



PROPERTY DESCRIPTION

The Shops at Bagdad Corner offers a premier retail destination in the rapidly expanding Leander, Texas market. This Class A neighborhood retail center showcases exceptional architectural design and meticulous craftsmanship—every element has been thoughtfully executed to create an inviting, high quality environment for both tenants and visitors. Positioned at a high growth corridor, it provides outstanding visibility, accessibility, and long term value.

PROPERTY HIGHLIGHTS

- Class A Retail Center in Leander, Texas
- Up to 4,400 sf Drive Thru available for Lease or Purchase
- Parking ratio: 4.5/1000
- Shops consist of 4 Retail Buildings between 1,192sf-2,538sf suites
- High traffic area with major mixed-use developments nearby

OFFERING SUMMARY

Sale Price:	Call Broker for Pricing
Lease Rate:	\$35.00 - 45.00 SF/yr (NNN)
Number of Units:	19
Available SF:	1,192 - 9,500 SF
Lot Size:	3.12 Acres

Building Size:	Currently Under Construction Delivering February 2026 Building A 9,184 sf Building B 9,760 sf Building C 8,165 sf (Drive Thru) Building D 4,433 sf
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FOR LEASE / FOR SALE

THE SHOPS AT BAGDAD CORNER

1012 MUNICIPAL DRIVE, LEANDER, TX 78641



**FOR MORE
INFORMATION:**

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jvincent@stcroixca.com

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Office: 512.391.0718
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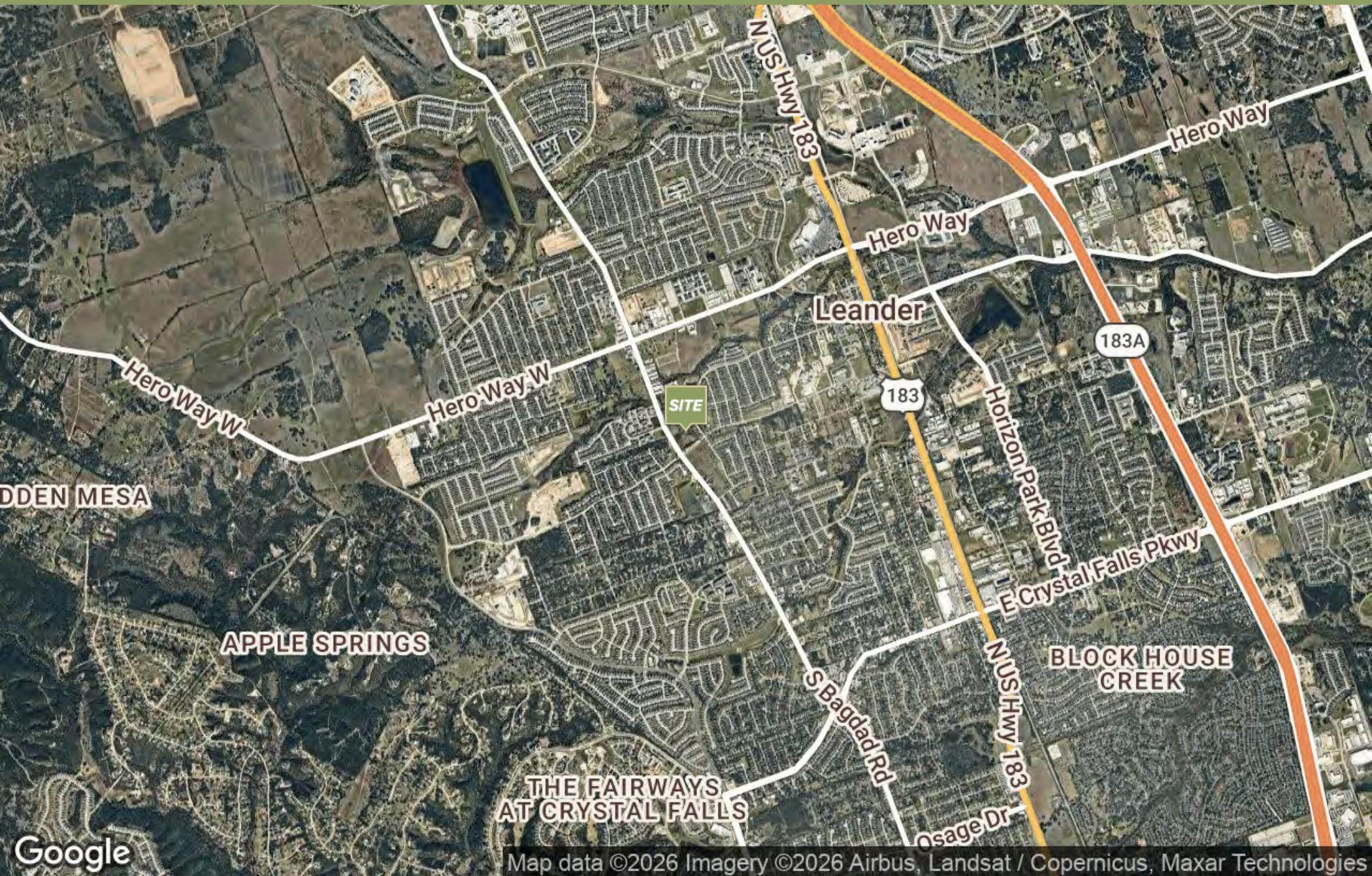
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LEANDER, TX

Explosive Population Growth:

Leander is one of the fastest growing cities in the U.S., with population increases reported at 8.62% year over year, reflecting sustained demand for retail, services, and lifestyle amenities.

