

THE  
**WHITFIELD**  
COMPANY

Commercial Real Estate Services | Since 1988

**SOUTH OF THE SEC 183A  
TOLL & RM 2243  
LEANDER, TEXAS 78641**



**20-30 ± ACRES - LEANDER**

**8660 138A Toll, Leander, TX 78641**

**Location:** South of the SEC of 183A Toll  
& RM 2243, Leander, Texas 78641

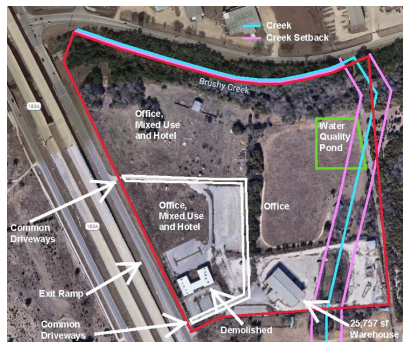
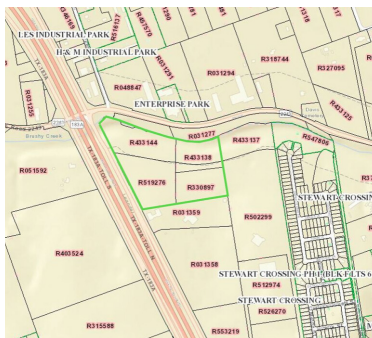
**Size:** 20-30 ± acres out of a 39 acre parent  
track (warehouse not included)

**Zoning :** Commercial, PUD

**Utilities:** None

**Access:** 183A Toll

**Price:** Contact Agent



**Presented by:**

January 28, 2020

**Gail M. Whitfield, CCIM**

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**www.thewhitfieldco.com**

*As of Feb 2020*

The Broker is submitting the information contained herein in its capacity as an agent and representative of the owner. The information was obtained from services believed reliable; however, The Whitfield Co. makes no guarantees or warranties express or implies, as to the accuracy of the information contained herein. All information submitted is subject to change without notice as regards price, terms or availability. The Broker has conducted no environmental investigation of the property and makes no representations regarding the environmental status of the property. The Broker STRONGLY encourages that an independent environmental examination be conducted, by representatives of the buyer, of any property purchased. Additionally, the Broker makes no representation as to the value of this possible investment, and the broker urges that you consult your business, tax and legal advisers before making a final determination.

LINE TABLE

Table with 3 columns: Stationing, Bearing, Distance. Includes bearings like N83°35'11"W and distances like 1163.75'.

SCALE: 1"=80'

- LEGEND
CP CONCRETE PILE
1/2" DIA. 1/2" DIA. R.O.U. (w/ J.I.)
T.I.D. 1/2" DIA. T.I.D. JUNCTION POINT
M.S.L. 1/2" DIA. M.S.L.
CALC. J.P. TIE - 1/2" DIA.



AVAILABLE

ADDRESS: 8660 NORTH 183-A TOLL ROAD, LEANDER TEXAS, 78641

LEGAL DESCRIPTION: TRACT 2, 18.025 ACRES OF LAND BEING ALL OF THAT CERTAIN TRACT OF LAND...

NOTE TRACT 1, AS SHOWN IN 1-8862 IS SUBJECT TO A BURDEN TYPE BURDEN...

FLOOD STATEMENTS

TRACT 1: ACCORDING TO THE 1% ADFLOOD RISK MAP NUMBER 18181D155E, DATED 03/20/15, TRACT 1 IS SHOWN...

BUYER(S): MICHAEL SAIFORJI, R.P.L.S. 9693
SELLER(S): FIRST STATE BANK OF TEXAS
LOAN DEPT.
T.I.D. # 1084 NY - 01, D.P. PUBLIC UTILITY OF TEXAS
I.F.#: 153743000
COMMITMENT EFFECTIVE DATE: JANUARY 10, 2015
COMMITMENT ISSUED: JANUARY 20, 2016

TSPS CATEGORY IA, CONDITION II CERTIFICATION

THIS SURVEY SUBSTANTIALLY COMPLETES WITH THE SURVEYOR'S OATH AND THE SURVEYOR'S CERTIFICATION...

