

# REAGAN CROSSING UNITS FOR SALE/LEASE

15101 Ronald Reagan Boulevard Leander, TX 78641



Representative images from Prime Developer

## 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

## 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

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**

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**PRISMA VASAVI**

617-694-1971  
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**FULL CIRCLE**  
**COMMERCIAL GROUP**

10824 E Crystal Falls Pkwy SUITE #503, Leander, TX, 78641

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15101 Ronald Reagan Boulevard Leander, TX 78641

Ronald Reagan Blvd , 52,214 AADT (Annual Average Daily Traffic, TXDOT)



## 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
- Shipleys Donuts
- Photo Studio
- Psychiatric Clinic
- Real Estate Brokerage Office

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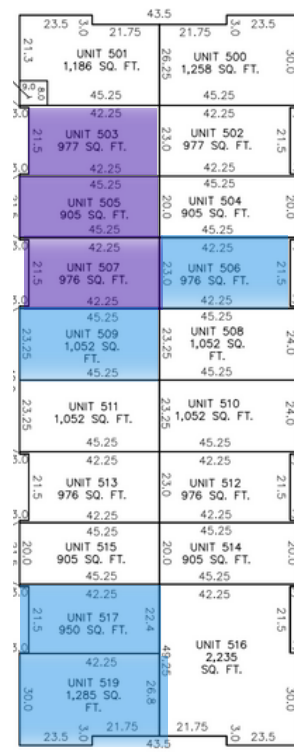
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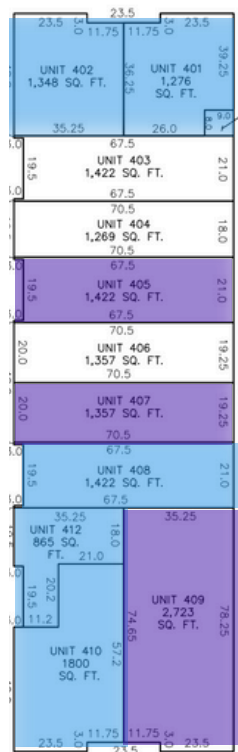
15101 Ronald Reagan Boulevard Leander, TX 78641

