

FOR LEASE



3364 N BAGDAD RD | LEANDER, TX

**3,200 Square Foot High-Visibility Commercial Space
For Lease on N Bagdad Rd in Live Oak Business Park**

Available on January 1, 2026 | \$18/Yr + NNN

Property Highlights

- 3,200 SF commercial building for lease
- Front-facing building with direct visibility on N. Bagdad Road
- Dedicated parking with easy customer access
- Strong traffic corridor near major residential communities
- Minutes from Crystal Falls Parkway, FM 2243, Hero Way, and Highway 183
- Surrounded by thriving neighborhoods, schools, restaurants, retail, and public amenities

Anchor Your Project in Leander's Booming Growth Corridor

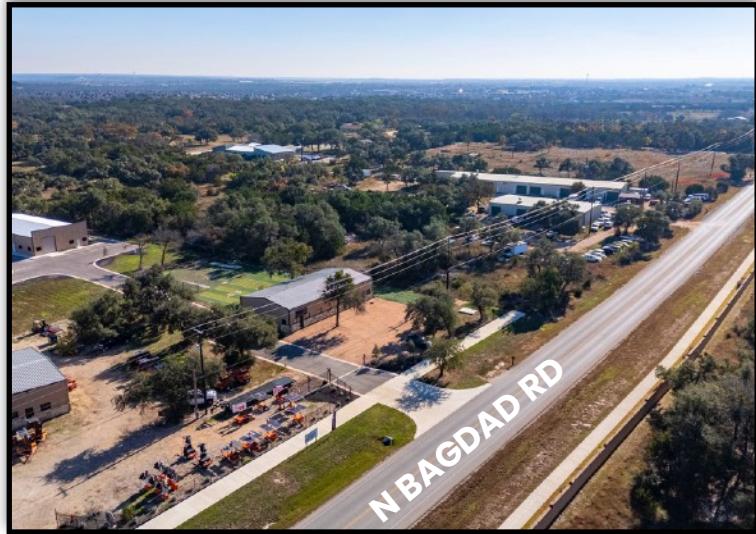
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Aerial Photos



