

N BAGDAD RD | LEANDER



## Income-Producing Investment in Fast-Growing Leander!

- **For Sale:** Offered at \$2.9M
- **Lot Size:** +/- 4.3 Acres, also includes a Park-N-Go Storage business generating income with room to grow (see agent for further details)
- **Building Area:** Three (3) buildings totaling 13,200 square feet; two (2) 5,000 square feet and one (1) 3,200 square feet metal construction buildings
- **Construction:** Asphalt, concrete, glass, metal siding
- **Utilities:** Electricity, water, septic
- **Features:** New building construction on 5,000 square feet, new driveway and sidewalks,

three-phase power at the street, and city water and sewer at the street

- **Parking:** Generous driveway and parking
- **Lot:** Ample yard space for storing vehicles, equipment and machinery
- **Prime Location** in Leander, TX on a main arterial road serving Leander with plans to expand to 5 lanes to Highway 29 in Liberty Hill
- **Leander is One of the Fastest Growing Cities** in America, according to data from the US Census Bureau

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# Exterior Photos





# Exterior Photos





# Exterior Photos





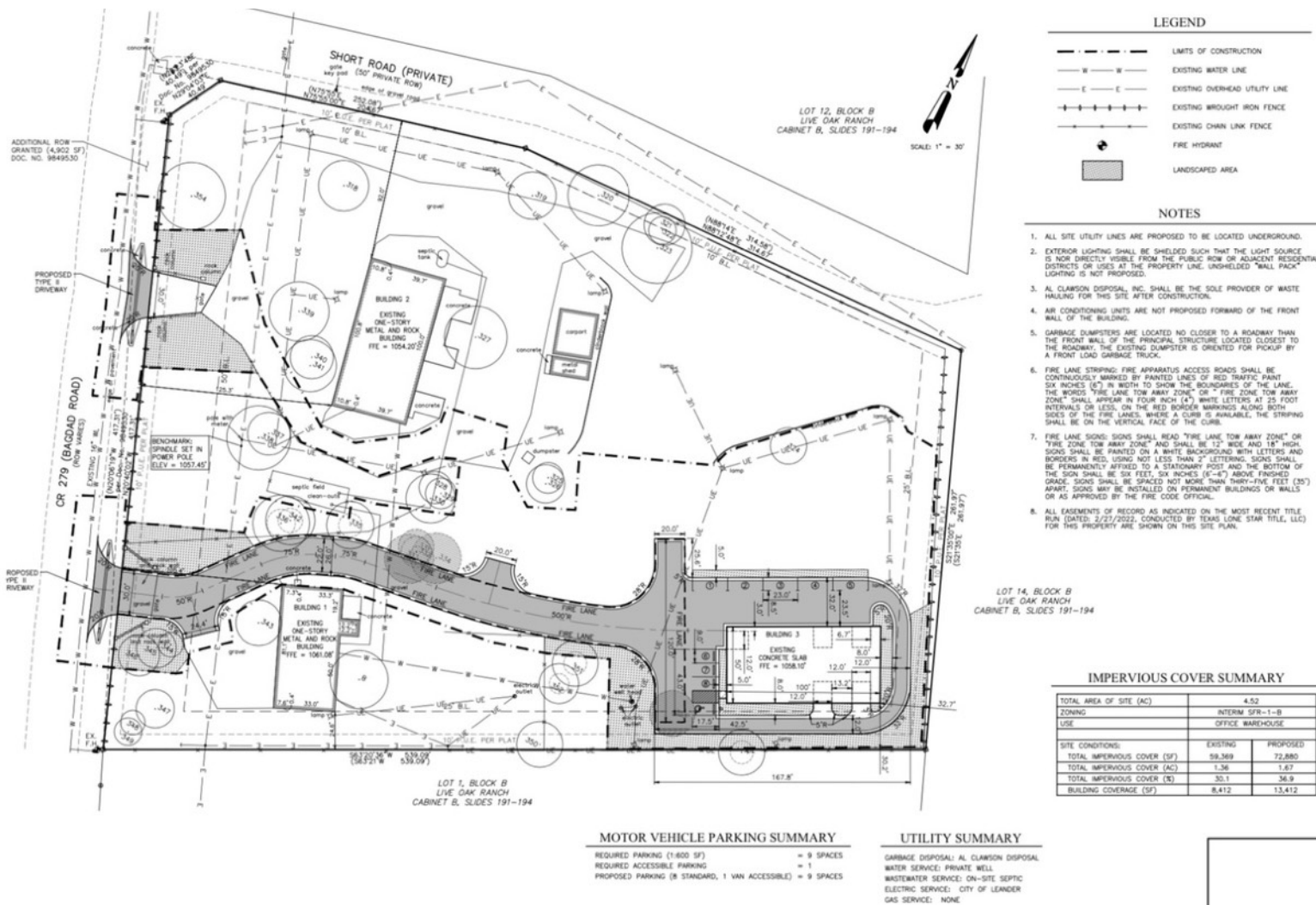
# Exterior Photos





# Interior Photos





# Leander, Texas



Leander offers Texas Hill Country living near the Austin metropolitan area. Scenic landscapes, abundant wildlife and waterways are common sights enjoyed by Leander residents and visitors. Quality of life is very good in Leander and one of the many reasons people relocate here.

