

6.16 Acres Unrestricted Land

with remodeled home and small warehouse

13404 Cedar Lime Rd. | Leander | Tx | 78641



COMMERCIAL
MARKET EXCHANGE

FOR SALE

Price Reduced



MATT DELAHOUSAYE

matt@cmeatx.com // 512.585.5313



CMEATX.COM

BAILEY MORSE

bailey@cmeatx // 512.630.9888

EXECUTIVE SUMMARY

Unrestricted Land | 13404 Cedar Lime Rd. | Leander | Tx | 78641

OFFERING SUMMARY

Sale Price:.....Call for Pricing
Zoning:.....Austin 5 Mile ETJ
Lot Size (Acres):.....6.16

PROPERTY HIGHLIGHTS

- 6.16 Acres of unrestricted land in Leander
- On well and septic
- Within Austin 5 Mile ETJ
- Remodeled 1,568 SF Home ideal for live/work use or office conversion
- Ample space for outdoor storage, equipment yards, or additional structures
- Convenient access to Leander, Cedar Park, and North Austin
- Great for contractor office and yard space, or event venue

PROPERTY OVERVIEW

Opportunity meets flexibility at this rare 6.16-acre Hill Country property located within the Austin 5-mile ETJ in Leander Texas. With no restrictions, expansive views, and a remodeled residence on-site, this property is ideally suited for live/work buyers, contractors, service-based businesses, and investors seeking a strategic foothold in the fast-growing North Austin corridor. The property offers great access to Cedar Park, Leander, and North Austin.

The remodeled home offers immediate functionality—perfect for an owner-operator, office conversion, or rental income—while the surrounding acreage provides substantial room for expansion, equipment storage, or future improvements. The site's topography captures sweeping Hill Country views, creating a unique setting that blends lifestyle appeal with commercial utility.

This property presents a rare chance to secure usable acreage in a high-growth market without zoning limitations. Whether you're looking to establish a headquarters with room to expand, create a live/work compound, or capitalize on the flexibility of an unrestricted site, 13404 Cedar Lime Rd offers the space, setting, and strategic location to make it happen.



