

COLD SPRINGS MARKETPLACE

SWC Ronald Reagan Blvd & Grand Lake Pkwy
15609 Ronald Reagan Boulevard, Leander, TX 78641



**FOR
LEASE**

AVAILABLE SPACE

Endcap - 2,725 SF
Endcap - 2,186 SF
2nd Gen Restaurant
w/Drive thru and Patio

RATE

Call for Pricing

Michael Noteboom

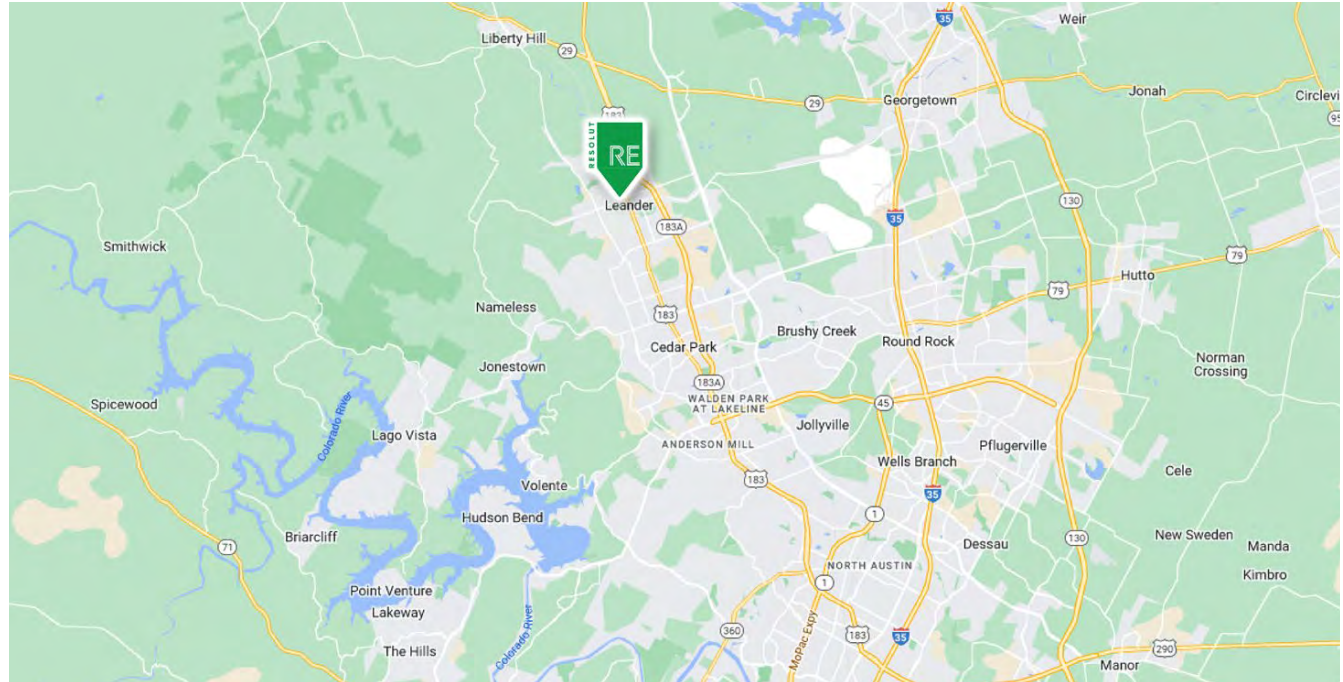
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PROPERTY HIGHLIGHTS

- Modern, upscale Leander shopping center comprised of four buildings totaling over 52,000 SF
- Located 2 miles from US-183A and 2.25 miles from Whitestone Blvd/FM-1431
- Project serves over 2,904 Housing Units within the 1-mile radius
- Average Household Income within 1-mile radius is \$183,996
- Ronald Reagan serves as the main toll-free eastern arterial from Cedar Park, through Leander, to Liberty Hill



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



49,473
POPULATION
3-MILE RADIUS



\$175,799.00
AVG HH INCOME
3-MILE RADIUS



23,625
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS

Ronald Reagan Blvd: 23,302 VPD
Crystal Falls Pkwy: 15,243 VPD
(CoStar 2024)

The site plan illustrates a commercial development along Ronald Reagan Blvd. The main building footprint includes several retail units: DB, SUSHI MOON, Pink Pearl Nail Spa, ZCode, L&L GOLF II, WinklerFreemD, CONSUMERS KIDS, Grace Dental, ASCENSION, Springs Liquor, Crystal Falls Foot & Ankle Specialist, Cold Springs Liquor, SPARKS BURGER, CAMMIGIOS Mexican Grill, and GRAND BONUS. A large green area indicates available space of 2,725 SF. Other features include a future PUE for dry utilities, 6-inch standup catch curbs, 3-inch curb openings, 22 compact parking spaces, 4 Type III bike rack spaces, and a 2nd Gen Restaurant Drive Thru & Patio. The plan also shows a 6,380 SF detention pond, a sidewalk connection to Ronald Reagan, and various setbacks and easements. The total site area is 6.01 AC, with approximately 77% paved. The plan is titled 'RONALD REAGAN BLVD.' and includes document number 'DOC. NO. 2002044592' and approximate row dimensions.

AVAILABLE
2,725 SF

wired
orthodontics

NORTH AUSTIN
PHYSICAL THERAPY

GAME ON
BAR AND GRILL

DB

SUSHI
MOON

Pink Pearl
Nail Spa

ZCode

L&L GOLF II

WinklerFreemD

CONSUMERS
KIDS

Grace Dental

ASCENSION

Springs Liquor

Crystal Falls Foot
& Ankle Specialist

Cold
Springs Liquor

SPARKS BURGER

CAMMIGIOS
Mexican Grill

GRAND
BONUS

2nd Gen
Restaurant
Drive Thru
& Patio

AVAILABLE
2,186 SF

Village
Cleaner

StateFarm

Drawn2Art

6,380 SF DETENTION
POND

30' FRONT BUILDING AND PAVING STANDARD SETBACK

END-LAYDOWN-CURB
3' TRANSITION TO
6" CURB

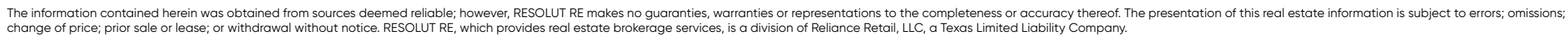
PROVIDE STOP SIGNS
PER MUTCD
SPECIFICATIONS

TOTAL SITE AREA = 6.01 AC.
TOTAL P.C. = 4.64 AC = 77%

RONALD REAGAN BLVD.
DOC. NO. 2002044592
APPROX. 225' ROW









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.

2-10-2025



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.

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. **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.

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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE"	603091 OR 9003193	leads@resolutre.com	512-474-5557
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Sales Agent / Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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