- Leander was recently named the fastest growing city in the state.
- Access to the Hill Country and proximity to Austin creates many opportunities for artistic, entertainment, and recreational pursuits.
- The Leander Independent School District has an excellent academic reputation.
- The University of Texas and Austin Community College are the two largest (out of seven) institutions of higher education in the region, and Leander is home of its very own Austin Community College campus.
- Leander is also served by a growing number of medical centers including St David's Medical Center, Cedar Park Regional Medical Center, Baylor Scott & White, Georgetown Medical Center, and North Austin Medical Center.
- Capital MetroRail offers comfortable, friendly and reliable service Monday through Friday between Leander and downtown Austin.

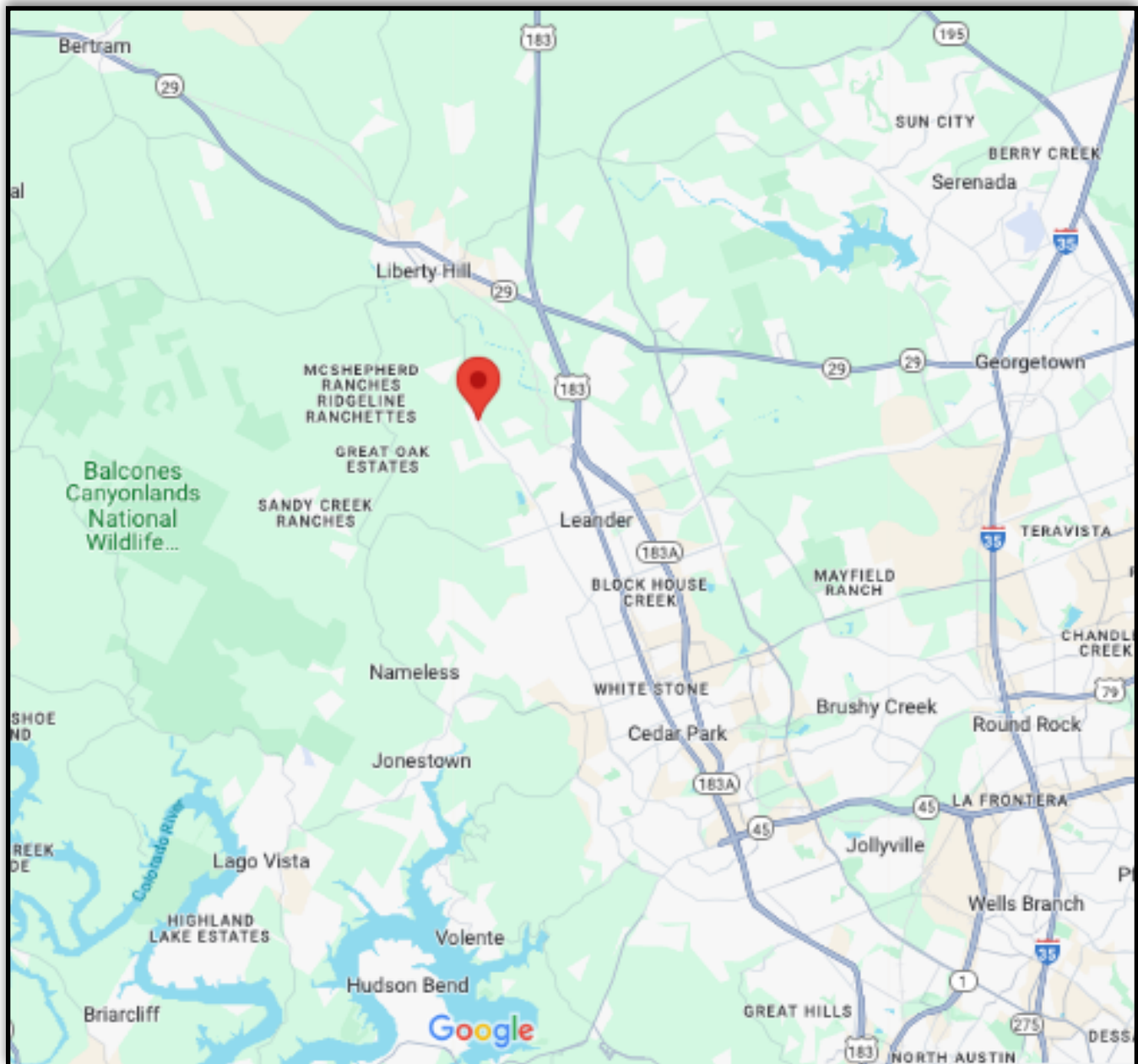
Location, climate, population, strong government and economic development, excellent schools, transportation and low taxes, combined with sincere Texas hospitality, all contribute to the popularity Leander continues to enjoy in both residential and commercial growth

