



EXCLUSIVE COMMERCIAL OFFERING · LEANDER, TEXAS

Make Crystal Falls

your business address.

701 Crystal Falls Parkway · Office Condominiums · Units 110 & 120

Two separately offered, finished office condominiums positioned for professional or medical use, subject to required approvals. Flexible for sale or lease.

SUITE 110

895 SF

SUITE SIZE†

FOR SALE OR LEASE

\$334,450

ASKING PRICE†

SUITE 120

875 SF

SUITE SIZE†

FOR SALE OR LEASE

\$329,450

ASKING PRICE†

†Seller-provided offering figures. Each unit is individually offered for sale or lease.

Right-sized commercial space in a high-growth Leander corridor.

THE OPPORTUNITY

Own or lease a focused business address without taking on a sprawling footprint.

Units 110 and 120 at 701 Crystal Falls Parkway are offered separately, allowing an owner-user or tenant to select the scale that fits. Professional photography shows bright, neutral interiors with private-room configurations, recessed lighting, wood-look flooring, restrooms, and practical built-in service areas.

The suites are marketed for professional or medical use and may be available for sale or lease. Buyers and tenants should independently verify zoning, association restrictions, accessibility, building systems, parking, licensing, and certificate-of-occupancy requirements for their intended use.



FLEXIBLE STRUCTURE
Two independently priced condominiums with sale or lease pathways.

OWNER-USER SCALE
Efficient suites under 900 square feet, based on seller figures.

\$334,450
SUITE 110 ASKING†

895 SF
SUITE 110 SIZE†

FINISHED INTERIORS
Clean, neutral presentation ready for user-specific furnishings and equipment.

CORRIDOR POSITION
Crystal Falls Parkway access toward US 183, 183A, and the broader Austin region.

\$329,450
SUITE 120 ASKING†

875 SF
SUITE 120 SIZE†

OFFERING PERSPECTIVE
Two suites. Two independent opportunities.
Suite 110 and Suite 120 are individually priced and each offered for sale or lease.



DECISION LENS
The right buyer is evaluating more than square footage.
This brochure pairs the offering facts with corridor access, daily convenience, nearby care and education anchors, business context, phased growth status, and a practical owner-user diligence framework.

Professional space, right-sized for growth.

Secure a business presence along the Crystal Falls corridor without taking on a sprawling footprint.



A FOCUSED BUSINESS ADDRESS

Two suites. One compelling Crystal Falls location.

Units 110 and 120 are offered separately, giving owner-users and tenants the ability to select the scale that fits. The photographed interiors pair a neutral palette with practical finishes so the next user can focus on brand, equipment, furnishings, and workflow.

PHOTOGRAPHED INTERIOR DETAILS

- + Clean, neutral finish palette
- + Wood-look flooring and recessed lighting
- + Private-room configurations
- + Restrooms and built-in utility areas
- + Natural light and move-forward presentation

FLEXIBLE POTENTIAL

Professional office · Medical and wellness · Owner-user strategy · Small-team or satellite-office scale

All contemplated uses remain subject to City, code, parking, accessibility, licensing, build-out, occupancy, and association approval.



Street-level presence · Bright reception potential · Private-room flexibility

Sale / Lease

OFFERING STRUCTURE

2

SEPARATELY PRICED SUITES

875–895 SF

SELLER-PROVIDED RANGE†

Office / Medical

POSITIONING†

USE-SPECIFIC NEXT STEP

Match the floor plan to the business model.

Review reception needs, privacy, storage, equipment, plumbing, accessibility, signage, parking, technology, and certificate-of-occupancy requirements before relying on a general office or medical-use concept.

Two choices. One compelling address.

Each suite is offered independently. Lease rate, operating expenses, association documents, and final terms are available through the commercial team.

LARGER FOOTPRINT

Suite 110

895 SF
SUITE SIZE†

\$334,450
ASKING PRICE†

\$373.69
PRICE / SF†

Sale / Lease
AVAILABILITY†

A right-sized commercial condominium for a professional practice seeking a polished presence without excess overhead.



EFFICIENT FOOTPRINT

Suite 120

875 SF
SUITE SIZE†

\$329,450
ASKING PRICE†

\$376.51
PRICE / SF†

Sale / Lease
AVAILABILITY†

An efficient option for an owner-user, growing practice, or tenant seeking a focused Crystal Falls address.



