

# \$4,000 - 17317 F M Road 1431, Leander

MLS® #8436562

## \$4,000

0 Bedroom, 0.00 Bathroom,  
Commercial Lease on 13.06 Acres

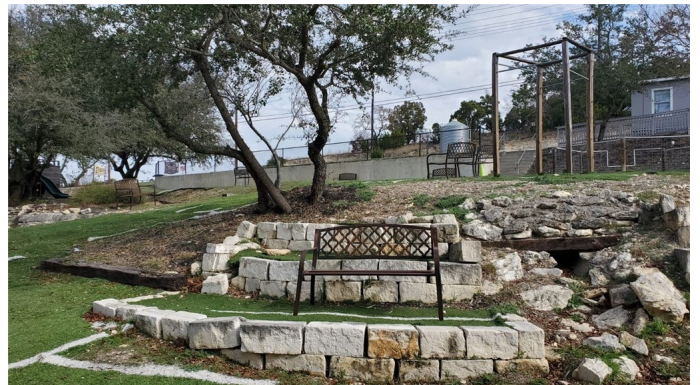
SETTLE C G ABS, Leander, TX

Unique multi use with plenty of land in a prime location just outside of Cedar Park on FM 1431. Previously used as a Private School & formerly a residence boasting exceptional views and serene hill country living. The house which can be used as an office featuring 3 bedrooms, 5 bathrooms, and a game room/media room. Open kitchen living, balconies and several detached outbuildings perfect man cave(s), at-home office(s), workshop(s), guest accommodation(s).

BUILDING A = 3439 â€" 5 bath â€" Windows, bright, 1 shower, 1 shower/tub, Central HVAC and 1 mini split, CAT 5 and Telephone Lines, Converted garage, private toilet & sink.

Appliances 2.5 gal under sink water heater. Balcony with stairs to ground. Configurable to 3-4 bedrooms, plumbed for kitchen, 2 bathrooms, living area/dining area. BUILDING C = 65â€™<sup>TM</sup> x 24â€™<sup>TM</sup> = 1536 â€" 2 bathrooms, 2 mini splits, CAT 5 and Telephone Lines, Portable Building. Configurable for 3-4 bedrooms, kitchen, 2 bathrooms, eating area.

BUILDING D = 36â€™<sup>TM</sup> x 12â€™<sup>TM</sup> = 432 â€" 0 bath, 1 window unit, Electricity. Stand-alone bathroom, workshop, storage. 7500 gallon fire protection tank on site. This property has water, power and multiple septic units. No Gas or sewer. Currently no zoning/etj. All information deemed reliable, buyer to verify all information. Great hiking trails around the perimeter. Access to shopping at Lakeline Mall, Round Rock, and Cedar Park. HEB nearby. Tons of housing and new construction



in the area. Ideal for a landscaping company, a private office, or restaurant conversion / fine dining with the multi-million dollar breath-taking hill country views. Mixed use - let's discuss your needs. A field that could be converted into additional parking. All info herein is subject to change and needs to be verified by tenant prospect prior to execution of lease. Figures are approximate including rentable space.

Built in 2003

### **Essential Information**

MLS® #	8436562
Price	\$4,000
Bathrooms	0.00
Acres	13.06
Year Built	2003
Type	Commercial Lease
Sub-Type	Mixed Use
Status	Active

### **Community Information**

Address	17317 F M Road 1431
Area	LN
Subdivision	SETTLE C G ABS
City	Leander
County	Travis
State	TX
Zip Code	78641

### **Amenities**

Utilities	Electricity Available
Parking	See Remarks

### **Interior**

Interior	See Remarks
Heating	See Remarks

### **Exterior**

Construction      See Remarks

### **Additional Information**

Date Listed      July 31st, 2023

Days on Market      290

Property Listed by: SpecTower Realty GroupThe 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 May 16th, 2024 at 3:00am 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.