*Credit: Leander Chamber of Commerce & Visitor's Center.*



# Regional Map

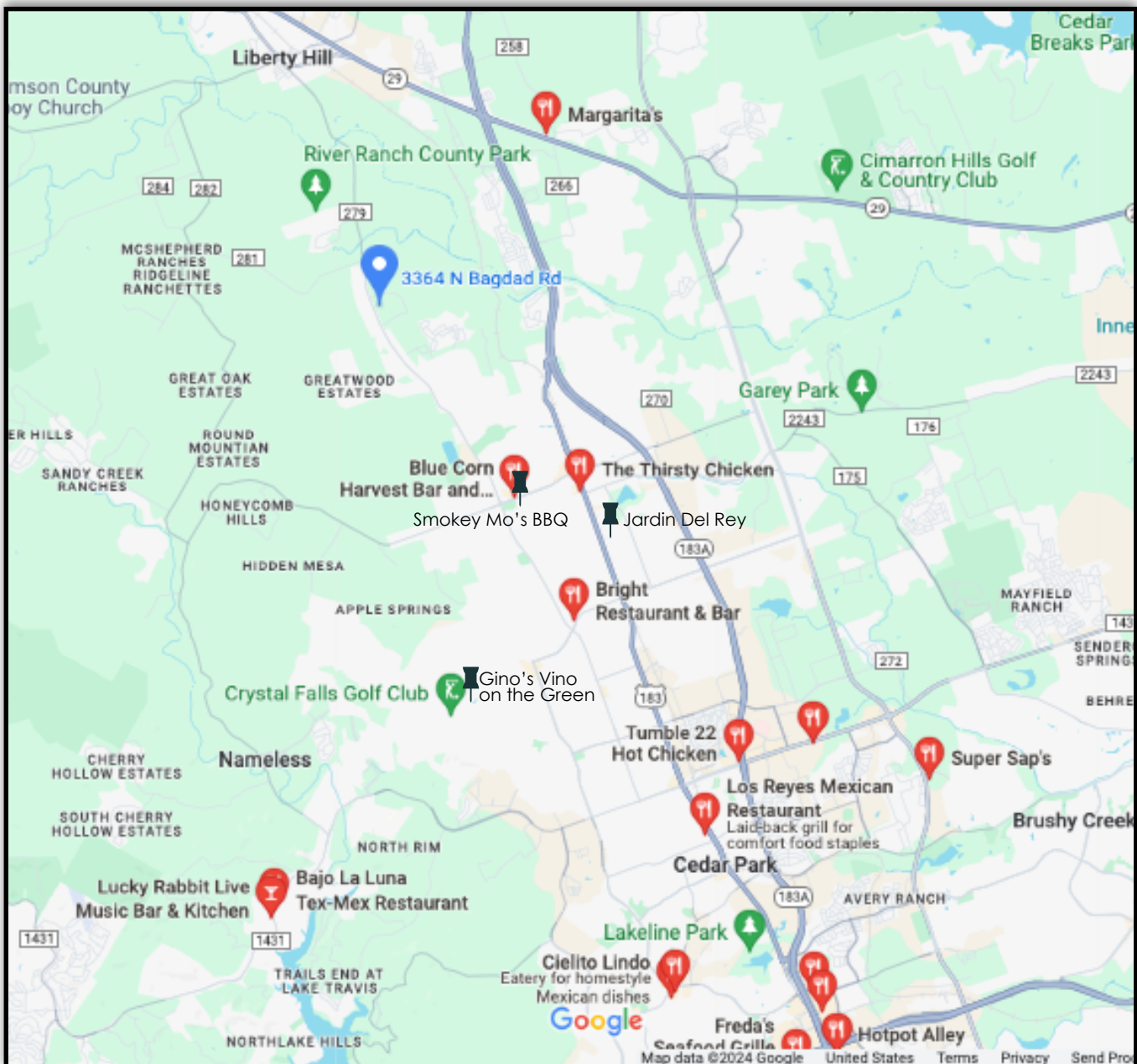
The property is situated in the northern part of the Greater Austin metropolitan area, within the Central Texas region. It is approximately 25 miles northwest of downtown Austin, providing a suburban environment with close proximity to the urban amenities of the state capital. Nearby, you'll find a mix of residential neighborhoods, schools such as Leander High School, and commercial centers. The area is also close to the Texas Hill Country, known for its scenic landscapes, outdoor recreational opportunities, and vineyards. Additionally, Leander is near major roadways like Highway 183, making it well-connected to other parts of Central Texas.





