

PRIVATE TRI-LEVEL GEODOME NEAR LAKE TRAVIS 8125 JOY ROAD LEANDER, TEXAS 78641



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PROPERTY OVERVIEW

- 4 BD/3BA
- Full Kitchen
- Observation Tower Loft Library with 360° Views
- Wraparound Deck
- 30 Minutes from Downtown Austin, Texas
- Voted “Coolest Airbnb in Texas” by Condé Nast Traveler Magazine (2021)

LOCATION

8125 Joy Road Leander, Texas

IMPROVEMENTS

3,524 SF

LOT SIZE

0.46 Acres (19,889.496 SF)

ZONING

SRI: Single Family Residential Historical

2024 PROJECTED TAXES

\$12,539.23

SALES PRICE

\$874,900.00

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ABOUT LEANDER, TEXAS

City Overview

Leander, on U.S. Highway 183 in southwestern Williamson County at the intersection of Ranch to Market Road 2243 and US Route 183 about 22 miles northwest of Austin, was established in 1882 after the Austin and Northwestern Railroad bypassed Bagdad, a mile to the west. This town would be called Leander, named after railroad company official and former Austin mayor the Honorable Leander Brown.

Leander has a 2023 population of 81,371. Leander is currently growing at a rate of 10.1% annually and its population has increased by 33.47% since the most recent census, which recorded a population of 60,965 in 2020.

The city of Leander is situated within a relatively short drive of most of the major cities of Texas: 174 mi north to Fort Worth, 179 mi north-northeast to Dallas, 26 mi south-southeast to Austin, and 188 mi southeast to Houston.



HISTORY AT A GLANCE:

Prior to being Leander, the town was located one mile west and was officially named Bagdad in 1855. The town was named after an early settler's hometown, Bagdad, Tennessee. In 1881 the Austin and Northwest Railroad began construction of a new rail line that would connect Austin to Abilene.

HISTORICAL LANDMARKS:

History in Leander is alive and well, historic homes, churches, and markers – these sites tell the story of settlers in the Texas Hill Country. These historical landmarks include the Bagdad Cemetery, Pickle-Mason House, Leander Presbyterian Church, and Leander United Methodist Church

PARKS & RECREATIONAL:

Leander's newest and largest City park, Lakewood Park is just minutes north of Cedar Park, this beautiful lakeside park offers many pristine amenities to enjoy any time of year. In 2015, with support from Texas Parks and Wildlife and the Williamson County Park Foundation, the City of Leander acquired 125 acres for the development of Lakewood Park.

