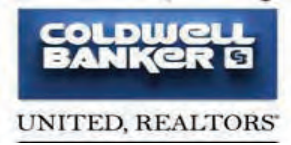


Coldwell Banker United, Realtors®

SEDOR PROPERTIES: EXCELLENCE IN REAL ESTATE



FOR SALE - LEANDER ETJ

485 ACRES (+/-) IN HIGH GROWTH AREA



Property Overview: Large tract in High Growth area. 485 acres (+/-) with San Gabriel River frontage. Panoramic views, pastures, woods, creek. Abundant wildlife includes deer, turkey and doves.

The Site is located in the Leander ETJ west of hwy 183 and east of Bagdad Rd. A secluded, private location yet close to major highways, shopping, schools, etc. and has great potential for a Ranch Estate, Private Retreat, Recreational use or Development. There are some caliche roads on the property and the site gravel pit can provide a source for additional road base.

Survey and Pictures: Visit www.480Acres.Com

Area Overview: Leander offers the charm of small-town living, yet is just minutes from the culture and excitement of Austin, the state capital. Leander is home to approximately 30,000 people and continues to grow at a rapid pace. An excellent school system, affordable living, progressive government, and the close proximity to a variety of employment options are a few of the valuable attributes to the community. it boasts an extremely affordable cost of living, favorable tax advantages, and wonderful climate year-round.

The City of Leander works with other local government and educational institutions to create and implement programs that address the needs of the business community promoting cooperation with potential businesses and programs that provide opportunities and incentives to assist companies locating in Leander. See Leander Future Road plans here: <http://www.leandertx.org/pdfs/RoadwayPlanRev12007.pdf>

Listed at \$4.9M

Contact:

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Email: Bsedlor@CBUnited.com



[Visit www.480acres.com](http://www.480acres.com)



485 acres (+/-) offered For Sale — MLS # 4721710



Gravel pit on site

Directions to:

CR 278
Liberty Hill TX 78642
Contact agent for directions and access
instructions

Contact:

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