Affluent Consumer Base:

Leander households have exceptional buying power, with a median household income of approximately \$140,180, significantly higher than Texas and Austin metro averages. This positions retailers to tap into a strong, discretionary spending consumer market.

Highly Educated & Family Driven Community:

The area attracts families seeking high quality schools—Leander ISD is among the fastest growing districts in the U.S., serving nearly 40,000 students across 42 campuses. This drives demand for neighborhood services, dining, health, and family oriented retail.

Strong Commuter Patterns & Mobility:

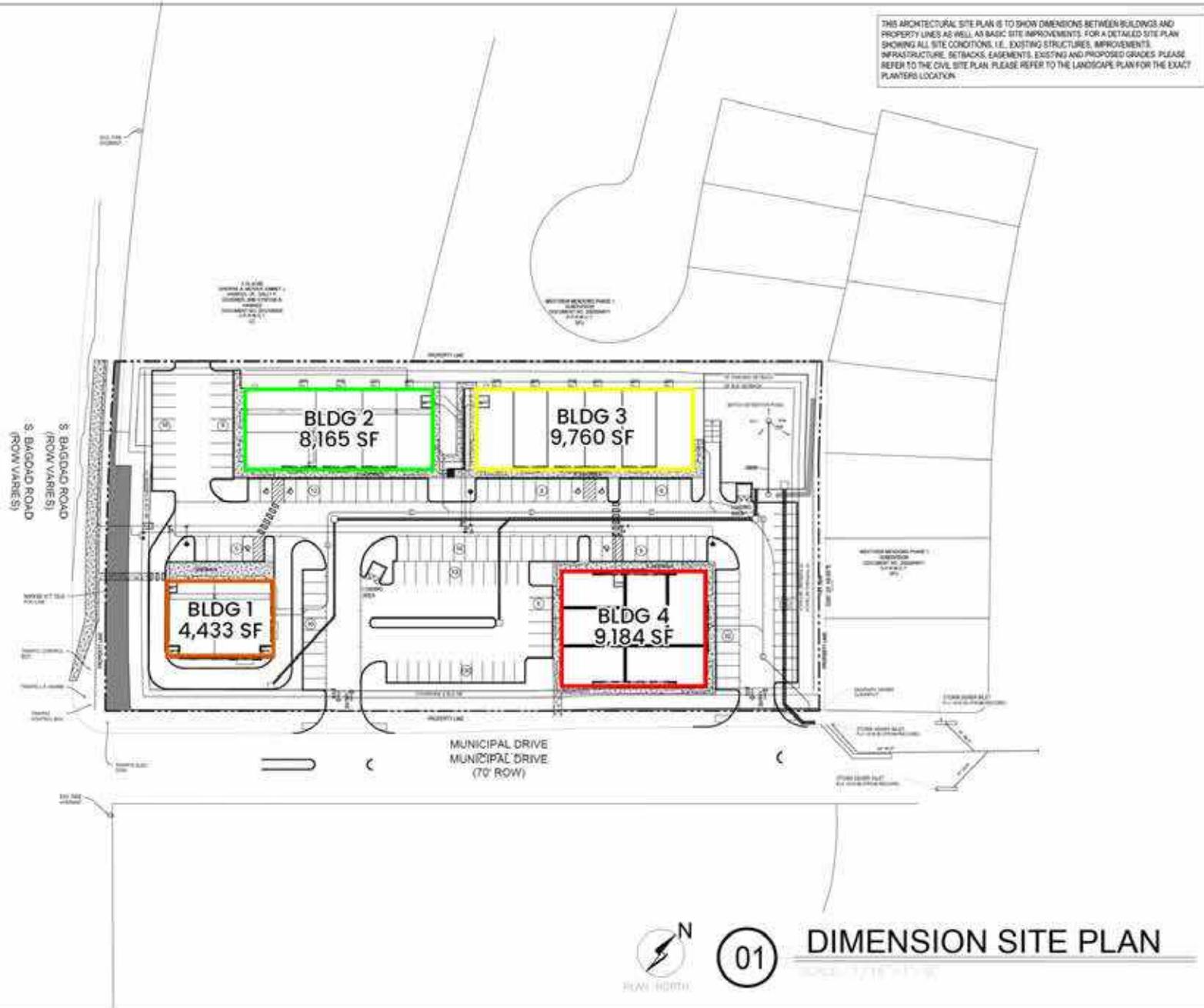
Residents report an average 30 minute commute, with the overwhelming majority traveling by car. High car dependency supports inline retail, quick service tenants, and convenience driven shopping.