Photos



Photos



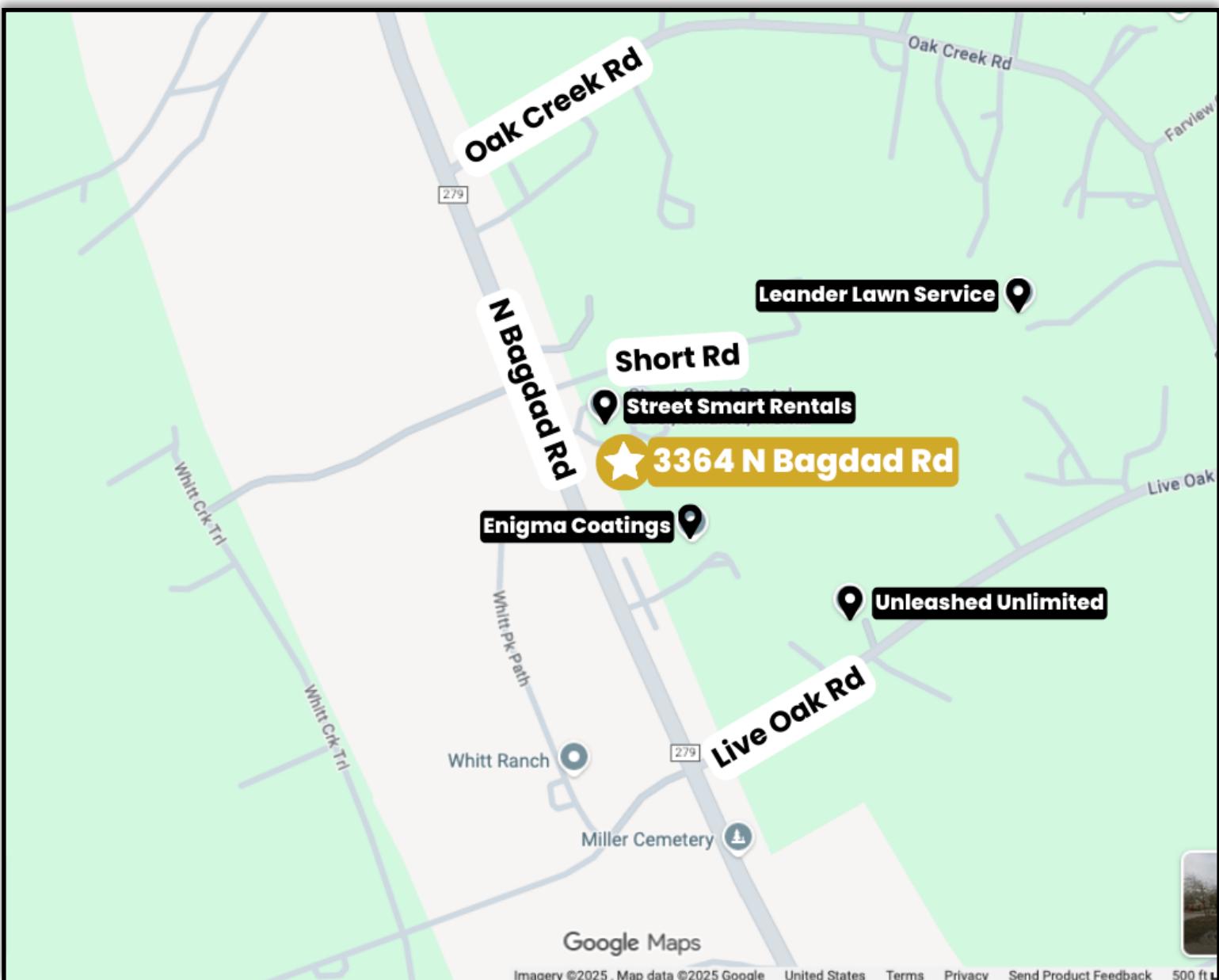
Photos



Local Map

Located along N Bagdad Road near Short Road and Oak Creek Road, the property sits within an active commercial pocket surrounded by service providers, specialty businesses, and established residential neighborhoods. Nearby businesses such as Enigma Coatings, and Street Smart Rentals create a steady flow of local traffic, while the site benefits from direct drive-up access and quick

