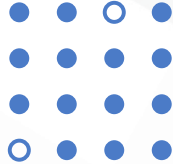


# 80 MOCKINGBIRD HILL | LEANDER, TX 78641

±10.25 AC DEVELOPMENT SITE FOR SALE



APPROVED FOR ±120,000 SF OFFICE / WAREHOUSE  
BUSINESS PARK DEVELOPMENT



INTERACTIVE  
OFFERING MEMORANDUM



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# INVESTMENT OVERVIEW

## GROUND-UP READY

Site plans approved for ±120,000 SF office / warehouse business park development. Ownership group able to secure permanent Minor PUD zoning change for office / warehouse uses for the ±10.25 AC tract previously zoned LC-2-A (Local Commercial).

## IMMEDIATE CASH FLOW

A ±12,000 SF office/warehouse facility, built in 2017, provides rental income while navigating the development process.

## SURGING GROWTH AREA

The surrounding area is experiencing rapid residential expansion, with a projected 37% increase in rooftops within a 5-mile radius over the next five years. The average household income exceeds \$130,000, enhancing demand for commercial and industrial space.

## STRATEGIC LOCATION

Nearby key new developments and schools, including:

- Donald Lewis Hisle Elementary School (Opened 2024)
- Glenn High School (2,000 students)
- LISD Early Childhood Center (100,000 SF, \$60M, Opening Aug 2026)
- Hope Alliance Development (\$20M, Opening Dec 2025)
- Arka Montessori Academy (Opening Dec 2025)
- Northline Development – Leander’s new Downtown Mixed-Use District (116 AC Project)
- Titan Leander 183 Commerce Center (115 AC, 10 Building, 1.3M SF Industrial Project)



# PROPERTY OVERVIEW



**CONTACT BROKER**  
ASKING PRICE



**±10.25 AC**  
LOT SIZE



**±12,000 SF**  
TOTAL BUILDING SF



**METAL**  
CONSTRUCTION

±9,000 SF LEASED TO LONE STAR  
GYMNASTICS ACADEMY

±3,000 SF SUITE AVAILABLE NOW



**2017**  
YEAR BUILT



**6**  
GRADE LEVEL DOORS  
8' W X 12' H



**16'**  
CLEAR HEIGHT



**PUD-LOCAL COMMERCIAL**  
ZONING



**MINOR PUD APPROVED FOR OFFICE /  
WAREHOUSE DEVELOPMENT**

For financing options reach out to:

**COREY RUSSELL**  
(972) 636-5280  
corey.russell@matthews.com









**SUMMERLYN**  
1,265 LOTS

**LARKSPUR**  
1,560 LOTS

**CHESMAR HOMES AT DEERBROOKE**  
NEIGHBORHOOD

**RIVER JUNCTION APARTMENTS**  
329 UNITS

183A

**BAR W ELEMENTARY**  
142 STUDENTS

**SUBJECT PROPERTY**

**STACY K. DANIELSON MIDDLE SCHOOL**  
1,211 STUDENTS

**TARVIN ELEMENTARY**  
528 STUDENTS

**HOPE ALLIANCE DEVELOPMENT**  
\$20M | OPENING DEC 2025

**BRYSON**  
1,524 LOTS

**ARKA MONTESSORI ACADEMY**  
OPENING DEC 2025

**TITAN LEADER183 COMMERCE CENTER**  
115 AC | 10 BUILDING | 1.3M SF INDUSTRIAL PROJECT

**GLENN HIGH SCHOOL**  
2,000 STUDENTS

**LISD EARLY CHILDHOOD CENTER**  
100,000 SF | \$60M | OPENING AUG 2026

**LENNAR AT DEVINE LAKE**  
NEIGHBORHOOD



±52,959 VPD

**DONALD LEWIS HISLE ELEMENTARY**  
550 STUDENTS | BRAND NEW 2024

**NORTHLINE DEVELOPMENT**  
LEADER'S NEW DOWNTOWN MIXED-USE DISTRICT  
116 AC PROJECT

**THE STANDARD AT LEADER STATION APARTMENTS**  
225 UNITS



**YARDHOMES HERO WAY APARTMENTS**  
163 UNITS



183A

**COVENTRY HOMES**  
NEIGHBORHOOD

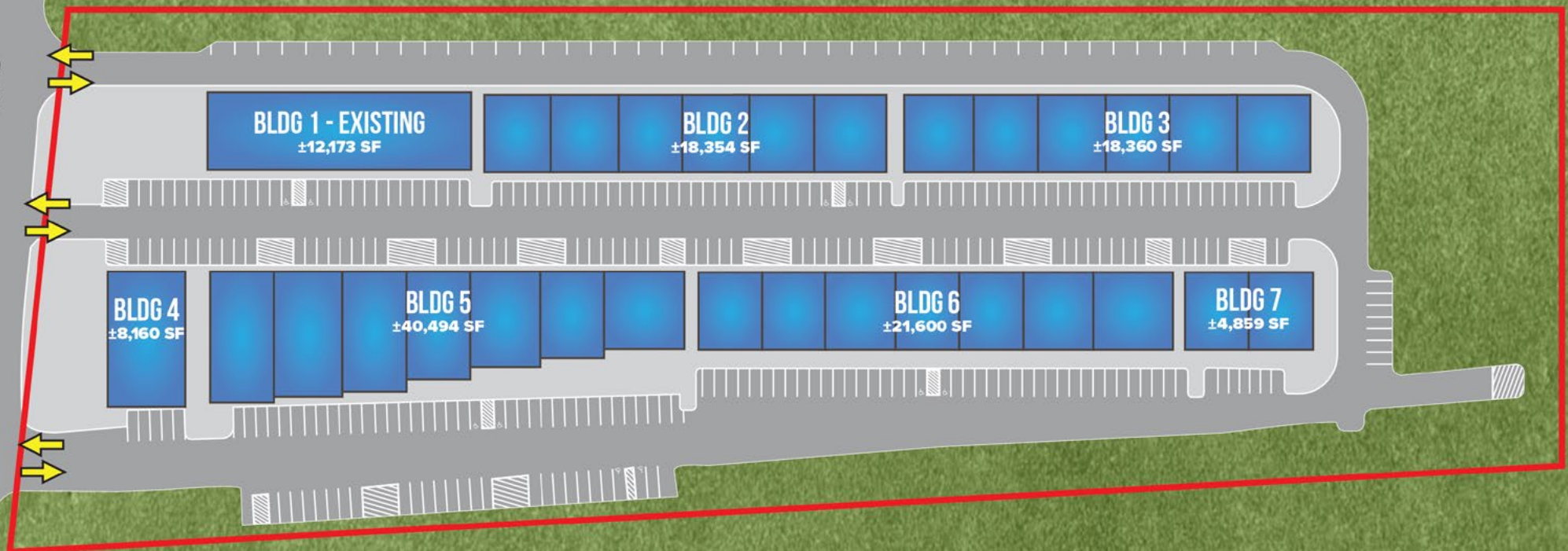


# APPROVED USE SITE PLAN



BUILDINGS TOTAL AREA : ± 124,000 SF  
TOTAL PARKING: 283 SPACES (237 REQUIRED)  
ADA COMPLIANT: 16 SPACES (7 REQUIRED)