Established Economic Growth & Stability:

Leander has a diversified economic environment supported by technology, manufacturing, and healthcare, with excellent regional connectivity via US 183A and proximity to booming Austin area employment centers.

High Homeownership & Long Term Residency Patterns:

With a 75.6% homeownership rate, Leander attracts stable, long term residents—ideal for retailers seeking predictable foot traffic and repeat clientele.



THIS ARCHITECTURAL SITE PLAN IS TO SHOW DIMENSIONS BETWEEN BUILDINGS AND PROPERTY LINES AS WELL AS BASIC SITE IMPROVEMENTS. FOR A DETAILED SITE PLAN SHOWING ALL SITE CONDITIONS, I.E. EXISTING STRUCTURES, IMPROVEMENTS, INFRASTRUCTURE, SETBACKS, EASEMENTS, EXISTING AND PROPOSED GRADES PLEASE REFER TO THE CIVIL SITE PLAN. PLEASE REFER TO THE LANDSCAPE PLAN FOR THE EXACT PLANTERS LOCATION.

fk design
100 Chisholm Place
Suite 310
Frisco, Texas 75034
09/27/2024



Original Date:
Issue Log
Issue # Name Reason
Issue # Name Reason
Issue # Name Reason

DATE BY: DATE BY:
SCALE: SCALE:

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**SHOPS AT BAGDAD CORNER
RETAIL CENTER
1012 MUNICIPAL DRIVE
LEANDER, TEXAS 78641**

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Sheet Number:
A101
Project Number:
23-011

FOR MORE INFORMATION:

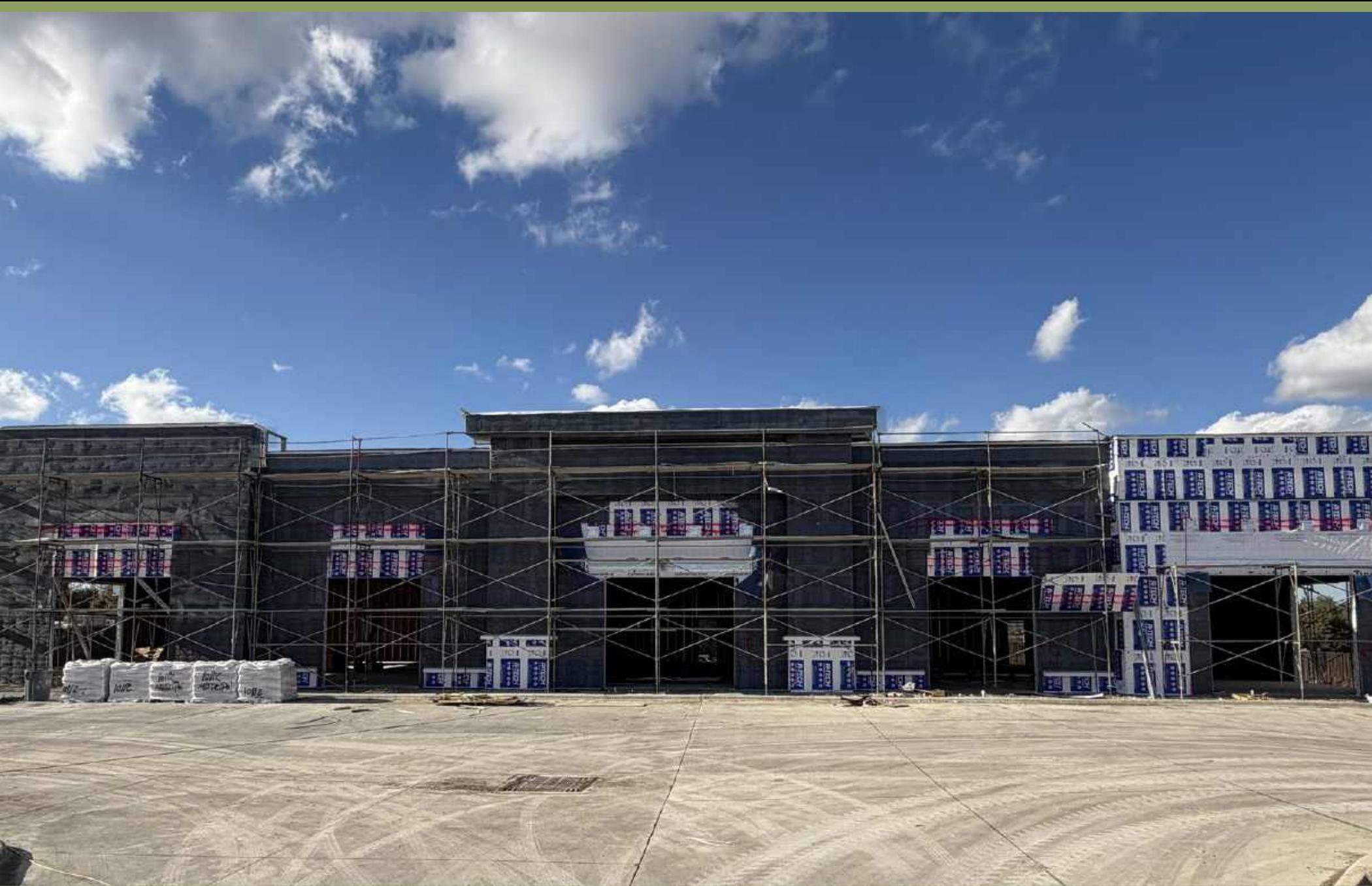
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BUILDING 1



