

FOR SALE

Leander 200 Acres

3360 Round Mountain, Leander, TX 78641

Offering Memorandum

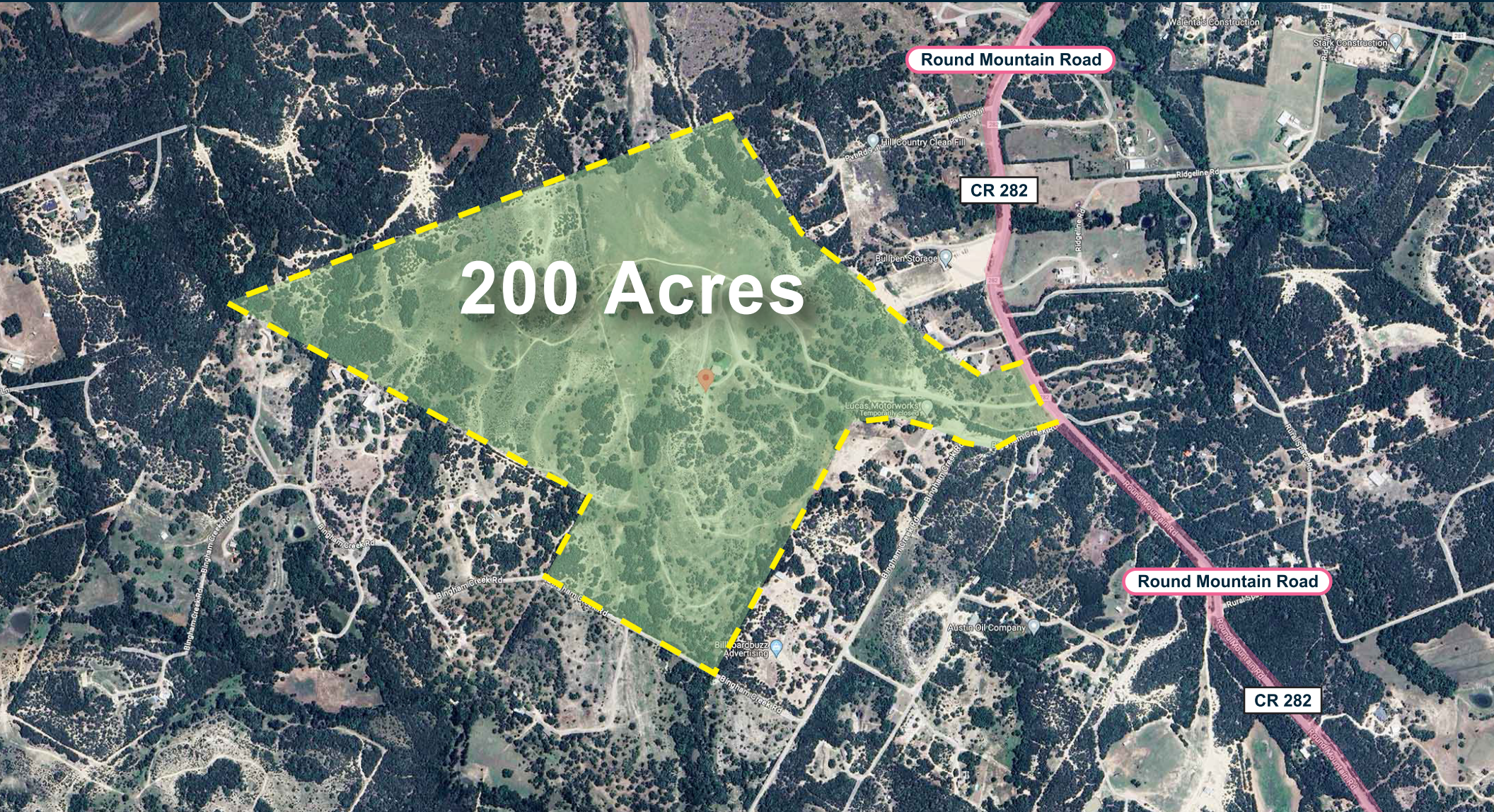
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THE OFFERING

SCORE Property Group is pleased to offer 200+ acres site, well-located between two of the fastest growing cities in the United States. Leander has experienced 277% growth from 2010-2020, and 10.9% YoY growth from 2021-2022. Liberty Hill has experienced 892% growth from 2000-2020, and 34% YoY growth from 2021-2022. The property is in the Leander ETJ, 1-mile from the Leander City Limits and 3-miles from the Liberty Hill City Limits. The property includes a 4 bedroom, 4 bath single family residence with approximately 4,113 sf, built in 2015.

