

AVAILABLE NOW

5 AC.

FOR SALE

22,769-31,960 SF
IOS WAREHOUSE

9450

Ranch Road 2243,
Leander, TX 78641



Building One: 22,769 SF
Building Two: 31,960 SF



Type:
Industrial/Manufacturing



Zoning:
IOS Approved 5 AC

PROPERTY HIGHLIGHTS

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Building One



FLEX WAREHOUSE WITH OVERSIZED DOORS

BLDG SF	22,769 SF
SITE AREA	1.23 Acres
FINISH/HVAC	5% Office, 95% Warehouse, 100% HVAC
CLEAR HEIGHT	+/- 18'
LOADING	3 Grade-level Doors
TERM	Flexible Through 9/30/27
POWER	400A total of 480/277V 3p
POWER	1000A total of 208/120V 3p

Building Two



IOS WAREHOUSE WITH HEAVY POWER AND YARD

BLDG SF	31,910 SF
SITE AREA	2.99 - 4.75 Acres
FINISH/HVAC	80% Warehouse, 20% office, 100% HVAC
CLEAR HEIGHT	+/- 18'
LOADING	3 Oversized Grade-level Doors (14'W X 16'H)
TERM	Flexible Through 9/30/27
POWER	400A total of 480/277V 3p
POWER	2000A total of 208/120V 3p

