

Leander Estates

ONE-ACRE HOMESITES



Leander Estates is nestled in the Texas Hill Country. Leander Estates offers 1+ acre homesites, sweeping views, and the peace of wide-open space—just minutes from top-rated schools, major employers, shopping, and dining. This exclusive community blends rustic charm with refined living, making it one of the Hill Country's most desirable addresses. With no MUD tax and lower property tax rates, it offers exceptional value and lifestyle.

Schools

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|---|--------------|
| Leander Independent School District leanderisd.org | 512-570-0000 |
| Donald Lewis Hisle Elementary 1913 Frontenac Street, Leander, TX 78641 Grades 1st - 5th | 512-570-3900 |
| Danielson Middle School 1061 Collaborative Way, Leander, TX 78641 Grades 6th - 8th | 512-570-3900 |
| Glenn High School 1320 Collaborative Way, Leander, TX 78641 Grades 9th - 12th | 512-570-1400 |

Utilities

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| Pedernales Electric | 888-554-4732 |
| City of Leander Utilities | 512-259-1142 |
| Clawson Disposal | 512-930-5490 |
| Optimum phone/cable | 888-578-4482 |
| Septic/Wastewater: Please Check with Builder | |
| On site propane system | 512-910-4716 |
| Direct Propane | |
| Leander Post Office | |
| 801 S Hwy 183, Leander, TX 78641 | 512-259-9196 |

Taxes

| | |
|--------------------------|----------|
| City of Leander | 0.417282 |
| Williamson County | 0.369447 |
| Leander ISD | 1.0869 |
| Austin Community College | 0.1034 |
| Williamson County FM/RD | 0.044329 |
| Upper Brushy Creek WCID | 0.017 |
| Total Estimated Tax | 2.04 |

Homeowners Association

Estimated Dues: \$1,400.00/annually
Transfer Fee: \$340.00 / Resale Package: \$375.00
Reserve Contribution Fee: \$1,400.00
Goodwin & Company
Austin Andres, austin.andres@goodwintx.com / 737-292-8438

Preferred Lender – Southern Lending Services, LTD

Amy Jacobs, NMLS #339825
Residential Mortgage Loan Originator
737-406-8804 | NMLS #342900
ajacobs@southernlendingservices.com

Shopping/Restaurants/Attractions

- 1890 Ranch Shopping Center, 1890 Whitestone Blvd. Open-air center with over brand name stores, services, restaurants and entertainment options including anchors such as Super Target, PetSmart, Hobby Lobby, and Cinemark theater complex.
- HEB Plus Grocers, 651 N. US Hwy 183 & Hero Way
- Round Rock Premium Outlet Mall, 4401 I35 Frontage Features 125 designer and name brand outlet stores
- Wolf Ranch Shopping Center, 1015 W University Ave. Offers a variety of stores ranging from home goods, electronics, and apparel. This open-air community center is home to over 80 retail stores and restaurants and scenic areas that reinforce the natural Central Texas elements.
- Lakeline Mall, 11200 Lakeline Mall Drive
- Lowes, 1495 Hwy 183
- Kohl's, 1245 Hwy 183
- Crystal Falls Golf Course, 3400 Crystal Falls Pkwy

Model Home

3065 Honeywood Drive
Leander, TX 78641

Senior Sales Associate

Keith Johnson
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512-994-2130 office
kjohnson@sftx.com

Directions

Travel north on 183 into Leander. Merge onto Toll 183-A. Take the San Gabriel Pkwy Exit. Turn left onto San Gabriel Pkwy. Turn right onto Bagdad Rd. Turn left onto CR 280. Travel about 2 miles and Leander Estates will be on your right. Turn right on Sandman Pass, into the community. Turn left onto Honeywood Drive.



ScottFelderHomes.com



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