



OWNER OCCUPY / INVESTMENT OPPORTUNITY

1410 Live Oak Road

REAL ESTATE FOR SALE · \$3,950,000 · LEANDER, TX 78641 · WILLIAMSON COUNTY

5.48
ACRES

6,685
SQ. FT. BUILDING

ETJ
NO ZONING RESTRICTIONS

2023
YEAR BUILT

\$3.95M
ASKING PRICE

EXECUTIVE SUMMARY

A Rare Turnkey Commercial Opportunity in One of Texas's Fastest-Growing Markets

Located in Leander, Texas — one of the nation's fastest-growing cities — 1410 Live Oak Road presents a rare and exceptional opportunity to acquire a purpose-built commercial facility in one of Texas's most dynamic growth markets. The property sits in Leander's ETJ (Extraterritorial Jurisdiction), free from city zoning and use restrictions, offering maximum operational flexibility for a wide range of business types.

Constructed in 2023, the 6,685-square-foot facility was designed from the ground up for professional commercial use. It features a custom reception lobby, multiple multipurpose rooms, four private offices, a service room, staff areas, and extensive fenced outdoor areas — all supported by a full fire suppression system, direct county alarm connection, and comprehensive video monitoring. The property is served by a private well and two on-site septic systems, eliminating municipal utility dependency.

The versatile floor plan — from the polished reception lobby to the large-format interior spaces — is well-suited for healthcare, professional services, education, fitness, specialty retail, or any service-based operation. An on-site residential structure at the front of the property provides additional square footage for office use, staff housing, or owner occupancy.

KEY HIGHLIGHTS

- Real estate — \$3,950,000 asking price
- Located in Leander's ETJ — no city zoning or use restrictions
- 2023 new construction — zero deferred maintenance
- 5.48 acres in unincorporated Williamson County
- 6,685 SF purpose-built facility with versatile floor plan
- Thoughtfully designed asphalt parking lot & driveway system — fluid ingress/egress for employees and clients
- Private well — no municipal water dependency
- Two on-site septic systems — full utility independence
- On-site residential structure for additional use or housing
- Full fire suppression, video monitoring, ADA compliant
- Leander population up 47.8% since 2020 (87,511 residents)
- Median Household Income: \$139,048 — affluent, growing market
- Significant acreage for future expansion or additional development

PROPERTY SPECIFICATIONS & PHOTOGRAPHY

Property Specifications & Location Context

PROPERTY SPECIFICATIONS

ADDRESS	1410 Live Oak Rd, Leander, TX 78641
LEGAL DESCRIPTION	Live Oak Ranch Sec 1, Block B, Lot 3, Acres 5.48
COUNTY	Williamson County, Texas
LOT SIZE	5.48 Acres (238,709 Sq. Ft.)
BUILDING SIZE	6,685 Sq. Ft. (Conditioned)
YEAR BUILT	2023 (Purpose-Built, New Construction)
CONSTRUCTION	IBC Type V-B Wood Frame
OCCUPANCY CLASS	IBC Business Group-B
ZONING / JURISDICTION	Leander ETJ — No City Zoning Restrictions
UTILITIES	Private Well & Two On-Site Septic Systems (OSSF)
PARKING	Asphalt Lot & Full Driveway System — Abundant
ASKING PRICE	\$3,950,000 (Real Estate)

LOCATION CONTEXT

Situated on Live Oak Road in Leander's ETJ, the property benefits from excellent accessibility, maximum operational flexibility, and proximity to one of Texas's fastest-growing residential corridors. The surrounding area is characterized by high-income single-family neighborhoods and rapid commercial expansion.

AUSTIN CITY CENTER	~30 miles via US-183 / 183A
LEANDER METRORAIL	~4 miles — Capital Metro
CEDAR PARK	Adjacent city — immediate market
ROUND ROCK	~15 miles — secondary market
GEORGETOWN	~12 miles — secondary market
183A TOLLWAY	~3 miles — primary arterial
LEANDER ISD	Top-rated school district
WILLIAMSON COUNTY	3rd healthiest county in Texas

AERIAL OVERVIEW



AERIAL OVERVIEW — FULL 5.48-ACRE PROPERTY · 1410 LIVE OAK RD, LEANDER, TX 78641

PROPERTY OVERVIEW

1410 Live Oak Road

Purpose-Built Commercial Facility · Leander, TX · ETJ — No Zoning Restrictions

ABOUT THE PROPERTY

This offering presents a rare opportunity to acquire a purpose-built commercial facility in one of Texas's fastest-growing markets. The 2023 construction delivers a pristine, move-in-ready asset with zero deferred maintenance — a significant advantage over typical commercial acquisitions that carry aging infrastructure risk.