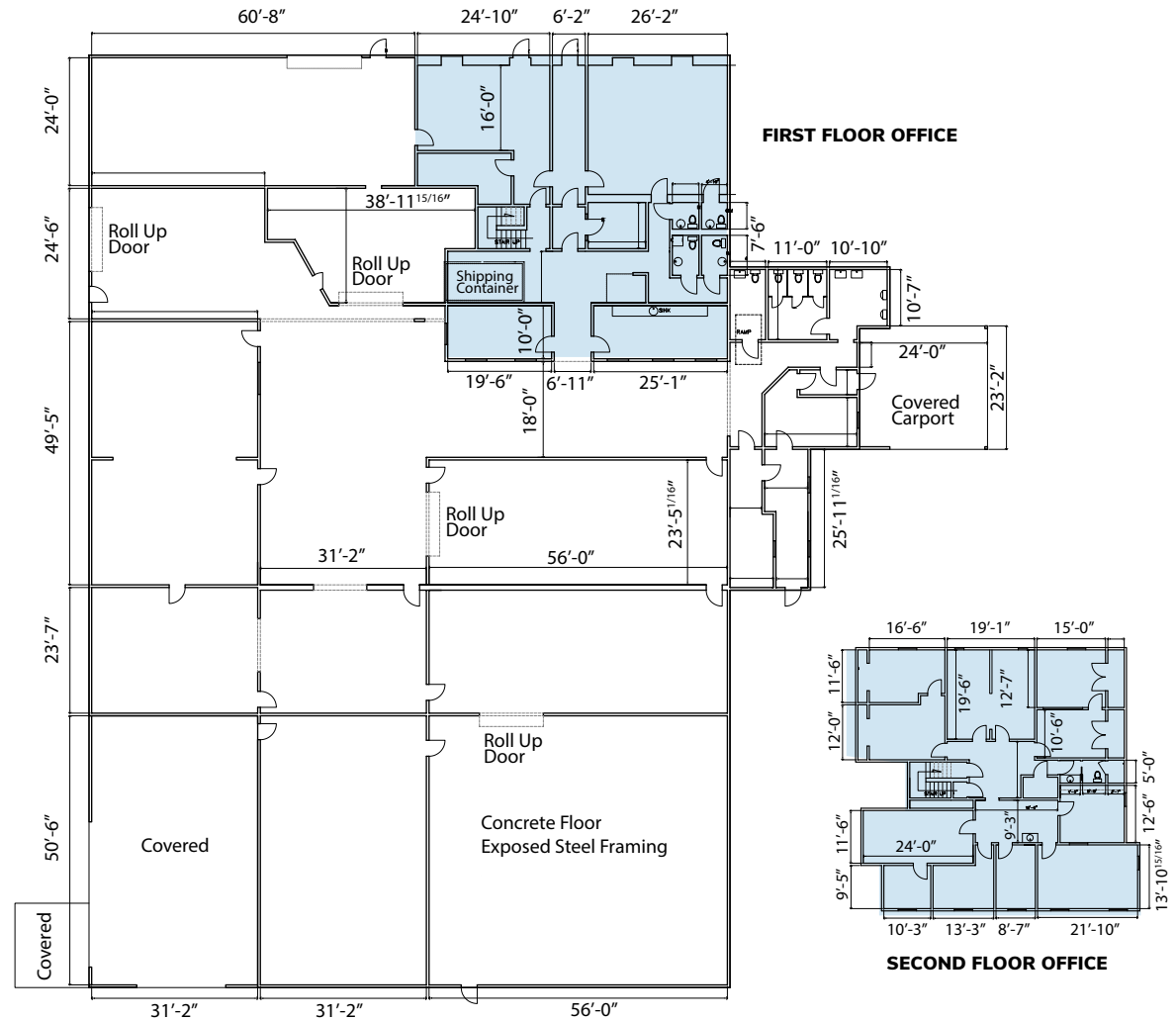


FLOORPLAN

9450

Ranch Road 2243,
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Building One