**FOR MORE
INFORMATION:**

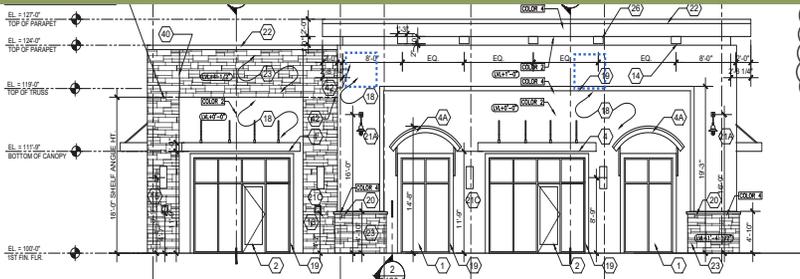
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BUILDING 1



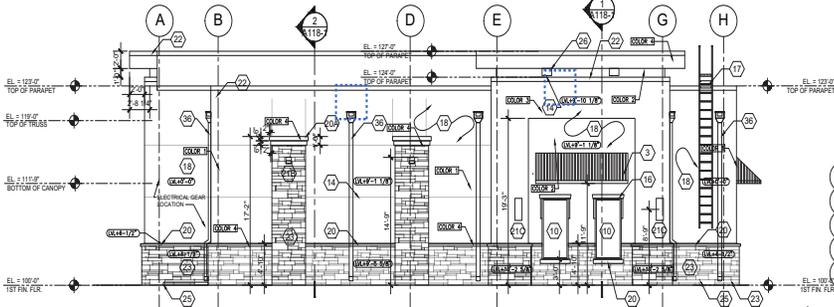
1 APPROACH-FRONT ELEVATION
SCALE = 1/8"=1'-0"

BUILDING 1

FUTURE TENANTS RTU

ELEVATION - 1
Exterior Wall Materials Calculations

Total Exterior Surface	2,262 LF
Openings	428 LF @ 20%
Total Exterior Wall Surface	1,834 LF
Exterior Stone	374 LF @ 20%
Stucco, 3 part finish	1,260 LF @ 70%
Subtotal Masonry	1,634 LF @ 89%
Wood Canopy Beams	18 LF @ 7%
Total Exterior Wall Surface	1,652 LF @ 100%

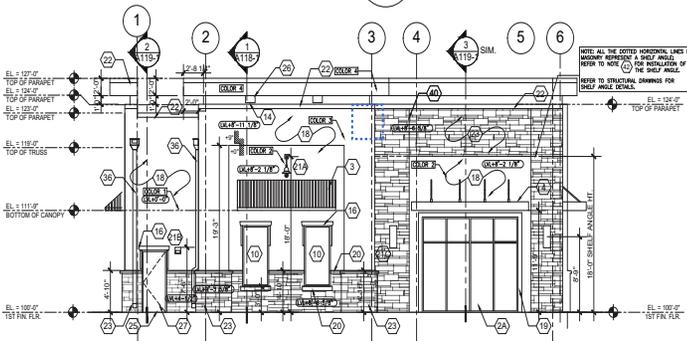


2 ROAD FACING ELEVATION
SCALE = 1/8"=1'-0"
MUNICIPAL DRIVE FACING ELEVATION

BUILDING 1

ELEVATION - 2
Exterior Wall Materials Calculations

Total Exterior Surface	2,779 LF
Openings	467 LF @ 20%
Total Exterior Wall Surface	2,312 LF
Exterior Stone	124 LF @ 5%
Stucco, 3 part finish	1,244 LF @ 70%
Wood Canopy Beams	43 LF @ 2%
Subtotal Masonry	1,759 LF @ 100%