The versatile floor plan — featuring a polished reception lobby, large-format multipurpose rooms, four private offices, a dedicated service area, staff breakroom, and extensive outdoor space — is well-suited for a wide range of uses including healthcare, professional services, education, fitness, specialty retail, or any service-based operation. The property's ETJ location provides maximum flexibility to adapt the use without city permitting constraints.

PROPERTY HIGHLIGHTS

ETJ LOCATION — NO ZONING

Located in Leander's ETJ — free from city zoning and use restrictions. Maximum operational flexibility for any buyer.

ABUNDANT PARKING

Thoughtfully designed asphalt parking lot and driveway system allow for fluid ingress and egress for both employees and clients — ample capacity for any high-traffic operation.

PRIVATE WELL

Property served by a private water well — no municipal water dependency or associated costs.

TWO ON-SITE SEPTIC SYSTEMS

Dual OSSF systems provide full utility independence and capacity for high-volume operations.

ON-SITE RESIDENCE

Residential structure at the front of the property provides additional SF for office use, staff housing, or owner occupancy.

EXPANSION POTENTIAL

5.48 acres with significant undeveloped land. Room to expand the facility, add structures, or develop additional uses.

INVESTMENT THESIS

— **Turnkey — Immediate Occupancy**

2023 purpose-built construction means zero deferred maintenance. Step into a move-in-ready, fully operational facility from day one with no capital expenditure required.

— **ETJ — Maximum Flexibility**

Located in Leander's ETJ with no city zoning restrictions. The buyer can adapt the use to their business needs without city permitting constraints.

— **Utility Independence**

Private well and two on-site septic systems eliminate municipal utility dependency, reducing overhead and providing operational resilience.

— **Versatile Floor Plan**

Reception lobby, multipurpose rooms, private offices, service areas, and outdoor space. Adaptable to healthcare, professional services, education, fitness, or retail.

— **High-Value, Growing Market**

Leander's median HHI of \$139,048 and 47.8% population growth since 2020 create an exceptional environment for any premium service business.

— **Significant Expansion Potential**

5.48 acres with substantial undeveloped land. Room to expand the facility, add structures, or develop complementary uses on the same parcel.