MOCKINGBIRD HILL

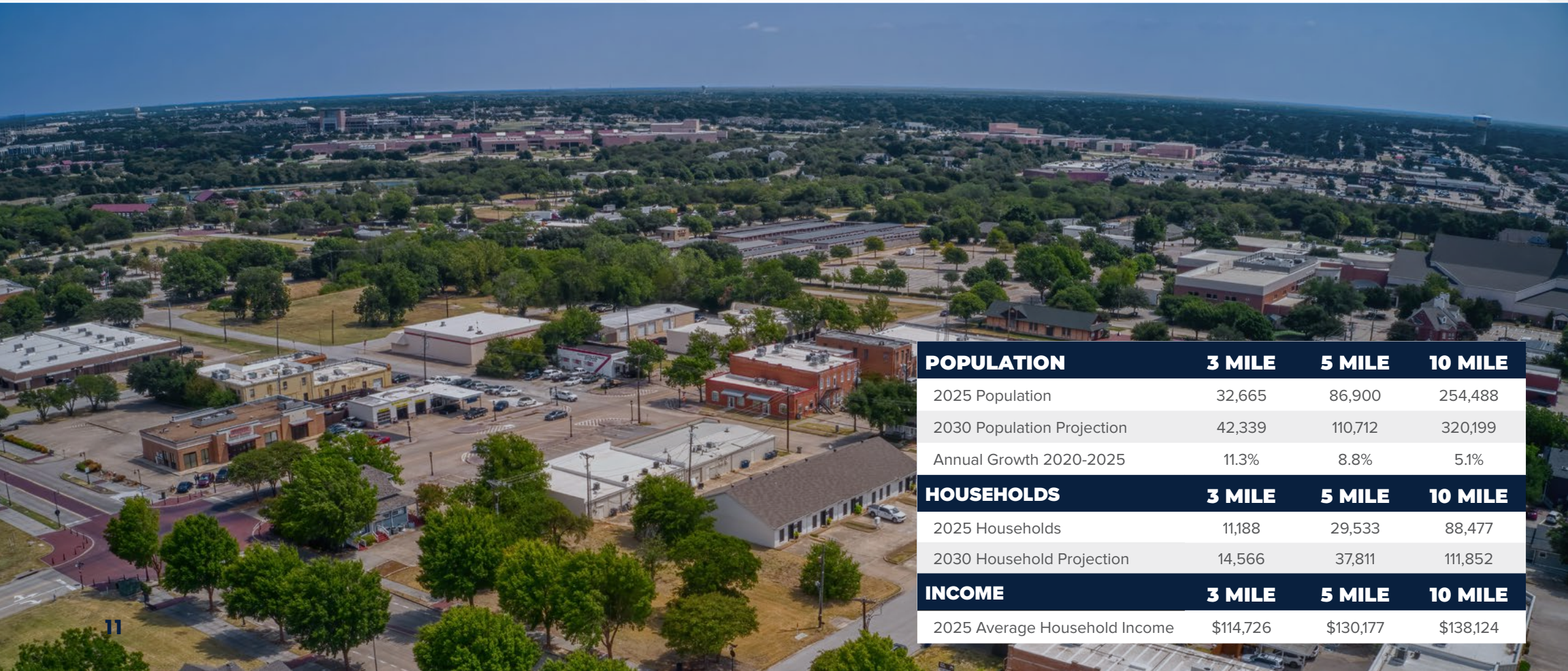


# MARKET OVERVIEW

## LEANDER, TX

Leander, Texas, has experienced significant population growth and development in recent years, driven by its proximity to Austin and strong local investment in infrastructure. The city has seen rapid residential expansion, with new master-planned communities and commercial developments supporting the increasing demand. Leander's industrial market is also growing, with new business parks and distribution centers attracting companies seeking space outside Austin's more congested areas. The extension of major roadways and the continued expansion of the Capital Metro rail line have further enhanced accessibility, making Leander an attractive option for businesses and residents looking for a well-connected and expanding market.

Leander's economy has strengthened alongside its rapid growth, with increasing commercial investment and a diversifying business landscape. Retail, healthcare, and technology sectors have expanded to meet the needs of the growing population, while industrial and logistics developments have attracted businesses seeking cost-effective alternatives to Austin. The city has also focused on fostering small businesses and entrepreneurship, supported by pro-business policies and workforce development initiatives. With a rising median income and a steady influx of residents, Leander continues to see increased consumer spending, fueling further economic expansion and long-term sustainability.



