

The Enclave at Crystal Falls

Commercial Pad Sites and Two Family Site

10955 E Crystal Falls Pkwy | Leander | TX | 78641



COMMERCIAL
MARKET EXCHANGE



FOR SALE

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13



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EXECUTIVE SUMMARY

The Enclave at Crystal Falls - 10955 E Crystal Falls Pkwy | Leander | TX | 78641

OFFERING SUMMARY

Sale Price:.....Call for Pricing

Zoning:.....PUD - GC-2A / TF-2A

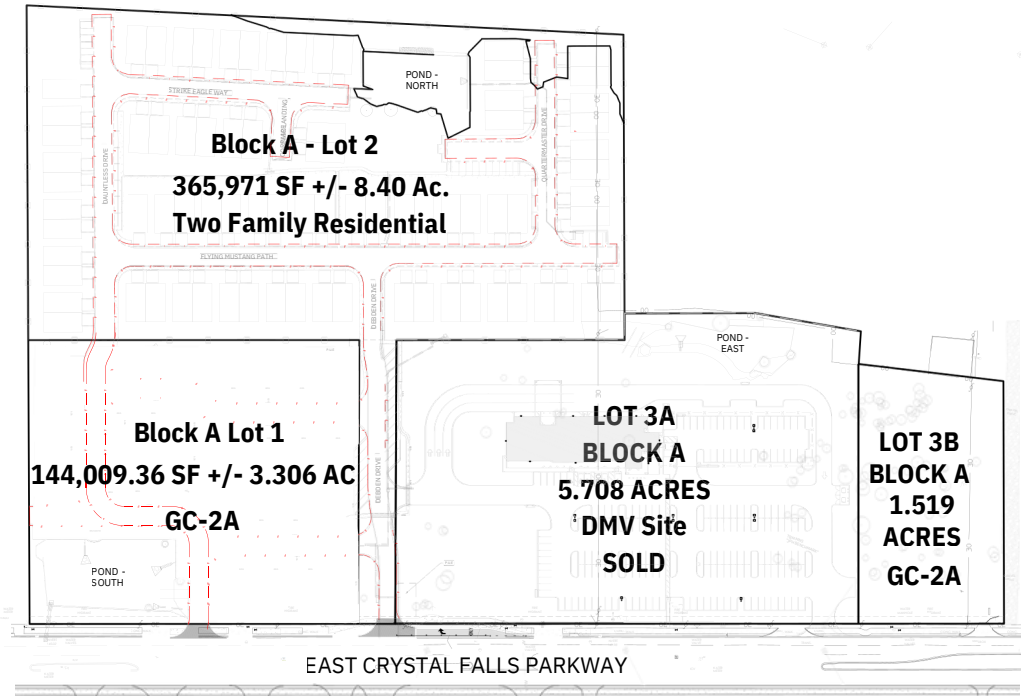
Lot Size (AC).....1.519 - 13.225

PROPERTY HIGHLIGHTS

- ±3.306-acre commercial tract with approved office warehouse site plan available
- ±1.519-acre commercial pad site with strong frontage and visibility available
- ±8.4-acre two-family residential tract with approved paper lots available
- Regional detention
- Utilities to each site
- Shared cross access infrastructure throughout the project
- Surrounded by rapid residential growth and expanding commercial demand
- Ideal for retail, medical, office warehouse, service commercial, and residential development

PROPERTY OVERVIEW

Located within The Enclave at Crystal Falls, these development-ready land opportunities offer commercial users and residential developers the ability to acquire pad sites within one of the fastest growing corridors in Leander. Positioned near the intersection of Ronald Reagan Boulevard and Crystal Falls Parkway, the available parcels include two commercial pad sites which are ±3.306 acres and ±1.519 acres, along with an ±8.4-acre two-family residential tract with approved paper lots already in place. The ±3.306-acre commercial tract also benefits from an approved office warehouse site plan, providing added flexibility for developers and owner-users looking to accelerate development timelines. Planned infrastructure improvements include regional detention, utilities to each site, shared cross access throughout the development, and a primary curb cut to Crystal Falls Parkway. This area continues to experience significant residential expansion, strong household growth, and increasing demand for neighborhood retail, service-oriented commercial uses, office warehouse, and housing options. This property offers developers and owner-users to move quickly in a supply-constrained market with strong long-term growth fundamentals.