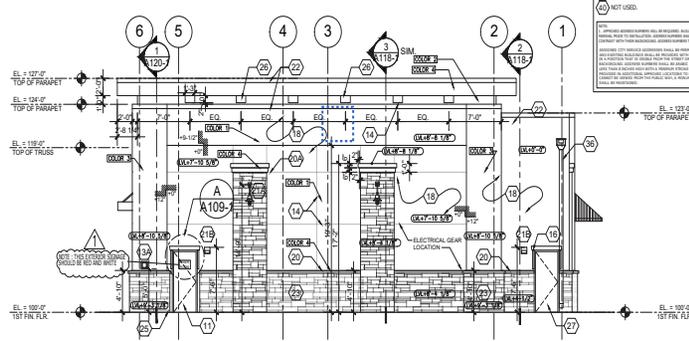


3 SIDE ELEVATION
SCALE = 1/8"=1'-0"
SOUTH-EAST ELEVATION

BUILDING 1

ELEVATION - 3
Exterior Wall Materials Calculations

Total Exterior Surface	1,539 LF
Openings	233 LF @ 15%
Total Exterior Wall Surface	1,306 LF
Exterior Stone	425 LF @ 20%
Stucco, 3 part finish	1,260 LF @ 70%
Subtotal Masonry	1,701 LF @ 99%
Wood Canopy Beams	21 LF @ 2%
Total Exterior Wall Surface	1,326 LF @ 100%



4 SIDE ELEVATION
SCALE = 1/8"=1'-0"
SOUTH BAGDAD FACING ELEVATION

BUILDING 1

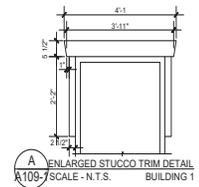
ELEVATION - 4
Exterior Wall Materials Calculations

Total Exterior Surface	1,545 LF
Openings	188 LF @ 20%
Total Exterior Wall Surface	1,357 LF
Exterior Stone	138 LF @ 20%
Stucco, 3 part finish	1,119 LF @ 94%
Subtotal Masonry	1,197 LF @ 100%
Wood Canopy Beams	8 LF @ 2%
Total Exterior Wall Surface	1,205 LF @ 100%

NOTE:

- All permanent exterior lighting shall be non-flashing and shielded such that the light source is not visible from the public right-of-way or adjacent residential uses at the property line. Wall pack lighting and other lighting that directs the light in a horizontal direction without an adequate shield is not permitted if there are streets or residential uses in the direction of the light.
- All site utility lines are proposed to be located underground.
- Windows shall have a maximum exterior reflectivity of (20%) percent.