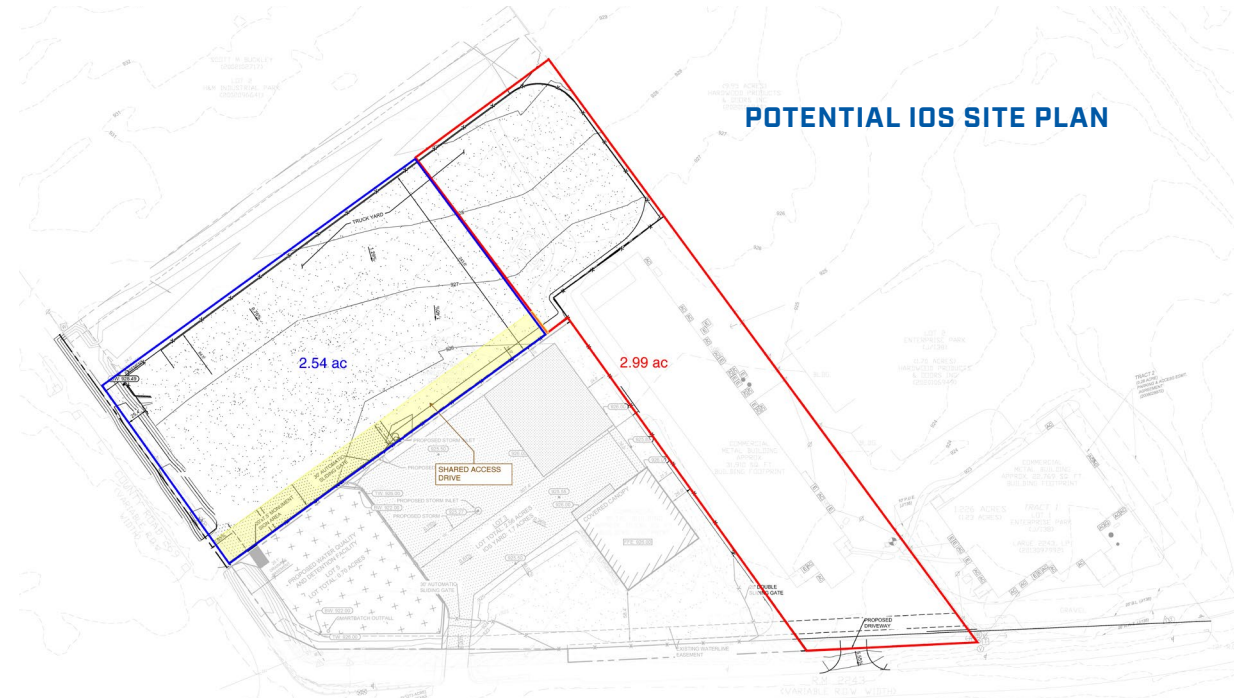
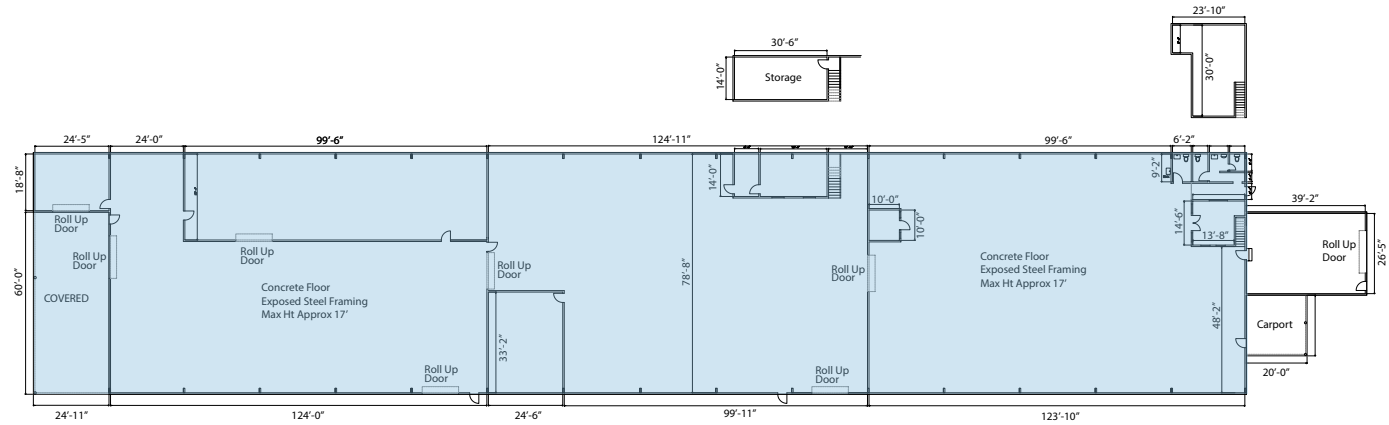
** Building is supported by structural columns, most walls are not load bearing