PROPERTY AT A GLANCE

\$3.95M
ASKING PRICE

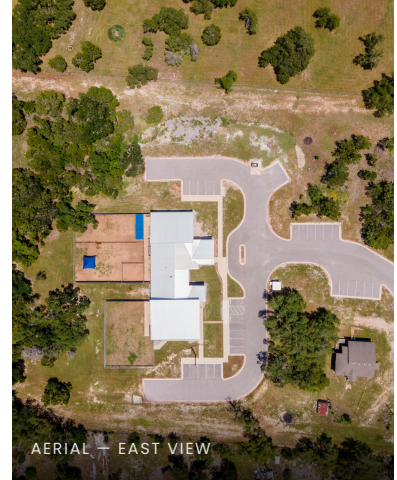
5.48 ac
TOTAL LAND

6,685 SF
CONDITIONED BUILDING

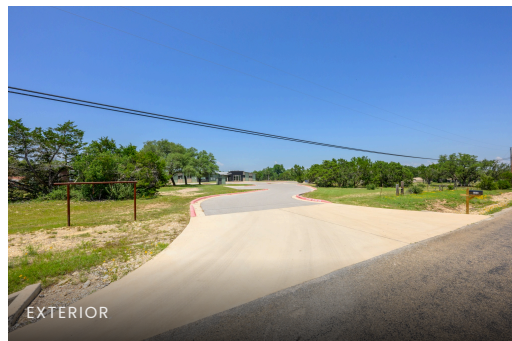
2023
YEAR BUILT

1410 Live Oak Rd, Leander, TX 78641 · Mallach & Company Commercial Properties

AERIAL OVERVIEW



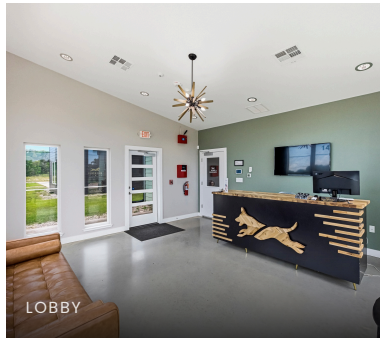
EXTERIOR PREVIEW



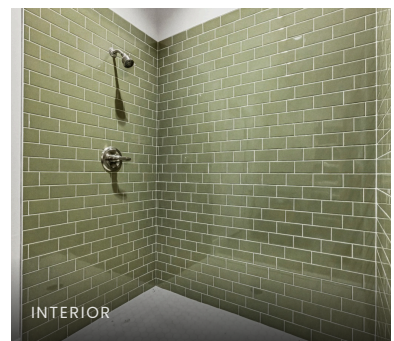
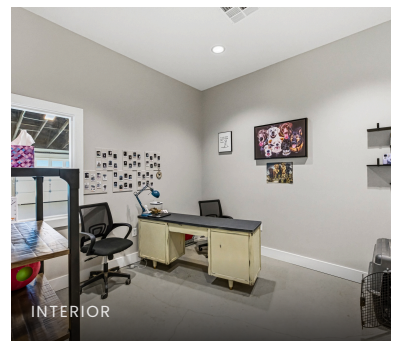
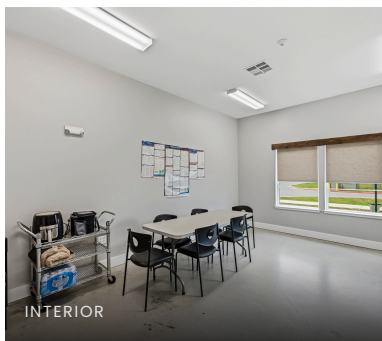
EXTERIOR



RECEPTION & LOBBY



INTERIOR



LEANDER MARKET OVERVIEW

Market Analysis & Contact

<p>87,511 POPULATION <small>City of Leander (2024 est.)</small></p>	<p>\$139K MEDIAN HHI <small>Household Income</small></p>	<p>+47.8% POP. GROWTH <small>Since 2020 Census</small></p>	<p>#1 FASTEST-GROWING <small>Williamson County, TX</small></p>
--	---	---	---

MARKET NARRATIVE

Leander, Texas has transformed from a small bedroom community into one of the Austin metro's most dynamic growth corridors. With a population that has surged 47.8% since 2020 and a median household income of \$139,048, the market supports both premium residential and high-quality commercial development. Williamson County has experienced 162.9% population growth since 2010, making it one of the fastest-growing counties in the United States.

The Austin-Round Rock-Georgetown MSA now exceeds 2.4 million residents, with major employers including Tesla (22,000 jobs), Apple (15,000+), Samsung, Oracle, Dell, and Amazon anchoring the region's economic base. The 183A Tollway and Leander MetroRail station provide direct connectivity to Austin's tech employment corridor.

Northline — Leander's 116-acre transit-oriented downtown development — is under active construction with national tenants, multifamily, office, and hotel components. Surrounding master-planned communities including Travisso (\$600K-\$2M+ homes), Palmera Ridge (3,000+ planned homes), and Crystal Falls continue to drive high-income household formation in the immediate trade area.

LEANDER MARKET INDICATORS

METRIC	VALUE	SOURCE
Leander Population (2024 est.)	87,511	US Census / City of Leander
Population Growth Since 2020	+47.8%	US Census Bureau
Median Household Income	\$139,048	US Census ACS
Williamson County Growth (2010-2023)	+162.9%	US Census Bureau
Austin MSA Population	2.4M+	Austin Chamber of Commerce
Leander ISD Enrollment	43,000+ students	Leander ISD