## BUILDING 5



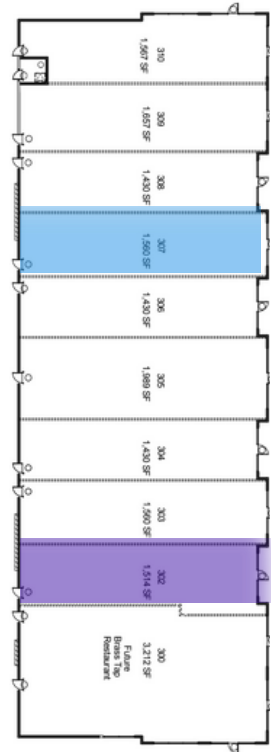
RONALD REAGAN BLVD

## BUILDING 4



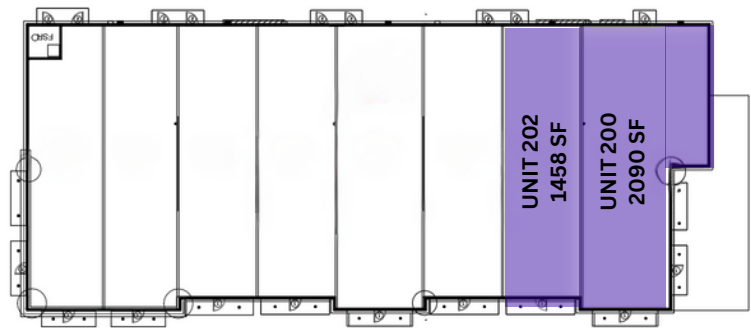
RONALD REAGAN BLVD

## BUILDING 3



RONALD REAGAN BLVD

## BUILDING 2



AVAILABLE



LEASED/SOLD

## AVAILABLE UNITS LOCAL OFFICE ZONING

## AVAILABLE UNITS LOCAL COMMERCIAL 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**

### 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**

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# PROPERTY PHOTOS



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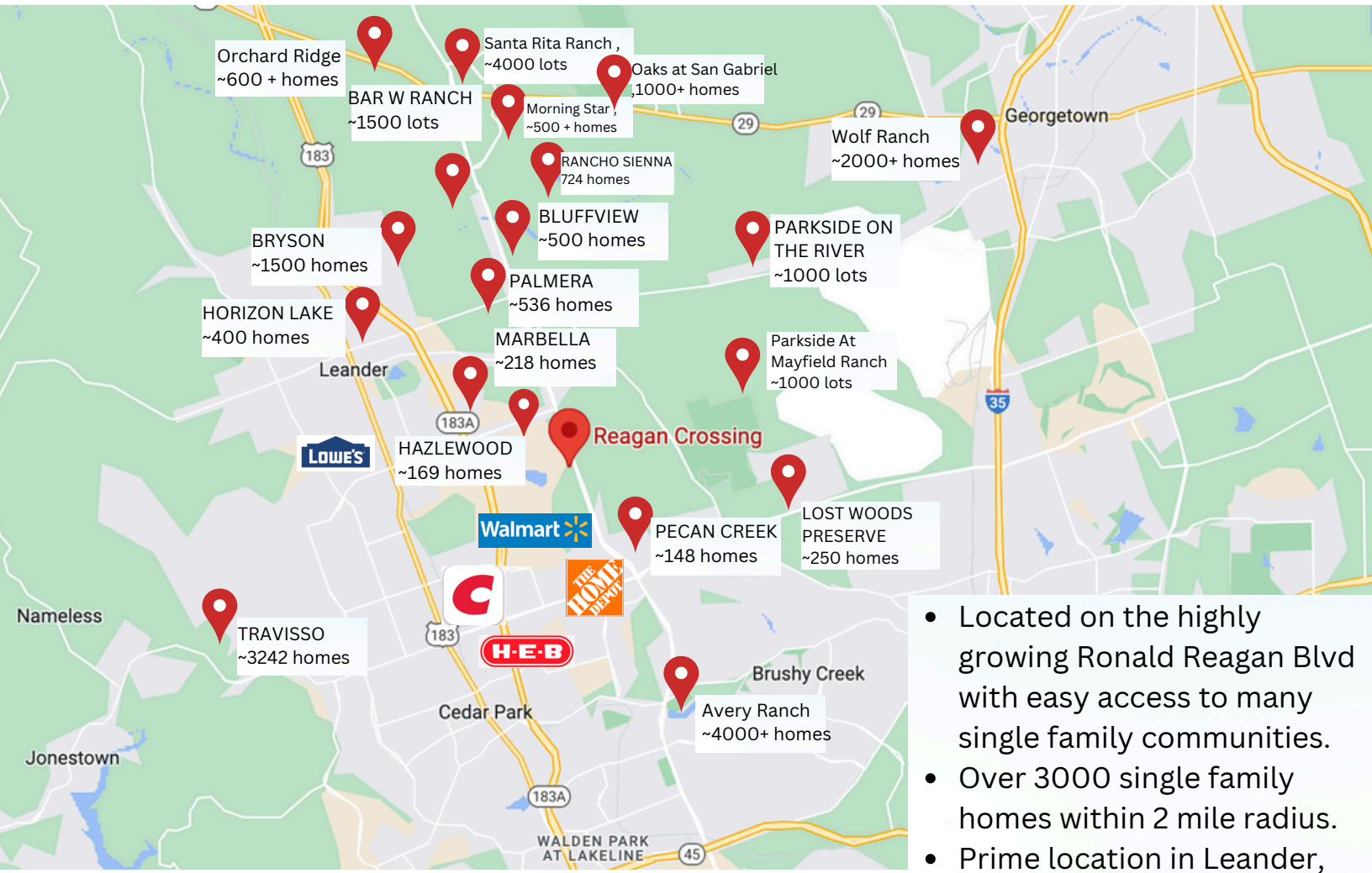
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# LOCATION HIGHLIGHTS



- Located on the highly growing Ronald Reagan Blvd with easy access to many single family communities.
- Over 3000 single family homes within 2 mile radius.
- Prime location in Leander, one of the fastest growing cities in the country



**TRAFFIC COUNT**  
 52,214 AADT ( Annual Average Daily Traffic, TXDOT )



**DAYTIME POPULATION**  
 187,660 within 3 miles radius

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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%