FLOORPLAN

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Building Two



PROPERTY OVERVIEW

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BUILDING TWO

LAND FOR SALE

BUILDING ONE

Unparalleled Location in Leander, TX

Drive Times


ABIA AIRPORT
31.8 Miles · 30 Minutes


DOWNTOWN AUSTIN
24.9 miles · 27 minutes


THE DOMAIN
16.6 miles · 18 minutes


SAMSUNG SEMICONDUCTOR
36.1 Miles · 35 Minutes


ROUND ROCK
17.7 Miles · 18 Minutes

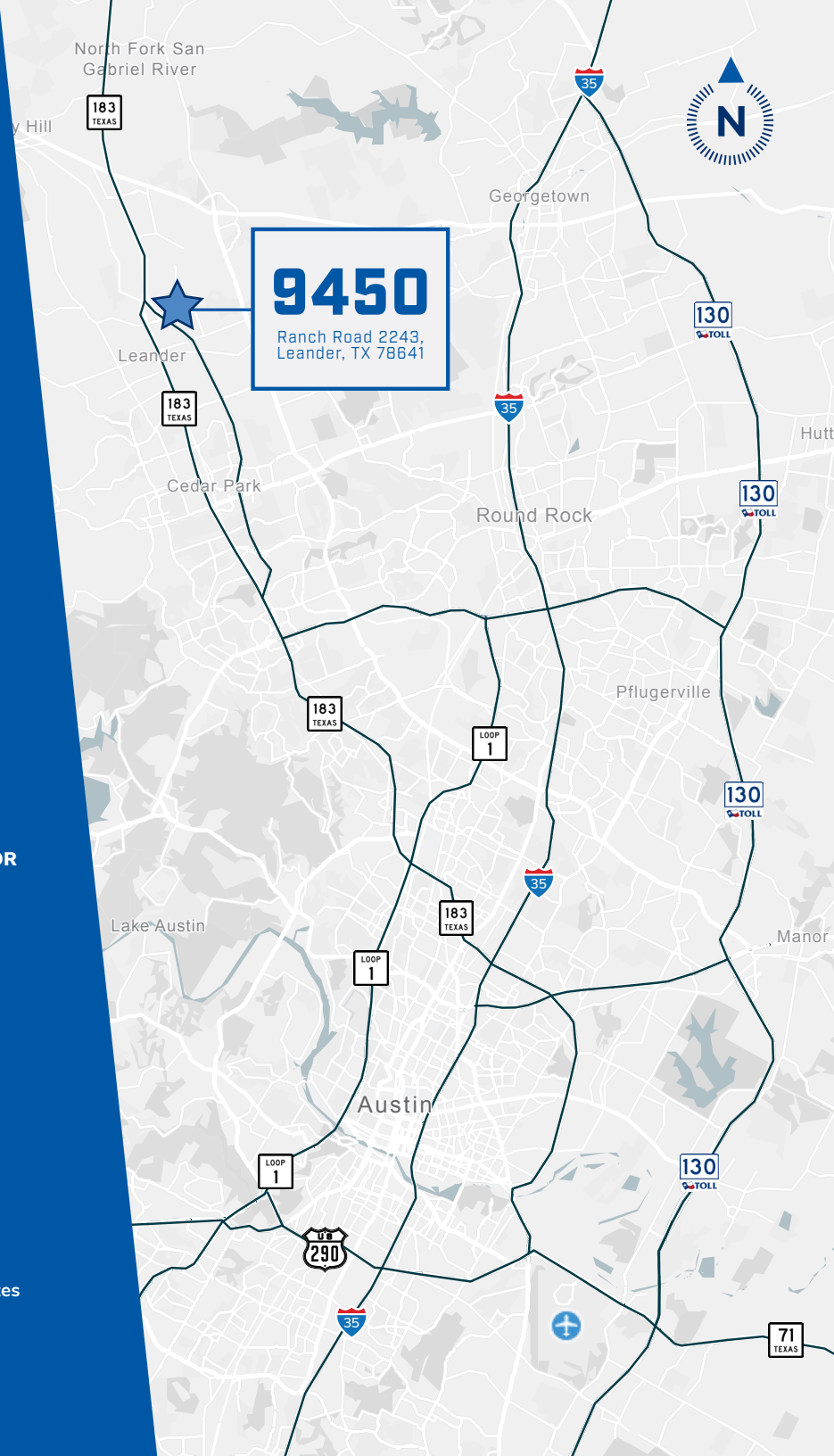

HEB CENTER
4.1 Miles · 6 Minutes


GEORGETOWN
10.9 Miles · 19 Minutes

Leander has emerged as one of Central Texas' most compelling industrial submarkets, benefiting from the broader strength of the Texas industrial landscape and proximity to the booming Austin metro. Industrial leasing in the region remains healthy, driven by users in advanced manufacturing, e-commerce, and technology assembly—all of which align with the area's infrastructure and labor advantages.

While capital markets remain selective, investor appetite for mission-critical industrial product in high-growth corridors like Leander is on the rise. A more stable interest rate environment and improving clarity around asset pricing have prompted institutional re-engagement, particularly for well-located, leased assets with minimal near-term capital exposure.

Despite tighter financing conditions, the Austin industrial market continues to work through its recent wave of speculative development. With new construction starts now meaningfully reduced, the supply pipeline heading into mid-2025 is far leaner—supporting continued rent growth and long-term fundamentals across the region.



AUSTIN INDUSTRIAL OVERVIEW

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Austin MSA Snapshot

The Austin industrial real estate market in 2025 is navigating a period of correction following a surge in new construction. Since Q2 2024, the market has absorbed 9,356,390 square feet of new industrial space, much of which remains vacant, with only 32.8% leased. This wave of deliveries—largely consisting of large-scale big box facilities—has put downward pressure on rental rates for that product type, contributing to some negative trends in supply metrics. However, geographic imbalances exist, with Georgetown and Leander experiencing the least new supply, offering potential resilience in those submarkets. Meanwhile, shallow bay industrial space remains a bright spot, with strong demand driving the majority of deal activity since 2023. Despite its popularity, shallow bay product is still underdeveloped, commanding a healthy average rent of approximately \$16.22 per square foot.

