



Income-Producing Investment in Fast-Growing Leander!

- **For Sale:** Offered at \$3.2M
- **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

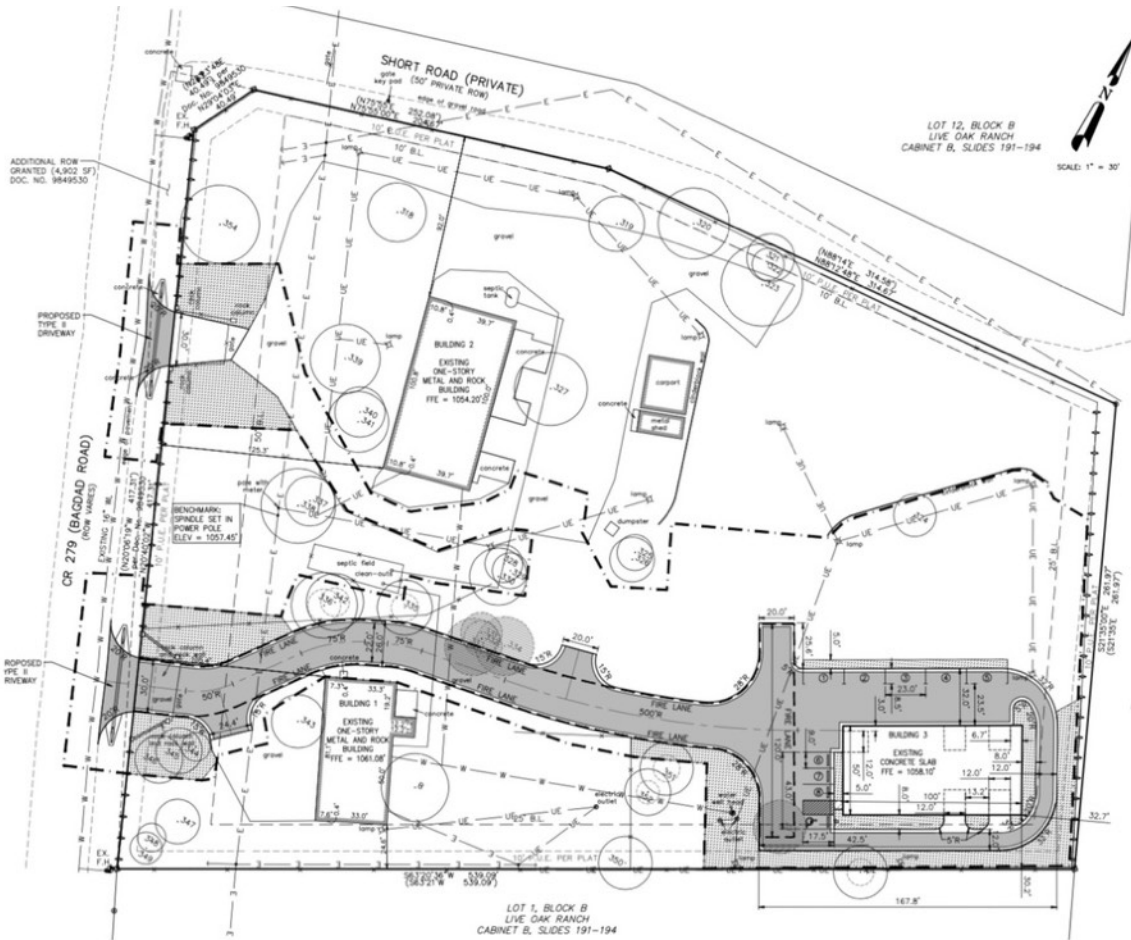


Interior Photos



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LEGEND

- LIMITS OF CONSTRUCTION
- EXISTING WATER LINE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING CHAIN LINK FENCE
- FIRE HYDRANT
- LANDSCAPED AREA

