

**FOR SALE  
OR  
LEASE**

FOR SALE OR LEASE: Crystal Falls Medical/Professional Park

1632 Raider Way, Leander, TX 78641



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# PROPERTY SUMMARY

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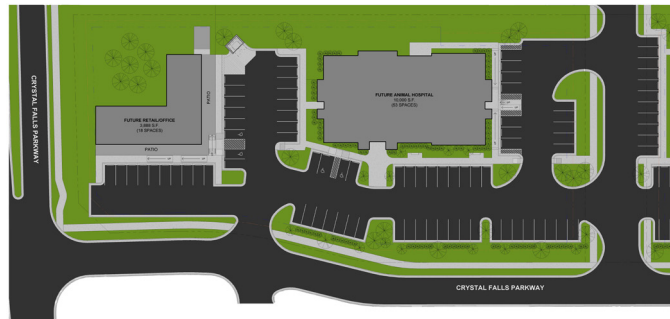
Crystal Falls Professional Park is a five-acre medical, professional, retail development consisting of approximately 45,000 square feet.

Phase One will consist of a unique opportunity to lease space fronting Crystal Falls Parkway, directly across the street from the Rouse High School and the Knox Wiley Middle School. The traffic on Crystal Falls as well as the soon-to-be extended Raider Way Parkway will provide excellent visibility and branding presence for any business or medical office. This lease space will be ready for build-out by tenants in late 2022. The balance of Phase One will be a 10,000 sf Emergency Animal Hospital.

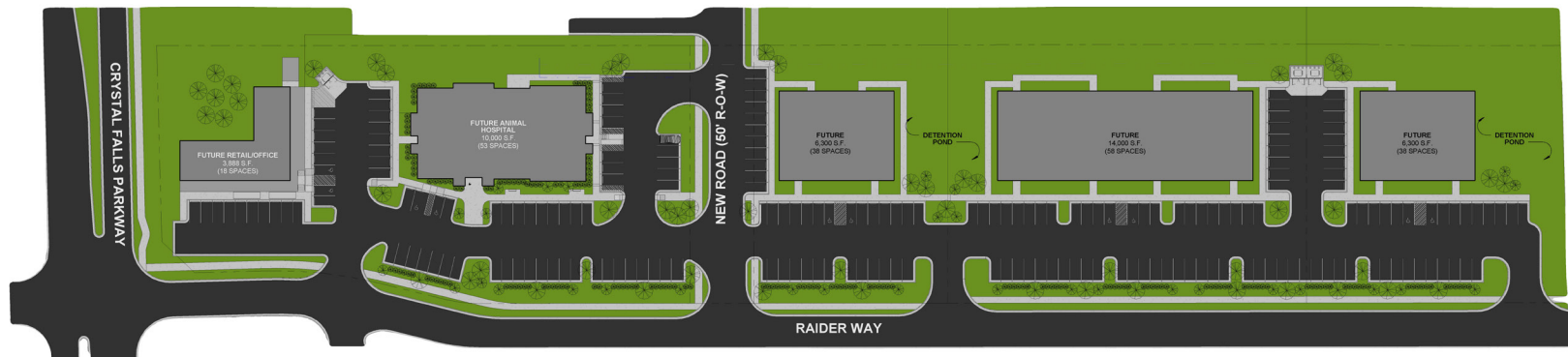
Phase Two is available for sale or lease, accommodating tenants/owners as small as 1,500 square feet and as large as 30,000 square feet, with occupancy expected as early as late 2022. Office, medical clinic, and specialty medical facility interiors will be fully custom, built to tenant's custom plans and specifications, and all build out will be delivered in a turnkey fashion, with architecture, design, engineering, construction, plans, permits, interim financing, and more provided in a single delivery model.

Our team has decades of experience creating Class A medical/professional office parks. Talk to us about creating your dream space.