PROPERTY SUMMARY

PROPERTY SUMMARY:

LOCATION: 3360 Round Mountain / 3360 CR 282

JURISDICTION: Leander ETJ

FRONTAGE: 545 Ft on Round Mountain / 3360 CR 282

ZONING: No Zoning

IMPROVEMENTS: 4,113 SF single family residence (leased)

UTILITIES: Well, Septic, Electric

FLOODPLAIN: None

PRICE: Contact Broker

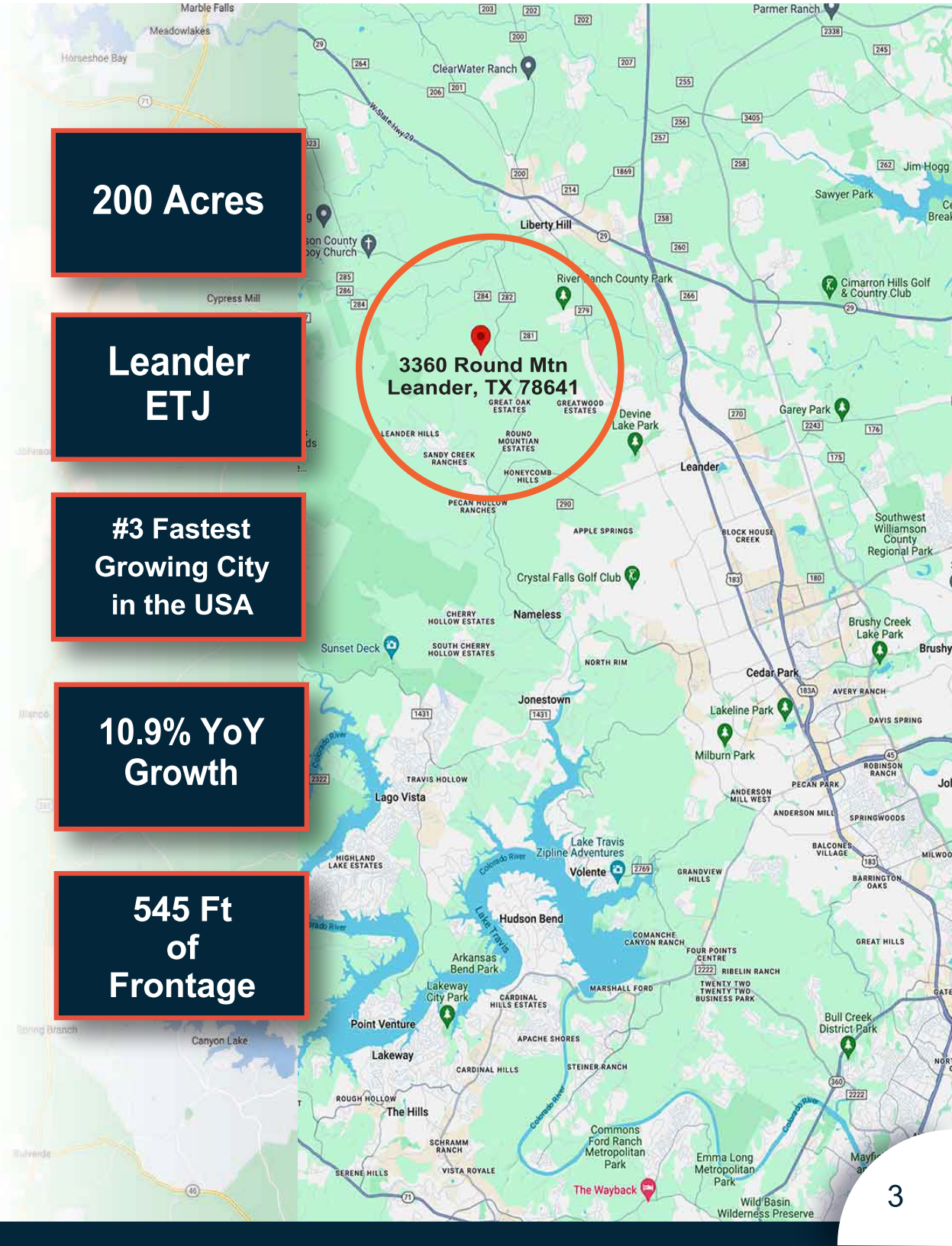
200 Acres

Leander ETJ

#3 Fastest Growing City in the USA

10.9% YoY Growth

545 Ft of Frontage



LOCATION OVERVIEW

**3360 Round Mountain
Leander, TX 78641**



- **1** Miles to Leander
- **3** Miles to Liberty Hill
- **20** Miles to Georgetown
- **35** Miles to Downtown Austin
- **40** Miles to Taylor

LOCATION OVERVIEW

LIBERTY HILL
34% YoY Growth

TRAFFIC COUNTS
HWY 29: 32,927
(By Liberty Hill)

3360 Round Mountain
Leander, TX 78641

TRAFFIC COUNTS
183A: 38,018
(North of Leander near river crossing)

LEANDER
10.9% YoY Growth

LOCATION DEMOGRAPHICS - LEANDER

Figure 2.2, Historical Population Growth

Year	Leander (persons)	% Change	Williamson County (persons)	% Change	Travis County (persons)	% Change
1990	3,398		139,551		579,743	
2000	7,596	124%	249,967	79%	812,280	40%
2010	27,697	265%	426,284	71%	1,030,539	27%
2018	56,111	103%	566,719	33%	1,248,743	21%
2019	62,608	12%	590,551	4%	1,273,954	2%

Source: U.S. Census Bureau 2018, 2019, Annual Estimates of the Resident Population: April 1, 2010 to July 1 2018.