# Restaurant Map

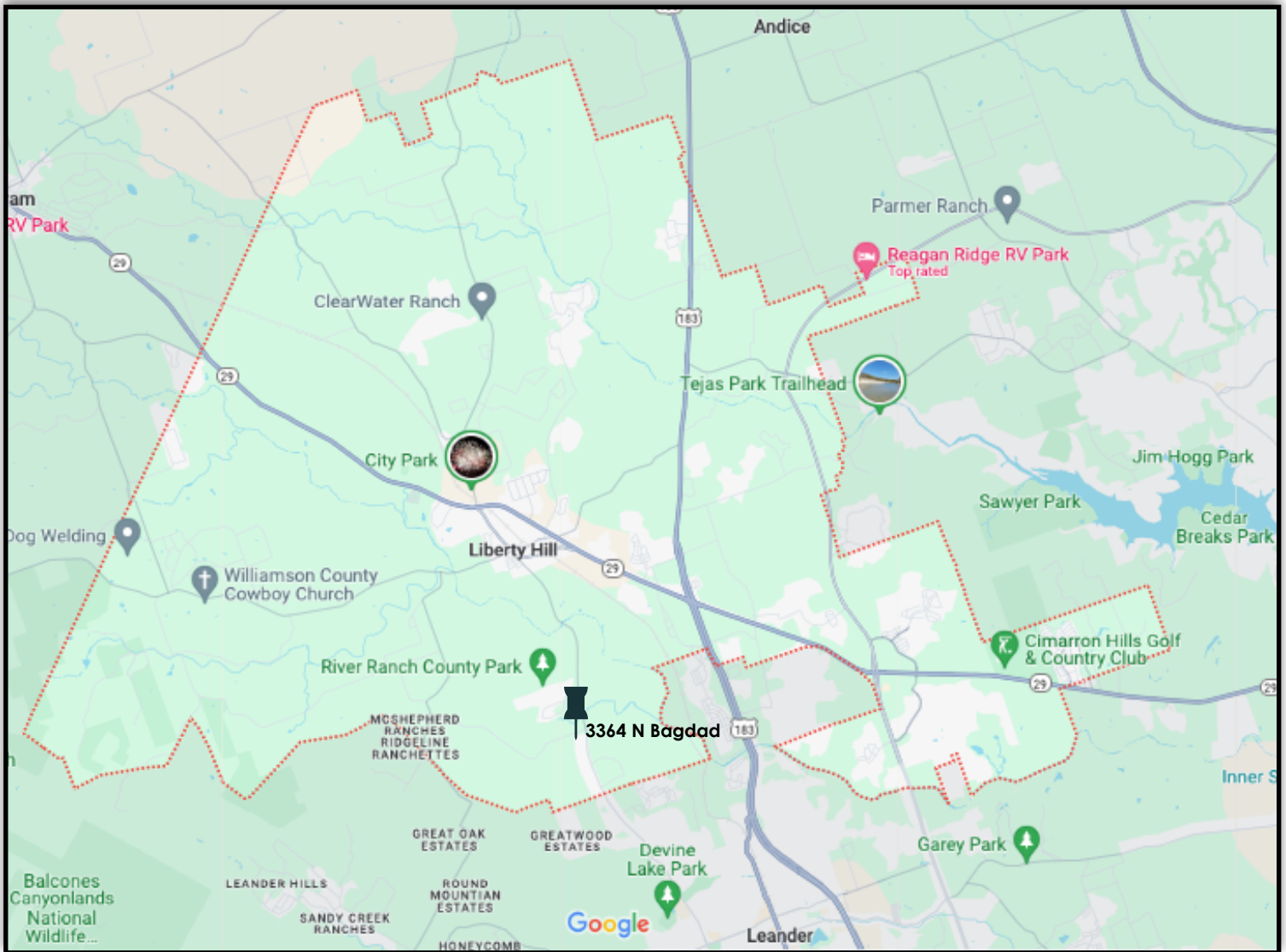
There are several delightful dining options catering to a variety of tastes. If you're in the mood for Mexican cuisine, Jardin Del Rey provides a vibrant atmosphere and authentic dishes. For pizza lovers, Gino's Vino on the Green serves up delicious pies and classic Italian fare. Additionally, there's the Smokey Mo's BBQ for those craving traditional Texas barbecue. Each of these restaurants brings its own unique flavor to the area, ensuring that there's something for everyone.





