

CRYSTAL FALLS COMMONS OFFICE UNITS FOR SALE

701 CRYSTAL FALLS PKWY, LEANDER, TX 78641



PROPERTY OVERVIEW

- Located in heart of Leander
- 18' high ceilings
- Proposed use as Professional space, Medical office or flex space
- High traffic area and Great visibility
- Located in a commercial center facing at Crystal Falls Pkwy
- Surrounded by 100k+ commercial SF
- Close to many neighborhoods and schools

LISTING DETAILS

- **Sale Price:** \$335,000
- **Available Units:** Unit 110, Unit 120
- **Available Sft:** 871 sft (Each Unit)
- **Zoning:** Local Office
- **Available for Lease also.**
- **Call the agent for more details.**

Swarna Mohan

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**FULL  CIRCLE
REAL ESTATE**

PROPERTY PHOTOS



Swarna Mohan

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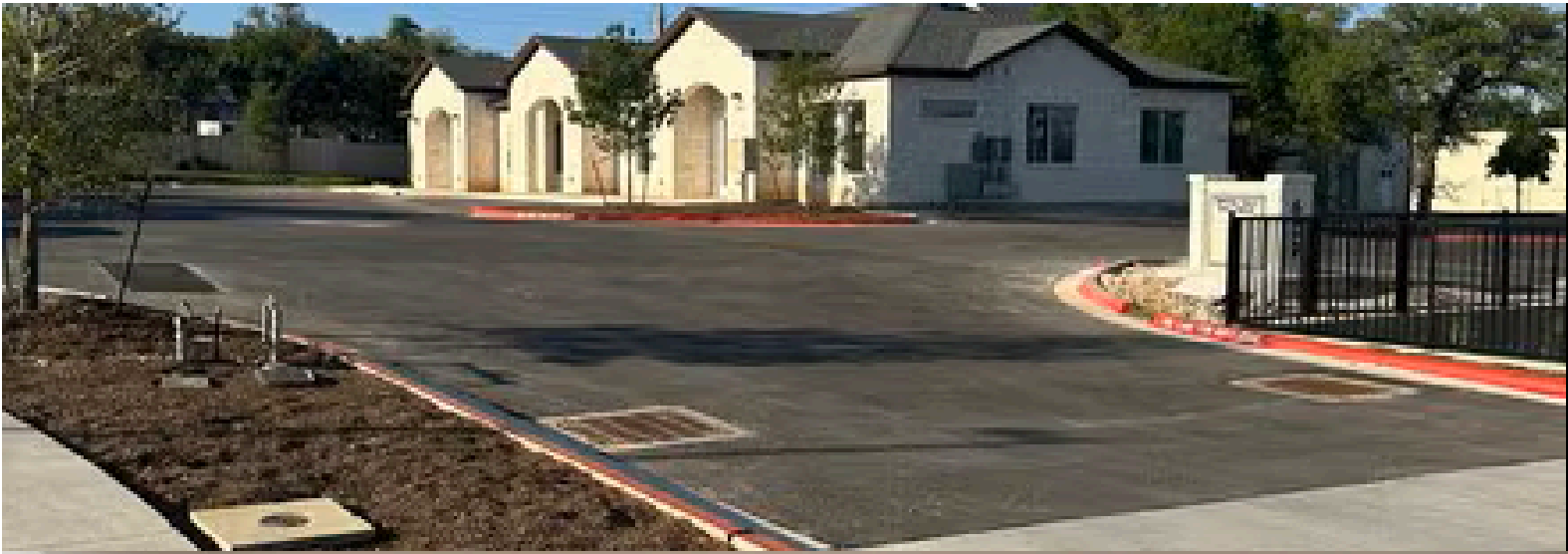
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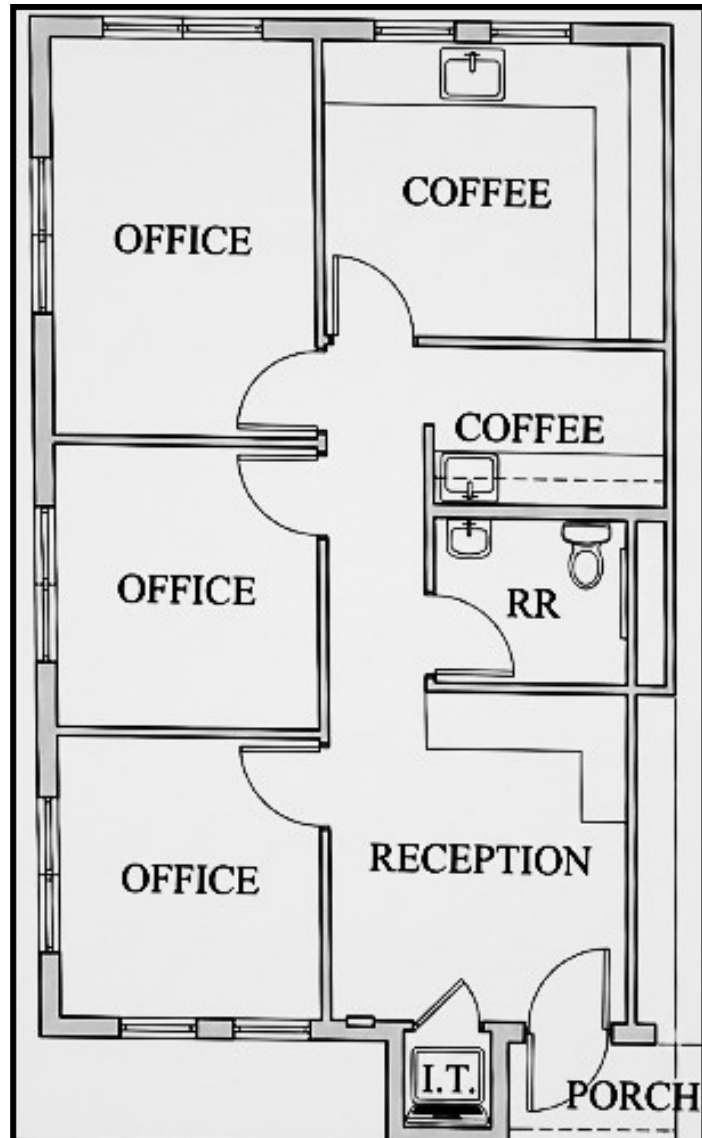
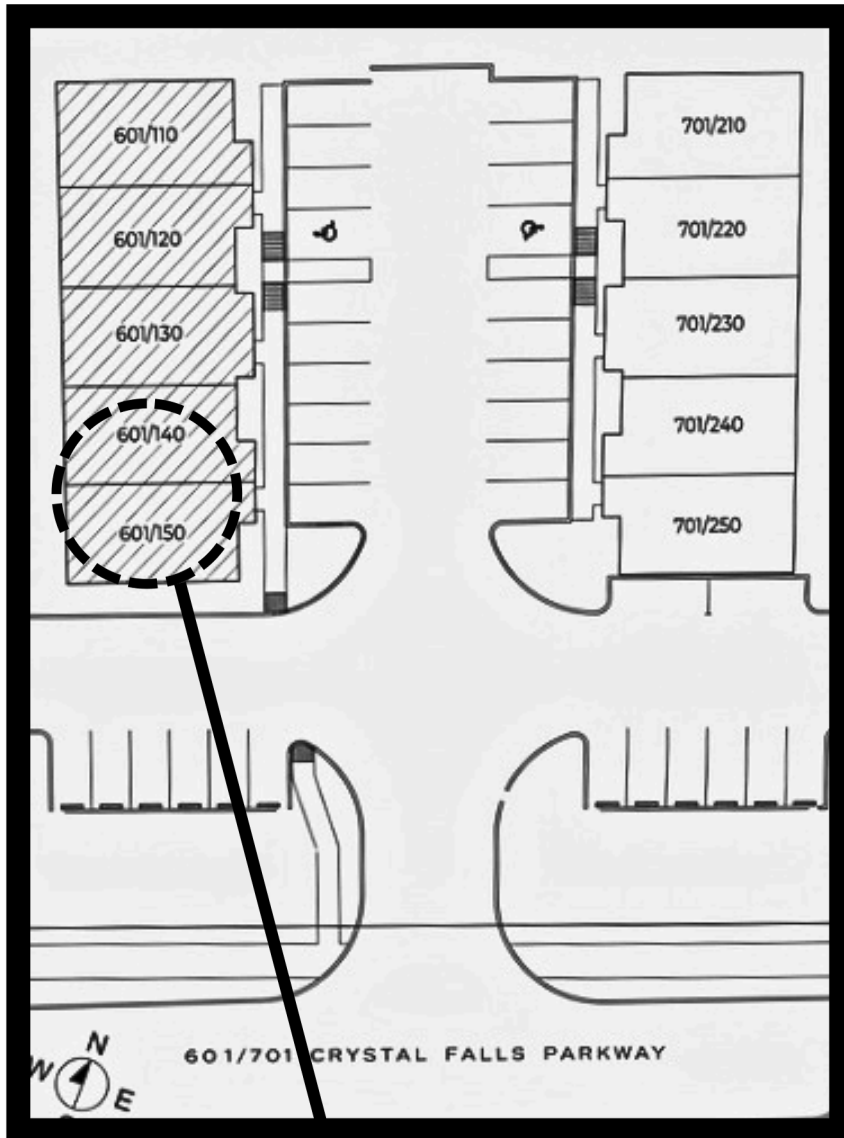
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BUILDING + FLOOR PLAN



