

301-329 DEWS RD

LEANDER, TEXAS 78641



+/-8.0 Acres
+/-12,000 sq ft Building Space



Local Contact / On-Site Tours: **WADE FUNK** | 512.705.9722 | wade@funk.com

Listing Team: **OLIVER DAY** | 972.983.9323 | oday@holtlunsford.com

SAM CRAIN | 214.442.8949 | scrain@holtlunsford.com

SERGIO GARECA | 945.257.8437 | sgareca@holtlunsford.com

This information is deemed reliable, however Holt Lunsford Commercial makes no guarantees, warranties or representation as to the completeness or accuracy thereof.

PROPERTY INFORMATION

Location	Near SW corner of Dews Rd & Co Road 281
Coordinates	30.617118 °N, -97.922180 °W
Size	8.00 acres
Frontage	~600feet on DewsRoad
Zoning	Unrestricted / Unzoned
Water	TBD
Sewer	TBD
Electric	TBD



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LEANDER DEMOGRAPHICS

LARGEST EMPLOYERS IN LEANDER

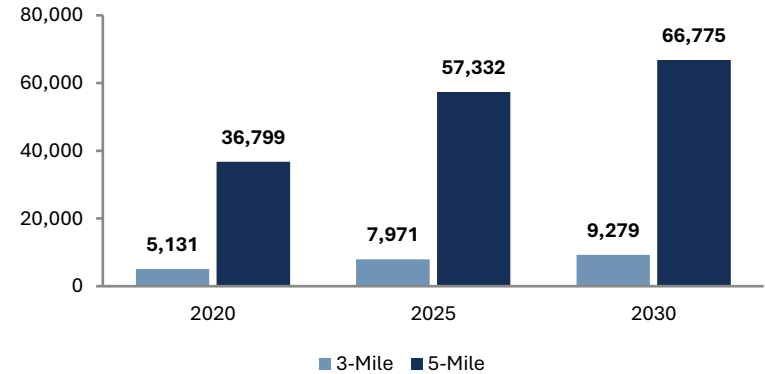


NOTABLE DEVELOPMENTS

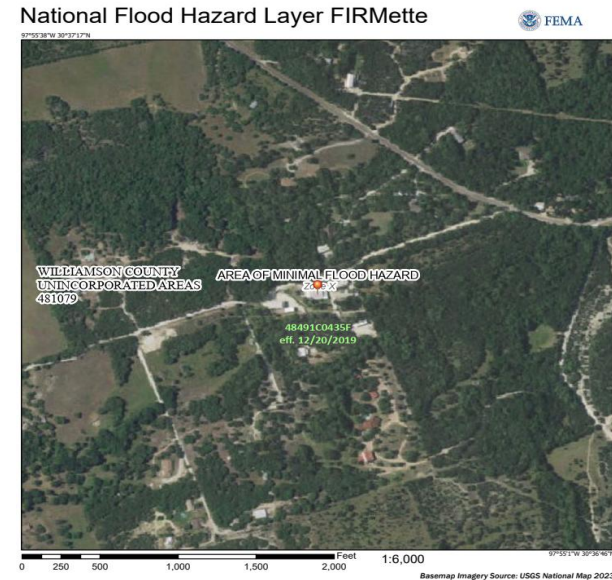
DEVELOPMENT NAME	NOTABLE PROJECTS
Northline	116 acres; 2,000 apartments
LISD Childhood Center	\$48M+, ~600 pre-K students
Shops at Ronald Reagan	20,000 SF retail, Feb 2027
Sprouts Farmers Market	Opening 2027 at Northline