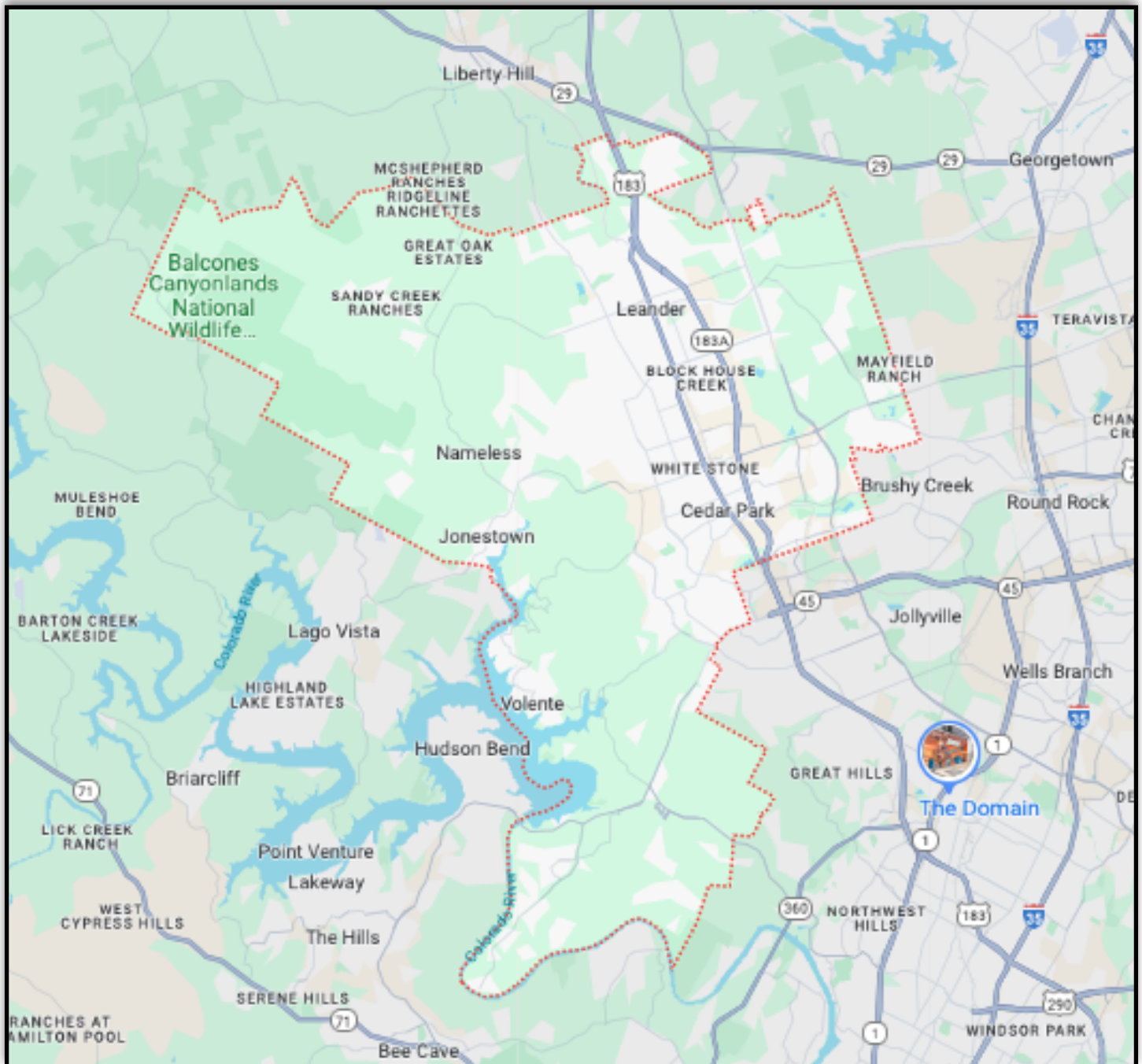
# Liberty Hill ISD Map

Property located within Liberty Hill ISD.