NOTES

1. ALL SITE UTILITY LINES ARE PROPOSED TO BE LOCATED UNDERGROUND.
2. EXTERIOR LIGHTING SHALL BE SHIELDED SUCH THAT THE LIGHT SOURCE IS NOT DIRECTLY VISIBLE FROM THE PUBLIC ROW OR ADJACENT RESIDENTIAL DISTRICTS OR LOTS AT THE PROPERTY LINE. UNSHIELDED "WALL PACK" LIGHTING IS NOT PROPOSED.
3. AL CLARKSON DISPOSAL, INC. SHALL BE THE SOLE PROVIDER OF WASTE HAULING FOR THIS SITE AFTER CONSTRUCTION.
4. AIR CONDITIONING UNITS ARE NOT PROPOSED FORWARD OF THE FRONT WALL OF THE BUILDING.
5. GARBAGE DUMPSTERS ARE LOCATED NO CLOSER TO A ROADWAY THAN THE FRONT WALL OF THE PRINCIPAL STRUCTURE LOCATED CLOSEST TO THE ROADWAY. THE EXISTING DUMPSTER IS CREATED FOR PICKUP BY A FRONT LOAD GARBAGE TRUCK.
6. FIRE LANE STRIPING: FIRE APPARATUS ACCESS ROADS SHALL BE CONTINUOUSLY MARKED BY PAINTED LINES OF RED TRAFFIC PAINT SIX INCHES (6") IN WIDTH TO SHOW THE BOUNDARIES OF THE LANE. THE WORDS "FIRE LANE TOW AWAY ZONE" OR "FIRE ZONE TOW AWAY ZONE" SHALL APPEAR IN FOUR INCH (4") WHITE LETTERS AT 25 FOOT INTERVALS OR LESS, ON THE RED BORDER MARKINGS ALONG BOTH SIDES OF THE FIRE LANES. WHERE A CURB IS AVAILABLE, THE STRIPING SHALL BE ON THE VERTICAL FACE OF THE CURB.
7. FIRE LANE SIGNS: SIGNS SHALL READ "FIRE LANE TOW AWAY ZONE" OR "FIRE ZONE TOW AWAY ZONE" AND SHALL BE 12" WIDE AND 18" HIGH. SIGNS SHALL BE PAINTED ON A WHITE BACKGROUND WITH LETTERS AND BORDERS IN RED, USING NOT LESS THAN 2" LETTERING. SIGNS SHALL BE PERMANENTLY AFFIXED TO A STATIONARY POST AND THE BOTTOM OF THE SIGN SHALL BE SIX FEET, SIX INCHES (6'-6") ABOVE FINISHED GRADE. SIGNS SHALL BE SPACED NOT MORE THAN THIRY-FIVE FEET (35') APART. SIGNS MAY BE INSTALLED ON PERMANENT BUILDINGS OR WALLS OR AS APPROVED BY THE FIRE CODE OFFICIAL.
8. ALL EASEMENTS OF RECORD AS INDICATED ON THE MOST RECENT TITLE RUN (DATED: 2/27/2022, CONDUCTED BY TEXAS LONE STAR TITLE, LLC) FOR THIS PROPERTY ARE SHOWN ON THIS SITE PLAN.

IMPERVIOUS COVER SUMMARY

TOTAL AREA OF SITE (AC)		4.52
ZONING	INTERIM SFR-1-B	
USE	OFFICE WAREHOUSE	
SITE CONDITIONS:		
TOTAL IMPERVIOUS COVER (SF)	EXISTING	PROPOSED
TOTAL IMPERVIOUS COVER (AC)	1.36	1.67
TOTAL IMPERVIOUS COVER (%)	30.1	36.9
BUILDING COVERAGE (SF)	8,412	13,412

MOTOR VEHICLE PARKING SUMMARY

- REQUIRED PARKING (1,800 SF) = 9 SPACES
- REQUIRED ACCESSIBLE PARKING = 1
- PROPOSED PARKING (8 STANDARD, 1 VAN ACCESSIBLE) = 9 SPACES

UTILITY SUMMARY

- GARBAGE DISPOSAL: AL CLARKSON DISPOSAL
- WATER SERVICE: PRIVATE WELL
- WASTEWATER SERVICE: ON-SITE SEPTIC
- ELECTRIC SERVICE: CITY OF LEANDER
- GAS SERVICE: NONE

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.

