

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

MLS® #2631187

\$2,100,000

0 Bedroom, 0.00 Bathroom,
Commercial Sale 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. 5 bath 1 shower, 1 shower/tub, Central HVAC and 1 mini splits, CAT 5 and Telephone Lines
- Building B = 66' x 27' = 1782 sq. ft. 2 bathrooms, Central HVAC and 5 window units, CAT 5 and Telephone Lines, Portable Building
- Building C = 65' x 24' = 1536 sq. ft. 2 bathrooms, 2 mini splits, CAT 5 and Telephone Lines, Portable Building
- Building D = 36' x 12' = 432 sq. ft. 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

| | |
|-------------|-----------------|
| ListingFeed | abor_vow |
| MLS® # | 2631187 |
| List Price | \$2,100,000 |
| Sale Price | \$1,700,000 |
| Sale Date | May 13th, 2022 |
| Bathrooms | 0.00 |
| Acres | 13.06 |
| Year Built | 2003 |
| Type | Commercial Sale |
| Sub-Type | Site Planned |
| Status | Closed |

Community Information

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

Amenities

| | |
|-----------|---|
| Utilities | Electricity Connected, See Remarks, Water Connected, Fiber Optic Available |
| Features | Fitness Center, Sidewalks |
| Parking | Additional Parking, Asphalt, Circular Driveway, Converted Garage, Concrete, Door-Multi, Driveway, Garage, Kitchen Level, Lighted, Off |

Street, Paved, Deck, Parking Lot, Private, RV Access/Parking, See
Remarks, Storage

View Hills, Panoramic

Interior

Interior Carpet, Linoleum, See Remarks, Tile, Vinyl

Heating Central

Cooling Central Air, Multi Units

Exterior

Construction HardiPlank Type, Masonite, Stone, See Remarks

Foundation Pillar/Post/Pier, Raised, Slab, See Remarks

Additional Information

Zoning Multi Use Commercial