AUSTIN MARKET STATISTICS

128MM

SF INVENTORY

18MM

SF AVAILABILITY

14.3%

AVAILABILITY
Q1 2025

North Williamson Submarket

TRENDS



VACANCY



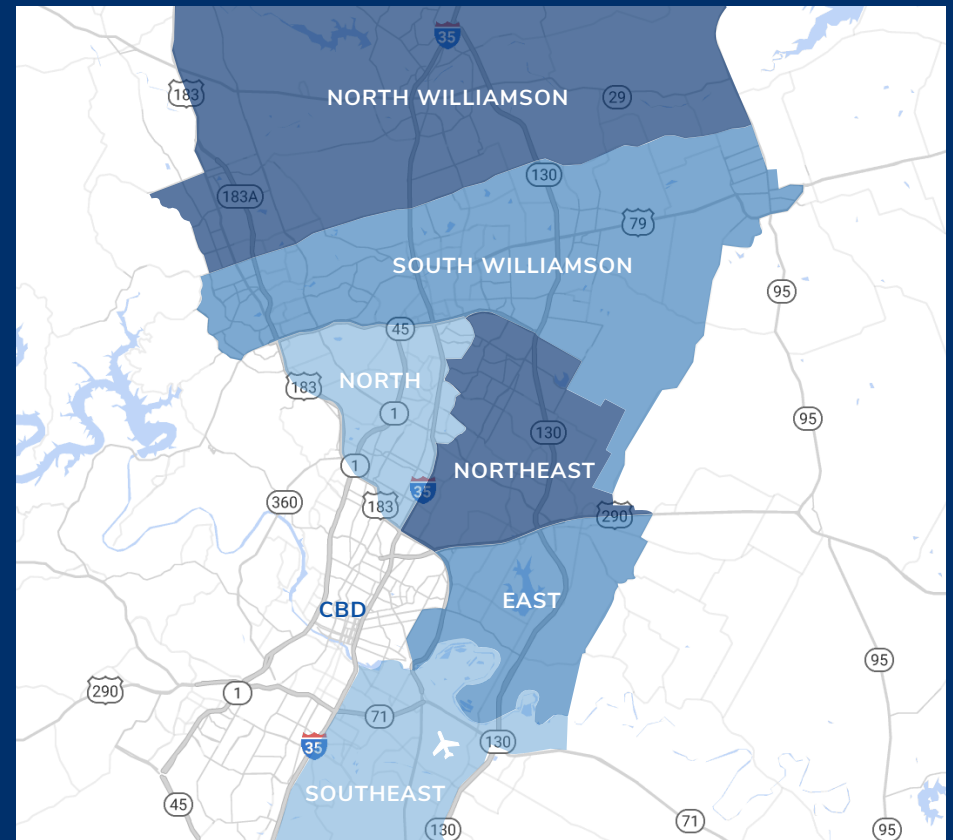
RENTAL RATES



DEVELOPMENT

STATISTICS

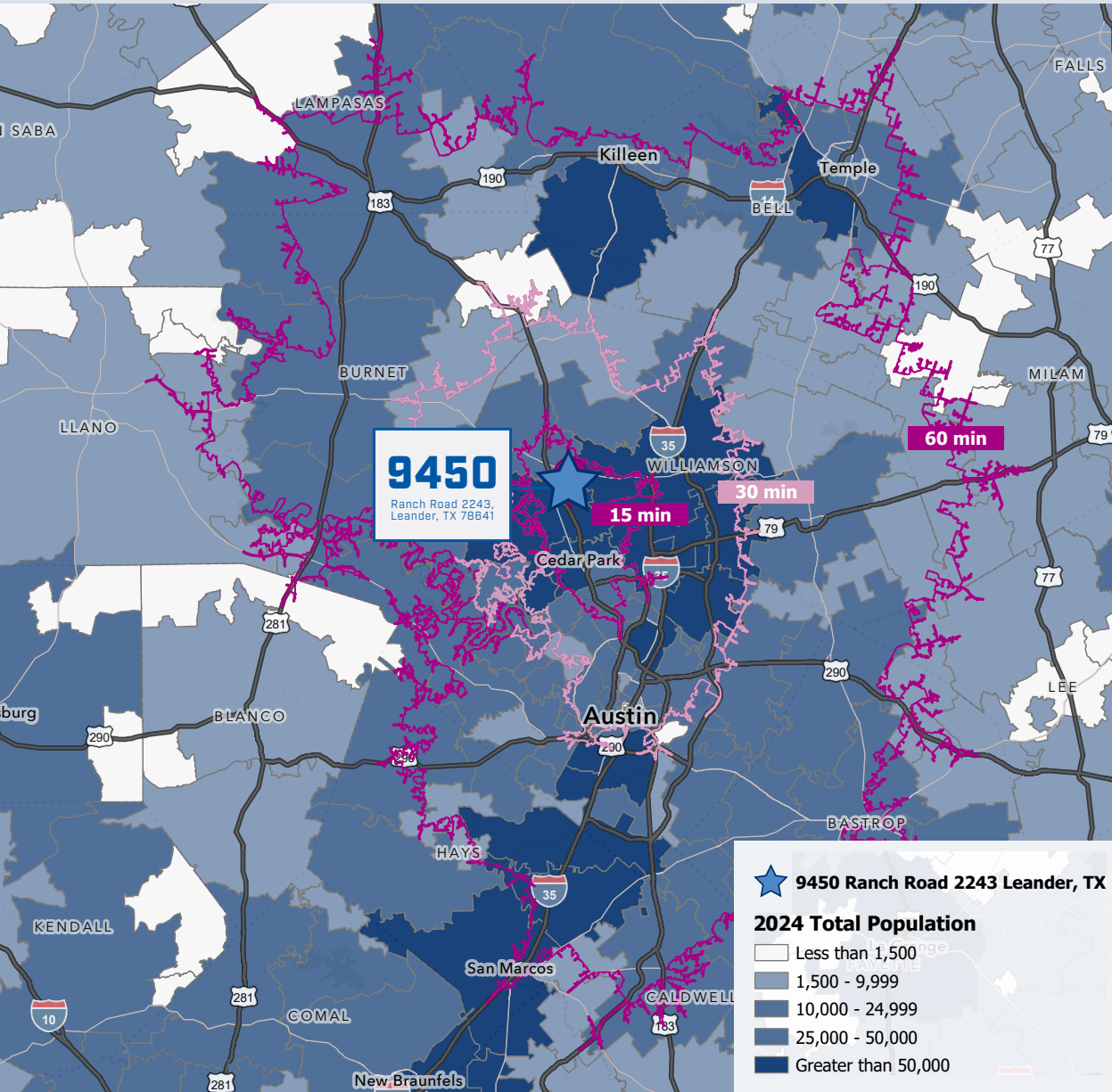
	INVENTORY	BUILDING COUNT	AVAILABLE SF	AVAILABLE BLDG. COUNT	% OF INVENTORY
FLEX	619,755	18	136,026	6	4.78%
DISTRIBUTION - SMALL [0 - 50,000 SF]	978,301	35	197,996	11	7.54%
DISTRIBUTION - MEDIUM [50,001 - 100,000 SF]	1,419,134	22	382,758	10	10.94%