PROPERTY PHOTOS



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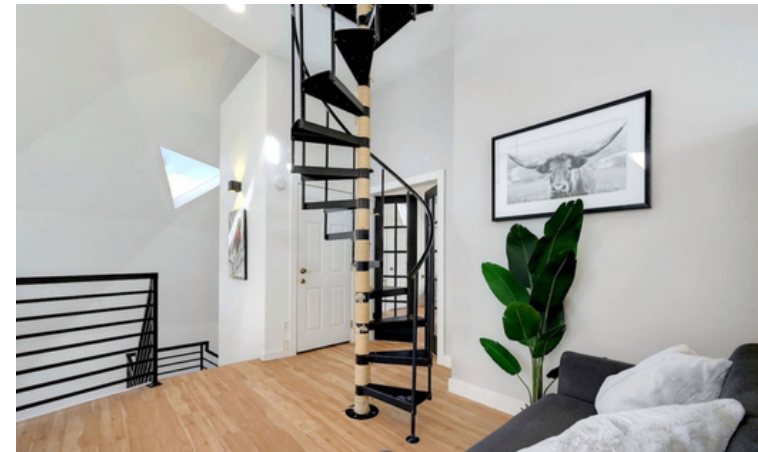
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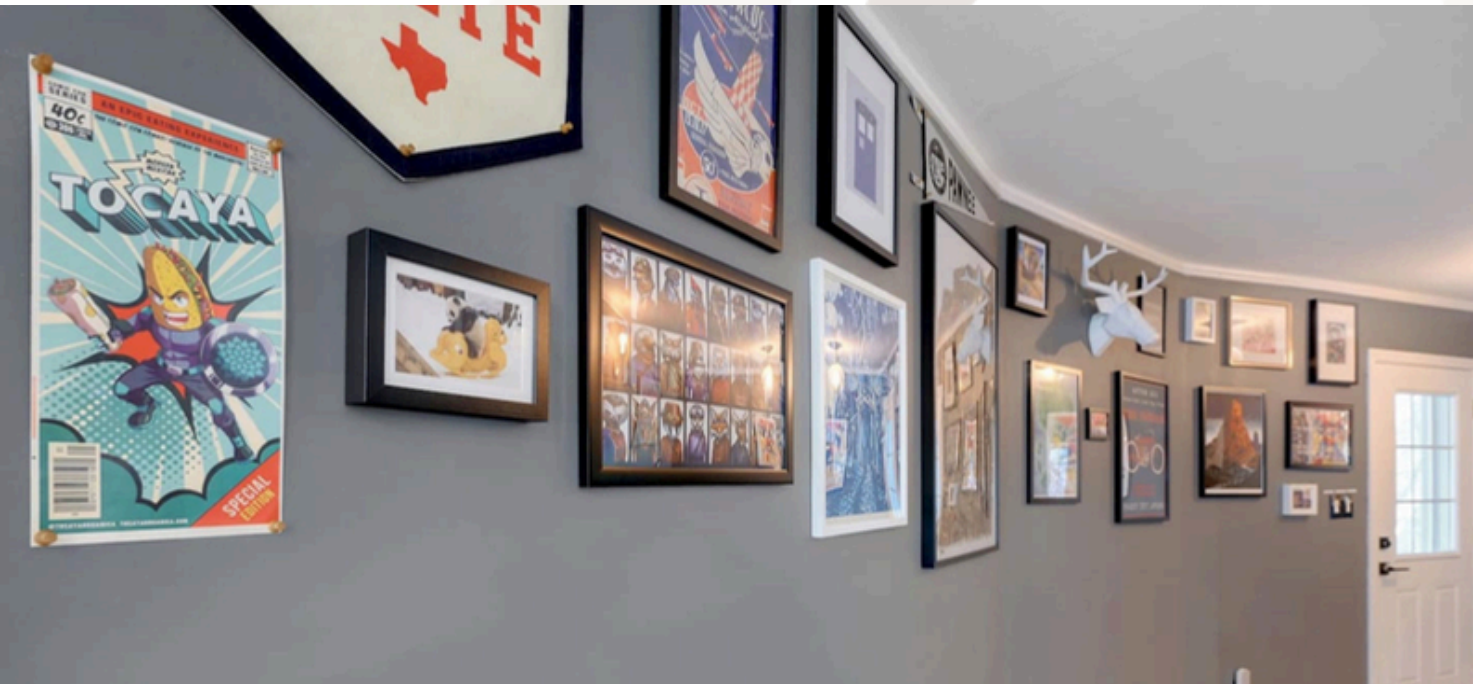
