

EXCLUSIVE LAND LISTING — LEANDER, TEXAS

# 1000 Bonita Verde Drive

1.45 Acres · Dual Zoning Path · Crystal Falls Corridor · Leander, TX 78641

MF ZONED

LO/LC PRE-APPROVED

BEHIND WALGREENS · CRYSTAL FALLS PKWY

DUAL ROAD ACCESS

**\$425K**

ASKING PRICE  
\$425,000

**1.45**

LOT SIZE  
Acres

**MF**

CURRENT ZONING  
Multi-Family

**LO/LC**

PRE-APPROVED  
Local Office / Commercial

**2**

ACCESS POINTS  
Dual Road Access

## EXECUTIVE SUMMARY

Located in the heart of one of the nation's fastest-growing cities, 1000 Bonita Verde Drive presents an exceptional 1.45-acre development opportunity in Leander, Texas. Situated directly behind the Walgreens on the highly trafficked Crystal Falls Parkway corridor, this property offers unparalleled access and visibility in a booming economic submarket.

Currently zoned Multi-Family (MF) with an approved 9-building site plan (Villa Bonita by Caledonia Builders), the property also holds a pre-approval from the City of Leander for rezoning to Local Office (LO) or Local Commercial (LC) — giving buyers rare dual-path flexibility.

## KEY HIGHLIGHTS

- Approved 9-building multifamily site plan (Villa Bonita)
- City of Leander pre-approval for LO/LC commercial rezoning
- Dual access: Bonita Verde Drive & Old Bagdad Road
- Adjacent to \$250M Crystal Village mixed-use development
- High Chaparral Subdivision · Lot 6, Block 8 · Cabinet B, Slide 77
- Williamson County, Texas · Leander ISD
- Leander population: 92,871 · Median HHI: \$139,048
- \$1B+ active development pipeline in Leander

**PROPERTY SPECIFICATIONS**

<b>ASKING PRICE</b>	\$425,000
<b>ADDRESS</b>	1000 Bonita Verde Dr, Leander, TX 78641
<b>LEGAL DESCRIPTION</b>	Lot 6, Block 8, High Chaparral Subdivision
<b>PLAT REFERENCE</b>	Cabinet B, Slide 77, Williamson County
<b>LOT SIZE</b>	1.45 Acres (±62,726 Sq. Ft.)
<b>CURRENT ZONING</b>	MF — Multi-Family
<b>PRE-APPROVED REZONE</b>	LO — Local Office / LC — Local Commercial
<b>ACCESS — SOUTH</b>	Bonita Verde Drive (50' R.O.W.)
<b>ACCESS — NORTH</b>	Old Bagdad Road (R.O.W. Varies)
<b>UTILITIES</b>	Public Utility Easements in Place
<b>SURVEY BY</b>	Tri-Tech Surveying Co., L.P.
<b>COUNTY</b>	Williamson County, Texas
<b>SCHOOL DISTRICT</b>	Leander ISD

**LOCATION CONTEXT**

The property is situated directly behind the Walgreens on Crystal Falls Parkway — one of Leander's primary commercial arteries. This location places the site at the intersection of established retail traffic and rapidly expanding residential density.

<b>WALGREENS CRYSTAL FALLS</b>	Adjacent — directly in front
<b>CRYSTAL FALLS PKWY</b>	Immediate access via Old Bagdad Rd
<b>CRYSTAL VILLAGE (\$250M)</b>	Adjacent mixed-use development
<b>THE SQUARE AT CRYSTAL FALLS</b>	Nearby neighborhood retail center
<b>LEANDER METRORAIL STATION</b>	~2 miles — Capital Metro
<b>AUSTIN CITY CENTER</b>	~30 miles via US-183

**SITE PHOTOGRAPHY**



ZONING & DEVELOPMENT POTENTIAL

This property offers two distinct, City-approved development paths. The current MF zoning supports the approved Villa Bonita multifamily project, while a pre-approved rezoning to Local Office or Local Commercial unlocks a broader range of professional and retail uses — providing buyers with maximum flexibility.