- KEYNOTE LEGEND**
- GLAZED ALUMINUM STOREFRONT PER WINDOW SCHEDULE.
 - GLAZED ALUMINUM STOREFRONT PER DOOR SCHEDULE.
 - GLAZED ALUMINUM STOREFRONT PER WINDOW SCHEDULE.
 - METAL BRACKET, EXTERIOR SHEATHING AND STANDING SEAM SLOPING CANOPY ON TOP, 4" DEEP WITH SUPPORT BRACKETS, REFER ELEVATIONS FOR HEIGHTS, CANOPY SCOPS WILL BE DESIGN-BUILD BY CANOPY SUBCONTRACTOR, PROVIDE TENSILE STRENGTH AND SEALED SHOP DRAWING FOR REVIEW.
 - 4" DEEP CANOPY DESIGN IN ALUMINUM DESIGN, REFER ELEVATION FOR HEIGHTS, CANOPY SCOPS TO BE DESIGN-BUILD BY THE CANOPY SUBCONTRACTOR, PROVIDE TENSILE STRENGTH AND SEALED SHOP DRAWING FOR REVIEW.
 - 4" DEEP ARCHED METAL CANOPY WITH METAL BRACKET, REFER ELEVATIONS FOR HEIGHTS.
 - FIBER GLAZED ALUMINUM WINDOW PER DOOR SCHEDULE.
 - FIBER RISER ROOF DOOR.
 - NOT USED.
 - IF DEPARTMENT APPROVED INDUSTRY (I) AND (M) GRIDS ARE ASSIGNED INTO THE WALL SYSTEM, MOUNT AT 16" ON 16" (INDUSTRY) CONTRACTOR SHALL FIELD LOCATE WITH FIRE CODE OFFICIAL BEFORE INSTALLATION.
 - IF DEPARTMENT APPROVED INDUSTRY (I) AND (M) GRIDS ARE ASSIGNED INTO THE WALL SYSTEM, MOUNT AT 16" ON 16" (INDUSTRY) CONTRACTOR SHALL FIELD LOCATE WITH FIRE CODE OFFICIAL BEFORE INSTALLATION.
 - STUCCO - GROOVE PER MANUF. SPECS.
 - INCLUDE AN APPROVED FIRE DEPARTMENT CONNECTION FOR FIRE STOP, COSE AND STRES. REFER TO CHAL. PLANS FOR EXACT LOCATION. ALL FIRE DEPARTMENT CONNECTIONS FOR AUTOMATIC FIRE SPRINKLER WILL REQUIRE LOCKING METAL ROD CAPS. CONTRACTOR TO COORDINATE THE ROD LOCATION WITH CIVIL PLANS. THE FIRE DEPARTMENT CONNECTION (FDC) NEEDS A SIGN TO ASSIST WITH IDENTIFYING ITS LOCATION, IT SHALL HAVE A RED BACKGROUND WITH WHITE LETTERS THAT READ "FDC". IT SHALL BE INSTALLED HIGH ABOVE THE CONNECTION AS TO NOT BE OBSTRUCTED BY VEHICLES, LANDSCAPE, ETC.
 - 1/2" STUCCO TOP TRIM W/ 2" STUCCO TRIM. (SEE ELEVATION)
 - WOOD ACCESS LUGGER PER BUILDERS SPECS. ALL 4" WOODEN BARBERS TO BE PROPERLY DETAILED AROUND LUGGER WALL ANCHORS PER AIR BARRIER MANUFACTURERS RECOMMENDATIONS AND DETAILS.
 - 1/2" STUCCO TRIM. SLOPE AWAY FROM WALL FOR WATER DRAINAGE.
 - IF STUCCO FLASHER MOIST. SLOPE AWAY FROM WALL FOR WATER DRAINAGE.
 - STEM LIGHT FIXTURE PER ELECTRICAL, REFER REFLECTED CEILING PLAN FOR FIXTURE HEIGHTS.
 - WALL PACK LIGHT FIXTURE PER ELECTRICAL, REFER REFLECTED CEILING PLAN FOR FIXTURE HEIGHTS.
 - WALL PACK LIGHT FIXTURE PER ELECTRICAL, REFER REFLECTED CEILING PLAN FOR FIXTURE HEIGHTS.
 - NOT USED.
 - BREAK METAL CLADDING 18 GAUGE COPPER CAP. CONTRACTOR TO PROVIDE ENOUGH ANCHORAGE TO GLAZE METAL TO REMOVAL OF CLADDING.
 - MANUFACTURED MASONRY, REFER ELEVATION AND ADD FOR SPECS.
 - EXTERIOR STUCCO & COLOR W/ FINISH. PROVIDE W/ HIDE AT LUG PER CODE, PROVIDE VERT. & HOR. KEYS TO FINISH PER ENGINEER, MORTAR COLOR TO BE APPROVED BY DESIGN TEAM (REF. ELEV. FOR HTS.).
 - FOUNDATION PER ENGINEERS DRAWINGS.
 - CONCRETE STOPS.
 - WOODEN BRACKET EXPRESSO COLOR, REF. ELEV. FOR HTS.
 - BEAM/DOOR DOORS PER DOOR SCHEDULE.
 - GRADING PER SITE PLAN - ENSURE POSITIVE DRAINAGE AWAY FROM BLDG.
 - NOT USED.
 - FOUNDATION PLANTERS, REF CIVIL SITE PLAN AND LANDSCAPE PLAN FOR DETAILS.
 - IF A CONSTRUCTION HEAD AND CONVEYOR AND OVERFLOW SCOURER DISCHARGE AT GRADE - SEE PLUMBING DRAWING.
 - NOT USED.
 - NOT USED.
 - NOT USED.



- ALUMINUM STOREFRONT**
OIL U.S. ALUMINUM SERIES
ROSE CENTER GLAZED STOREFRONT
OR APPROVED EQUAL.
BRONZE FINISH
- METAL AWNING**
LAWRENCE FABRIC AND METAL
CNA 1204 1457
- METAL COPING**
COLOR: SLATE GRAY 22-18 GAUGE
UNL. CLAD OR APPROVED EQUAL.
P. 800) 426-7737
- PAINT**
COLOR: 3 SHERWIN WILLIAMS SW
KILMER GREEN
COLOR: 3 SHERWIN WILLIAMS SW
COUNTRY COUNTRY
COLOR: 3 SHERWIN WILLIAMS SW
COUNTRY COUNTRY
- STUCCO WALL SYSTEM**
SOPHOMORE (1) (EASO SERIES) SYSTEM
OR APPROVED EQUAL.
INTEGRATED STUCCO WALL SYSTEM
- MANUFACTURED MASONRY**
MANUFACTURER: CULTRADO STONE
PATTERN: COUNTRY LEBROSTE
COLOR: ECHO RIDGE
- NOTES**

NOTE:

- Please ensure the address is visible on the exterior of the building. Please see Article 505.1 in the Leander Code of Ordinance for more information. Building numbers and unit addressing shall be visible from the Fire Lane. Illuminated and contrasting in color from the background. The following criteria shall be applied for proper sizing and is based on the distance from the fire lane: 4" MIN. Height; Up to 50' = 4" MIN. Height 51' - 100'. Inspector will verify addressing for the building upon inspection.
- Provide a minimum 36-inch horizontal and 72-inch vertical clearance around all

400 chahin plano, tx 78661
10/14/2025
ST. CROIX CAPITAL REALTY ADVISORS & REALTORS
CREATIVE QUALITY DESIGN
1012 MUNICIPAL DRIVE LEANDER, TEXAS 78641
PH: 512.391.0718 FAX: 512.391.0719