■ **Unit 110 and Unit 120 Available**

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LOCATION HIGHLIGHTS



- Located on the highly growing Crystal Falls Pkwy with easy access to many single family communities.
- Over 3000 single family homes within 2 mile radius.
- Prime location in Leander, one of the fastest growing cities in the country

DAYTIME POPULATION

187,660 within 3 miles radius

TRAFFIC COUNT

~ 33,496 VPD Q3(2023)

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WHY LEANDER IS BEST FOR YOUR BUSINESS

Leander's current population is 90,990 with 10.1% growth rate, Leander is ranked #2 in The Nation's 15 Fastest-Growing Large Cities 2021. - US Census Bureau

Convenient Transportation

US 183, US 183A, Ronald Reagan Blvd
CAP Metro Commuter Rail
Transit Oriented Development Area

Age of Leander Population

< 18 Years of Age	- 29%
18 – 65 Years of Age	- 59%
> 65 Years of Age	- 12%

Lot of consumers and talent pool.

Drive Times

Austin Downtown - 30 Min
The Domain Northside - 20 Min
Austin Bergstrom International Airport - 30 Min

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LOCATION DEMOGRAPHICS

Population

1 Mile - 3 Miles - 5 Miles
6,274 51,496 174,943

Forecasted Annual Growth Rate

1 Mile - 3 Miles - 5 Miles
16.15% 4.36% 3.79%

Median Household Income

1 Mile - 3 Miles - 5 Miles
\$121,507 \$115,448 \$113,270

Median Net Worth

1 Mile - 3 Miles - 5 Miles
\$496,191 \$323,059 \$308,308

Households

1 Mile - 3 Miles - 5 Miles
1,918 17,728 58,985

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RADIUS 1 Mile

3 Miles

5 Miles

Annual Healthcare Expenditure

BlueCross/BlueShield \$1673.8 \$1698.8 \$1677.4

Medicare Payments \$924.7 \$971.1 \$948.6

Physician Services \$400.1 \$411.1 \$405.8

Dental Services \$627.7 \$641.6 \$626.0

Eyecare Services \$104.9 \$106.6 \$105.3

Lab Tests/ X-Rays \$105.5 \$110.3 \$108.3

Hospital Room & Service \$340.8 \$361.3 \$352.3

Nursing Homecare \$42.8 \$40.3 \$40.2

Annual Health Insurance Expense \$5977 \$6155 \$6023

Medical Care \$3122 \$3212 \$3151

Annual Spending Per Household

Apparel \$3,199 \$3,225 \$3,208

Personal Care \$1,373 \$1,376 \$1,365

Health Care \$9,099 \$9,327 \$9,174

Diner \$2,723 \$2,725 \$2,710

Entertainment \$4896 \$4,913 \$4,854

Education \$2601 \$2,452 \$2,455





Information About Brokerage Services

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

FULL CIRCLE RE	9012625	admin@fullcircle-realestate.com	512-375-3245
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Chakradhar Karri	687874	chak@fullcircle-realestate.com	913-284-9662
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Swarna Mohan	657184	swarna@fullcircle-realestate.com	520-223-3722
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
sunitha samala	766892	sun.nitha@gmail.com	408-819-4170
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2