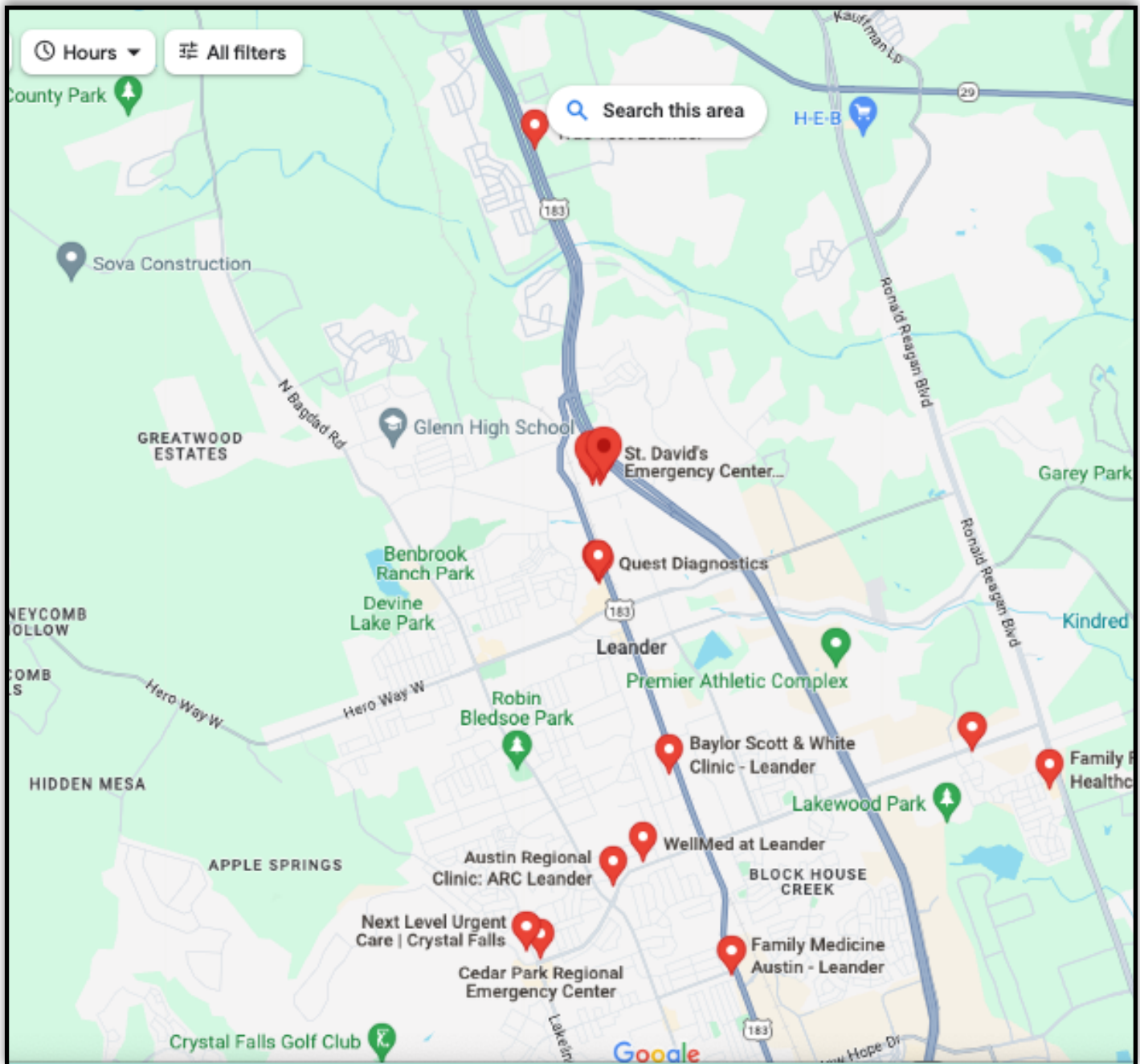
# Leander ISD Map





# Medical Services Map

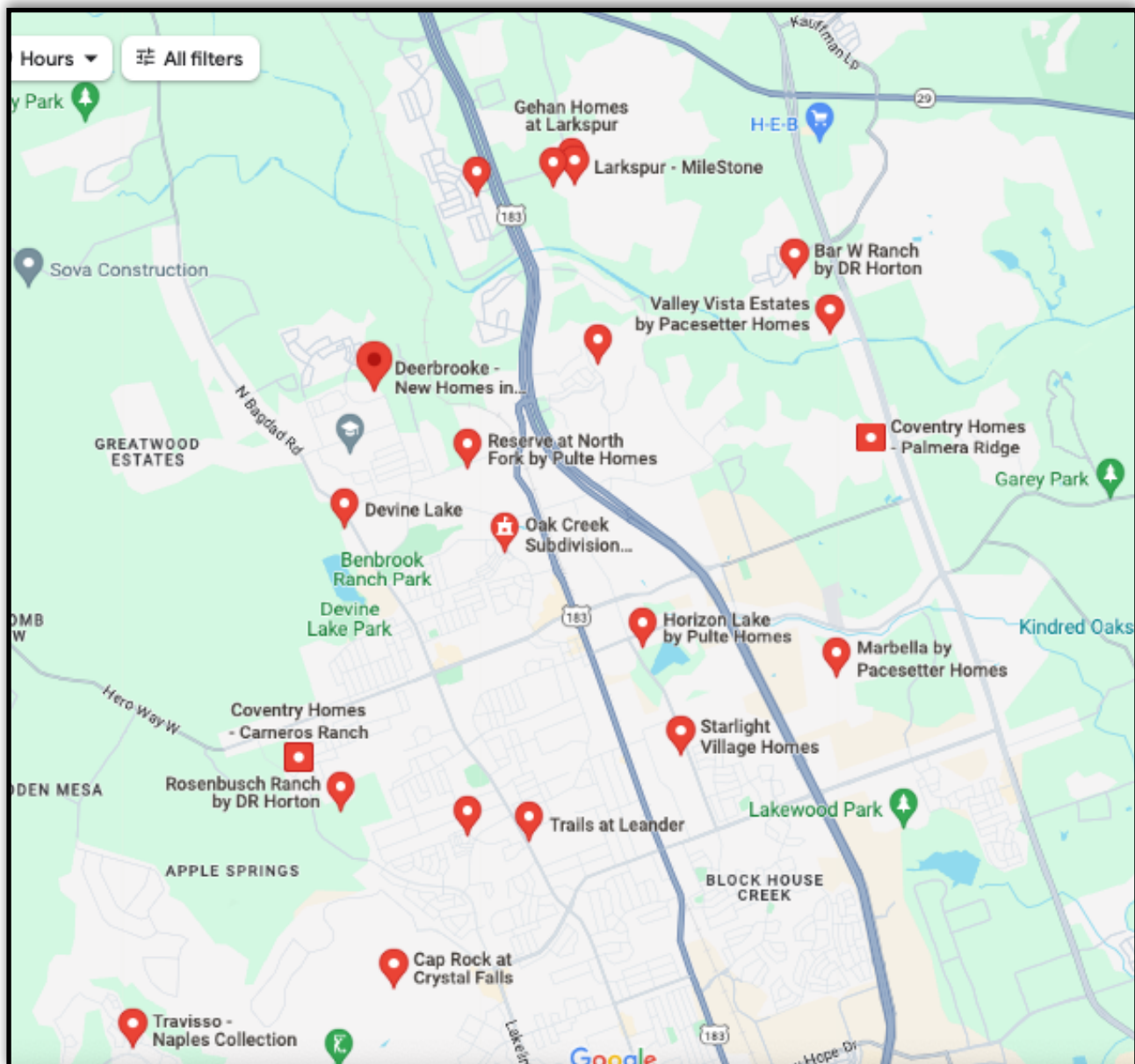
The area features several healthcare facilities, including family practices, urgent care centers, and specialty clinics. Notably, Leander Primary Care and Baylor Scott & White Clinic provide comprehensive healthcare services ranging from routine check-ups to specialized treatments. Additionally, Cedar Park Regional Medical Center, located a short drive away, offers advanced medical care and emergency services, ensuring that residents receive timely and quality medical attention.





