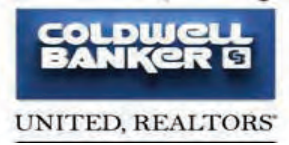


Coldwell Banker United, Realtors®

SEDLOR PROPERTIES: EXCELLENCE IN REAL ESTATE



## FOR SALE - LEANDER ETJ

# 460 ACRES (+/-) IN HIGH GROWTH AREA



**Property Overview:** Large tract in High Growth area. 460 acres (+/-) with San Gabriel River frontage. Panoramic views, pastures, woods, creek. Abundant wildlife includes deer, turkey and doves. Acreage may be available to purchase as smaller tracts ranging in size from 20 to 272 acres. (+/-)

**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](http://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.

**Listed at \$4.9M**

**Contact:**

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Email: [Bsedlor@CBUnited.com](mailto:Bsedlor@CBUnited.com)



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



**460 acres offered For Sale — MLS # 8019317**  
**Smaller parcels also available — See MLS #**  
**3304670,3625861,7989079,5755091**



Gravel pit on site

**Directions to:**  
CR 278  
Liberty Hill TX 78642  
Contact agent for directions and access  
instructions

**Contact:**  
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