Original Date: 03/01/2023
Issue Log
ISSUED FOR PERMIT: 09/24/2024
ISSUED FOR CONSTRUCTION: 09/24/2024
CITY COMMENTS: 11/19/2024

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SHOPS AT BAGDAD CORNER
RETAIL CENTER, BUILDING 1
1012 MUNICIPAL DRIVE
LEANDER, TEXAS 78641

Sheet Number: A109-1

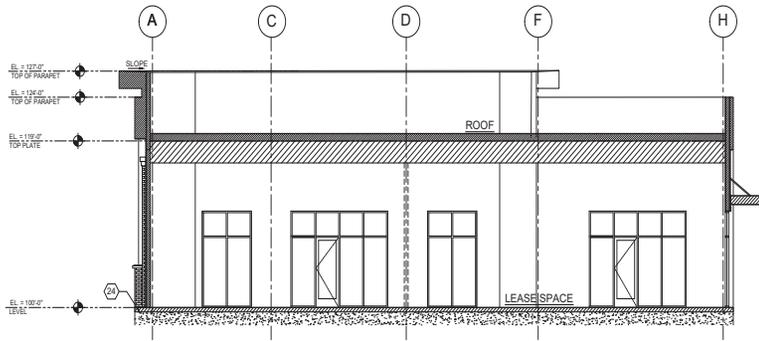
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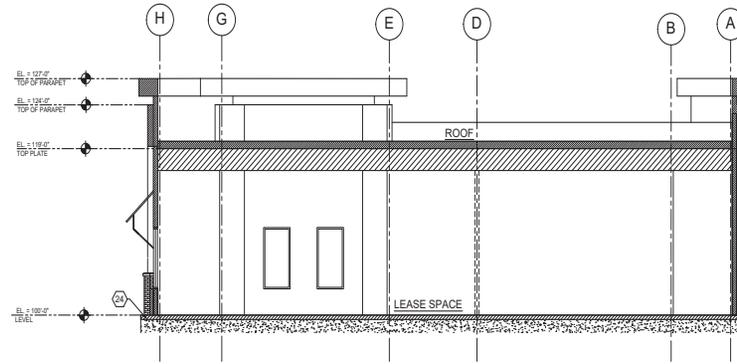
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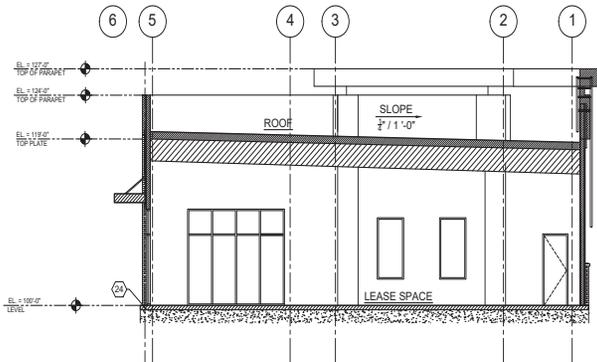
BUILDING 1



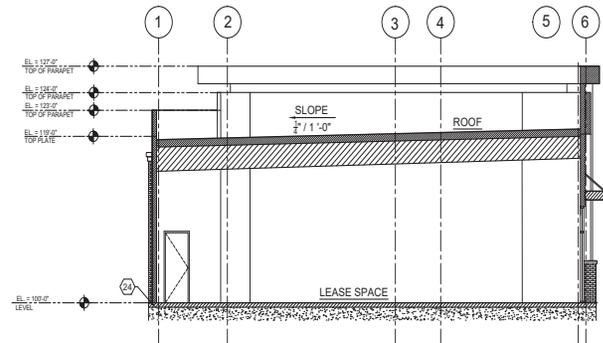
C LONGITUDINAL SECTION BUILDING 1
SCALE = 1/8"-1'-0"



D LONGITUDINAL SECTION BUILDING 1
SCALE = 1/8"-1'-0"



B CROSS SECTION BUILDING 1
SCALE = 1/8"-1'-0"



A CROSS SECTION BUILDING 1
SCALE = 1/8"-1'-0"

400 dlm
plano, 1

09/27/2024



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SHOPS AT BAGDAD CORNER
RETAIL CENTER, BUILDING 1
1012 MUNICIPAL DRIVE
LEANDER, TEXAS 78641