MICHAEL SAIFORJI, R.P.L.S. 9693
J.I.A.T.E.

ELECTRONIC SIGNATURE
APPROVED HEREIN WAS AUTHORIZED
BY REGISTRATION NO. 153800
ON FEBRUARY 17, 2016

Scale: 1"=80'
Survey Date: 2/8/16
Drawn By: CS
Checked By: 1118
Reference: N/A
PLAT NO.: 160014K

71' 1.00' CATEGORY LAND SURVEY

Sanford Associates, Inc.
Land Surveying
1400 HILLSIDE TERRACE
10001 JUDA, TX 78010
(512) 441-5601
TX FIRM: 10103700

**ORDINANCE NO # 16-068-00**

**ORDINANCE OF THE CITY OF LEANDER, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING SEVERAL PARCELS OF LAND FROM INTERIM SFR-1-B (SINGLE-FAMILY RURAL) AND SFS-2-B (SINGLE-FAMILY SUBURBAN) TO PUD (PLANNED UNIT DEVELOPMENT) WITH THE BASE ZONING DISTRICTS OF LO-2-A (LOCAL OFFICE) AND HC-5-D (HEAVY COMMERCIAL); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.**

Whereas, the owner of the property described herein after (the "Property") has requested that the Property be rezoned;

Whereas, after giving at least ten days written notice to the owners of land within two hundred feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council;

Whereas, after publishing notice of the public hearing at least fifteen days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LEANDER, TEXAS, THAT:**

**Section 1. Findings.** The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

**Section 2. Amendment of Zoning Ordinance.** Ordinance No. 05-018, as amended, the City of Leander Composite Zoning Ordinance (the "Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

**Section 3. Applicability.** This ordinance applies to the following parcels of land, which is herein referred to as the "Property:" That certain parcels of land being 27.285 acres, more or less, located in Leander, Williamson County, Texas, being more particularly described in Exhibit "D", generally located to the southeast of the intersection of 183A Toll Road and RM 2243; legally described as 27.285 acres more or less out of the Elijah D. Harmon Survey, Abstract No. 6; more particularly described in Instrument Numbers 2013000178 and 2013000180 recorded in the Official Public Records of Williamson County, Texas, and identified by tax identification numbers R433144, R519276, and R031359.

**Section 4. Property Rezoned.** The Zoning Ordinance is hereby amended by changing the zoning district for the Property from Interim SFR-1-B (Single-Family Rural) and Interim SFS-2-B (Single-Family Suburban) to PUD (Planned Unit Development) with the base zoning districts of LO-2-A (Local Office) and HC-5-D (Heavy Commercial); known as the PEC Operations Center PUD. The PUD shall be developed and occupied in accordance with this Ordinance, the PUD plan attached as Exhibits "A", "B", "C", and "D" which are hereby adopted and incorporated

herein for all purposes, and the Composite Zoning Ordinance to the extent not amended by this Ordinance. In the event of a conflict between the Composite Zoning Ordinance and the requirements for the Property set forth in this Ordinance, this Ordinance shall control.


**Section 5. Recording Zoning Change.** The City Council directs the City Secretary to record this zoning classification on the City's official zoning map with the official notation as prescribed by the City's zoning ordinance.

**Section 6. Severability.** Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance for any reasons thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

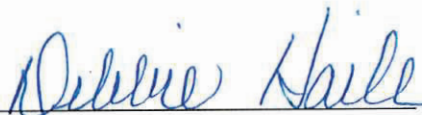
**Section 7. Open Meetings.** That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Loc. Gov't. Code.

**PASSED AND APPROVED** on First Reading this the 4<sup>th</sup> day of August, 2016.  
**FINALLY PASSED AND APPROVED** on this the 18<sup>th</sup> day of August, 2016.