FLEXIBLE POTENTIAL

Office • Medical •
Wellness • Consulting

Professional, clinical, therapy, wellness, financial, legal, design, technology, and other service concepts may be considered, subject to City, association, building, accessibility, parking, licensing, and occupancy approvals.

†Square footage, pricing, price-per-square-foot calculations, and availability are seller-provided or derived from seller-provided figures and must be independently verified.

Aerial & exterior context.



CRYSTAL FALLS CORRIDOR

A recognizable east–west Leander connector serving established and growing neighborhoods.

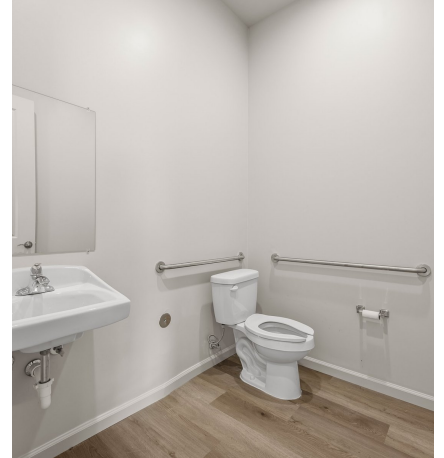
REGIONAL MOBILITY

Positioned for access toward US 183, 183A Toll, Cedar Park, Liberty Hill, and Austin.

APPROACHABLE SCALE

A low-rise office–condominium setting with surface parking visible in listing photography.

Clean lines. Natural light. Practical space.



PROFESSIONAL OFFICE

Legal, financial, consulting, design, technology, and client-facing practices.

MEDICAL & WELLNESS

Outpatient, therapy, wellness, and related concepts, subject to approvals.

OWNER-USER

A purchase path for businesses seeking greater control of their premises.

SMALL-TEAM SCALE

An efficient setting for practitioners, satellite offices, and growing teams.

A business address within a fast-evolving corridor.

Positioned off Crystal Falls Parkway within the broader northwest Austin / Williamson County business environment.



01 Crystal Falls corridor

A local east–west connector linking established Crystal Falls neighborhoods with schools, retail, and services.

02 Regional connectivity

Approximately 0.5 mile east of the US 183 / Crystal Falls intersection, with 183A providing regional toll access.

03 Transit reference

Leander Station lists Red Line, Route 985, Park & Ride, and Pickup connections; schedules and eligibility should be confirmed.

04 Service context

Schools, outpatient care, grocery, dining, retail, and civic amenities create a practical setting for clients and staff.

OPEN THE LOCATION

701 Crystal Falls Parkway · Google Maps

WHAT TO TEST

Client routes · staff commutes · ingress / egress · rail crossing conditions · visitor and ADA parking · deliveries · wayfinding



PUBLIC-RECORD AND USE DILIGENCE

Address reconciliation

City GIS recognizes Units 110 and 120 at 701 Crystal Falls Parkway. WCAD identifies the project as C843 — 607 Crystal Falls Office Park Condos.

Project context

City GIS maps ten numbered units across Buildings 1 and 2; the WCAD reference account reports a 2025 record year built.

Use verification

City map data indicates GC / retail–commercial context, but office or medical use requires formal City, code, parking, accessibility, and association review.



Close to the households your practice serves.

Population estimates and ACS measures describe different time periods and geographies; they are presented separately below.

91,132

LEANDER RESIDENTS · JULY 2025

53.8%

GROWTH FROM 2020 ESTIMATES
BASE

\$139,048

MEDIAN HHI · 2020–2024 ACS

752,827

WILLIAMSON COUNTY · JULY
2025

MARKET NARRATIVE

Growth supports a broad customer and workforce backdrop—without replacing property-level diligence.

The U.S. Census Bureau estimated Leander at 91,132 residents in July 2025, 53.8% above its April 2020 estimates base. Williamson County reached 752,827 residents, up 23.6% over the same period. Leander’s 2020–2024 ACS profile reports 26,326 households and a \$139,048 median household income.

The data support an expanding municipal and county setting for neighborhood-serving professional and ambulatory users. They do not establish specialty demand, patient capture, transaction performance, or permitted use for either suite.

HOUSEHOLD BASE

26,326 Leander households in the
2020–2024 ACS five-year profile.

EDUCATION

53.3% bachelor’s-degree-or-higher
attainment among Leander adults
age 25+.