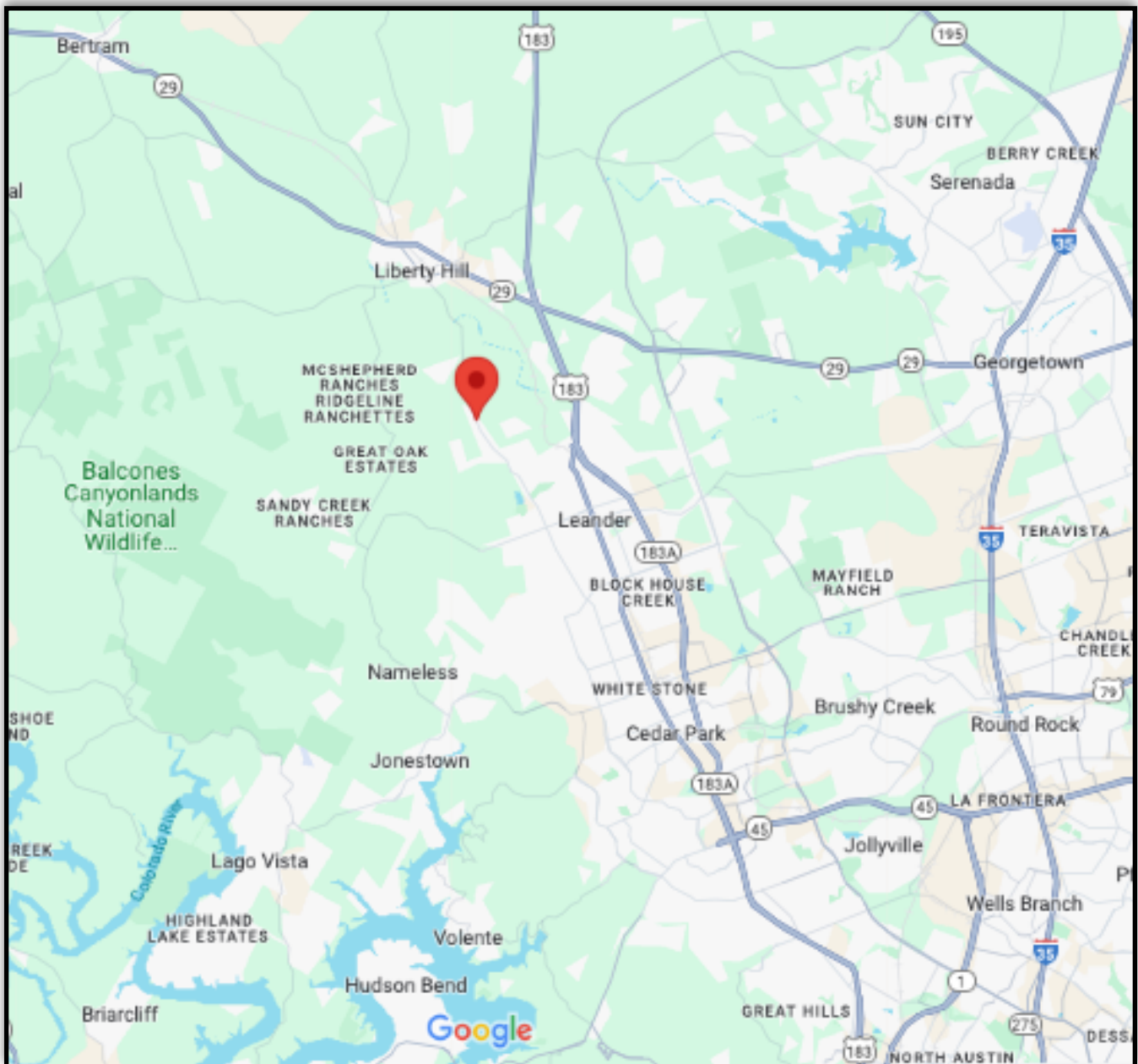
- Leander was recently named the fastest growing city in the state.
- Access to the Hill Country and proximity to Austin creates many opportunities for artistic, entertainment, and recreational pursuits.
- The Leander Independent School District has an excellent academic reputation.
- The University 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.