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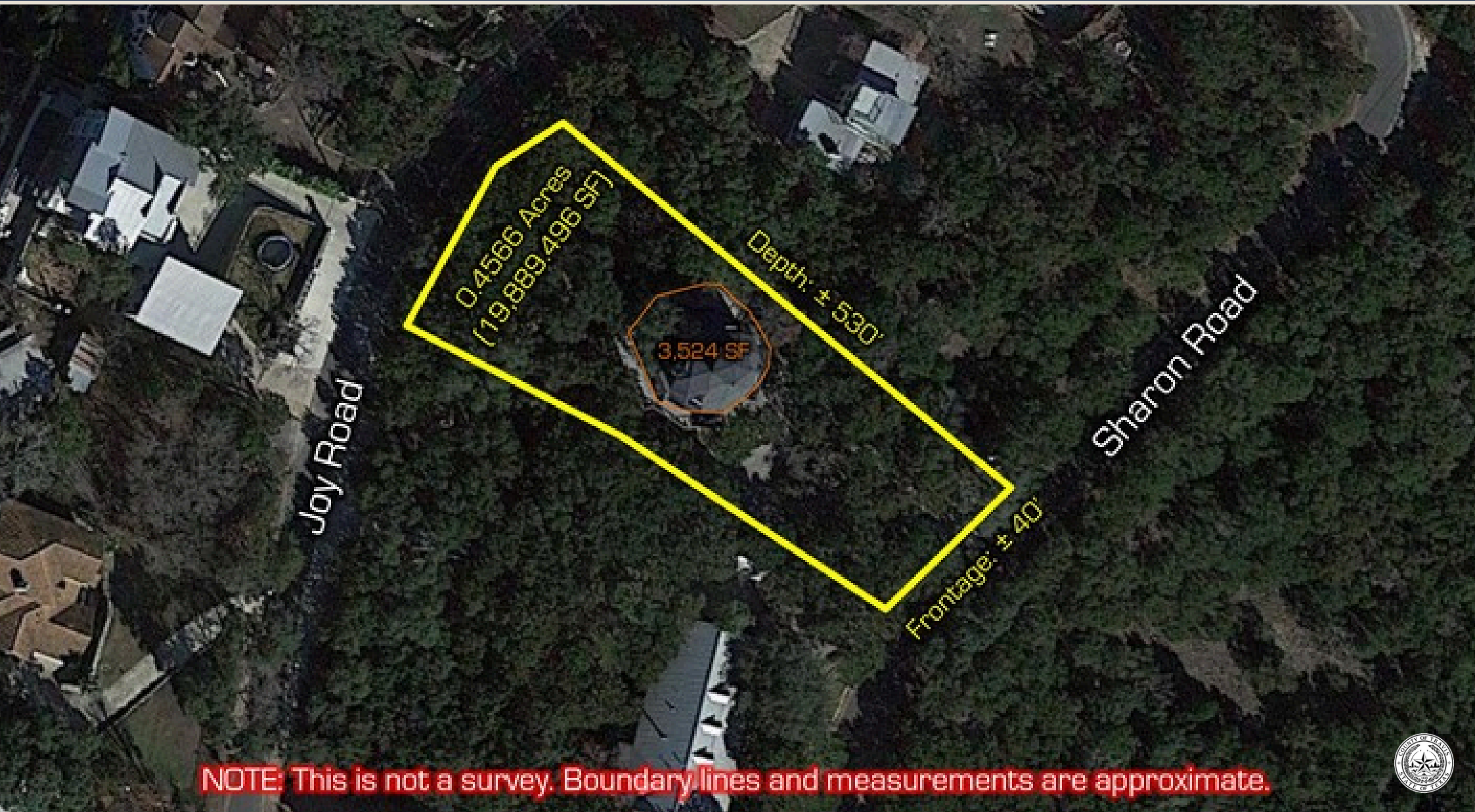
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PROPERTY BOUNDARY