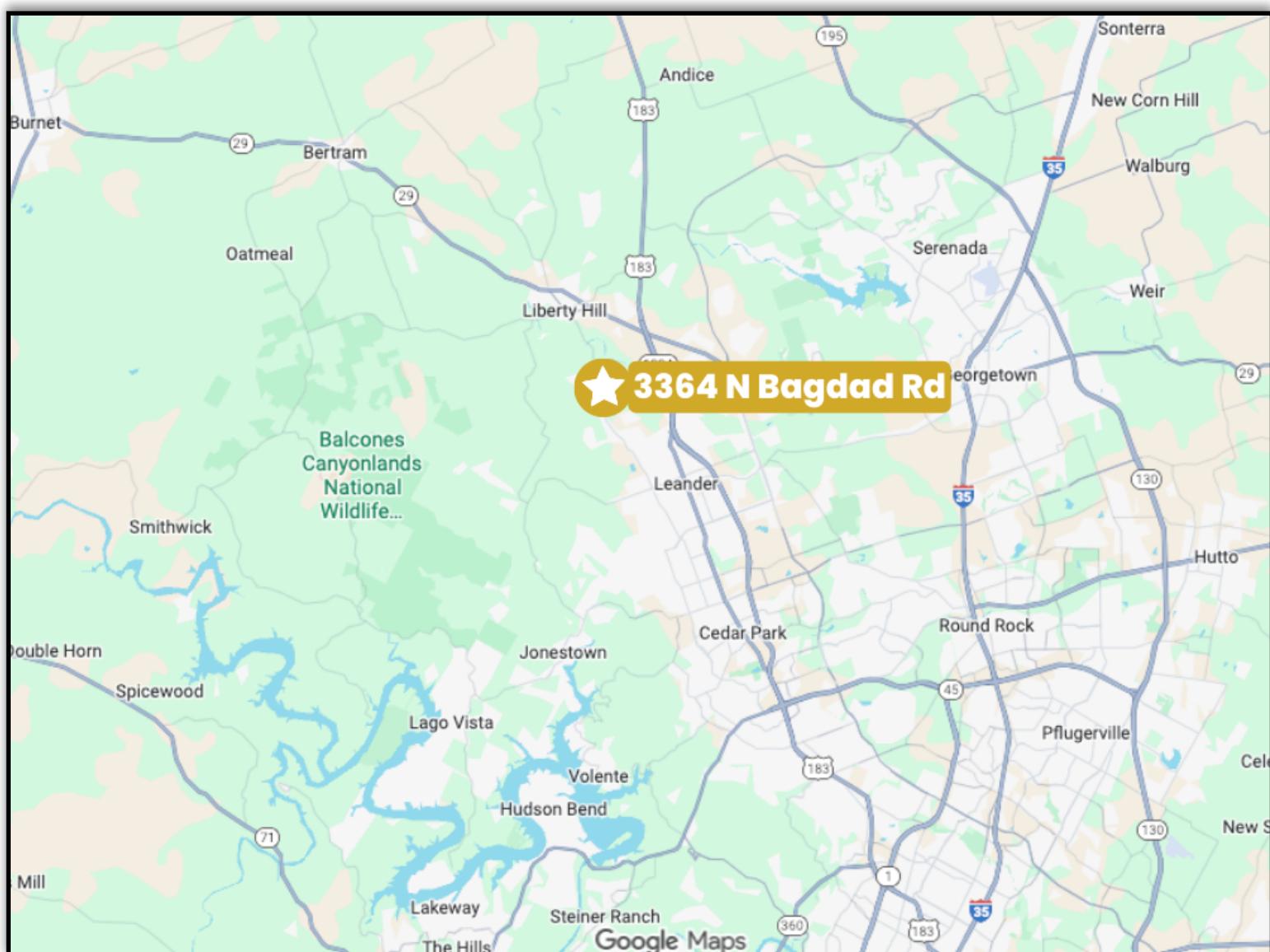
circulation to adjacent neighborhoods. The area blends light commercial activity with residential demand, offering convenient proximity for customer-serving businesses, medical or professional offices, retail services, and owner-operated companies. Its frontage along N Bagdad ensures strong visibility and easy access for employees, visitors, and clients.



Regional Map

Strategically located between Leander and Liberty Hill, 3364 N Bagdad Rd provides regional access to major transportation arteries linking the northwest Austin growth corridor. Just minutes from US-183, 183A Toll, FM 2243, and Crystal Falls Parkway, the building offers efficient commutes to Cedar Park, Georgetown, Round Rock, and Austin. The location is positioned within one of Central Texas' fastest-expanding development zones, supported by rapid residential expansion, new commercial projects, and future transportation improvements. For tenants seeking visibility with regional reach, this location offers the ideal balance of accessibility, growth, and commuter convenience.

