REAGAN CROSSING UNITS FOR SALE/LEASE

<u> 15101 Ronald Reagan Boulevard Leander, TX 78641</u>



PROPERTY OVERVIEW

- Located in heart of Leander
- 18' high ceilings
- Proposed use as Professional space, Medical office or flex space
- High traffic area and Great visibility
- Located in a commercial center facing Ronald Reagan Blvd
- Surrounded by 100k+ commercial SF
- Close to many neighborhoods and schools

Tenants are responsible to check if this space is suitable for their use and verify anything related to zoning and permits. Neither the landlord nor the landlord's broker is responsible for this.

SWARNA MOHAN

520-223-3722 <u>swarna@fullcircle-realestate.com</u>

PRISMA VASAVI

617-694-1971 prisma@fullcircle-realestate.com

LISTING DETAILS

Lease Price: \$27 - \$32/sqft **NNN:** \$10-13/sqft/yr

Available Sqft: 905 - 3548 sqft

Type of space: Shell space

Zoning: Local Office , Local Comm

Use: Office, Medical Office ,Flex

Retail, Restaurant

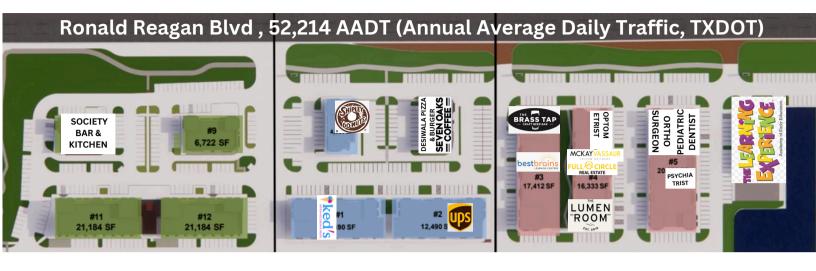
Offers: Call the agent for more

details



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TENANTS IN THE CENTER

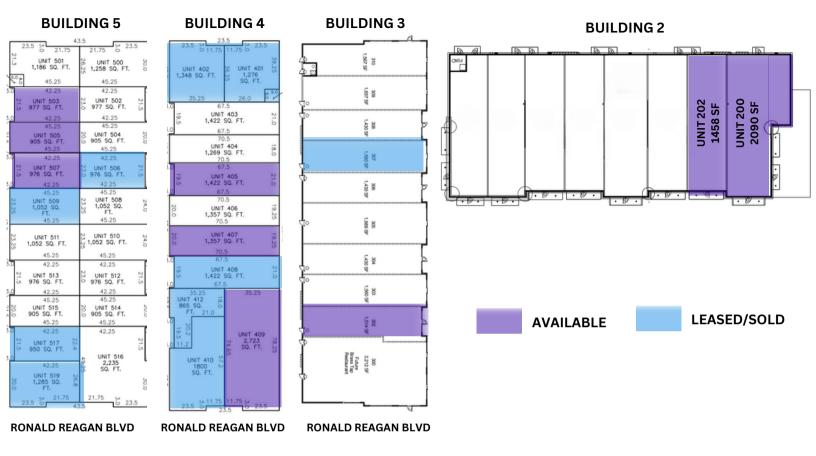
- Learning experience (Day Care)
- Niva Dental Specialists
- Optometrist
- Best Brains
- Brass Tap
- Lumen Room (Photo Studio)
- Mckay Vassaur Custom Home Builder Office

- Society Bar & kitchen
- Seven Oaks Coffee shop
- Ked's Ice Cream Shop
- UPS store
- Shipley Donuts
- Photo Studio
- Psychiatric Clinic
- Real Estate Brokerage Office



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AVAILABLE UNITS LOCAL OFFICE ZONING