CORRIDOR DEMAND MIX

Crystal Falls households · Public schools · Medical services ·
Grocery and retail · Austin Community College · CapMetro rail
and express service

PLANNING NOTE

The City is pursuing a proposed Crystal Falls Parkway / US 183
rail grade separation. The project remains preliminary and funding-
dependent; no completion benefit is represented in this offering.

US 183

Non-tolled north–south option; property-
specific travel times vary.

183A TOLL

Regional toll connection through Cedar Park
and Leander.

LEANDER STATION

Rail, express bus, Park & Ride, and Pickup
context; verify schedules and eligibility.



Sources: U.S. Census Bureau QuickFacts · City of Leander · CapMetro · Central Texas Regional Mobility Authority.

A practical Leander setting for clients and staff.

Current operating anchors are presented as convenience context—not as shared parking, walkability, referrals, or guaranteed demand.

94,820 SF

CRYSTAL FALLS TOWN CENTER†

14

CITY-OWNED PARKS†

24 / 7

EMERGENCY CENTER†

619

STATION PARKING SPACES†

GROCERY, PHARMACY & COFFEE

Crystal Falls & North Lakeline service cluster

The Randalls-anchored Crystal Falls Town Center lists grocery, pharmacy, Starbucks, dining, fitness, personal-care, pet, dental, foot-and-ankle, and orthodontic uses.

DAILY ERRANDS

Two grocery and pharmacy reference points

Randalls lists pickup, delivery, pharmacy drive-through, and Starbucks Café. Leander H-E-B plus! lists curbside, delivery, business-center, pharmacy, compounding, and immunization services.

DINING & CATERING

Options for lunches and client meetings

The corridor includes locally operated dining and catering options. Guaco Taco lists pickup, reservations, catering, and event inquiries at its Crystal Falls Parkway location.

PARKS & COMMUNITY

Quality-of-life context

The City reports approximately 400 acres of parkland across 14 city-owned parks, including trails, fishing, playgrounds, sports courts, dog-park, and lake amenities.



DECISION RELEVANCE

Convenience supports the workday; it does not replace a business-specific trade-area study.

Confirm routes, entrances, parking, pedestrian conditions, tenant rosters, pharmacy services, and operating hours for the intended use.

CLIENT CONVENIENCE

Coffee, errands, lunch, pharmacy, and day-to-day services can support appointment-based operations.

STAFF ROUTINE

Nearby grocery, fitness, dining, civic, and park amenities contribute to a practical workday setting.

VERIFY BEFORE RELYING

Tenant mix, hours, services, routes, parking, and walkability are subject to independent confirmation.



Sources: Crystal Falls Town Center · Randalls · H-E-B plus! · City parks. †Operator or agency figures; independently verify.

Established care, education & family-service context.

Named anchors demonstrate current activity and compatibility. They do not establish referrals, patient volume, specialty demand, or suite-use approval.



SAME-CORRIDOR OUTPATIENT ANCHOR

ARC Leander • 901 Crystal Falls Parkway

ARC lists family medicine and internal medicine for newborns through adults. The provider may be complementary or competitive depending on the intended business.

24-HOUR EMERGENCY CARE

St. David’s freestanding emergency center

The operating facility lists 12 multipurpose exam rooms, a trauma room, diagnostic lab, and imaging. It is not represented as an inpatient hospital.

EDUCATION ANCHORS

ACC San Gabriel • Leander ISD

ACC San Gabriel is an operating Leander campus with library, tutoring, student support, and a 150-station ACCelerator. Whitestone Elementary is located on Crystal Falls Parkway.

BROADER CLINICAL ECOSYSTEM

Leander also includes ADC, CareNow Urgent Care, Baylor Scott & White, rehabilitation, primary-care, and specialty-service locations. Verify each current service and competitive relationship independently.

901 CRYSTAL FALLS PKWY • ARC	12 ER EXAM ROOMS†
100 acres ACC CAMPUS SITE†	41,862 LISD STUDENTS • FALL 2025

WHAT THIS SUPPORTS

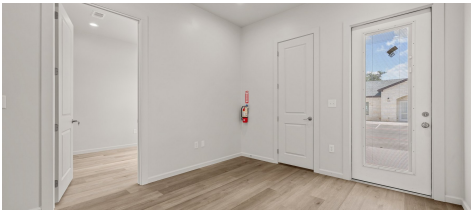
Professional, wellness, administrative, family-service, and some medical concepts may find relevant context here.