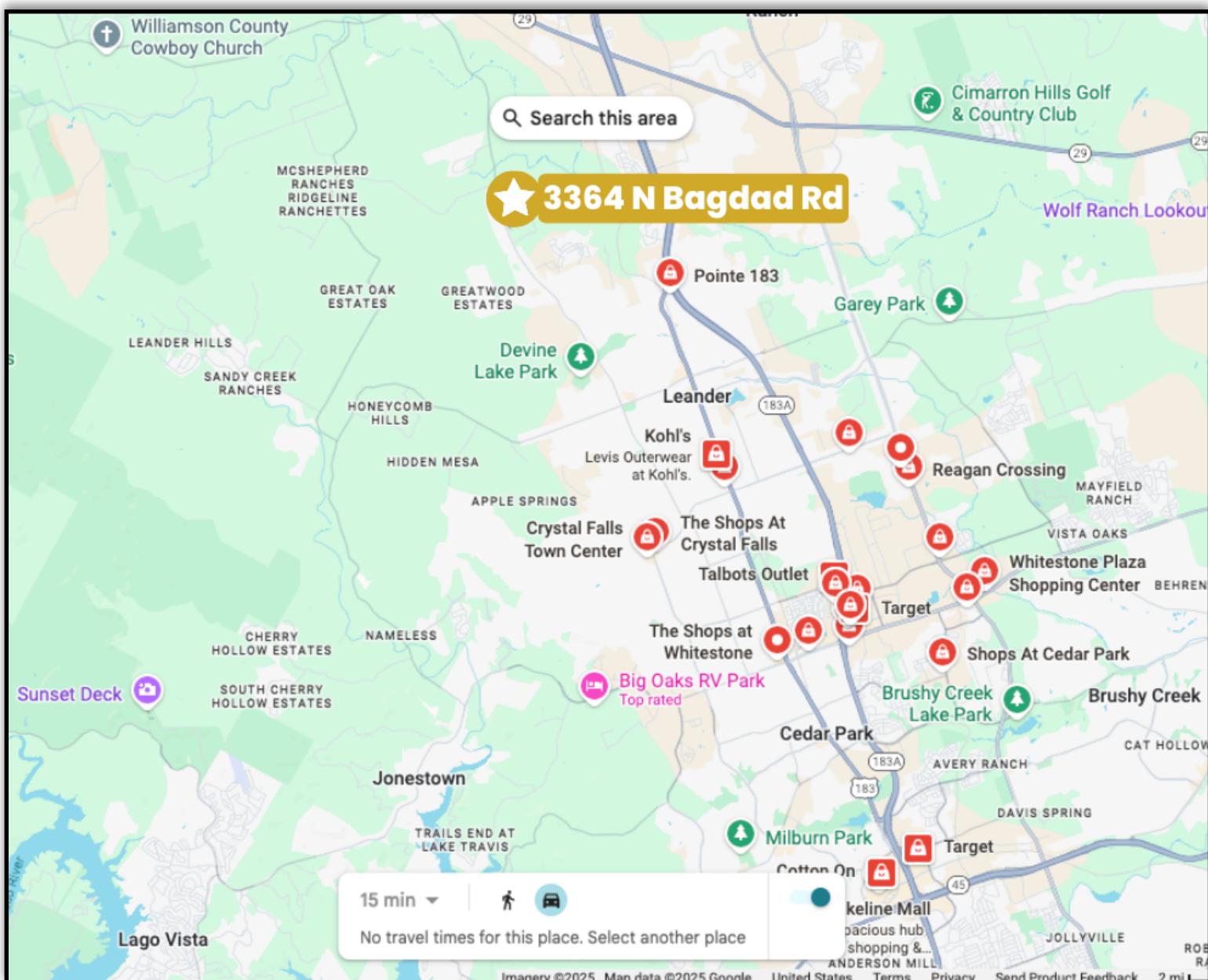
- **Visibility & accessibility** — frontage on Bagdad Road plus easy access from Crystal Falls Parkway and Hero Way makes the space convenient for customers, clients, or employees coming by car.
- **Commuter connectivity** — access to US-183 and proximity to Leander Station opens options for employees commuting from greater Austin or surrounding areas.
- **Long-term growth potential** — as area infrastructure expands and traffic corridors develop (e.g., recently improved road alignments in the Bagdad Road / FM 2243 region), tenants can benefit from improving access and regional connectivity.



Local Shopping Map

Tenants at 3364 N Bagdad Road benefit from immediate proximity to some of Leander and Cedar Park's most active shopping and lifestyle destinations. Located just minutes from major retail centers—including Crystal Falls Town Center, The Shops at Crystal Falls, Reagan Crossing, Pointe 183, Whitestone Plaza, and The Shops at Cedar Park—the property offers quick access to grocery, dining, big-box retailers, boutique shops, and essential services. Major anchors such as Target, Kohl's, and H-E-B, along with restaurants, fitness centers, medical providers, banks, and specialty retail, support strong daily traffic and create a steady customer base for service-oriented and professional tenants.

This strategic location places businesses within easy reach of both local residential demand and high-traffic regional corridors, providing exceptional convenience for employees, clients, and customers seeking everyday amenities or destination shopping options.