POPULATION GROWTH



FEMA MAP



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LOCAL DEMOGRAPHICS

Data within 3 miles

\$530,906

Median Home
Value

2014

Median Year
Built

7,971

2025
Population

51%

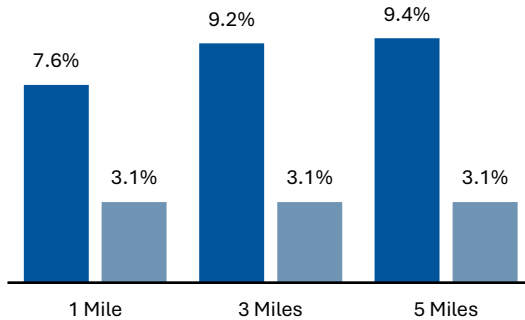
Bachelor's
Degree or Higher

37.2

Median
Age

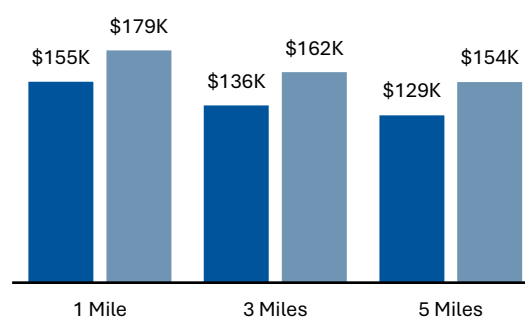
HOUSEHOLD GROWTH

■ 2020-2025 ■ 2025-2030

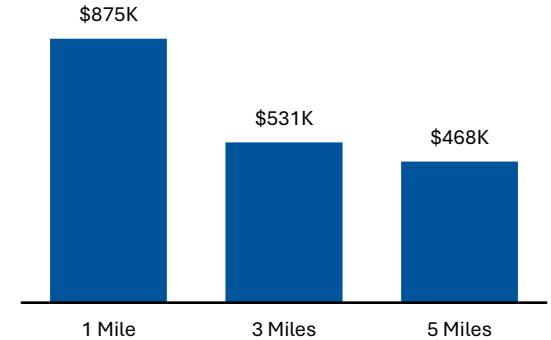


HOUSEHOLD INCOME

■ Median ■ Average

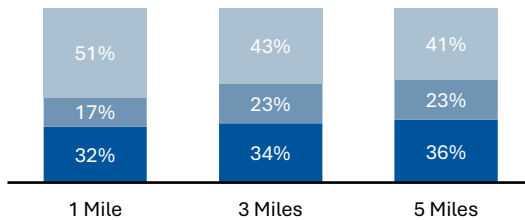


MEDIAN HOME VALUE



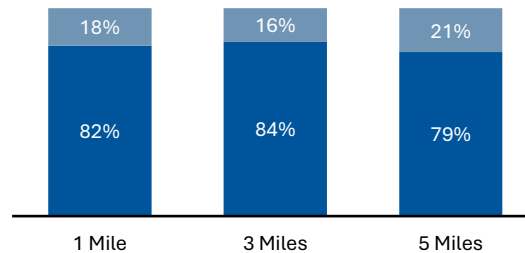
HOUSEHOLDS BY INCOME

■ <\$100K ■ \$100-150K ■ \$150K+

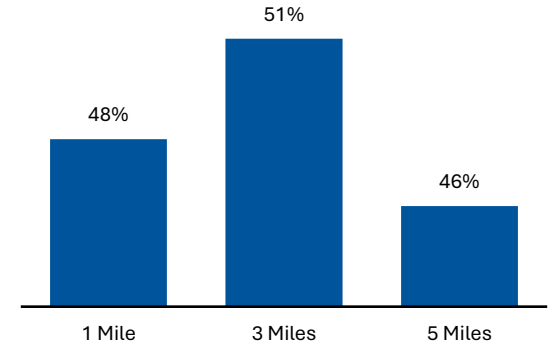


OWNER VS. RENTER

■ Owner ■ Renter



BACHELOR'S OR HIGHER



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AERIAL PHOTOS



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INTERIOR PHOTOS



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ADDITIONAL PHOTOS



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Information About Brokerage Services

2-10-2025



Texas law requires all real estate license holders 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. **An owner's agent fees are not set by law and are fully negotiable.**

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.

A buyer/tenant's agent fees are not set by law and are fully negotiable.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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 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.

Holt Lunsford Commercial, Inc.

359505

hlunsford@holtlunsford.com

972.241.8300

Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

Mario Zandstra

312827

mzandstra@holtlunsford.com

972.241.8300

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

License No.

Email

Phone

Sales Agent/Associate's Name

License No.

Email

Phone