**THE CITY OF LEANDER, TEXAS**

  
\_\_\_\_\_  
Christopher Fielder, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Debbie Haile, City Secretary



**EXHIBIT A**  
**PEDERNALES ELECTRIC COOPERATIVE OPERATIONS**  
**CENTER PUD**

**1. Purpose and Intent**

- a. The Pedernales Electric Cooperative (PEC) Operations Center PUD is comprised of approximately 27.285 acres located at the southeast corner of the intersection of Highway 183A Frontage Road and RM 2243 in Leander, Texas, as shown in Exhibit D. The development of this property is an operations center for PEC.
- b. The Pedernales Electric Cooperative (PEC) is proposing to construct a new operations center on this property providing a convenient location for customer service to the growing client base in this area as well as a hub for the maintenance of their facilities.

**2. Applicability and Base Zoning**

- a. All aspects regarding the development of this PUD shall comply with the City of Leander Composite Zoning Ordinance, except as established in this exhibit, titled Exhibit A.
- b. For the purpose of establishing development standards for the PUD, base zoning of LO-2-A (local Office) and HC-5-D (Heavy Commercial) have been selected from the Leander Composite Zoning Ordinance for the development of PEC Leander Operation Center.
- c. PEC Main building will be located within LO-2-A zoning and adjacent to 183A Toll Road. The remainder of the tract will zoned HC-5-D as shown in Exhibit B.

**3. Conceptual Site Layout & Land Use Plan**

- a. A Conceptual Site Layout and Land Use Plan has been attached to this PUD, Exhibit B, to illustrate the design intent for the property. The Conceptual Site Layout and Land Use Plan is intended to serve as a guide to illustrate the general community vision and design concepts and is not intended to serve as a final document.

**4. Allowable Use**

- a. The use will be an operations center for Pedernales Electric Cooperative. A typical PEC Operations Center includes the following facilities:
  - 1) Main office building.
  - 2) Warehouse building.
  - 3) Mechanic's shop building.
  - 4) Covered parking for service trucks.
  - 5) Outdoor storage areas for equipment and materials.
  - 6) Renewable Energy demonstration area.

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5. **Development Design Standards**

- a. PEC is proposing to comply with the City of Leander Development design standards as modified by this PUD to allow the development of the site as shown in Exhibit B Conceptual Site Layout and Land Use Plan.

6. **Architectural Standards**

- a. The structures located within the LO-2-A area shown on Exhibit B shall substantially comply with the elevations shown in Exhibit C.

7. **Screening & Landscaping**

- a. A six (6') foot tall masonry wall will be constructed along 183A Toll as shown in Exhibit B. This wall shall be comprised of brick, stone, or stucco. Landscaping as required by the ordinance will be provided between the roadway and the screening wall.
- b. All other screening walls identified in Exhibit B shall be comprised of masonry, decorative concrete panels, or wrought iron/decorative tubular metal.
- c. The development shall comply with the applicable Landscape Requirements for LO and HC.

8. **Lighting**

- a. Parking lot lighting shall be LED and have decorative poles.



# Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any coincidental information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

|   |               |   |                      |
|---|---------------|---|----------------------|
| <b>Gail Whitfield DBA The Whitfield Company</b>                       | <b>316233</b> | <b><a href="mailto:gail@thewhitfieldco.com">gail@thewhitfieldco.com</a></b>     | <b>(512)476-9900</b> |
| Licensed Broker /Broker Firm Name or<br>Primary Assumed Business Name | License No.   | Email   | Phone                |
| <b>Gail Whitfield</b>   | <b>316233</b> | <b><a href="mailto:gail@thewhitfieldco.com">gail@thewhitfieldco.com</a></b>     | <b>(512)476-9900</b> |
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| Licensed Supervisor of Sales Agent/<br>Associate                      | License No.   | Email   | Phone                |
| Sales Agent/Associate's Name  | License No.   | Email   | Phone                |

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)