STRONG DEMOGRAPHIC PROFILE

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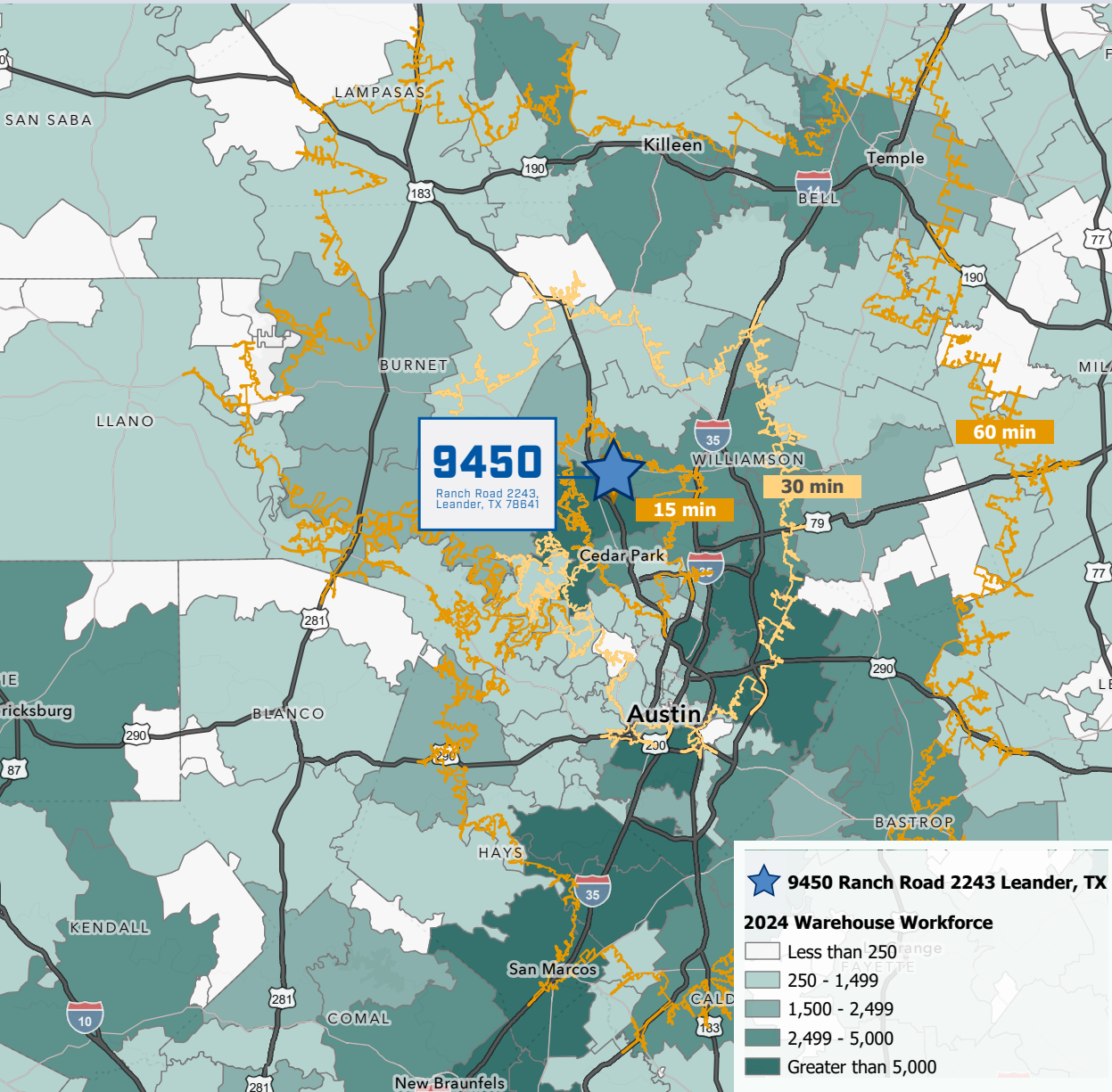
Leander Population

Population Demographics	2 Mile	5 Mile	10 Mile
2020 Population:	19,390	115,409	174,873
2024 Population:	26,719	144,098	197,761
2029 Population Projection:	34,518	183,358	203,056
Annual Growth 2024-2029:	5.80%	5.50%	5.20%
Median Age:	36.6	37.2	38.2
Bachelors Degree or Higher:	37%	43%	49%

STRONG DEMOGRAPHIC PROFILE

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Leander Population

Household Demographics	2 Mile	5 Mile	10 Mile
2010 Households:	6,881	39,492	130,917
2024 Households:	9,548	49,608	154,269
2029 Household Projection:	12,389	63,431	195,141
Annual Growth 2024-2029:	6.00%	5.60%	5.30%
Owner Occupied Households:	8,591	47,034	127,368
Total Specified Consumer Spending:	\$369.2M	\$2B	\$6.1B

Income Demographics	2 Mile	5 Mile	10 Mile
Avg Household Income:	\$122,081.00	\$132,059.00	\$134,758.00
\$25,000 - 50,000:	1,151	5,262	18,123
\$50,000 - 75,000:	1,805	5,036	22,449
\$75,000 - 100,000:	1,170	2,563	17,607
\$100,000 - 125,000	1,122	1,979	18,558
\$125,000 - 150,000	1,249	1,015	15,750
\$150,000 - 200,000	1,327	998	23,079

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