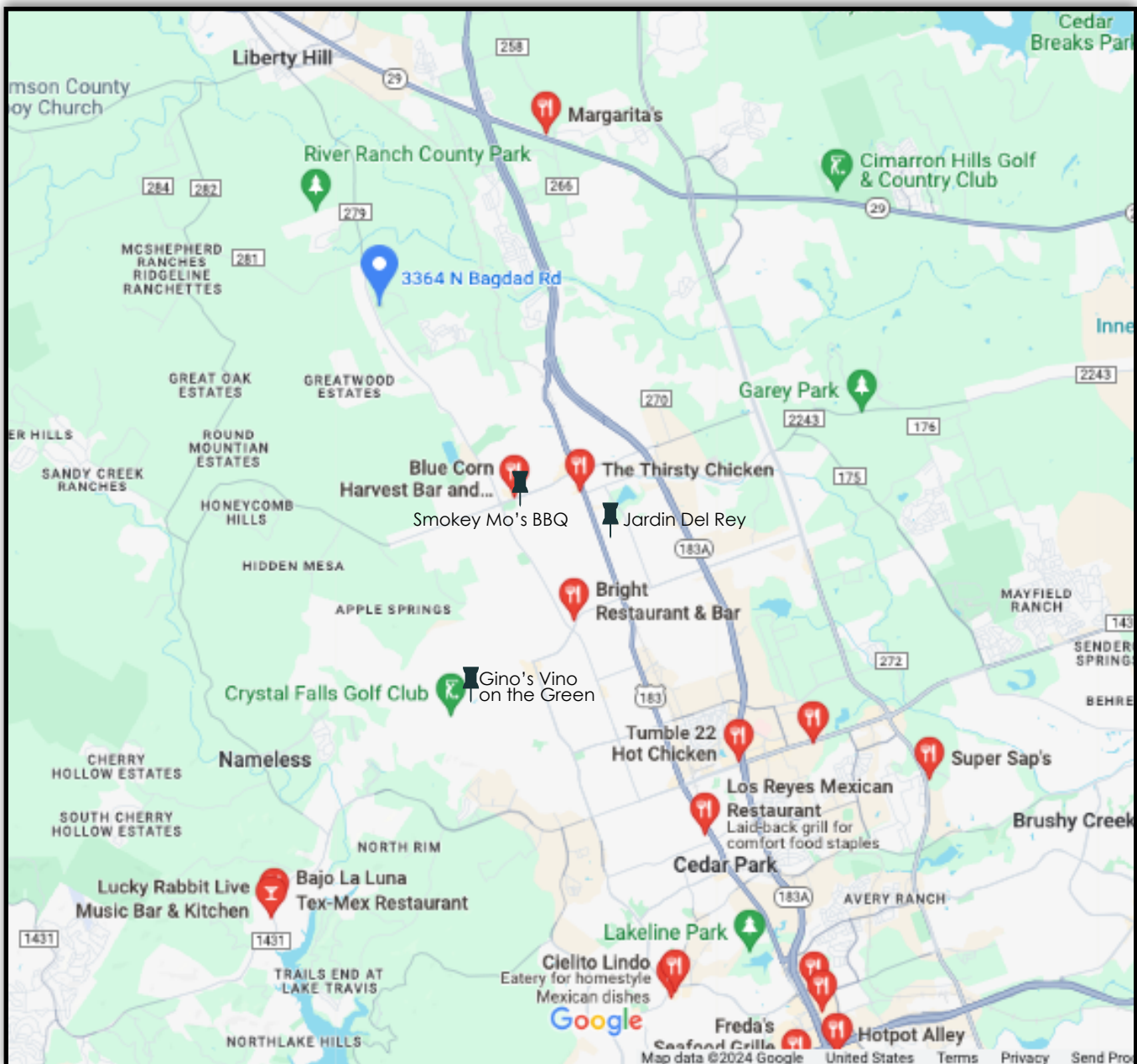
Regional Map

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.