MATT DELAHOUSAYE

matt@cmeatx.com // 512.585.5313



CMEATX.COM

BAILEY MORSE

bailey@cmeatx.com // 512.630.9888

AERIAL SITE MAP

Unrestricted Land | 13404 Cedar Lime Rd. | Leander | Tx | 78641



MATT DELAHOSSAYE
matt@cmeatx.com // 512.585.53
13



BAILEY MORSE
bailey@cmeatx.com // 512.630.9888

SITE PHOTOS - Building

Unrestricted Land | 13404 Cedar Lime Rd. | Leander | Tx | 78641



MATT DELAHOUSSEY
matt@cmeatx.com // 512.585.5313



BAILEY MORSE
bailey@cmeatx.com // 512.630.9888

SITE PHOTOS - Land

Unrestricted Land | 13404 Cedar Lime Rd. | Leander | Tx | 78641



MATT DELAHOUSAYE
matt@cmeatx.com // 512.585.5313



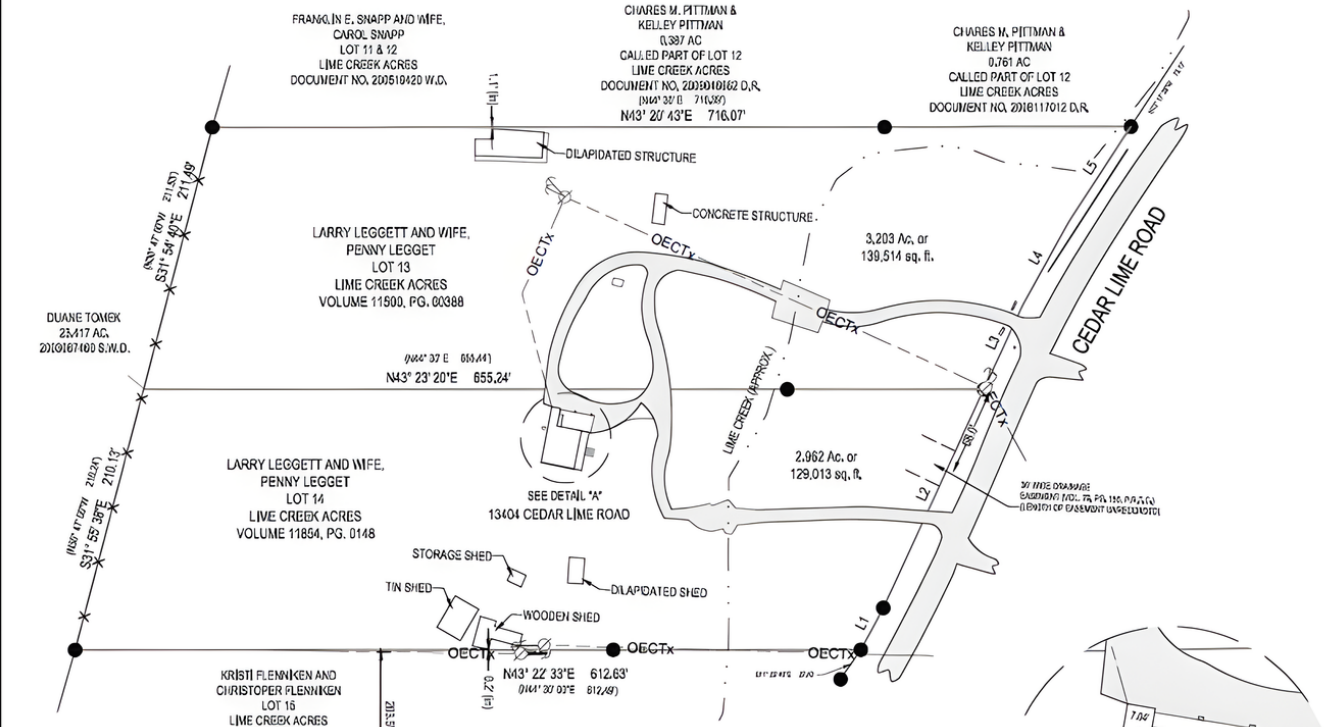
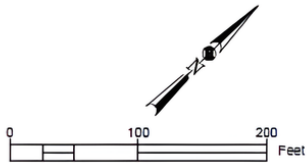
BAILEY MORSE
bailey@cmeatx.com // 512.630.9888

SURVEY

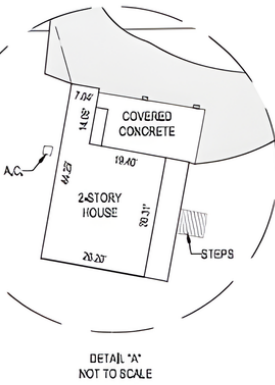
Unrestricted Land | 13404 Cedar Lime Rd. | Leander | Tx | 78641



LAND TITLE SURVEY OF:
LOTS 13 AND 14, LIME CREEK ACRES, A SUBDIVISION OF TRAVIS COUNTY,
TEXAS, VOL. 79, PG. 156, PLAT RECORDS, TRAVIS COUNTY, TEXAS.



- LEGEND**
- P.O.B. ()
 -
 -
 - ⊙
 - ⊗
 - ⊘
 - ELECTRIC (OVERHEAD)
 - X— WIRE FENCE
- POINT OF BEGINNING
RECORD CALL PER VOLUME XX, PAGE XXX
FOUND 1/2" IRON ROD
FOUND 5/8" IRON ROD
FOUND IRON ROD WITH PLASTIC CAP
MARKED "SURVTEC LLC"
FOUND COTTON SPINDLE
RECORD CALL PER VOLUME XX, PAGE XXX



