

# FOR SALE Land

## Retail Development Site

17451 Ronald Reagan Blvd, Leander, TX 78641

Sarita Valley  
Master Planned Community

The Sarah by Arium  
270 Units

Brand New Retail  
Center



Wiley Middle School



Rouse High School

RR 2243  
13,337 VPD

Ronald Reagan Blvd  
25,722 VPD



- Prime Growth Corridor
- Development-Ready Retail Site
- Surrounded by Residential developments



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Area : 5.358 Acres  
Price : \$4.67M  
Zoning : General Commercial  
Flood Plain: Minimal  
Topography : Leveled

# Executive Summary

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## Prime Retail Development Opportunity on Ronald Reagan in the Path of Explosive Growth

A rare chance to secure 5.358 acres of prime, improved land on the high-growth Ronald Reagan Blvd corridor in Leander, TX—one of America's fastest-growing cities. With utilities nearby strong traffic counts, and rapid nearby development, this site is ideal for a variety of commercial or mixed-use ventures. A perfect opportunity for developers, investors, or end-users seeking long-term upside in a booming, high-demand market.

## Property Features

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### Property Highlights:

- Development - Ready Site with flexible Zoning
- Ideal Shape Flat land with minimal Flood Plain
- Access: Direct access from Ronald Reagan
- All utilities nearby

### Location Highlights:

- High-visibility frontage on Ronald Reagan Blvd
- Surrounded by several residential developments
- High Growth Corridor

### Traffic Counts:

- Ronald Regan - 25,722 VPD
- Hwy 29 - 60,947 VPD
- Hwy 183A - 38,818 VPD
- Ranch Rd 2243 - 13,337 VPD

**Disclaimer:** All information and highlights are for marketing and illustrative purposes only and have not been independently verified. Details are deemed reliable but not guaranteed and are subject to change without notice.



# Property Details

Area	5.358 Acre
Property Type:	Developed Land
Price:	\$4.67M
Zoning:	General Commercial
Utilities	All nearby
Flood Plain:	Minimal
Topography:	Mostly Flat
Frontage	457' on Ronald Regan Blvd
City / County	Leander/Williamson
Tax id	R031278
Ideal Uses:	Neighborhood Retail Center Medical or Dental Office, Food & Beverage Plaza. Mixed-Use Retail + Office, Childcare/Early Learning Center, Religious or Community Facility, Boutique Fitness or Gym

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guaranteed; subject to change or withdrawal without notice



