

Property Highlights & Site Plan

LAND AREA:	9.2 Acres
TOTAL SF:	105,000 SF
BUILDINGS:	9 total with up to 53 units, including 15 premium end units.
UNIT SIZES:	1,875 SF to 15,000 SF (units can be combined for larger needs)
ZONING:	Heavy Commercial, ideal for industrial, office, and flex space.
PARKING:	274 shared spaces (2.5/1,000 SF or approximately 5 spaces per unit)
PROMINENT SIGNAGE:	Monument for high visibility, Clear building & suite designation

2967 HERO WAY, LEANDER, TX 78641

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2967 HERO WAY DRIVE

LEANDER, TX 78641



\$495,000



105,000 sqft

DESCRIPTION

TechTown Business Park - Pre-Selling, Pre-Terrif Pricing, reserve your space today! MLS pricing is per 1875sf unit. MLS information contains site information. Site/Campus will have 9 buildings, up to 54 units, including 15 premium end units. Unit sizes 1875sf to 15,000sf, units can be combined. Zoned heavy commercial, ideal for industrial, office and flex space. Parking - 274 open spaces approx. 5 per unit. Construction - consist of robust steel beam framework, insulated walls, metal roof, high efficiency LED security lighting, high speed internet, 3-phase power, fire suppression for enhanced safety and lower insurance cost, extra wide streets and loading for 18-wheelers. Individual units feature 1875sf per unit, with 346sf of office space, restroom, and coffee bar. Mezzanine optional. Large 14' overhead doors, some units have drive through ability, 75' depth, pre-wired for security, energy efficient design, individual metered and you can customize your interior floor plan. Phase 1 breaking ground soon will consist of 4 buildings and 18 units. Construction completion first quarter 2026. A unique business park, more than just a place to work-it's a supportive community, where businesses can grow and thrive. Where employees want to work, where customers want to visit. Convenient access to Austin, Cedar Park, Georgetown, & Liberty Hill, making it an ideal spot for businesses looking to expand. Perfect workspace, solid opportunity for owners and investors. Brochure attached. Reserve your unit today.

PROPERTY TYPE: Commercial - Industrial

MLS STATUS: Active

MLS: 5318500

YEAR BUILT: 2025

COUNTY: Williamson

TRACT OR SUBDIVIION: Harmon, ED

LIST DATE: 05/08/2025

CENTURY 21

Judge Fite Company

800.451.8055

AREA: CLN

SQUARE FEET: 105,000

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 9.2

LOT SIZE (SQFT): 400,751

INTERIOR FEATURES

KITCHEN:

- Negotiable

FLOOR COVERINGS:

- Concrete

EXTERIOR FEATURES

PARKING:

- Common
- Concrete
- ParkingLot

SIDING:

- SeeRemarks

FOUNDATION:

- Slab

UTILITIES

HEATING/COOLING:

- EnergyStarQualifiedEquipment
- HotWater
- SeparateMeters

UTILITIES:

- ElectricityAvailable
- FiberOpticAvailable
- SewerAvailable
- UndergroundUtilities
- WaterAvailable

LISTED BY: Susan Horton

ADDITIONAL PROPERTY DETAILS

PHONE: 512.834.1600

BROKERED BY: John Horton Realty

COMMUNITY:

- Sidewalks

century21judgefite.com

each office is independently owned and operated