- NOTES:**
1. BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE. ALL DISTANCES ARE SURFACE VALUES, US SURVEY FEET.
 2. TITLE COMMITMENT PROVIDED BY ALAMO TITLE INSURANCE, GF NO: ATA-34-1701342200507, EFFECTIVE DATE: MAY 3, 2022, ISSUED MAY 17, 2022.
 3. REFERENCED PROPERTY IS IN ZONE "X" UNSHADED, NO SCREEN, AREA OF MINIMAL FLOOD HAZARD (ZONE X) PANEL 115 OF 730, MAP NUMBER 48453CD115J, REVISED JANUARY 22, 2020.
 4. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF AUSTIN AND TRAVIS COUNTY ORDINANCES AND RESTRICTIONS.
 5. THIS TRACT APPEARS TO FALL IN THE AUSTIN ETJ AS PER MAPS.AUSTINTEXAS.GOV.
 6. NOTE THAT AS PER FIRM PANEL 48453CD115J, PANEL 115 OF 730, THIS TRACT FALLS OUTSIDE THE LIMITS OF STUDY OF FLOOD CLASSIFICATION, AS PER LIME CREEK ACRES SUBDIVISION PLAT (VOL. 79 PG. 156, PLAT RECORDS TRAVIS COUNTY, TEXAS), A "100 YEAR FLOOD PLAIN" CROSSES THE FRONT PORTION OF THESE LOTS ON EITHER SIDE OF THE CENTERLINE OF LIME CREEK, DIMENSIONS OF THIS FLOOD BOUNDARY, OR VALIDITY OF SAID BOUNDARY, ARE NOT KNOWN TO SURVEYOR AT TIME OF THIS SURVEY.
 7. DATE OF SURVEY 6-20-2022.

LEGAL DESCRIPTION OF LAND PROVIDED

TRACT 1:
LOTS 13 AND 14 LIME CREEK ACRES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 79, PAGE 156, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

SURVEYOR COMMENTS RELATED SCHEDULE B EXCEPTIONS ITEM 10:

- a. NOT SURVEY RELATED
- b. NOT SURVEY RELATED
- c. NOT SURVEY RELATED
- d. NOT SURVEY RELATED.
- e. NOT SURVEY RELATED
- f. AFFECTS, AS SHOWN (DRAINAGE EASEMENT GOES TO EDGE OF 100 YEAR FLOOD PLAIN AS PER VOL. 79, PG. 156, P.R.T.C.)
- g. NOT SURVEY RELATED
- h. AFFECTS, EXHIBIT "A" NOT ATTACHED TO DOCUMENT ON FILE, POSITION UNCLEAR FROM PREAMBLE

LINE TABLE			RECORD DURING	
LINE	BEARING	DISTANCE	BEARING	DISTANCE
L1	N15° 00' 00" W	37.15'	N10° 53' W	36.73'
L2	N21° 04' 22" W	167.81'	N20° 47' W	184.33'
L3	N21° 05' 48" W	72.55'	N20° 47' W	72.49'
L4	N17° 42' 04" W	74.95'	N10° 34' W	74.93'
L5	N13° 29' 43" W	37.51'	N12° 21' W	67.70'

I HEREBY CERTIFY TO ALAMO TITLE INSURANCE, SECURITY NATIONAL MORTGAGE COMPANY, LARRY LEGGETT AND WIFE, PENNY LEGGETT AND WIFE, KRISTI FLENKEN AND CHRISTOPHER FLENKEN:

THIS SURVEY SUBSTANTIALLY COMPLES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS MANUAL OF PRACTICE REQUIREMENTS FOR A CATEGORY 1A, CONVEYANCE LAND TITLE SURVEY. THIS SURVEY WAS MADE ON THE GROUND, AND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THIS SURVEY.

Joshua C. Naumann
JOSHUA C. NAUMANN DATE MAY 28, 2022
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 6883
JCN@MATKINHOOVER.COM
JOB NO. 22-038



MATKINHOOVER
TRAVIS COUNTY TITLE
2200 E. 10TH STREET, SUITE 200
LEANDER, TEXAS 76049
PHONE: 512.585.5313 FAX: 512.585.5312
WWW.MATKINHOOVER.COM