# Location Overview: Connectivity & Development Map

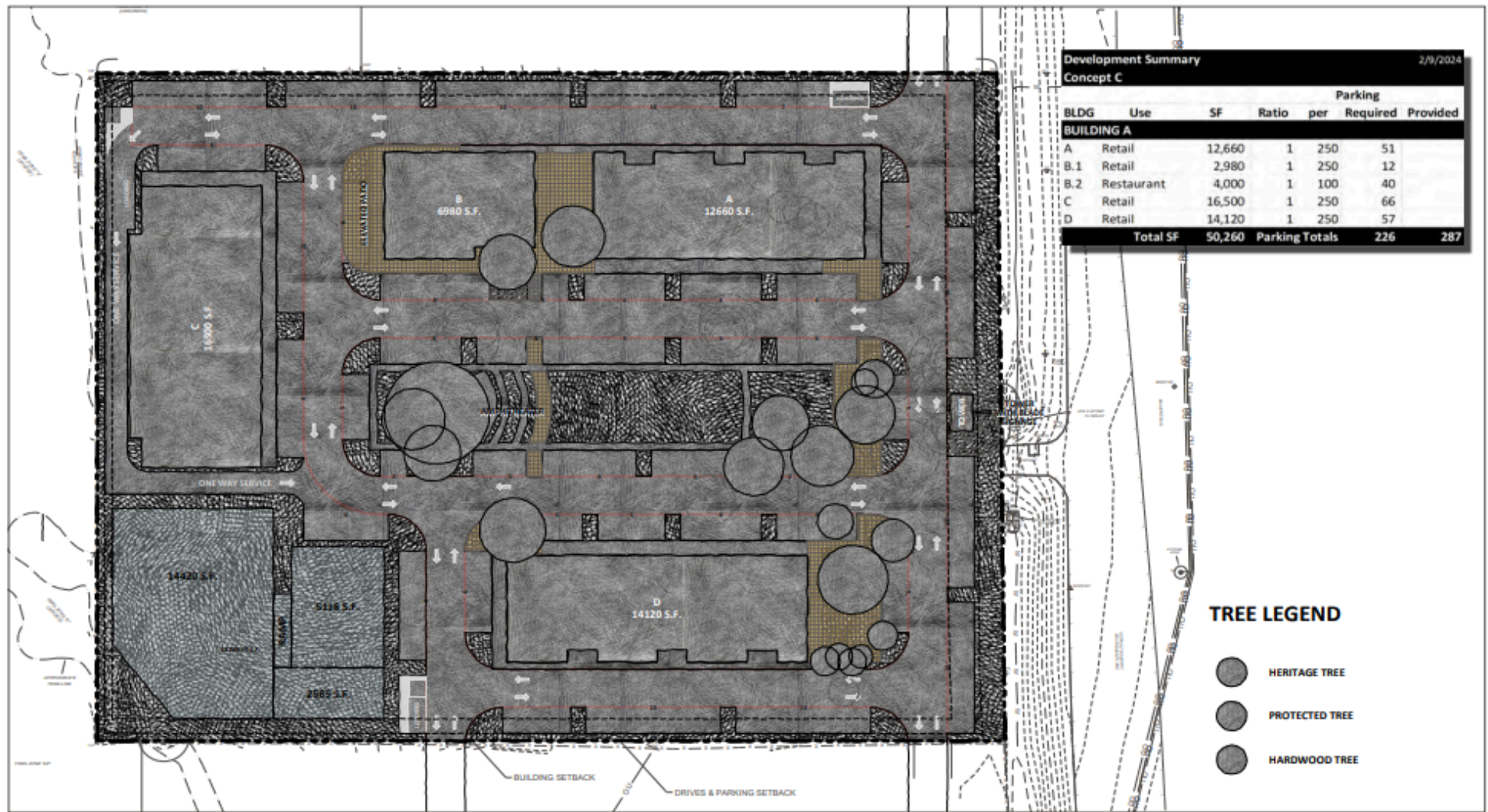




FOR A 5.358 ACRE TRACT OF LAND SITUATED IN THE ELIJAH D. HARMON SURVEY, ABSTRACT NO. 6, IN WILLIAMSON COUNTY, TEXAS, BEING ALL OF THE REMNANT PORTION OF THE CALLED 6.314 ACRE TRACT OF LAND CONVEYED TO REALEANDER LLC, RECORDED IN DOCUMENT NO. 2020167271, OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS.  
PROPERTY ADDRESS: 17451 RONALD W REAGAN BLVD, LEANDER, TX 78641



# Preliminary Concept Plan





# Photo





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# Overview

Leander, Texas, has experienced remarkable growth in recent years, evolving into a vibrant community that seamlessly blends the natural beauty of the Hill Country with economic prosperity. The population of Leander has grown significantly over the last number of years. This expansion is driven by factors such as a cost of living 4.7% below the national average, an acclaimed school system, and convenient access to Highway 183A and commuter rail services, providing efficient routes into Austin. Leander's commitment to thoughtful urban planning has maintained a balance between modern amenities and green spaces, making it an attractive destination for families and professionals alike. Parks like Lakewood Park and the nearby Balcones Canyonlands National Wildlife Refuge offer residents ample opportunities for outdoor recreation while preserving the area's scenic charm.

## Economy

The economic landscape in Leander is flourishing, with a diverse range of industries including technology, healthcare, and education. The city's growth-friendly policies and high quality of life have attracted major corporations like Samsung, Apple Inc., and Dell to nearby areas, creating numerous employment opportunities for residents. Sales tax collections have steadily increased over the years, indicating robust economic growth. The city government actively promotes entrepreneurship, supporting small businesses through initiatives like the Leander Chamber of Commerce. Additionally, Leander's proximity to Austin's tech hub has spurred the growth of startups and remote work opportunities, further boosting the local economy. With plans for future infrastructure improvements and commercial developments, Leander continues to position itself as a hub for innovation and business growth.

## Real Estate

In the real estate sector, Leander's housing market has seen notable activity. As of January 2025, the median listing home price was \$522,400, remaining stable compared to the previous year. Homes typically spend around 75 days on the market, reflecting a balanced supply and demand dynamic. The market is currently considered a buyer's market, with the number of homes for sale exceeding demand. New residential developments, such as Travisso and Crystal Falls, offer a range of housing options, from modern townhomes to luxury estates, catering to families, retirees, and young professionals. On the commercial front, new mixed-use developments are underway, bringing exciting opportunities for dining, shopping, and business, further enhancing Leander's appeal as a destination for both residents and entrepreneurs. The ongoing Leander Springs project, which includes retail, office space, and a lagoon centerpiece, is set to redefine the city's commercial landscape, attracting further investment and enhancing the community's lifestyle offerings.



## 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 OCTs performed by sales 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 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.

### 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/tenants 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' 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 our records.

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<b>Neerja Kwatra</b>	<b>664880</b>	<b>nkwatra@newedgecre.com</b>	<b>(512)698-2730</b>	<b>Neerja Kwatra</b>	<b>664880</b>	<b>nkwatra@newedgecre.com</b>	<b>(512)698-2730</b>
Designated Broker of Firm	License No.	Email	Phone	Sales Agent/Associate's Name	License No.	Email	Phone



# Contact

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