

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
- 3-phase power (208V)
- Quick access to Hwy 183
- Add'l landlord improvements available

PROPERTY HIGHLIGHTS



SURVEY

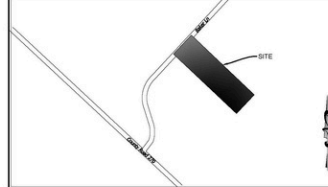
ITEMS CORRESPONDING TO SCHEDULE B-II

- [illegible]

ZONING INFORMATION

Pursuant to Table A Items 6(a) and 6(b), the surveyor was not provided with a zoning report or letter and is therefore unable to address this item.

VICINITY MAP - NOT TO SCALE



MISCELLANEOUS NOTES

- [illegible]

RECORD DESCRIPTION

TITLE DESCRIPTION	DATE	TIME	LOCATION	STATUS
1. Introduction to the Project	2023-10-01	10:00	Room 101	Completed
2. Data Collection and Analysis	2023-10-05	14:00	Room 102	In Progress
3. Model Development and Validation	2023-10-10	09:00	Room 103	Planned
4. Results and Discussion	2023-10-15	11:00	Room 104	Planned
5. Conclusion and Future Work	2023-10-20	13:00	Room 105	Planned

SURFACE ONLY ESTATE INTEREST in Lot 3C, RESUBDIVISION OF LOT 3 SOUTH SAN GABRIEL RANCHES, according to the map or plat thereof recorded in Cabinet L, Slide 313, Map and/or Plat Records, Williamson County, Texas.

The lands surveyed, shown and described hereon are the same lands as described in the Title Commitment provided by First American Title Insurance Company, Commitment No. NC1310544-ATL, Dated June 03, 2020 at 8:00 a.m.

UTILITY NOTE

Pursuant to Table A Item 11, the underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown compromise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that utilities are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

LEGEND OF SYMBOLS & ABBREVIATIONS

- [illegible]

FLOOD NOTE

Pursuant to Table A Item 3, Said described property in, by graphical plotting only, located within an area having a Zone Designation "K" Unhazard by FEMA, on Flood Insurance Rate Map No. 48491C0455F, dated December 20, 2019 and is not in a special flood hazard area. No field surveys was performed to determine this zone.

PROJECT REVISION RECORD

DATE	DESCRIPTION	DATE	DESCRIPTION
07/13/2026	FIRST DRAFT		
FIELD WORK	DRAFTED BY	CHECKED BY TO	SB & DG

SIGNIFICANT OBSERVATIONS

A MULTIPLE BUILDINGS ON PROPERTY ENCRANCHING INSIDE OF ON-SITE SEWAGE EASEMENT AS SHOWN HEREON

LEGAL

THIS SURVEY WAS PREPARED FOR THE PURPOSE OF THIS REAL ESTATE TRANSACTION ONLY AND NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED ABOVE SHALL RELY ON IT FOR ANY OTHER PURPOSE OR TRANSACTION.

ALTA/NSPS LAND TITLE SURVEY

for
170 Baker Ln
NV5 Project No. 202602988-001
170 Baker Ln, Leander, TX 78641

Based upon Title Commitment No. NCS-1310544-ATL
of First American Title Insurance Company
Bearing an effective date of June 03, 2026 at 8:00 a.m.

To: ASIG 170 BAKER LN LLC; First American Title Insurance Company, and Bock & Clark Corporation, an NV5 Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2020 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 10, 11a, 13, 14, 16, 17, 18, 19, 20 and 21 of Table A thereof. The field work was completed on July 07, 2026.

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 3, Land Title Survey.