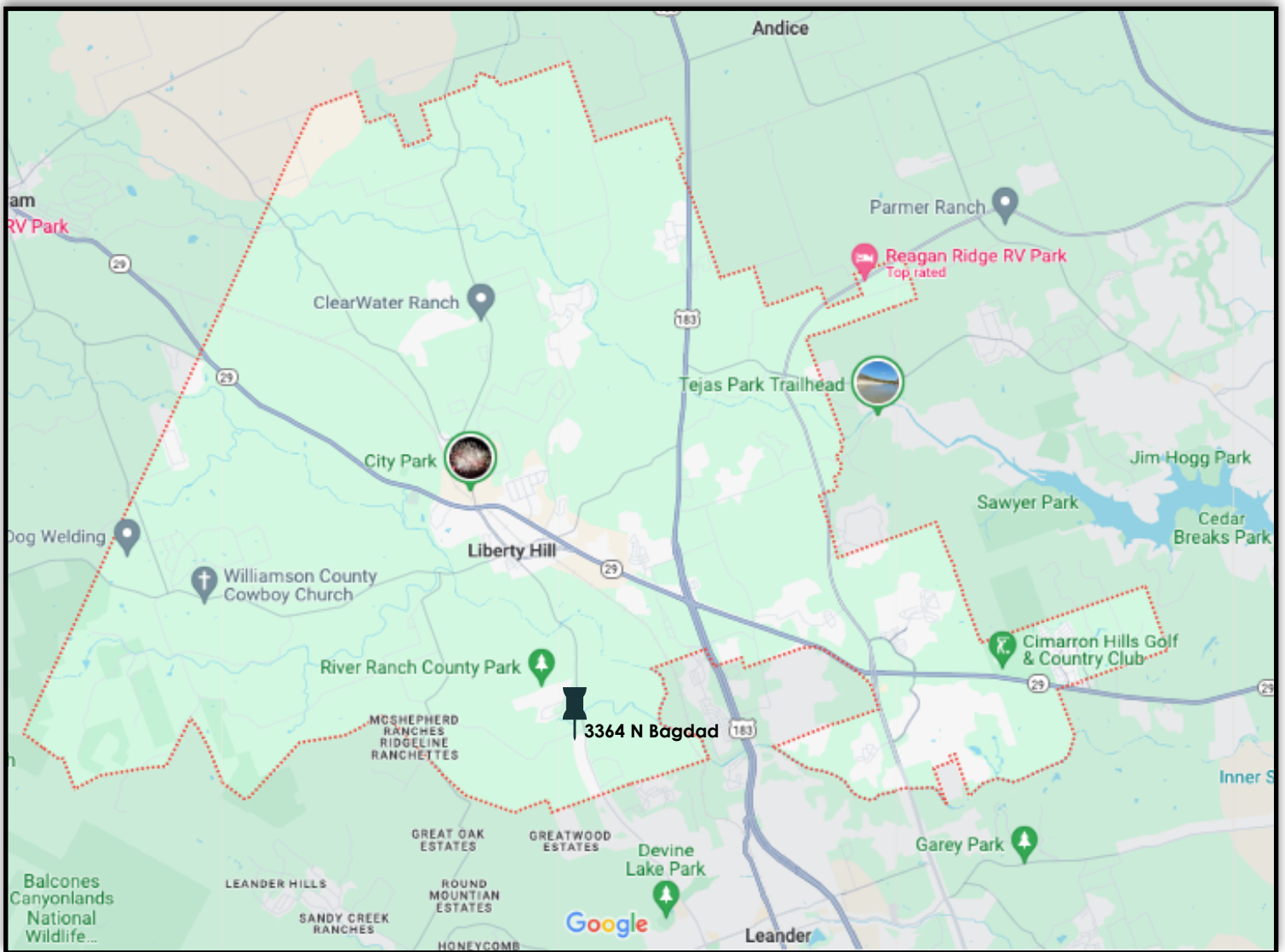
Restaurant Map

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.