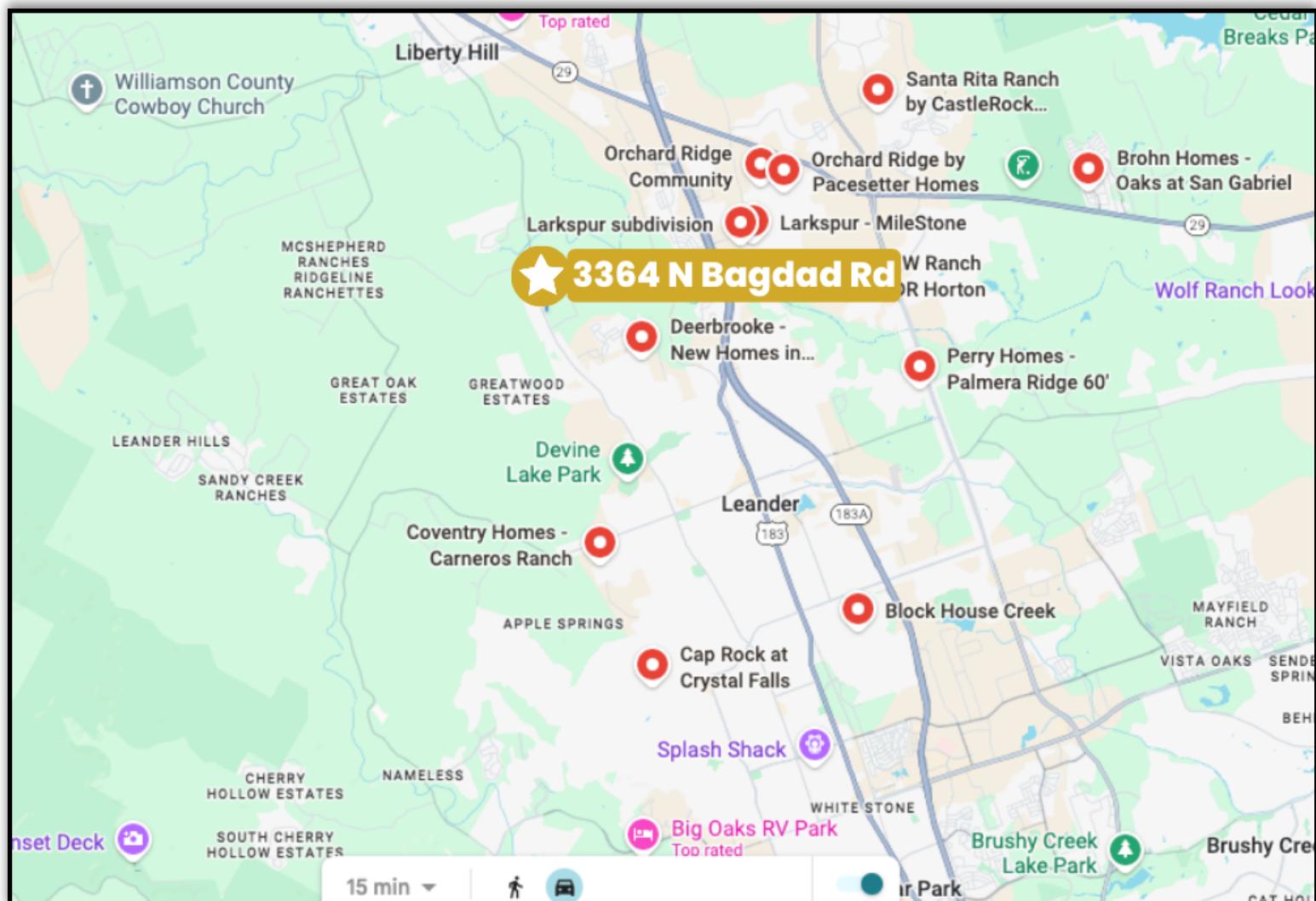


Subdivisions Map

The property at 3364 N Bagdad Road sits in the heart of Leander's expanding residential landscape, bordered by a mix of established neighborhoods and rapidly growing master-planned communities. Nearby developments such as Larkspur, Orchard Ridge, Greatwood Estates, Deerbrooke, Bar W Ranch, Palmera Ridge, and Block House Creek bring thousands of households within minutes of the site—creating a strong base of daily consumer traffic and demand for local services, medical, professional, and retail uses.

This stretch of the north Leander–Liberty Hill corridor continues to attract new construction by major builders such as Pacesetter Homes, DR Horton, Milestone, Pulte, Coventry, Castle Rock, and Perry Homes. With growing family neighborhoods to the north and west, and established suburban communities to the south, the location serves as a natural connector between longstanding residents and new-growth populations.