PRELIMINARY

Troy Dee
Registration No. 6904
in the State of Texas
Date of survey: July 10, 2026
Date of last revision: N/A
Network Project No. 20260294

Golden Job No: 262148

Prepared By
GOLDEN
LAND SURVEYING

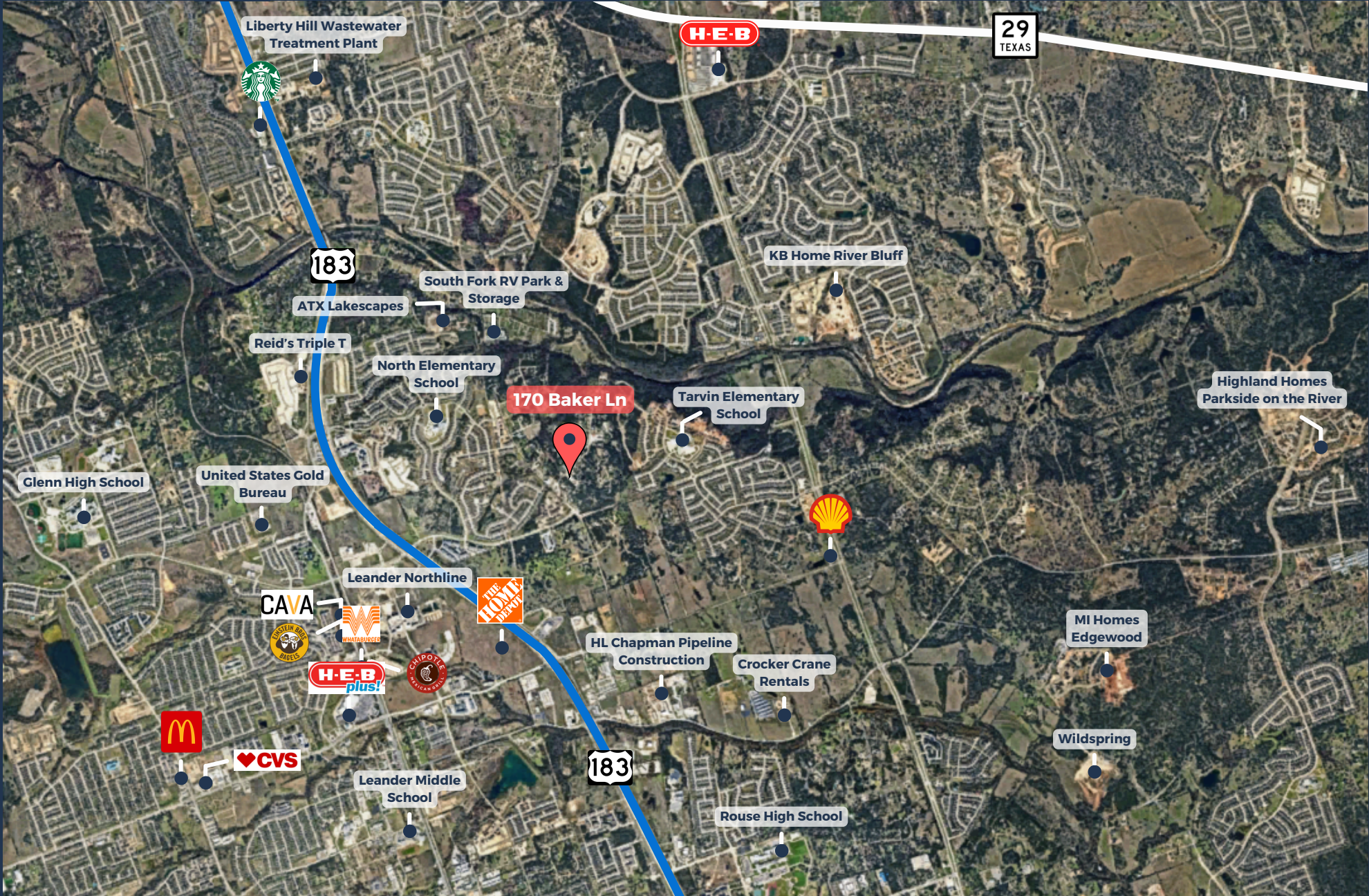
NV5

REAL ESTATE TRANSACTION SERVICES
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Bock & Clark Corporation - 4580 Stephen Circle, Suite 300, Canton, Ohio 44718
www.nv5.com/real-estate-transaction-services bockmaywehelpyou@nv5.com

AREA DETAILS & OVERVIEW





CONTACT OUR TEAM



Cullen Mills
Co-Founder & President
cmills@llanorealty.com
(210) 926-5812



Carson Byrd
Senior Associate
cbyrd@llanorealty.com
(210) 941-0289