**PHASE 1**



**PHASE 2**



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# INFOGRAPHIC

## 5 Miles

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### MARKET GROWTH

2021 Total Housing Units    2026 Total Housing Units

49,555



59,109

### POPULATION DETAIL



41,540

2021 Millennial  
Population  
(1981-1998)



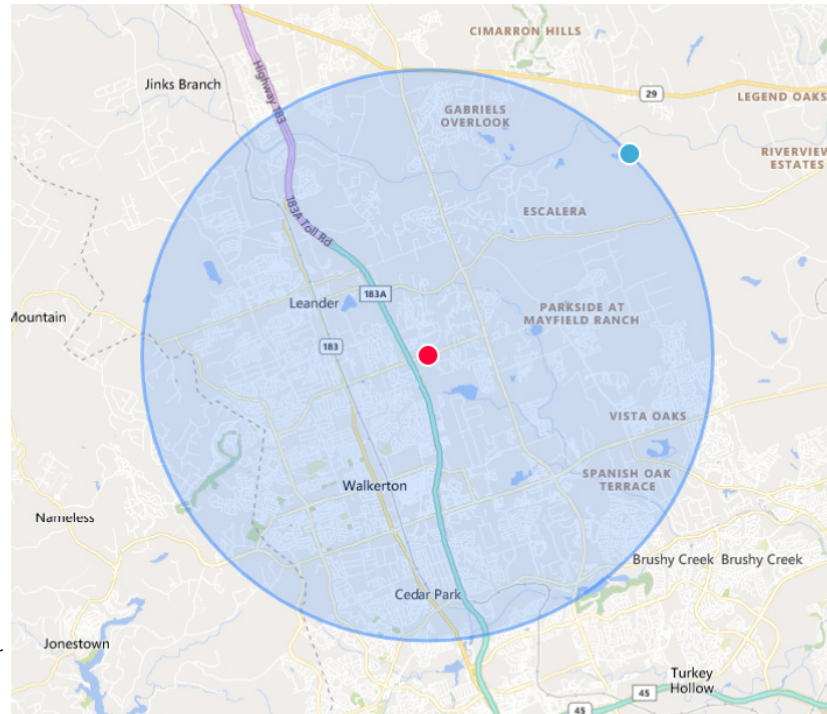
125,084

2021 Total Daytime  
Population



23,516

2021 Baby Boomer  
Population  
(1946-1964)



[CLICK HERE FOR FULL REPORT](#)

### INCOME



\$102,006

2021 Average  
Household Income



\$41,351

2021  
Per Capita Income



\$283,398

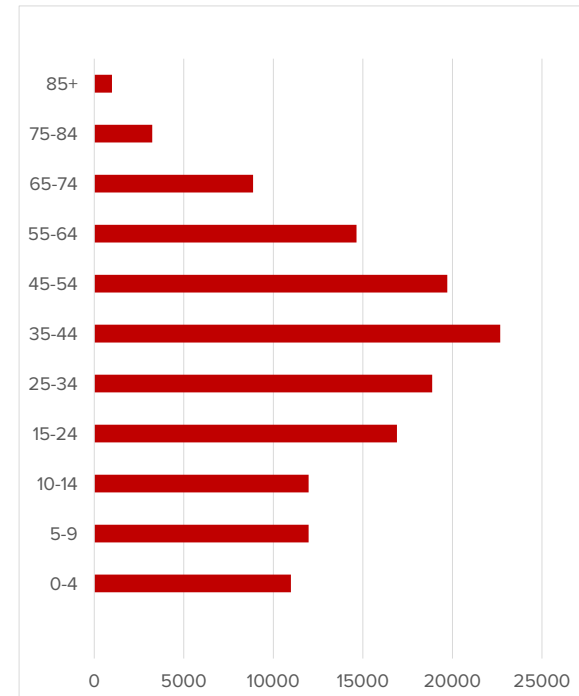
2021  
Median Home Value



9,116

VPD  
Crystal Falls Pkwy

### 2021 POPULATION BY AGE



### EDUCATION



17.2%

High School  
Graduate



23.1%

Some College



54%

Bachelor's and  
Higher

5.6%

No Diploma/GED

Source: This infographic contains data provided by U.S. Census Bureau, Esri. [Traffic Counts - arcgis.com](#)



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# AREA MAP

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MAP LINK



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