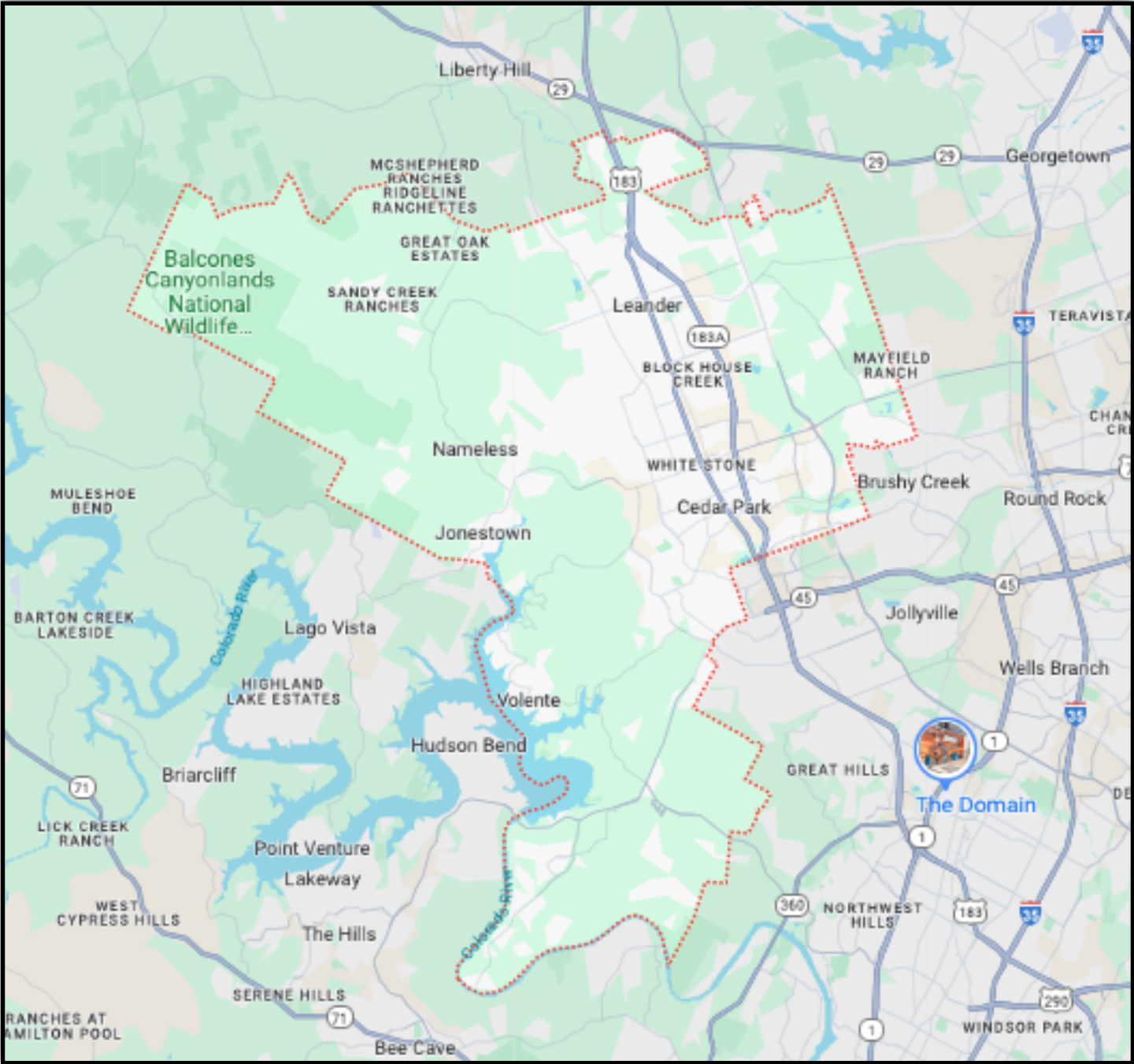


Liberty Hill ISD Map

Property located within Liberty Hill ISD.