<b>POPULATION</b>	<b>3 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>
2025 Population	32,665	86,900	254,488
2030 Population Projection	42,339	110,712	320,199
Annual Growth 2020-2025	11.3%	8.8%	5.1%
<b>HOUSEHOLDS</b>	<b>3 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>
2025 Households	11,188	29,533	88,477
2030 Household Projection	14,566	37,811	111,852
<b>INCOME</b>	<b>3 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>
2025 Average Household Income	\$114,726	\$130,177	\$138,124

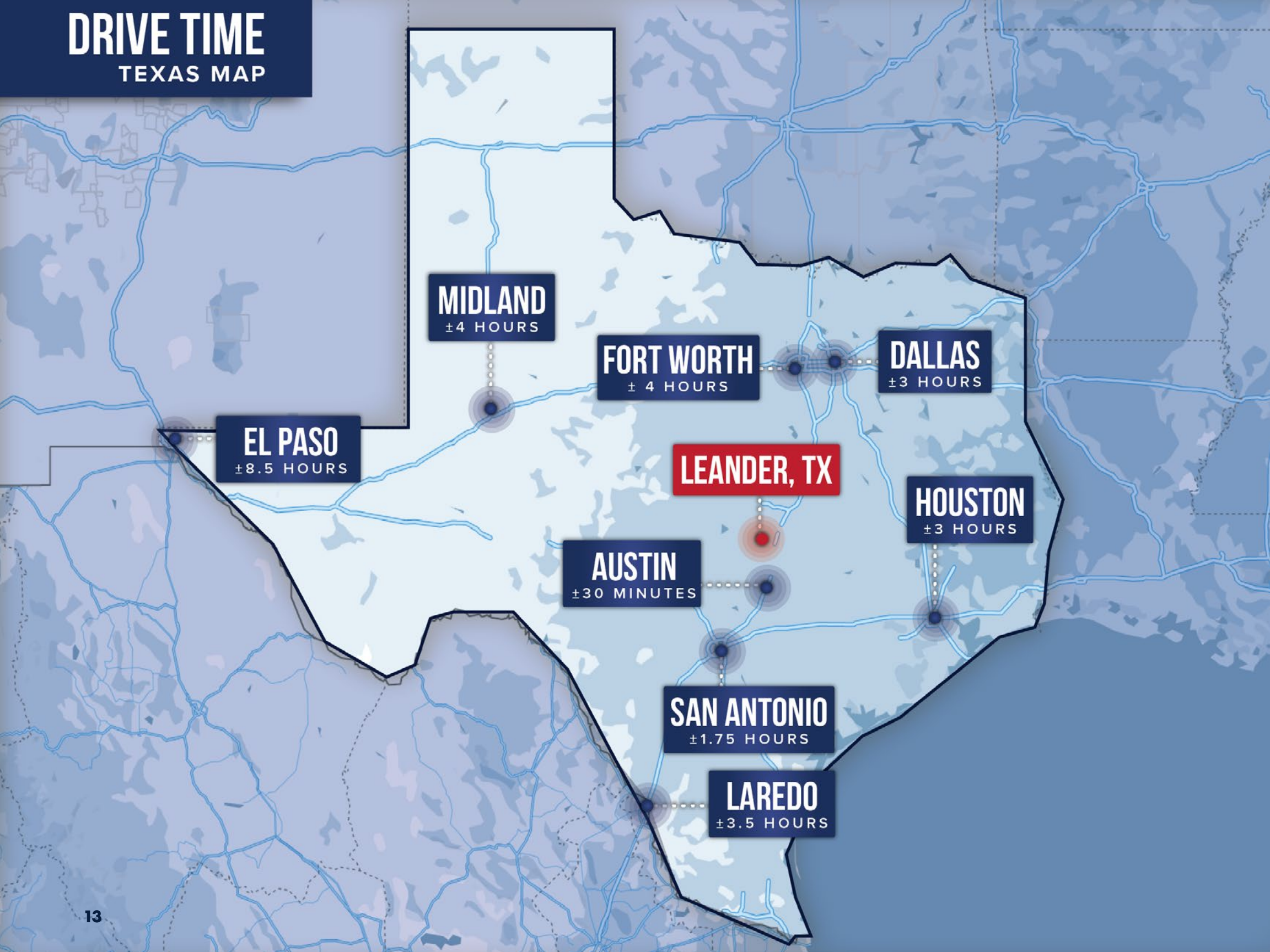
# AUSTIN MAJOR EMPLOYERS

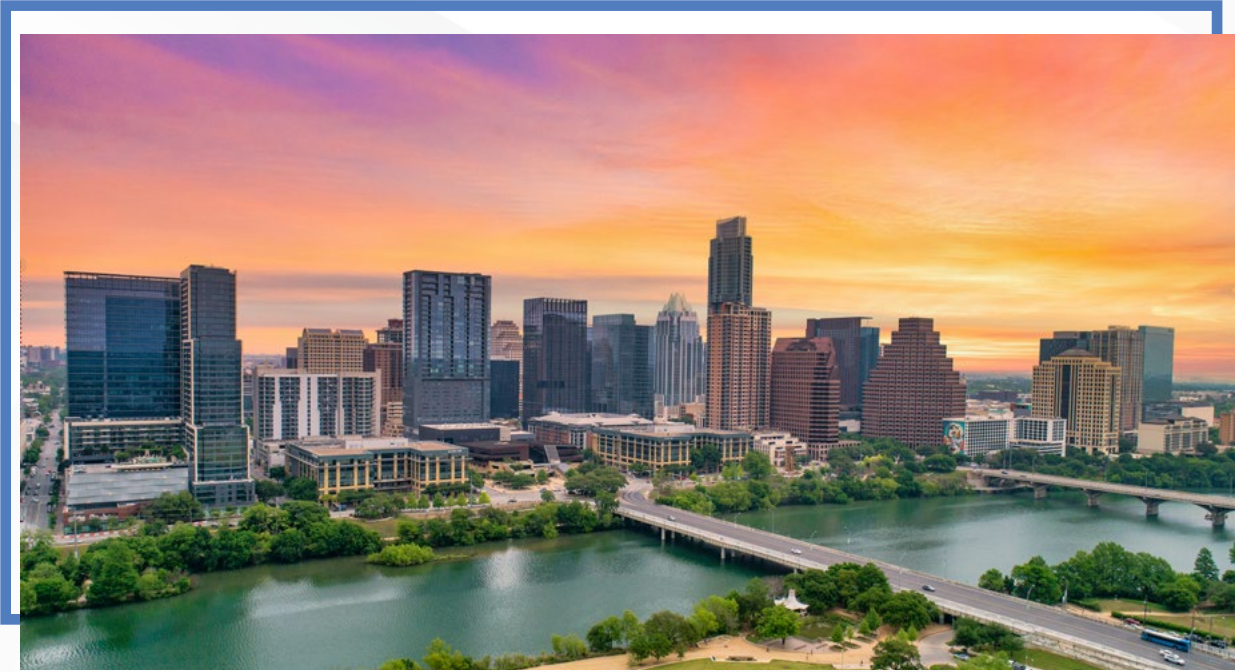
SUBJECT  
PROPERTY



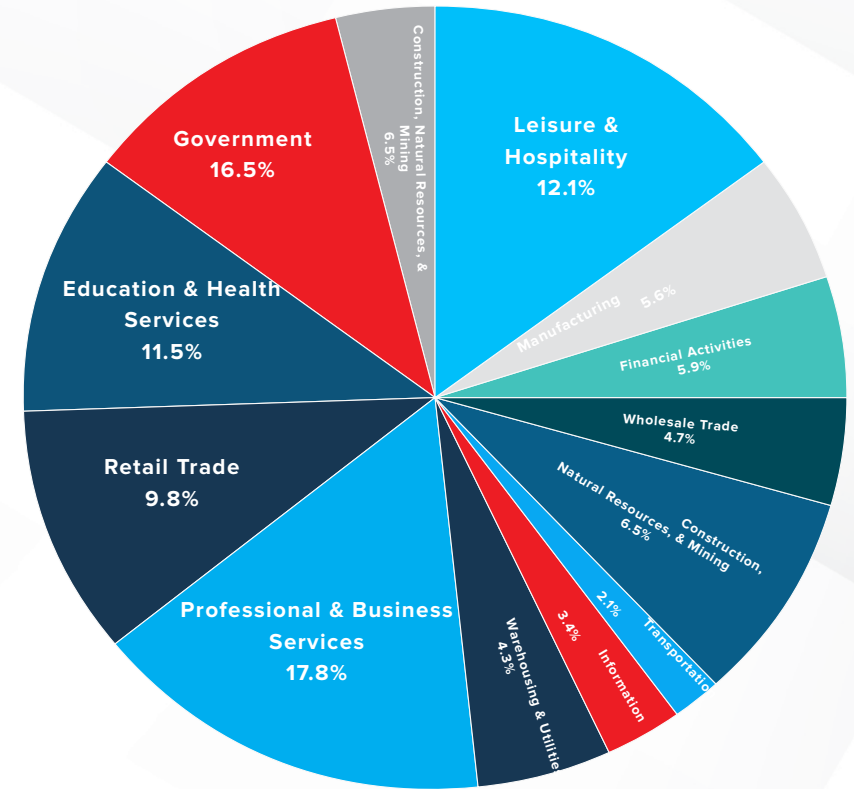
# DRIVE TIME

TEXAS MAP





## EMPLOYMENT BY INDUSTRY



## AUSTIN, TX MSA

Austin, Texas, often referred to as the “Live Music Capital of the World,” is a vibrant and eclectic city that seamlessly blends its rich cultural heritage with a progressive and forward-thinking spirit. Nestled in the heart of the Texas Hill Country, Austin is renowned for its live music scene, hosting numerous festivals and concerts throughout the year. The city’s iconic slogan, “Keep Austin Weird,” reflects