Use compatibility must still be verified with the City, code, licensing, association, parking, and certificate-of-occupancy process.

PLANNING-STAGE CONTEXT

City-referenced 150-bed St. David’s hospital

The City describes a planned acute-care hospital. Current provider pages verify the freestanding emergency center—not an open inpatient hospital. No funding, construction, opening date, or referral impact is represented.



Sources: ARC Leander • St. David’s Emergency Center • ACC San Gabriel • Leander ISD • City healthcare page. †Provider, district, or agency figures.

Track the status—not just the headline.

Operating, completed, under-construction, planned, under-review, and public-agency-concept items should never be treated as equivalent.

PHASED

65 acres • Crystal Village

At 183A and Crystal Falls Parkway, the program includes operating, announced, and proposed components. City records identify market, retail, and a proposed hotel element.

UNDER CONSTRUCTION

154,820 RSF • Leander Union

City materials describe a 13.8-acre food, beverage, retail, and office project on East Crystal Falls Parkway. No delivery or occupancy date is represented.

MIXED STATUS

116 acres • Northline

The City reported initial residential phases complete, an 85,000-SF retail phase under construction, and a 95,000-SF office building scheduled for 2027 completion.

PLANNING INVENTORY

7,451 multifamily units

The City’s March 31, 2026 inventory lists 4,581 planned, 945 under construction, and 1,925 under review. This is not a delivery forecast.



HOW TO READ THE PIPELINE

- Completed / operating** — current context, subject to tenant and service changes.
- Under construction** — active work, without an assumed opening or occupancy date.
- Planned / under review** — municipal inventory, not a delivery forecast.
- Concept / study** — potential future infrastructure, not funded construction or a guaranteed property benefit.

PUBLIC-AGENCY CONCEPT

Crystal Falls / US 183 rail grade separation

City materials estimate 28,000–31,000 daily intersection crossings and describe a preliminary concept to elevate the rail line. It is not represented as funded construction or guaranteed delivery.

ENVIRONMENTAL STUDY

Potential 183A added capacity

The Mobility Authority is studying possible fourth lanes between FM 620 / SH 45 and Hero Way. The verified action is an environmental study—not lane-construction funding.



Sources: City development projects • Northline City release • Residential inventory • Grade separation • 183A study.

A countywide ecosystem with owner-user-scale depth.

Business and labor measures describe Williamson County—not this property’s tenant demand, employee availability, or business performance.

431,900 CIVILIAN LABOR FORCE · 2025	416,588 EMPLOYED RESIDENTS · 2025	3.5% ANNUAL UNEMPLOYMENT RATE	13,247 BUSINESS APPLICATIONS · 2025
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COUNTY BUSINESS PATTERNS

Small establishments are a meaningful part of the regional service economy.

Williamson County recorded 15,041 paid-employee establishments and 203,878 employees in 2023. Health Care and Social Assistance accounted for 1,762 establishments and 26,318 employees.

Within that broad sector, 1,460 establishments—82.9%—were in the one-to-19-employee bands. The measure is countywide, includes many business types and competitors, and is not a medical-office count or suite-demand forecast.

FORMATION ACTIVITY

Census recorded 13,247 Williamson County business applications in 2025, up 10.5% from 2024. Applications are EIN filings—not business openings, jobs, tenants, or surviving firms.



REGIONAL ORIENTATION

US 183 · 183A Toll · Leander Station · Cedar Park · Round Rock · Georgetown · Austin

CITY SUPPORT

Leander Economic Development lists site selection, custom research, development coordination, small-business, and workforce resources.

WORKFORCE TOOLS

Workforce Solutions Rural Capital Area offers job posting, candidate referrals, hiring events, training, apprenticeship, and labor-market reports.

CASE-BY-CASE INCENTIVES

Local incentives, if any, depend on operation type, jobs, capital investment, wages, space, and community impact; none is automatic.

BUYER TAKEAWAY

The county context supports a business-environment story, not a demand promise.

Use the workforce, establishment, and formation metrics as context for evaluating recruiting, customer reach, and peer-business activity. Do not treat them as measured suite demand.

Sources: BLS labor force via FRED · County Business Patterns · Business Formation Statistics · Leander Economic Development · Workforce Solutions.