Figure 2.3, Population Projections

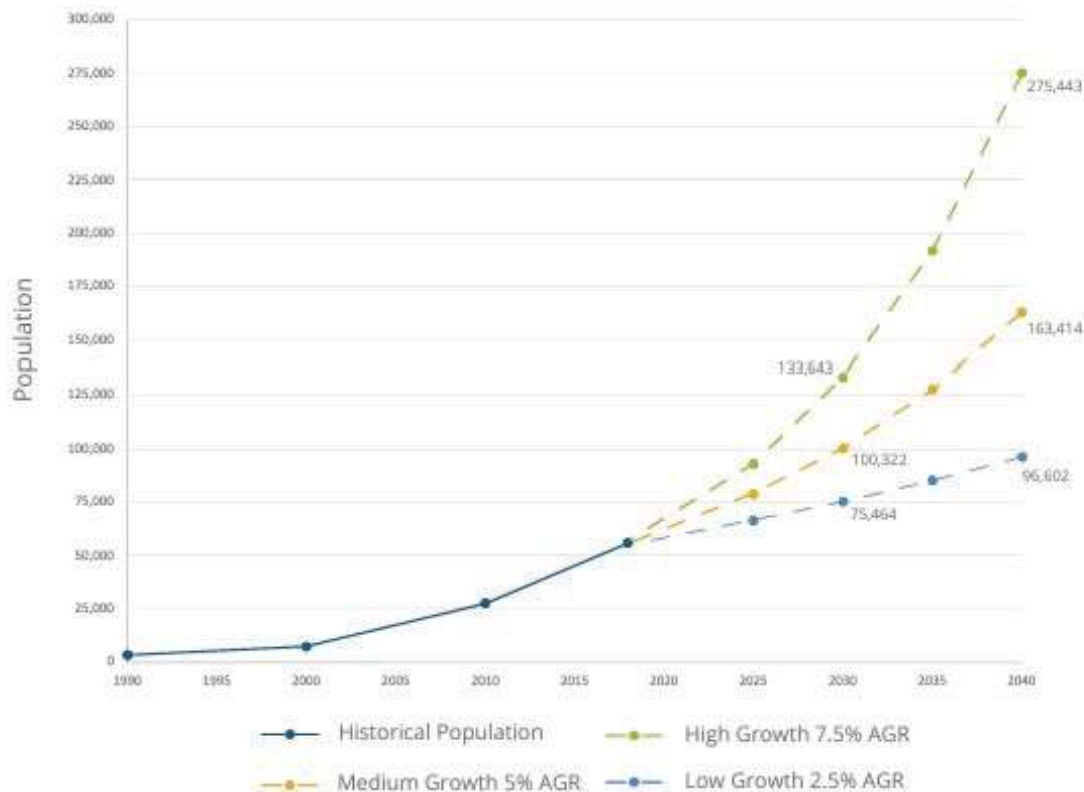
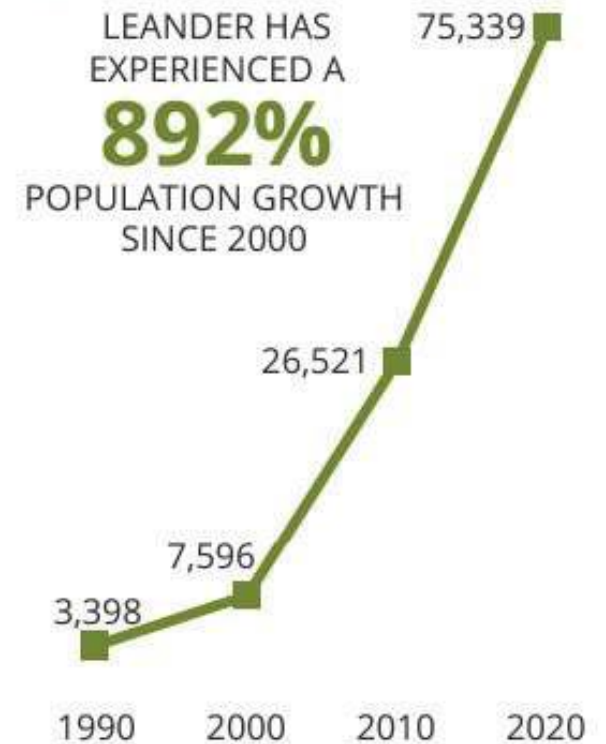


Figure 1.1, Historic Growth



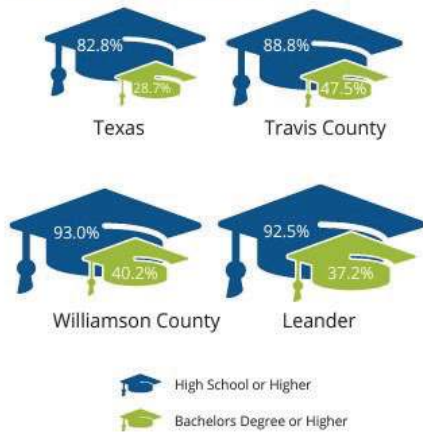
Source: U.S. Census Bureau 1990, 2000, 2010, Annual Estimates of the Resident Population: April 1, 2010 to July 1, 2020.

LOCATION DEMOGRAPHICS - LEANDER

Educational Attainment

Leander is a highly educated community (see Figure 2.6, *Educational Attainment*), which likely correlates to the greater income the population generates and the availability of employment opportunities in the region.

Figure 2.6, *Educational Attainment*



Source: U.S. Census Bureau, 2013 - 2017 American Community Survey 5-Year Estimates, Table S1501: Educational Attainment