# Subdivisions Map

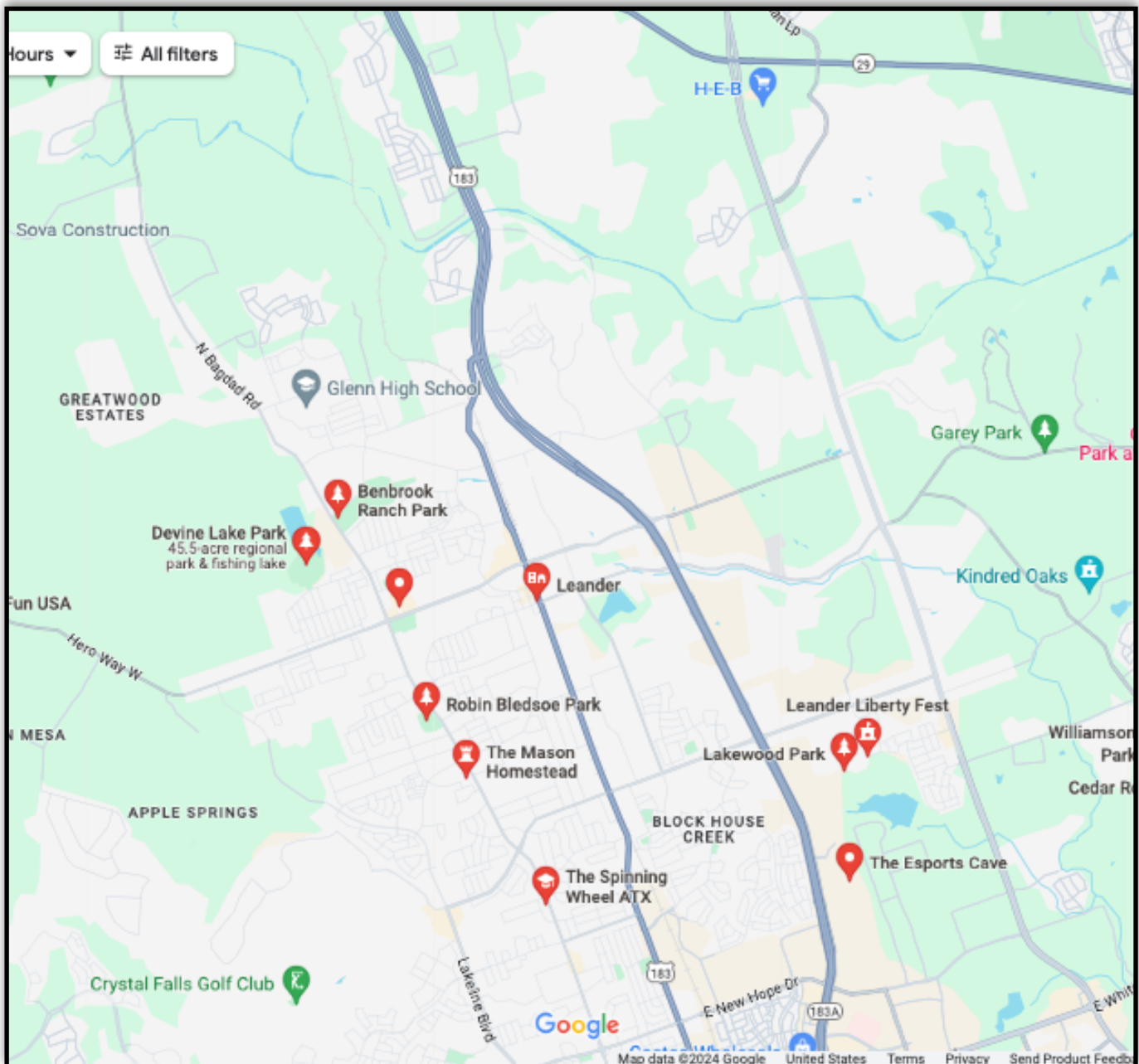
The area surrounding 3364 N Bagdad Rd in Leander, Texas, features several appealing subdivisions that offer a variety of residential options. Notable among them are Mason Hills, known for its scenic walking trails and community pool; Lakeline Ranch, which boasts family-friendly amenities including parks and a splash pad; and Old Town Leander, offering a charming blend of historic character and modern conveniences. These subdivisions are ideally situated to provide a suburban feel with easy access to schools, shopping, and recreational facilities, making them desirable locations for families and professionals alike.





# Things To Do

Residents and visitors can explore a variety of activities near 3364 N Bagdad Rd. For outdoor enthusiasts, the nearby Brushy Creek Regional Trail offers scenic hiking and biking paths. Families can enjoy a day at Robin Bledsoe Park, which features sports fields, a splash pad, and playgrounds. History buffs might appreciate a visit to the historic Leander Train Depot, showcasing the area's rich railroad heritage. For a more leisurely outing, the Crystal Falls Golf Club provides a beautiful course for golfers of all skill levels. Additionally, the local wineries and breweries offer delightful tasting experiences in a charming, Texan setting.





# Leander Demographics



Demographics: Leander, TX	1 Mile	3 Miles	5 Miles
Total Population	14,900	42,000	95100
Median Age	34	33	36
2028 Projected Median Age	36	33	35
Median Household Income	\$117,000	\$114,000	\$123,000
2028 Projected Median Household Income	\$131,000	\$114,000	\$117,000
Housing Occupancy Ratio	42:1	21:1	26:1
Renter To Homeowner Ratio	1:5	1:4	1:4





## 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 confidential 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>Mallach and Company</b>	<b>9001091</b>	<b>mallachandcompany@gmail.com</b>	<b>(512)699-9714</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

TXR-2501

Mallach and Company, 304 W. Willis St Leander TX 78641  
Tina Mallach

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

IABS 1-0 Date

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**IABS 1-0 Date**

N BAGDAD RD | LEANDER



*For Sale*



# The Leander Community has Untapped Potential for Your Business!

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