For service-driven businesses, specialty retail, medical practices, or professional offices, this proximity to thriving neighborhoods offers built-in exposure, convenience, and customer accessibility—all within one of Central Texas' most rapidly developing housing markets.



Leander Demographics

Leander is one of the fastest growing communities in Central Texas, with a population approaching 90,000 residents and expanding each year as families and professionals relocate from throughout the Austin metro. With strong growth projected through 2040, the city continues to attract new master-planned communities, employers, schools, and infrastructure investment, creating a vibrant environment for commercial businesses seeking a long-term customer base.

The community is young, highly engaged, and rooted in family life. The median age is mid-30s, and a large share of residents are within the prime 25–44 working demographic. Many households include children, and the average household size is just over 3 people, supporting demand for essential services that serve families—from healthcare and education to dining, retail, recreation, and professional services.

Leander stands out economically as one of the more affluent areas in the Austin region. Median household incomes exceed \$130K, and poverty levels remain well below state and national averages. The city's high homeownership rate, estimated at 75% or more, reflects long-term residential stability. This level of financial strength translates directly into strong spending power, discretionary income, and sustained demand for service-driven and lifestyle businesses.

Residents are also highly educated and professionally connected to regional employment hubs. Over half of adult residents hold a bachelor's degree or higher, and a large share of the workforce commutes to the surrounding high-growth employment markets of North Austin, Round Rock, Cedar Park, and the US-183 tech corridor. This proximity gives local businesses access to a deep and diverse hiring pool while simultaneously supporting a consumer base that values quality, convenience, and service accessibility close to home.

Leander's rapid population growth, combined with high incomes, educated workforce, and household stability, continues to drive commercial demand for medical, retail, service, and professional office uses. As new residential communities expand on the north Leander–Liberty Hill corridor, businesses positioned along N Bagdad Road—like those at 3364 N Bagdad Road—are uniquely located to serve both established and incoming residents who seek essential services nearby.

In summary: Leander offers a rare combination of strong residential growth, high household income, educated talent, and sustained spending power. For tenants, this translates into a reliable customer base today—and a market with significant future upside.

Traffic Count Estimates

Based on recent traffic counts on nearby comparable properties along N. Bagdad Road, and factoring in ongoing residential growth and regional connectivity, the property is estimated to experience approximately 9,000–13,000 vehicles per day (vpd). Traffic is expected to increase over time as street improvements are completed and development along the Bagdad corridor continues — making this a high-visibility, high-access corridor ideal for retail, medical, or service-oriented uses.

**Traffic patterns may be influenced by seasonal fluctuations, school traffic, new developments, or future commercial build-out nearby — all of which introduce variability.*

Buyer should verify final segment counts prior to permitting/site design.

Why Invest in Leander, TX?

Leander, Texas, has quickly transformed from a quiet commuter town into one of the most desirable investment markets in Central Texas. Consistently ranked among the fastest-growing cities in the country, Leander attracts families, businesses, developers, and entrepreneurs looking for long-term value backed by real growth. With a unique blend of rapid expansion, high household income, excellent schools, new infrastructure, and a strong ecosystem for business, Leander offers more than a booming market—it offers stability and potential.

Here's why Leander has become a strategic place to invest.

Rapid Population Growth & Market Demand

One of Leander's biggest advantages is its steady and substantial population growth. New families and professionals continue to move into the area every year, drawn by excellent schools, safer neighborhoods, and quick access to the Austin tech corridor. As the population increases, so does demand for:

- New housing
- Commercial services and retail
- Professional and medical offices
- Entertainment and lifestyle options

Investors in both residential and commercial markets benefit from built-in demand and a community that isn't just growing quickly—it's growing sustainably.

Affluent Community With Strong Spending Power

Leander stands out as one of the more prosperous communities in the Austin metro. High median household incomes support local businesses, retail spending, and property value growth. Simply put: people who live here have the desire—and importantly, the financial ability—to invest in quality homes, services, dining, healthcare, and lifestyle experiences. That translates to long-term stability for both residential and commercial ventures.