Household and Family Income

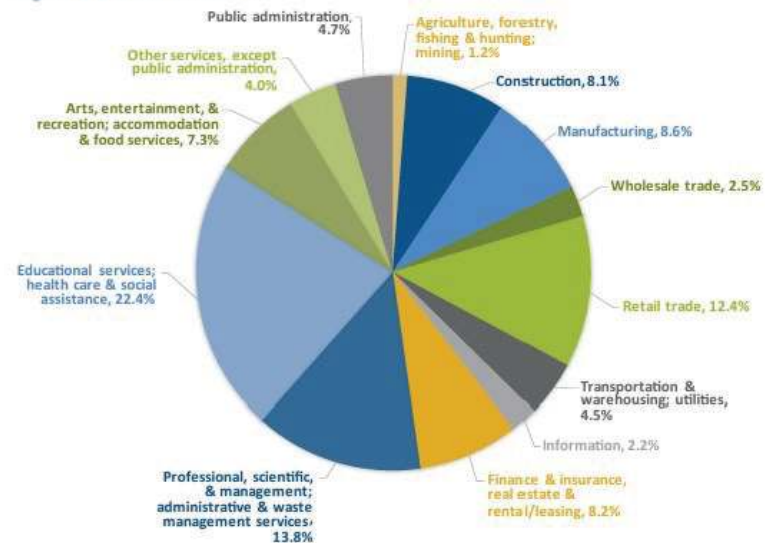
When compared to the rest of Texas, Leander has a prosperous population (see Figure 2.7, *Household Income*). Leander's higher household income compared to the counties and state can in part be explained by the City's larger distribution of adults in their prime working years of 25 to 50 and the City's higher educational attainment levels.

Figure 2.7, *Household and Family Income*



Source: U.S. Census Bureau, 2013 - 2017 American Community Survey 5-Year Estimates, Table DP03: Selected Economic Characteristics

Figure 2.8, *Local Industries*



Source: U.S. Census Bureau, 2013 - 2017, 5-Year American Community Survey, DP03: Selected Economic Characteristics