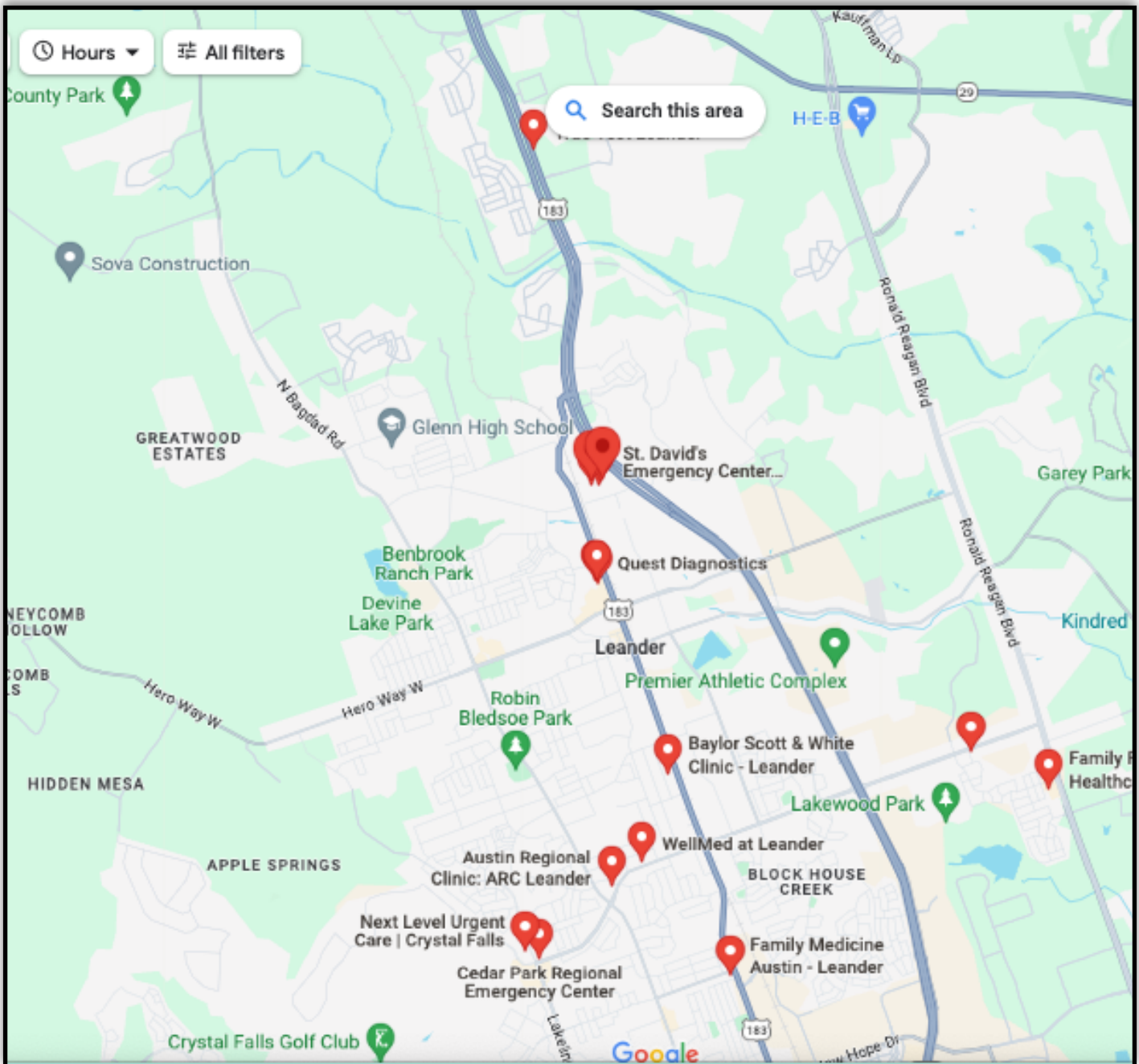


Leander ISD Map



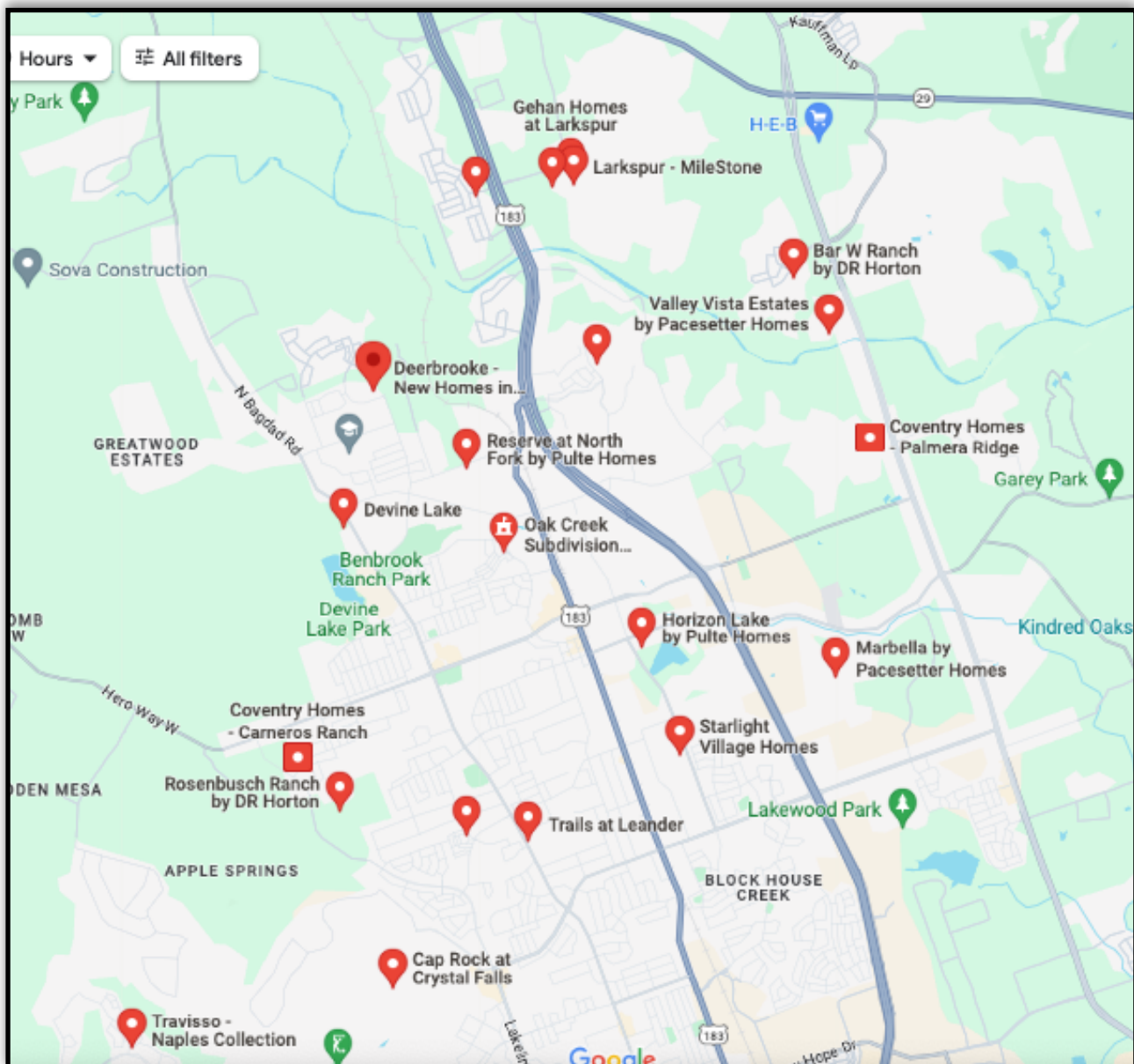
Medical Services Map

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.



