

\$2,100,000 - 17317 Fm 1431, Leander

MLS® #2631187

\$2,100,000

0 Bedroom, 0.00 Bathroom,
Commercial on 13.06 Acres

Settle C G, Leander, TX

13.06 acres in prime location on FM 1431 W.
currently used as a Private School.

*****PLEASE DO NOT DISTURB THE
SCHOOL. SHOWINGS WILL BE BY
APPOINTMENT ONLY.*****

This site is located close to where New Hope Road will connect into FM 1431. Future Road Expansion plans can be seen at City of Cedar Park. Access to shopping at Lakeline Mall, Round Rock, and Cedar Park. HEB nearby. Tons of housing and new construction in the area. New Amazon Fulfillment Center proposed close by.

There are a total of 4 buildings in listed square footage:

- Building A = 3439 sq. ft. â€“ 5 bath â€“ 1 shower, 1 shower/tub, Central HVAC and 1 mini splits, CAT 5 and Telephone Lines
- Building B = 66â€™TM x 27â€™TM = 1782 sq. ft. â€“ 2 bathrooms, Central HVAC and 5 window units, CAT 5 and Telephone Lines, Portable Building
- Building C = 65â€™TM x 24â€™TM = 1536 sq. ft. â€“ 2 bathrooms, 2 mini splits, CAT 5 and Telephone Lines, Portable Building
- Building D = 36â€™TM x 12â€™TM = 432 sq. ft. â€“ 0 bath, 1 window unit, & Electricity.

Additional buildings include 12 x 16 storage building with barn door.

Outdoor bathroom (appx 64 sq ft) with exterior



water fountain and 8x8 covered storage.

More features: Soccer field with artificial turf.
7500 gallon fire protection tank.

This property has roughly 900 ft of frontage on FM 1431 West, has water, power and multiple septic units. No Gas or sewer. Currently no zoning/etj. All information deemed reliable, buyer to verify all information.

Built in 2003

Essential Information

MLS® #	2631187
Price	\$2,100,000
Bathrooms	0.00
Acres	13.06
Year Built	2003
Type	Commercial
Sub-Type	Site Planned
Status	Active

Community Information

Address	17317 Fm 1431
Subdivision	Settle C G
City	Leander
County	Travis
State	TX
Zip Code	78641

Amenities

Utilities	Electricity Connected, See Remarks, Water Connected
Features	Fitness Center, Sidewalks
Parking	Additional Parking, Asphalt, Circular Driveway, Concrete, Converted Garage, Deck, Door-Multi, Driveway, Garage, Kitchen Level, Lighted, Off Street, Parking Lot, Paved, Private, RV Access/Parking, See Remarks, Storage
View	Hills, Panoramic

Interior

Interior	Carpet, Linoleum, See Remarks, Tile, Vinyl
Heating	Central

Exterior

Construction	HardiPlank Type, Masonite, See Remarks, Stone
Foundation	Pillar/Post/Pier, Raised, See Remarks, Slab

Additional Information

Zoning	Multi Use Commercial
--------	----------------------

Property Listed by: eXp Realty LLCThe information being provided is for consumers' personal, non-commercial use and may not be used for any purpose other than to identify prospective properties consumers may be interested in purchasing. Based on information from the Austin Board of REALTORS® (alternatively, from ACTRIS) from September 10th, 2021 at 6:02pm CDT. Neither the Board nor ACTRIS guarantees or is in any way responsible for its accuracy. The Austin Board of REALTORS®, ACTRIS and their affiliates provide the MLS and all content therein "AS IS" and without any warranty, express or implied. Data maintained by the Board or ACTRIS may not reflect all real estate activity in the market. All information provided is deemed reliable but is not guaranteed and should be independently verified.