Real Estate Options for Every Investor

Leander offers a wide scope of investment opportunities, including:

- Residential rental properties in master-planned communities
- Commercial lease investments along growing corridors like Bagdad Road and Hero Way
- Retail, office, and mixed-use spaces near new subdivisions
- Land for future development in strategic growth areas
- Industrial and flex properties driven by workforce demand

Whether you're looking for a single-tenant medical office, a retail strip center, a build-to-rent portfolio, or land to hold and develop in the future, Leander provides diverse opportunities with competitive pricing compared to other Austin-area markets.

Why Invest in Leander, TX?

Infrastructure That Supports Growth

Investment in Leander isn't speculative—it's supported by infrastructure. Widening roadways, improvements to commuter access, new transit options, expanded utilities, and ongoing commercial developments all point toward sustained long-term growth. Leander Station, major roadway expansions, and the extension of services along major corridors ensure that this market is poised for continued development and rising demand.

Top-Tier Schools Attract Long-Term Residents

Leander ISD is widely recognized for quality education, cutting-edge programming, athletic success, and a focus on student development. Strong schools are one of the most consistent predictors of long-term property value stability—and Leander has become an educational destination. Buyers and renters move here for schools and stay because the community continues to deliver value.

Young, Educated Workforce Drives the Local Economy

Leander residents are not only financially stable—they're also highly educated and connected to the broader tech and professional sectors of Austin. With a high percentage of college-educated workers, the area attracts:

Medical practices

Professional services

Tech and engineering talent

Business and entrepreneurial growth

For investors, this means a reliable pool of renters, employees, consumers, and business tenants—all while property values continue to appreciate.

Lifestyle That Retains Residents

Beyond economic growth, Leander offers something harder to quantify but easy to feel: quality of life. The area features scenic Hill Country views, expanding parks and trail networks, community pools, lake access, major shopping centers, breweries, restaurants, and family-focused activities. People don't just move to Leander—they choose to build a life here, and that's a powerful investment indicator.

Final Takeaway: Leander Is a Smart Investment for Today & Tomorrow

Leander offers the perfect balance of affordability, growth, infrastructure, education, and lifestyle. It's a community where investment isn't just profitable—it's sustainable.

Whether you're seeking commercial opportunities, residential income properties, land development, or strategic long-term holds, Leander stands out as a market with staying power.

Leander vs. Other CTX Locations

Market	Population Growth	Median Household Income	Home-ownership Stability	Commercial Demand Drivers	Investment Appeal Summary
Leander	Very High (fastest-growing corridor)	High (\$130K+ area)	Strong (75%+ residents own vs. rent)	New housing, schools, retail, medical, tech commuters	Strong long-term growth + affluent households = excellent residential & commercial investment stability
Cedar Park	High, but near build-out	High (\$120K-\$135K)	Strong	Destination retail, medical, entertainment	Excellent commercial demand, limited land = higher costs but strong returns
Liberty Hill	Very High (new master-planned growth)	Upper-Mid (\$95K-\$115K)	Growing	New schools, neighborhoods, land availability	Great "next-wave" growth area for land development + residential rentals
Georgetown	High and steady	Upper-Mid (\$90K-\$110K)	Strong	Downtown revitalization, retirement/medical markets	Strong diversification, ideal for medical, flex industrial, senior-targeted residential
Round Rock	Mature + steady	Mid to High (\$85K-\$105K)	Stable	Major employers, Dell HQ, healthcare	Reliable, higher cost to enter but predictable returns, especially commercial
Austin (Metro Core)	High but leveling	High but varied by area	Mixed	Tech jobs, universities, urban density	Premium value, high barriers to entry; best for niche, mixed-use, or premium commercial
Pflugerville	High	Mid (\$80K-\$100K)	Growing	Amazon, business parks, suburb expansion	Solid growth, logistics/industrial-friendly, more affordable entry point
Hutto	High	Mid (\$80K-\$95K)	Growing	New schools, business parks, residential builds	Emerging value market; good for rentals, land, and small commercial



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.

Mallach and Company	9001091	mallachandcompany@gmail.com	(512)699-9714
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Madison Mallach	714656	madisonmallach@gmail.com	(512)966-0392
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date



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Sales Agent/Associate's Name	License No.	Email	Phone
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 **Mallach** & COMPANY
Commercial Properties

Information deemed reliable but not guaranteed. Buyer to verify all info contained herein.