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SITE LAYOUT - AERIAL

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AERIAL LOCATION MAP



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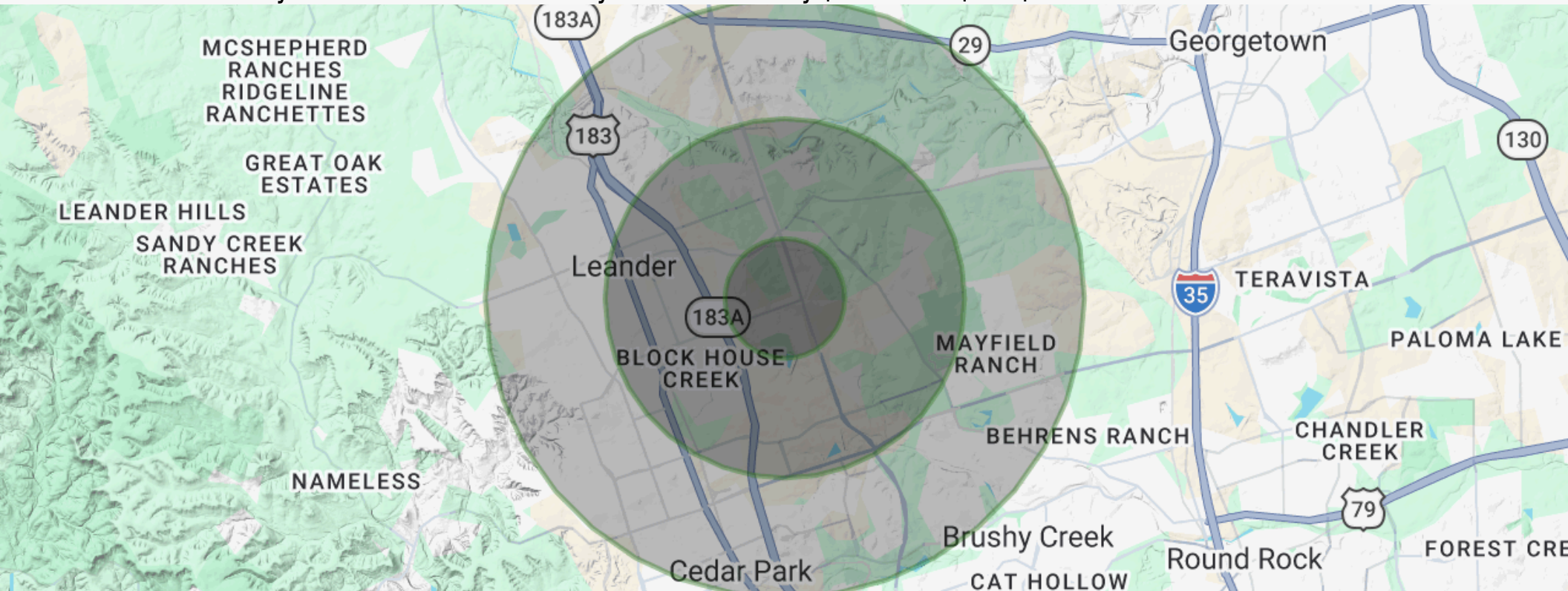


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AREA DEMOGRAPHICS



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POPULATION

Total Population

Average Age

Average Age (Male)

Average Age (Female)

HOUSEHOLDS & INCOME

Total Households

of Persons per HH

Average HH Income

Average House Value

1 MILE

3 MILES

5 MILES

5,166

40,124

142,291

33.2

36.3

36

34

36.1

35.9

32.4

36.4

36.3

1 MILE

3 MILES

5 MILES

1,908

14,200

49,601

2.7

2.8

2.9

\$160,529

\$147,222

\$153,257

\$528,059

\$491,221

\$500,633

Demographics data derived from AlphaMap

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Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date