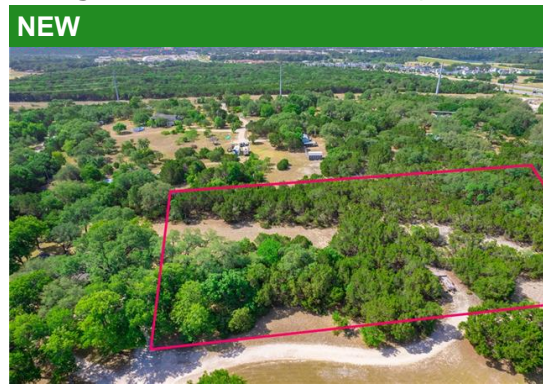


# TBD Little Valley Rd, Leander, Texas 78641

Listing ID: **1528248** LP: **\$449,000**



Recent Change: **06/21/2022 :: ->A**

**Address:** [TBD Little Valley Rd](#) **Std Status:** **A/LAND**  
**City:** Leander, Texas 78641 **County:** Williamson  
**Parcel #:** [R086272](#)  
**Subdivision:** N/A  
**Legal Desc:** AW0016 ANDERSON, J.D. SUR., TRACT 7, ACRES 2.047  
**Tax Blk:** **Tax Lot:** **MLS Area:** CLN  
**Sch Dist:** [Leander ISD](#) **Elem:** [Akin](#)  
**Mid or JS:** [Stiles](#) **High:** [Vista Ridge](#)  
**Type:** Single Lot **Arch Aprv:**  
**Lot Sz Acres:** 2.047 **\$/Acres:** \$219,345.38  
**Lot Sz Dim:** **Lot Sz SF:** 89,167

## General Information

**WaterFront:** No/None  
**FEMA Flood:** No  
**Horses:** No/None  
**Disclosures:** None  
**Restrictions:** Deed Restrictions

**ETJ:** See Remarks  
**Endanger Sp:**  
**Builder Res:** No

## Exterior Information

**Comm Allow:** No  
**Fencing:**  
**Lot Feat:** Trees-Many, Trees-Medium (20 Ft - 40 Ft)  
**Community Feat:** None  
**Other Structures:** None  
**View:** Rural

**Corrals:**  
**Sheds:**  
**Surf Wtr:** No  
**Minerals:** See Remarks

## Additional Information

**List Agrmnt:** TXR/Exclusive Right To Sell  
**Spl List Cond:** None  
**Disclosures:** None  
**Docs Avail:** None Available  
**Comm Feat:** None

**Listing Svc:** Full Service

## Utility Information

**Water Src:** None  
**Utilities:** None

**Sewer:** None  
**Gnd Wtr Con:**

## Financial Information

**Estimated Tax:** \$8,599  
**Tax Exempt:** None  
**Special Assess:**  
**Buyer Incentive:** None  
**Accept Finance:** Cash, Conventional  
**Prefr'd Title Co.** 1845 Title

**Tax Annl Amt:**  
**Tax Assess Val:** \$429,929  
**Tax Year:** 2022  
**Tax Rate:** 2.0001  
**Possession:** Close Of Escrow, Funding

## Showing Information

**Occupant Type:**  
**Showing Reqs:** Go, Sign on Property  
**Showing Instr:** Vacant Land - GO  
**Directions:** From 1431 go north on Ronald Reagan Blvd, right on Little Valley Rd, follow Little Valley around until you see sign on left.

**Owner Name:** Don Webster

## Remarks

**Private Remarks:** For questions after 5pm and on weekends text Cory Cain (512) 745-3277. Offers received after 5pm on Friday will be presented the following business day. \*\*\*\*PREFERRED TITLE 1845 Title - 512-402-3300\*\*\*

**Public Remarks:** Prime building spot with 2 acres of raw land! Less than 4 minutes to FM1431, the 183 told road and major employers, retailers and restaurants.

## Agent/Office Information

**List Agent:** [567369/Chris Watters](#) **LA Phone:** (512) 646-0038 **LA Fax:** (512) 277-5104  
**List Office:** [5827/Watters International Realty](#) **LO Phone:** (512) 646-0038 **Sub Ag:** 2.00% / **Buy Ag:** 2.00%  
**LA 2 Agt:** [487732/Cory Cain](#) **LA 2 Phone:** (512) 745-3277  
**DR Name:** Chris Watters **LO Phone:** (512) 646-0038 **LO Fax:** (512) 532-9473  
**LO Address:** 8240 N Mopac Austin, Texas 78759  
**LA Email:** [listings@wattersinternational.com](#) **Bonus:**  
**Own Name:** Don Webster **List Date:** 06/21/2022  
**CDOM:** 0 **ADOM:** 0 **Exp Date:** 12/14/2022  
**Intrmdry:** Yes **VarComm:** No **OLP:** \$449,000

**TCD:**  
**Int List Display:** Yes

**List Det URL:**  
**VT Branded:** <https://www.tourfactory.com/2999352>  
**VT Unbranded:** <https://www.tourfactory.com/idxr2999352>