OPTION A — CURRENT ZONING

**Multi-Family (MF)**

APPROVED PLAN	Villa Bonita — 9 Buildings
DEVELOPER	Caledonia Builders
ENGINEER	Goode Faith Engineering
STATUS	City-Approved Site Plan

**Permitted Uses:** Townhomes, condominiums, garden-style apartments, live-work units, accessory dwelling units.

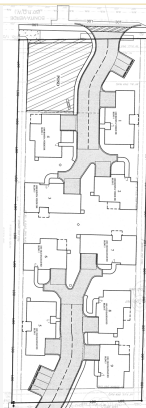
OPTION B — PRE-APPROVED REZONE

**Local Office / Local Commercial**

ZONING CLASS	LO — Local Office / LC — Local Commercial
APPROVAL STATUS	City of Leander Pre-Approved
MAX BUILDING HEIGHT	35 ft (LO) / 45 ft (LC)
MIN LOT SIZE	5,000 sq ft (LO) / 6,000 sq ft (LC)

**LO Permitted Uses:** Medical/dental offices, professional services, financial institutions, personal services, day care.

**LC Permitted Uses:** All LO uses plus retail, restaurants, personal services, drive-through facilities.



Approved Site Plan — Villa Bonita · Caledonia Builders / Goode Faith Engineering

**City of Leander Approved**

INVESTMENT THESIS

**Dual-Path Flexibility**

Rare ability to proceed with approved MF plan or pivot to LO/LC commercial — buyer chooses the highest-and-best use.

**Shovel-Ready MF Option**

Approved 9-building Villa Bonita site plan eliminates entitlement risk and compresses time-to-market for multifamily developers.

**Prime Retail Adjacency**

Directly behind Walgreens on Crystal Falls Pkwy — established daily-needs traffic generator anchors commercial viability.

**Dual Road Access**

Two separate curb cuts (Bonita Verde Dr & Old Bagdad Rd) provide superior ingress/egress for both residential and commercial uses.

**Growth Market**

Leander ranked among the fastest-growing cities in the US. Population up 183% since 2010 with \$1B+ in active development pipeline.

**Utility Infrastructure**

Public utility easements already in place per recorded plat. Reduces infrastructure cost and accelerates permitting timelines.

LEANDER MARKET OVERVIEW

<p><b>92,871</b> POPULATION City of Leander (2024 est.)</p>	<p><b>\$139K</b> MEDIAN HHI Household Income</p>	<p><b>183%</b> POP. GROWTH Since 2010 Census</p>	<p><b>\$1B+</b> DEV. PIPELINE Active Leander Projects</p>
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MARKET NARRATIVE

Leander, Texas has transformed from a small bedroom community into one of the Austin metro's most dynamic growth corridors. With a population that has grown 183% since 2010 and a median household income of \$139,048, the market supports both premium residential and high-quality commercial development.

The Crystal Falls Parkway corridor where this property is located has emerged as a key commercial spine, anchored by established retailers and surrounded by dense single-family and multifamily residential development. The area's demographics — young, affluent, and growing — make it ideal for medical office, professional services, and neighborhood commercial uses.

Leander's Capital Metro Rail connection to downtown Austin, combined with its top-rated Leander ISD schools, continues to attract high-income households and the businesses that serve them.

NEARBY DEVELOPMENT PROJECTS

<p><b>\$250M+</b> <b>Crystal Village</b> Mixed-use development adjacent to subject property. Retail, dining, office, and residential.</p>	<p><b>\$180M</b> <b>Leander Town Center</b> Major mixed-use downtown redevelopment anchoring the MetroRail station area.</p>
<p><b>Active</b> <b>The Square at Crystal Falls</b> Neighborhood retail and service center serving the Crystal Falls residential community.</p>	<p><b>Active</b> <b>Crystal Falls Pkwy Corridor</b> Ongoing commercial and medical office development along the primary commercial artery.</p>
<p><b>Expanding</b> <b>Leander MetroRail</b> Capital Metro commuter rail ~2 miles away, connecting Leander to downtown Austin.</p>	<p><b>Growing</b> <b>US-183 / 183A Tollway</b> Major regional arterial providing direct access to Austin tech employment centers.</p>

CONTACT THE LISTING TEAM

Ready to **Invest** in Leander?

Contact the Mallach & Company Commercial team for property tours, due diligence documents, zoning consultation, and offer submission. We welcome inquiries from developers, investors, and owner-users interested in this exceptional Central Texas opportunity.

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