LOCATION DEMOGRAPHICS - LIBERTY HILL



277%
increase in population 2010-2020

2010 Population: 967 2020 Population: 3646

SOURCE: US CENSUS

ACTUAL AND PROJECTED POPULATION



SOURCE: CITY OF LIBERTY HILL POPULATION ESTIMATES

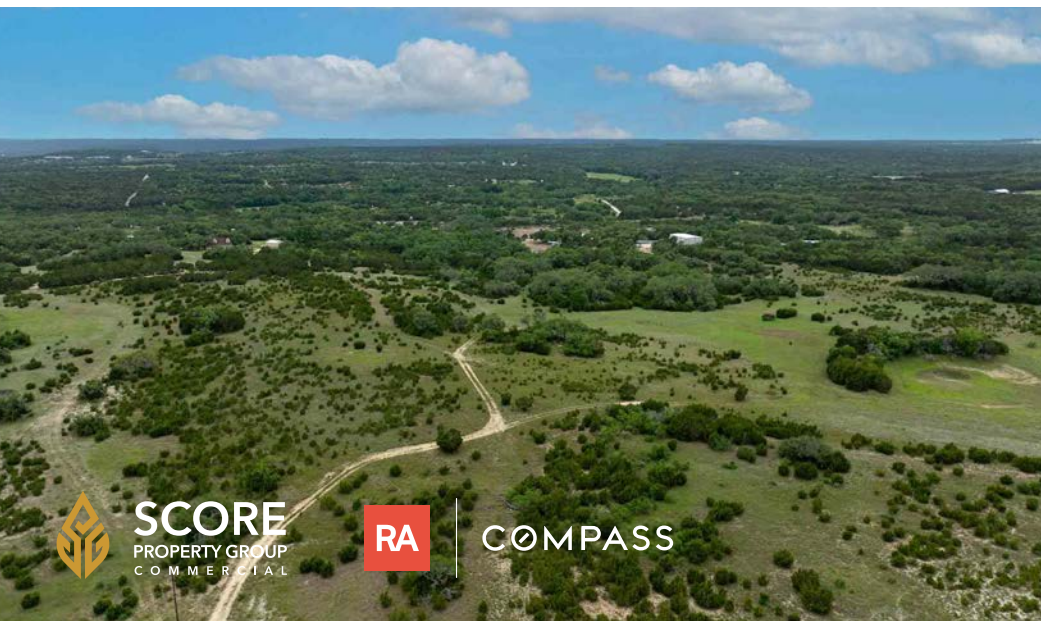
LOCATION DEMOGRAPHICS

DEMOGRAPHICS

Description	3 Miles	5 Miles	7 Miles
POPULATION BY YEAR			
Population (4/1/2000)	2,030	6,304	13,070
Population (4/1/2010)	2,777	13,168	29,172
Population (4/1/2020)	4,703	26,473	59,809
Population (1/1/2023)	4,975	29,311	66,295
Population (1/1/2028)	5,399	32,286	72,934
Percent Growth (2023/2020)	5.78	10.72	10.84
Percent Forecast (2028/2023)	8.52	10.15	10.01
HOUSEHOLDS BY YEAR			
Households (4/1/2000)	663	2,073	4,316
Households (4/1/2010)	952	4,495	9,716
Households (4/1/2020)	1,581	8,862	20,095
Households (1/1/2023)	1,682	9,966	22,635
Households (1/1/2028)	1,840	11,101	25,172
Percent Growth (2023/2020)	6.39	12.46	12.64
Percent Forecast (2028/2023)	9.39	11.39	11.21