NOTE: This is not a survey. Boundary lines and measurements are approximate.

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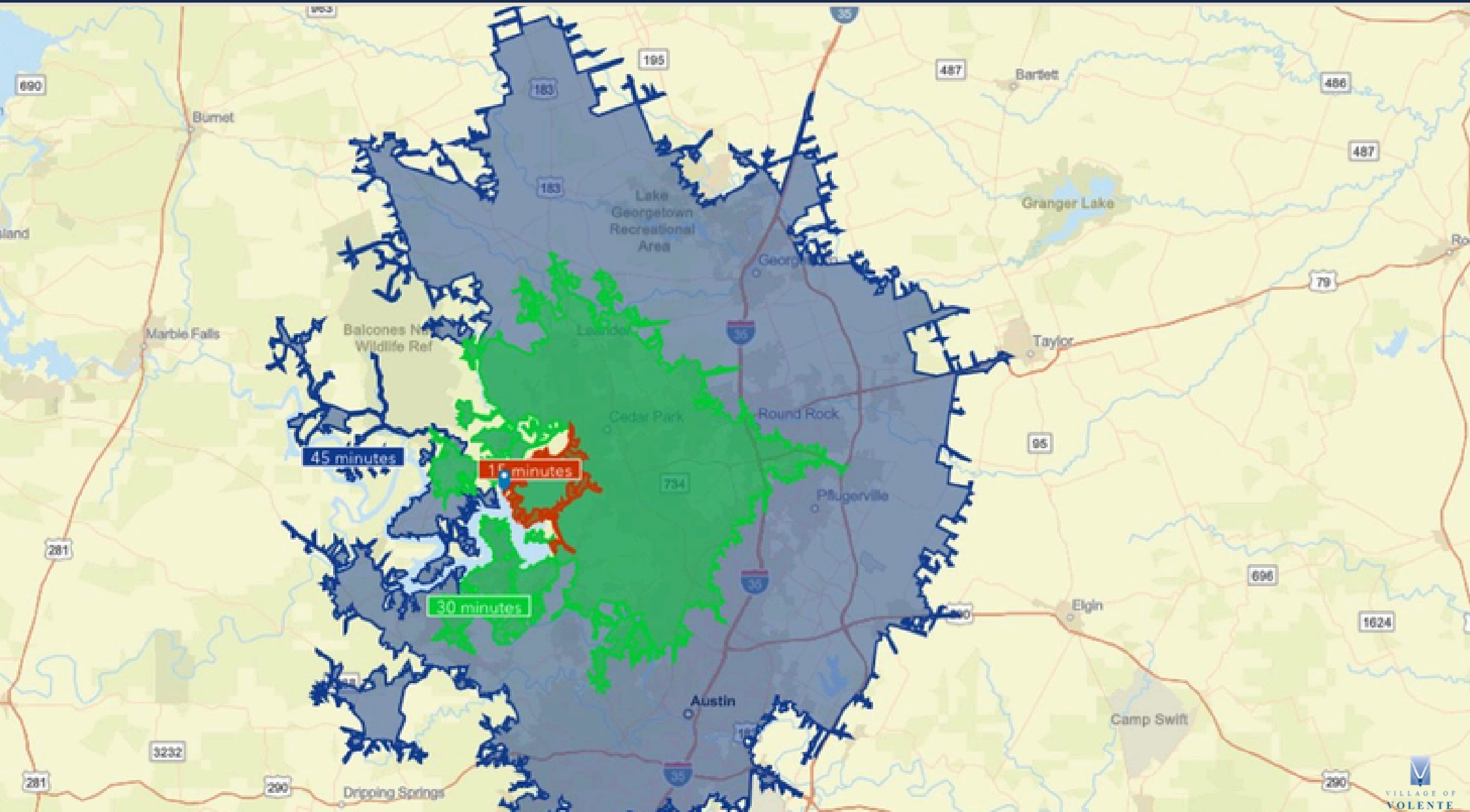
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DRIVE TIME DISTANCE MAP