BUILDING 5

- UNIT 505 905 SF
- UNIT 507 976 SF
- UNIT 503 977 SF \$330/SF **SALE/LEASE**

BUILDING 4

- UNIT 405 1422 SF
- UNIT 407 1357 SF \$325/SF **SALE/LEASE**

AVAILABLE UNITS LOCAL COMMERCIAL ZONING

BUILDING 4

UNIT 409 - 2723 SF - OFFICE/RETAIL

BUILDING 3

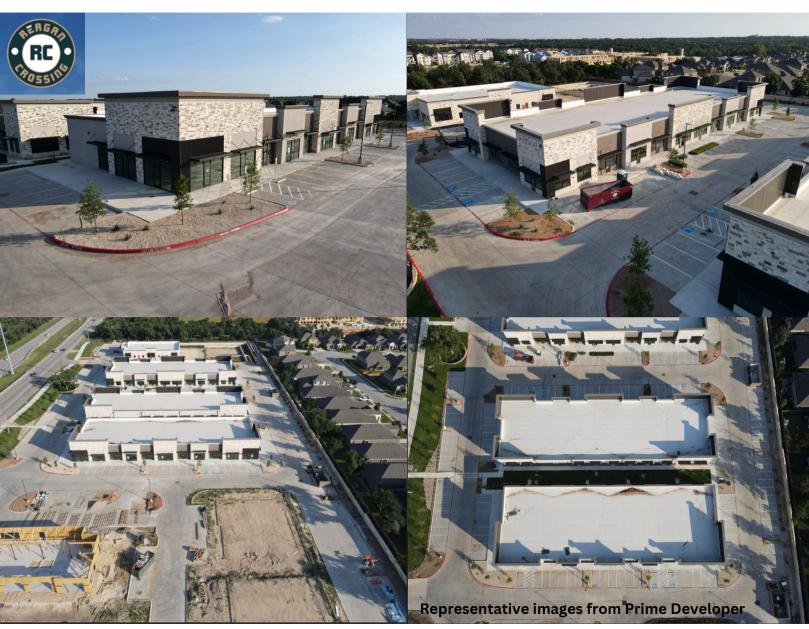
UNIT 302 - 1514 SF - RETAIL

BUILDING 2

- UNIT 200 2090 SF RETAIL
- UNIT 202 1458 SF RETAIL



PROPERTY PHOTOS



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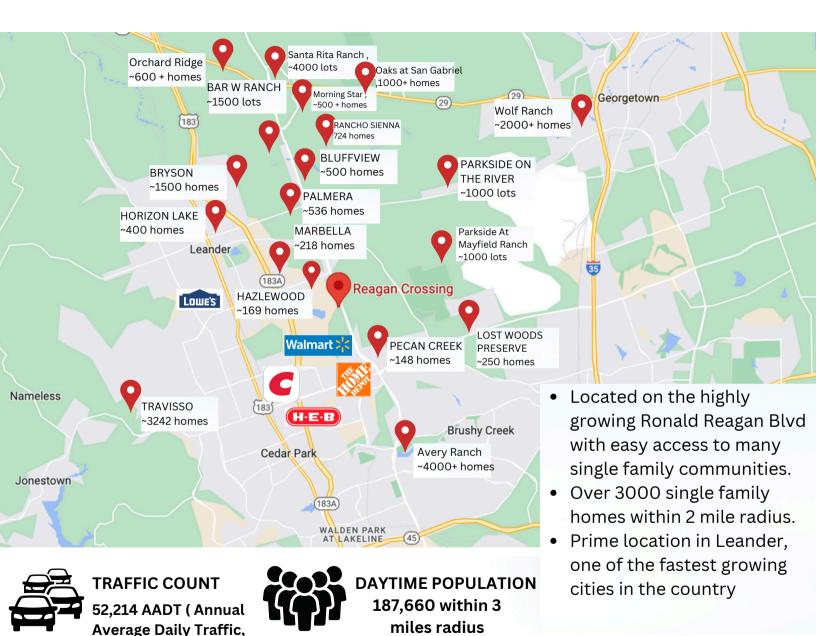
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LOCATION HIGHLIGHTS



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TXDOT)

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Why Leander is best for your business?

Convenient Transportation



US 183, US 183A, Ronald Reagan Blvd



CAP Metro Commuter Rail



Transit Oriented
Development Area

Age of Leander Population

< 18 Years of Age

29%

18 – 65 Years of Age

59%

> 65 Years of Age

12%

Lot of consumers and talent pool.