its commitment to uniqueness and individuality. Beyond its musical allure, Austin boasts a thriving food scene, with a diverse array of restaurants offering everything from traditional Texas barbecue to innovative, globally-inspired cuisine. Nature enthusiasts can explore the scenic Lady Bird Lake, hike in the Barton Creek Greenbelt, or witness the stunning sunset views from Mount Bonnell. The state capital of Texas, Austin is also a hub for technology and innovation, earning the moniker “Silicon Hills” due to its burgeoning tech industry. With a laid-back atmosphere, a warm and welcoming community, and a commitment to creativity, Austin stands out as a dynamic and unforgettable destination.

## ECONOMY

The economy of Austin is supported by a variety of different industries. A lot of major business sectors in the Austin-Round Rock area are centered on business and financial services, information technology, telecommunications, and manufacturing.

According to Forbes, Austin has a \$144.9 billion gross metro product. Having a heavy concentration of highly-educated millennials, Austin has become a hub for technology and business, adopting the nickname “Silicon Hills”. A number of Fortune 500 companies have headquarters or regional offices in Austin including 3M, Advanced Micro, Amazon, Apple, Facebook, Google, Tesla, Texas Instruments, and Whole Foods Market. Dell’s worldwide headquarters is located in Round Rock. Major area employers include Facebook, JP Morgan Chase, and WP Engine. Austin is also emerging as a hub for pharmaceutical and biotechnology companies; the city is home to about 85 of them.

## CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **80 Mockingbird HI, Leander, TX 78641** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

# 80 MOCKINGBIRD HL | LEANDER, TX 78641

±10.25 AC DEVELOPMENT SITE FOR SALE

**EXCLUSIVELY LISTED BY:**



**DYLAN SERVAIS**

*Associate*

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Mobile (612) 222-8380

dylan.servais@matthews.com

License No. 808536 (TX)



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**PATRICK GRAHAM**

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## 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.*

11-2-2015



**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date