Evaluate the space, then the setting.

Area context can support a decision. It cannot replace physical, legal, financial, regulatory, condominium, or business-specific diligence.

01 · PHYSICAL FIT

Can the suite support the operating model?

Verify usable area, circulation, reception, privacy, storage, accessibility, HVAC, electrical, plumbing, internet, signage, and build-out.

02 · USE APPROVAL

Is the intended use permitted?

Obtain written zoning, certificate-of-occupancy, City permit, condominium, architectural-control, licensing, and operating-restriction confirmation.

03 · ACCESS

Will clients and staff find the trip practical?

Test real peak-period routes, turn movements, rail crossings, toll preferences, visitor and ADA parking, deliveries, and wayfinding.

04 · OPERATING ECOSYSTEM

Is the surrounding mix complementary?

Map competitors, referral restrictions, client origins, workforce needs, payer or network strategy where relevant, and the business's own trade area.

05 · OCCUPANCY ECONOMICS

What is the full cost to occupy?

Compare price or rent, financing, association dues, assessments, taxes, insurance, utilities, maintenance, improvements, reserves, and capital needs.

06 · FUTURE FLEXIBILITY

Does the strategy still work as needs change?

Confirm lease, sublease, transfer, owner-occupancy, assignment, signage, expansion, contraction, succession, and eventual disposition options.

MODEL THE FULL OCCUPANCY PICTURE

Price is only one line item.

Price or rent · lender terms · association dues · special assessments · property taxes · insurance · utilities · maintenance · tenant improvements · equipment · reserves · future capital needs



REQUEST FROM THE TEAM

Ask for the documents that move the decision from interest to diligence.

Current dues and assessments · condominium declarations and rules · available plans · parking and signage information · lease economics · association budgets and insurance · property-specific diligence materials

Treat future development as scenario context. Recheck every project immediately before relying on it.

This framework is informational and is not legal, tax, lending, engineering, medical, accessibility, or investment advice. Engage appropriate independent professionals for the contemplated transaction and use.



MOVE TO THE NEXT STEP

Request the current decision package.

John · (512) 799-9083 | Madison · (512) 966-0392

Local accountability for the next step.



John
Mallach

Madison
Montgomery



JOHN MALLACH • COMMERCIAL DIVISION LEAD • REALTOR®

John leads Mallach & Company's Commercial Division, specializing in tenant representation, purchase transactions, development, and build-to-suit projects throughout Texas.

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MADISON MONTGOMERY • COMMERCIAL REAL ESTATE ADVISOR • REALTOR®

An Austin native and University of Texas graduate in Communications and Leadership, Madison pairs organization, market knowledge, and strategic problem-solving for commercial clients.

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BROKER OF RECORD

Tina Mallach • Broker / Owner

(512) 587-9127 • tina@mallachandcompany.com

REQUEST THE OFFERING DETAILS

Schedule a private tour or request lease and condominium documents.

mallachandcompany.com/commercial-real-estate

TOUR

Walk the suites, exterior approach, parking field, signage context, and client arrival path.

DOCUMENTS

Request condominium rules, dues, assessments, insurance, lease economics, plans, and seller disclosures.

USE REVIEW

Confirm zoning, code, parking, accessibility, association, licensing, and certificate-of-occupancy requirements.



MAKE CRYSTAL FALLS YOUR BUSINESS ADDRESS

Tour the property. Compare the suites. Review the documents.

mallachandcompany.com/commercial-real-estate

IMPORTANT DILIGENCE NOTE

City of Leander GIS recognizes Units 110 and 120 at 701 Crystal Falls Parkway. Williamson Central Appraisal District accounts identify the condominium project as C843 — 607 Crystal Falls Office Park Condos. Title and escrow should reconcile the address before transaction documents are finalized. City zoning-map data indicates GC / retail-commercial context, but any office or medical use remains subject to formal City, code, parking, accessibility, licensing, and association approval.

Information is deemed reliable but not guaranteed and is subject to change. Square footage, pricing, availability, and offering structure are seller-provided. Lease terms, operating expenses, association documents, property condition, permitted use, and all transaction details must be independently verified. This brochure is for informational purposes only and is not an offer to sell or lease. Public-record references: [WCAD Unit 110](#) • [WCAD Unit 120](#) • [City maps and guides](#).