Drive Times

Austin Downtown

30 Min

The Domain Northside

20 Min

Austin Bergstrom International

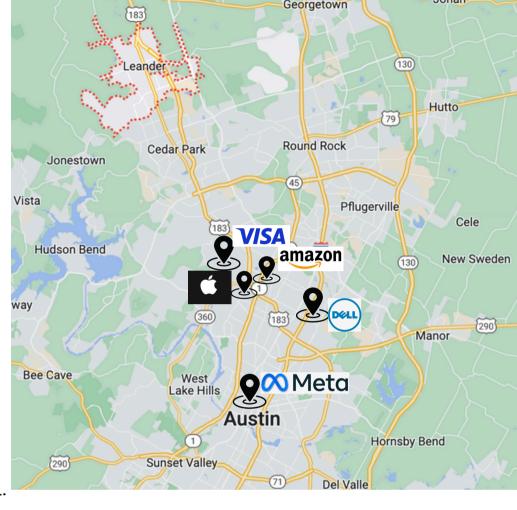
Airport

30 Min

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Leander's current population is 90,990 with 10.1% growth rate, Leander is ranked #2 in <u>The Nation's 15</u>

<u>Fastest-Growing Large Cities 2021</u>.

- US Census Bureau



Medicare Payments \$971.1 \$924.7 \$948.6 1 Mile 3 Miles 5Miles Physician Services \$400.1 \$411.1 \$405.8 6.274 51,496 174,943 **Dental Services** \$627.7 \$641.6 \$626.0 **POPULATION Eyecare Services** \$104.9 \$106.6 \$105.3 Lab Tests/ X-Rays \$105.5 \$110.3 \$108.3 16.15% 4.36% 3.79% **FORECASTED** Hospital Room & \$340.8 \$361.3 \$352.3 ANNUAL Service **GROWTH RATE Nursing Homecare** \$42.8 \$40.3 \$40.2 Annual Health \$5977 \$6155 \$6023 \$121,507 \$115,448 \$113,270 Insurance Expense **MEDIAN**

RADIUS

Shield

Blue Cross/Blue

1 Mile

\$1673.8

\$3122

\$3,199

\$1,373

\$9,099

\$2,723

Annual Spending Per Household

Annual Healthcare Expenditure



HOUSEHOLD

INCOME

MEDIAN NET WORTH

SWARNA MOHAN

520-223-3722

LOCATION

DEMOGRAPHICS

1,918 17,728 **HOUSEHOLDS**

\$496,191

\$323,059

58,985

\$308,308

Entertainment Education

Diner

Medical Care

Personal Care

Health Care

Apparel



5Miles

\$1677.4

\$3151

\$3,208

\$1,365

\$9,174

\$2,710

3 Miles

\$1698.8

\$3212

\$3,225

\$1,376

\$9,327

\$2,725

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Information About Brokerage Services

brokerage services to prospec!ve buyers, tenants, sellers and landlords.

Texas law requires all real estate license holders to give the following informalon about



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 ques!ons and present any offer to or counter-offer from the client; and
- •Treat all parles to a real estate transaclon 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 wri#en lis!ng to sell or property management agreement. An owner's agent must perform the broker's minimum dules above and must inform the owner of any material informalon about the property or transaclon known by the agent, including informalon 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 wri#en representalon agreement. A buyer's agent must perform the broker's minimum dules above and must inform the buyer of any material informa!on about the property or transac!on known by the agent, including informa!on disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parles the broker must first obtain the wri#en

agreement of *each party* to the transac!on. The wri#en agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obliga!ons as an intermediary. A broker who acts as an intermediary: ·Must treat all par!es to the transac!on impar!ally and fairly;

May, with the parles' wri#en 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 wri!ng to do so by the party, disclose:

o that the owner will accept a price less than the wri#en asking price;
o that the buyer/tenant will pay a price greater than the price submi#ed in a wri#en offer; and
o any confiden!al informa!on or any other informa!on that a party specifically instructs the broker in wri!ng 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 transac!on 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 dules and responsibililes to you, and your obligalons under the representalon 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 no!ce is being provided for informa!on purposes. It does not create an obliga!on for you to use the broker's services. Please acknowledge receipt of this no!ce below and retain a copy for your records.

FULL CIRCLE RE	9012625	teamfc@realfullcircle.com	913-284-9662
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Chakradhar Karri	687874	ckarri@gmail.com	913-284-9662
Designated Broker of Firm	License No.	Email	Phone
Swarna Mohan	657184	swarna@realfullcircle.com	520-223-3722
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Prisma	780366	prisma@realfullcircle.com	512-591-8468
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tei	nant/Seller/Land	llord Initials Date	

Instanet FORMS 1-0