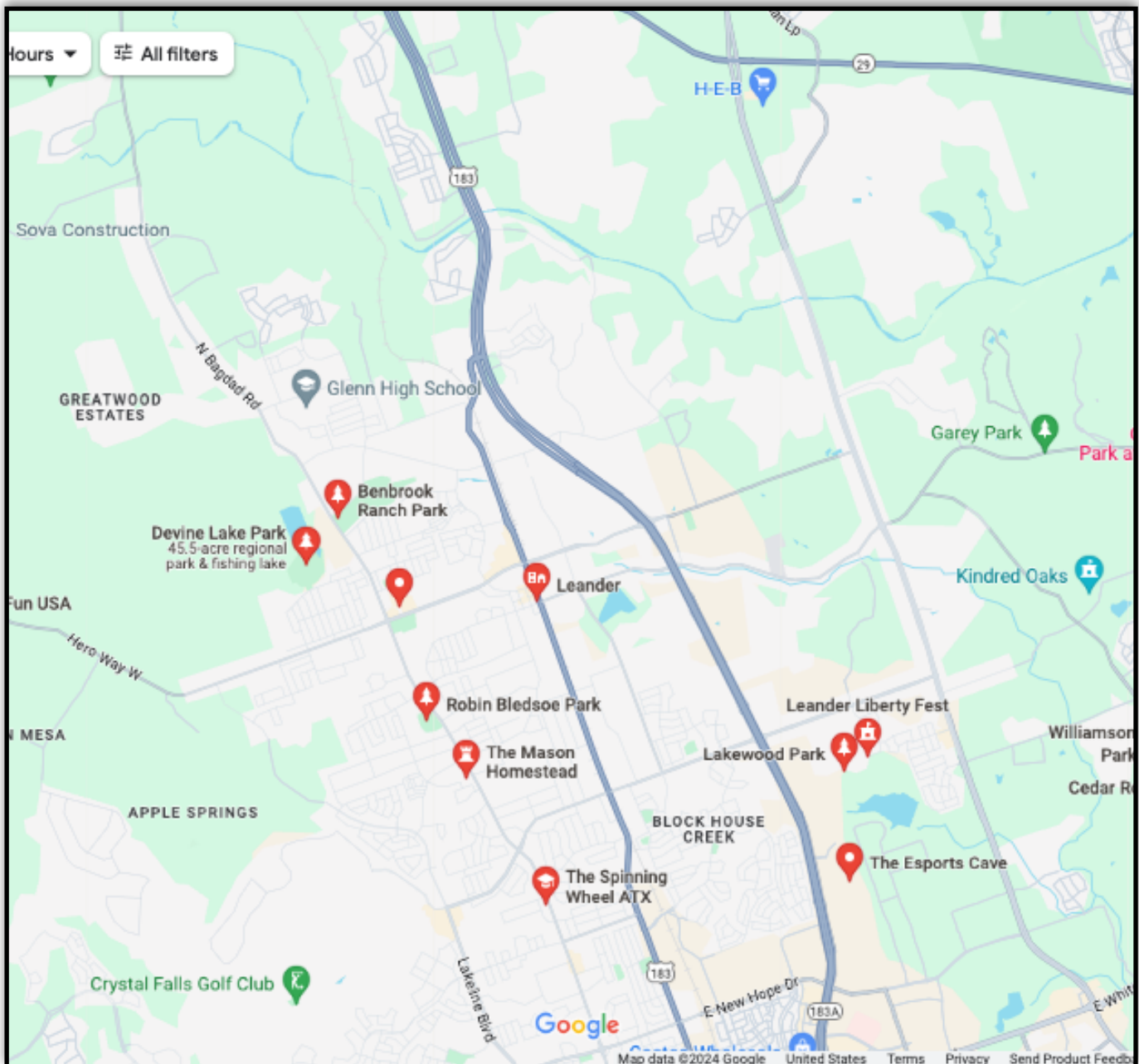
Subdivisions Map

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 license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Mallach and Company	9001091	mallachandcompany@gmail.com	(512)587-9127
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Madison Mallach	714656	madison@mallachandcompany.com	(512)966-0392
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
John Mallach	568197	john.mallach@gmail.com	512-799-9083
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

N BAGDAD RD | LEANDER



For Sale

The Leander Community has Untapped Potential for Your Business!

Contact us today to learn more about this unique commercial opportunity and to explore how your business can become part of the area's continued growth.

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