ENGINEERING
& SURVEYING

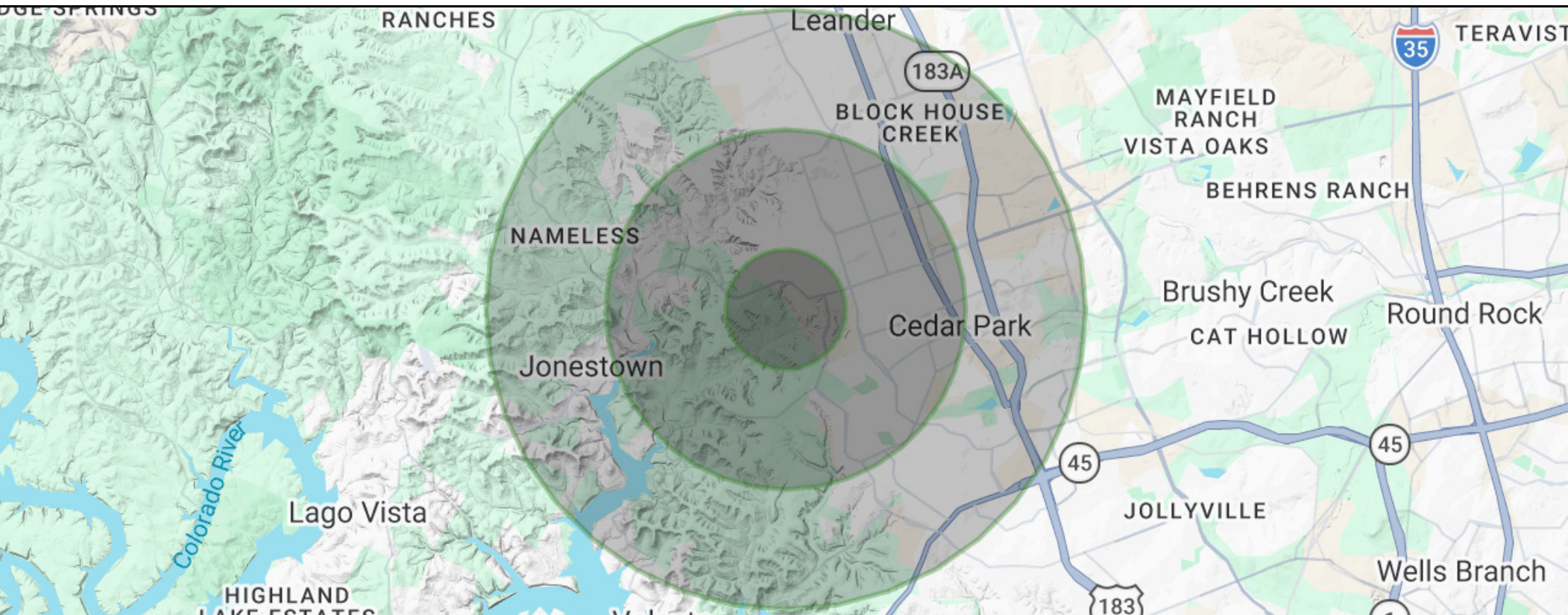
MATT DELAHOSSAYE
matt@cmeatx.com // 512.585.5313

CMEATX.COM

BAILEY MORSE
bailey@cmeatx.com // 512.630.9888

AREA DEMOGRAPHICS

Unrestricted Land | 13404 Cedar Lime Rd. | Leander | Tx | 78641



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,379	62,144	160,556
Average Age Average	39	38	38
Age (Male) Average	38	37	37
Age (Female)	39	39	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,139	21,489	58,430
# of Persons per HH	3	2.9	2.7
Average HH Income	\$169,761	\$161,835	\$150,686
Average House Value	\$775,658	\$551,314	\$525,626

Demographics data derived from AlphaMap

MATT DELAHOSSAYE

matt@cmeatx.com // 512.585.5313



CMEATX.COM

BAILEY MORSE

bailey@cmeatx.com // 512.630.9888



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.

Commercial Market Exchange LLC

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

Matt Delahoussaye

Designated Broker of Firm

Jennifer Bernstein

Licensed Supervisor of Sales Agent/
Associate

Bailey Morse

Sales Agent/Associate's Name

9003840

License No.

535200

License No.

603557

License No.

776559

License No.

infocmeatx.com

Email

matt@cmeatx.com

Email

jennifer@cmeatx.com

Email

Bailey@cmeatx.com

Email

(512)774-9520

Phone

(512)535-5313

Phone

(512)774-9520

Phone

(512)630-9888

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date