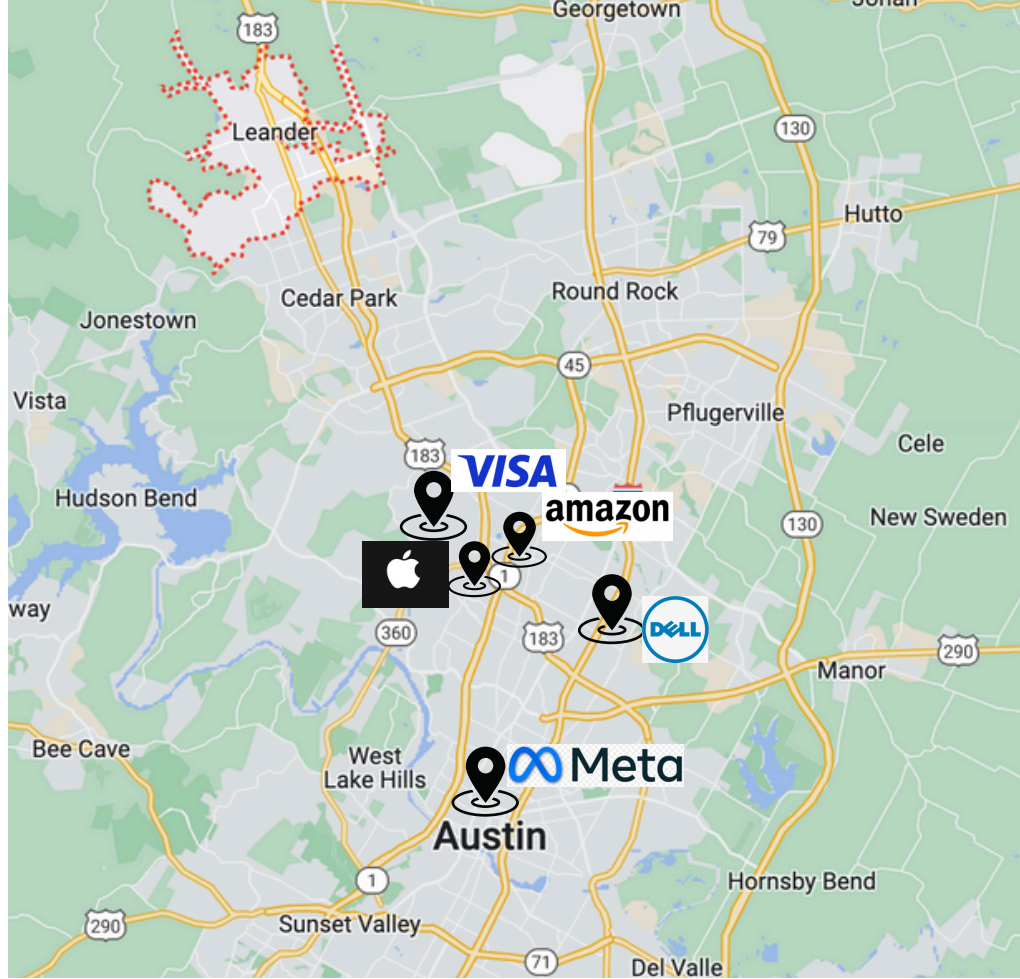
Lot of consumers and talent pool.

## Drive Times

Austin Downtown  
30 Min

The Domain Northside  
20 Min

Austin Bergstrom International  
Airport  
30 Min



Leander's current population is 90,990 with 10.1% growth rate , Leander is ranked #2 in The Nation's 15 Fastest-Growing Large Cities 2021.

- US Census Bureau

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# LOCATION DEMOGRAPHICS



	1 Mile	3 Miles	5Miles
<b>POPULATION</b>	6,274	51,496	174,943

## POPULATION



<b>FORECASTED ANNUAL GROWTH RATE</b>	16.15%	4.36%	3.79%
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## FORECASTED ANNUAL GROWTH RATE



<b>MEDIAN HOUSEHOLD INCOME</b>	\$121,507	\$115,448	\$113,270
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## MEDIAN HOUSEHOLD INCOME



<b>MEDIAN NET WORTH</b>	\$496,191	\$323,059	\$308,308
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## MEDIAN NET WORTH



<b>HOUSEHOLDS</b>	1,918	17,728	58,985
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## HOUSEHOLDS

## RADIUS

1 Mile

3 Miles

5Miles

## Annual Healthcare Expenditure

Blue Cross/Blue Shield	\$1673.8	\$1698.8	\$1677.4
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Medicare Payments	\$924.7	\$971.1	\$948.6
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Physician Services	\$400.1	\$411.1	\$405.8
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Dental Services	\$627.7	\$641.6	\$626.0
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Eyecare Services	\$104.9	\$106.6	\$105.3
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Lab Tests/ X-Rays	\$105.5	\$110.3	\$108.3
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Hospital Room & Service	\$340.8	\$361.3	\$352.3
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Nursing Homecare	\$42.8	\$40.3	\$40.2
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Annual Health Insurance Expense	\$5977	\$6155	\$6023
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Medical Care	\$3122	\$3212	\$3151
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## Annual Spending Per Household

Apparel	\$3,199	\$3,225	\$3,208
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Personal Care	\$1,373	\$1,376	\$1,365
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Health Care	\$9,099	\$9,327	\$9,174
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Diner	\$2,723	\$2,725	\$2,710
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Entertainment	\$4896	\$4,913	\$4,854
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Education	\$2601	\$2,452	\$2,455
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