flow.
-  **ON-SITE AMENITIES**
Pool, septic systems, water wells, and open green space.
-  **WELL & SEPTIC SERVICES**
Independently sourced water and septic in place.
-  **NO POA / UNRESTRICTED**
Greater operational flexibility and fewer restrictions.

CENTRALLY LOCATED. ENDLESS OPPORTUNITY.



DRIVE TIMES TO KEY DESTINATIONS

					
CEDAR PARK 20 MINUTES	ROUND ROCK 30 MINUTES	GEORGETOWN 25 MINUTES	DOWNTOWN AUSTIN 35 MINUTES	AUSTIN-BERGSTROM INTERNATIONAL AIRPORT 40 MINUTES	TESLA GIGAFACTORY 25 MINUTES

PROPERTY ADVANTAGES

- ✓ Private setting with natural beauty and mature trees
- ✓ Strong rental demand in rapidly growing corridor
- ✓ Minutes from major employers and retail hubs
- ✓ Ample acreage for future development or added units
- ✓ Turn-key income opportunity with long-term upside



**STRONG LOCATION. STABLE INCOME.
LONG-TERM GROWTH POTENTIAL.**

INVESTMENT SUMMARY

Bingham Creek Residences offers investors a rare opportunity to acquire an established residential income property in one of the fastest-growing regions in Central Texas.

-  **IMMEDIATE CASH FLOW**
Current tenants provide reliable in-place income.
-  **GROWTH CORRIDOR LOCATION**
Close to Austin, tech employers, shopping, and entertainment.
-  **FLEXIBILITY & FREEDOM**
No POA and unrestricted land offer future optionality.
-  **LAND & LIFESTYLE VALUE**
10 acres of land with community amenities including a pool and green space.

LET'S BUILD YOUR NEXT SUCCESSFUL INVESTMENT.

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carsonmrealtor@gmail.com

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