LEANDER GROWTH & DEVELOPMENT

<p>Northline Mixed-Use Development</p> <p>116-acre transit-oriented development — Leander's new downtown. 343 multifamily units, 95,000 SF office, hotel, retail, civic spaces. Shake Shack, Torchy's, and national tenants committed. Full buildout 2031.</p> <p>UNDER ACTIVE CONSTRUCTION</p>	<p>Travisso & Luxury Communities</p> <p>Homes \$600K-\$2M+ in master-planned Hill Country communities. High-income household formation driving sustained demand for premium services and amenities.</p> <p>ACTIVE SALES</p>
<p>Palmera Ridge</p> <p>426-acre master-planned community with 3,000+ planned homes. Adds significant new households to the primary trade area.</p> <p>ACTIVE DEVELOPMENT</p>	<p>St. David's Hospital — Leander</p> <p>Planned 150-bed acute care hospital in Leander, anchoring a major healthcare corridor. Existing 24/7 ER already operational.</p> <p>PLANNED CONSTRUCTION</p>
<p>183A Tollway & MetroRail</p> <p>Direct high-speed access to Austin tech corridor. Leander MetroRail station connects to downtown Austin, expanding commuter market.</p> <p>OPERATIONAL</p>	

MICRO & MACRO LOCATION ANALYSIS

Location Context & Area Amenities



AERIAL — 5.48-ACRE PROPERTY OVERVIEW



CUSTOM RECEPTION LOBBY

MICRO LOCATION

Located at 1410 Live Oak Rd in unincorporated Williamson County, the property occupies a transitional zone between established residential neighborhoods and the rapidly developing US-183 commercial corridor. The 183A Tollway (~3 mi west) provides direct high-speed access to Austin's tech employment centers.

DISTANCES

- ~3 mi 183A Tollway / Tech Corridor
- ~4 mi Leander MetroRail Station
- ~5 mi Northline Mixed-Use Development
- ~6 mi Cedar Park Town Center
- ~8 mi H-E-B Center at Cedar Park
- ~30 mi Downtown Austin

MACRO MARKET

Austin-Round Rock-Georgetown MSA: 2.4M+ population. Williamson County: 162.9% growth since 2010. Major employers within commuting distance: Tesla (22,000 jobs), Apple (15,000+), Samsung (\$17B fab plant in Taylor), Oracle, Dell, Amazon, Indeed, Whole Foods HQ.

HEALTHCARE

- ▶ St. David's Emergency Center — 24/7 ER, Leander (opened 2018)
- ▶ St. David's Medical Center — Planned 150-bed acute care hospital, Leander
- ▶ Cedar Park Regional Medical Center — 126-bed facility, Joint Commission accredited
- ▶ Baylor Scott & White — Multiple Leander locations: rehab, primary care, cardiology
- ▶ Dell Children's Medical Center — Level I pediatric trauma center

ENTERTAINMENT & RECREATION

- ▶ H-E-B Center at Cedar Park — Major concert & sports venue
- ▶ Texas Stars Hockey / Austin Spurs — AHL & NBA G-League teams
- ▶ Hill Country Flyer — Historic steam train excursions
- ▶ Lake Georgetown — Boating, fishing, camping (~15 min)
- ▶ Lake Travis — Water recreation (~35 min)
- ▶ Longhorn Cavern State Park — Hill Country caves (~30 min)
- ▶ Leander Parks System — Splash pads, sports courts, kayaking
- ▶ Main Event — Bowling, laser tag, VR, arcade

DINING & RETAIL

- ▶ Zeytun Mediterranean · Obsidian Brewery
- ▶ Blue Corn Harvest Bar & Grill
- ▶ The Grove Wine Bar & Kitchen (Cedar Park)
- ▶ Sweetwater Oyster Bar · Conejos Tex-Mex
- ▶ Shake Shack (coming to Northline)
- ▶ H-E-B Grocery · Lakeline Mall (Cedar Park)

RESIDENTIAL DEVELOPMENTS

Northline — 116 acres · TOD · 343 units · retail/office/hotel · Leander's new downtown

Traviso — Luxury master-planned · \$600K-\$2M+ homes · Hill Country views

Palmera Ridge — 426 acres · 3,000+ planned homes · active development

Crystal Falls — Established master-planned community · diverse price points

326+ Communities — Active or planned new home communities in the Leander area

Ready to Invest in Leander?

Contact the Mallach & Company Commercial team for property tours, due diligence documents, financial information, and offer submission. We welcome inquiries from investors, owner-operators, and strategic buyers.



John Mallach
COMMERCIAL DIVISION LEAD
(512) 799-9083
johnmallach@gmail.com



Madison Montgomery
COMMERCIAL DIVISION
(512) 966-0392
Madison@MallachandCompany.com