POPULATION BY RACE			
White Alone	3,604	20,676	43,522
Black Alone	64	1,101	2,970
Asian Alone	45	776	3,355
American Indian and Alaska Native Alone	58	251	590
Other Race Alone	331	1,756	4,931
Two or More Races	873	4,751	10,927
GENERAL INCOME CHARACTERISTICS			
Total Household Income (\$)	256,922,887	1,206,091,735	2,860,345,456
Median Household Income (\$)	121,012	102,771	104,270
Average Household Income (\$)	152,748	121,021	126,368
Per Capita Income (\$)	51,726	41,172	43,166
CONSUMER EXPENDITURES			
Total Annual Expenditures (\$000)	144,281.90	808,976.50	1,853,570.20
EASI QUALITY OF LIFE			
EASI Quality of Life Index (US Avg=100)	142	142	142
EASI Total Crime Index (US Avg=100; A=High)	104	66	65
EASI Weather Index (US Avg=100)	184	184	184



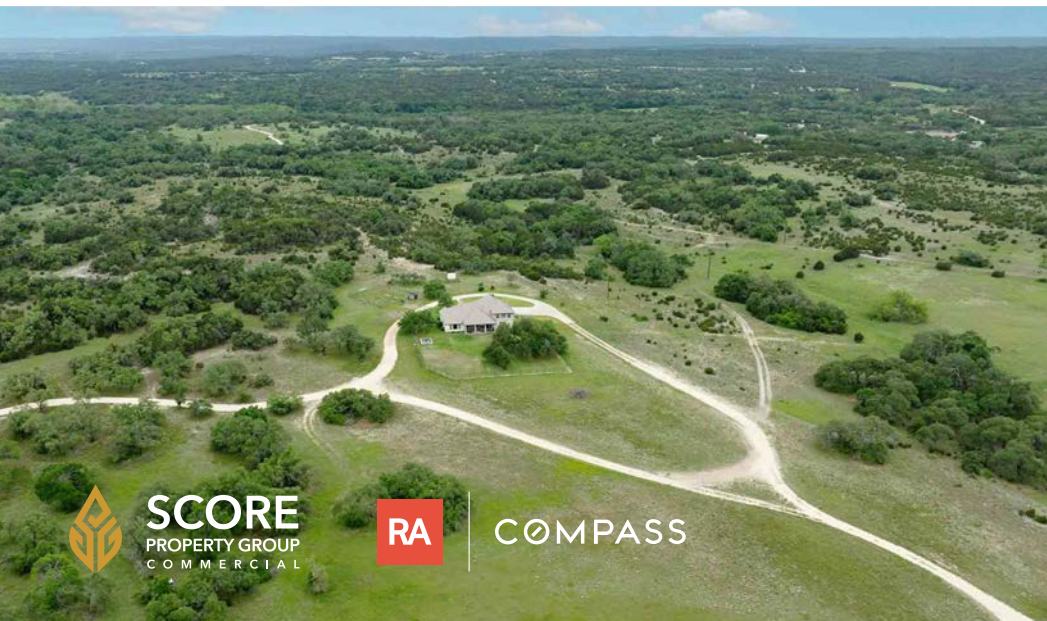
PROPERTY IMAGES



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CONTACT INFORMATION



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