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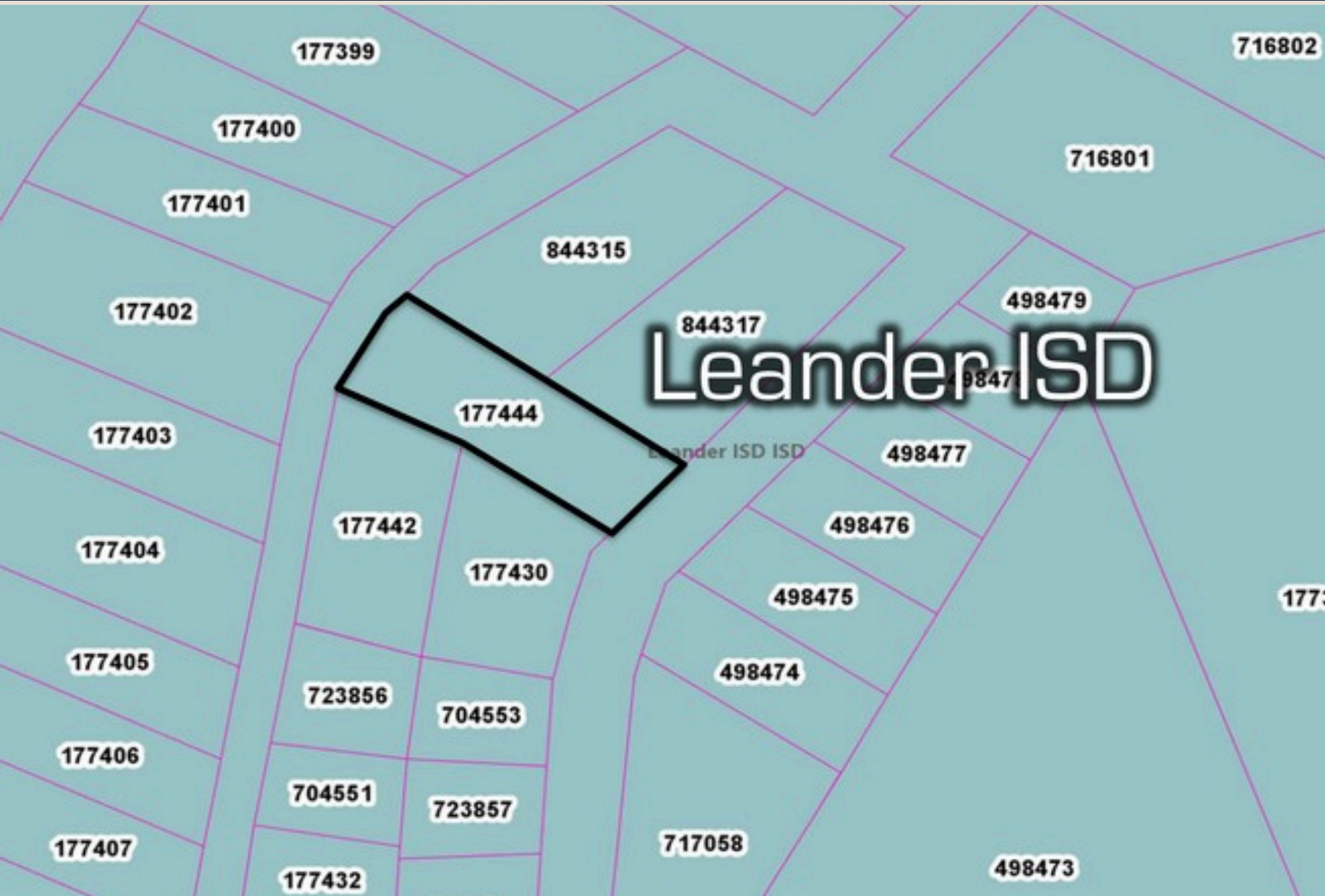
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SCHOOL DISTRICT MAP



Legend

- TCAD Parcels
- School Districts (County Tax O
 - Austin ISD
 - Coupland ISD
 - Del Valle ISD
 - Dripping Springs ISD
 - Eanes ISD
 - Elgin ISD
 - Hays ISD
 - Johnson City ISD
 - Lago Vista ISD
 - Lake Travis ISD
 - Leander ISD
 - Manor ISD
 - Marble Falls ISD
 - Pflugerville ISD
 - Round Rock ISD
 - Texas Sch For The Blind
 - Texas Sch For The Deaf (East)
 - Texas Sch For The Deaf (Main)
- Travis County Boundary



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FEMA FLOOD MAP



Not In
FEMA Flood Zone





Information About Brokerage Services

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

11-2-2015



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 on 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 on 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 on 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 on 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 specially 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 confidential information or any other information on 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 on 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 on 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.

<u>Keller Williams Advantage</u>	<u>9003002</u>	<u>klw553@kw.com</u>	<u>254.751.7900</u>
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date