Sheet Number:
A110-1

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BUILDING 2



**FOR MORE
INFORMATION:**

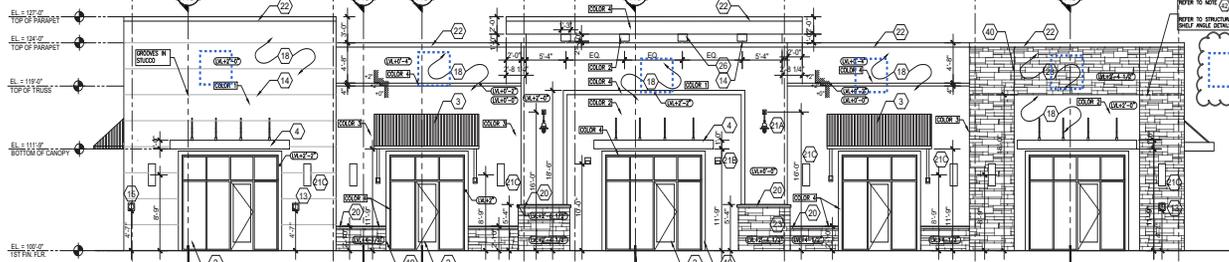
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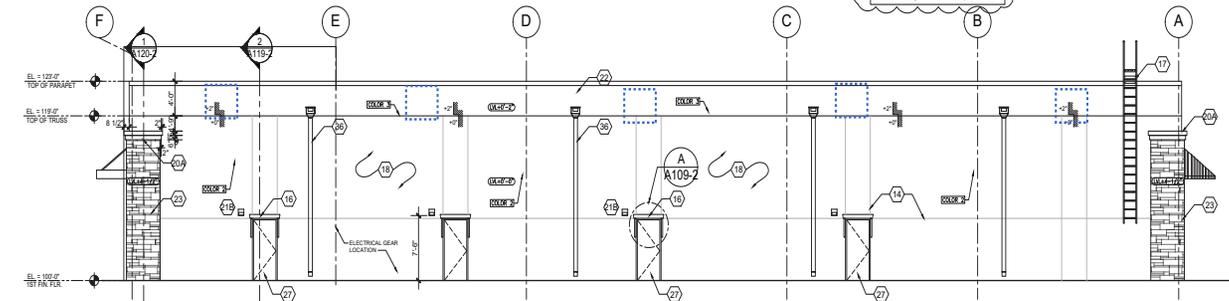
BUILDING 2



1 ROAD FACING ELEVATION
SCALE = 1/8"=1'-0"
BUILDING 2
MUNICIPAL DRIVE FACING ELEVATION

ELEVATION -1
Exterior Wall Materials Calculations

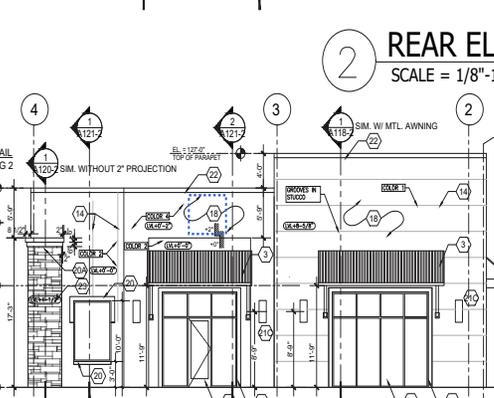
Total Exterior Surface	3,600.47	100%
Concrete	1,693.67	47%
Total Exterior Wall Surface	2,906.81	81%
Exterior Stone	1,206.17	33%
Stucco, 3 part finish	1,528.64	43%
Metal Canopy Facade	48.17	1%
Subtotal Masonry	2,882.47	100%



2 REAR ELEVATION
SCALE = 1/8"=1'-0"
BUILDING 2

ELEVATION -2
Exterior Wall Materials Calculations

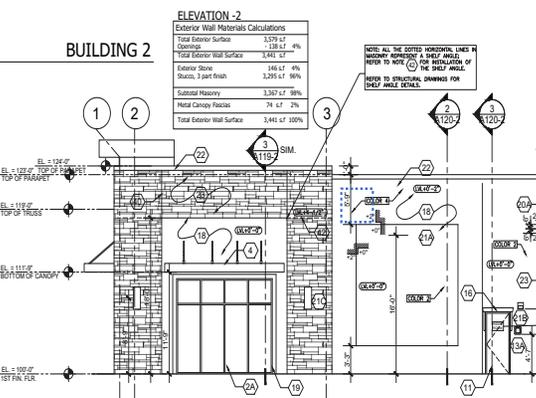
Total Exterior Surface	3,579.47	100%
Concrete	1,254.17	35%
Total Exterior Wall Surface	3,464.17	97%
Exterior Stone	146.17	4%
Stucco, 3 part finish	2,063.83	58%
Subtotal Masonry	3,242.47	91%
Metal Canopy Facade	74.17	2%
Total Exterior Wall Surface	3,444.17	100%



3 SIDE ELEVATION
SCALE = 1/8"=1'-0"
BUILDING 2
SOUTH BAGDAD FACING ELEVATION

ELEVATION -3
Exterior Wall Materials Calculations

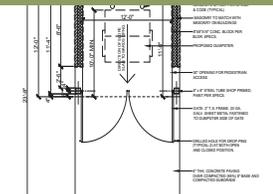
Total Exterior Surface	1,461.17	100%
Concrete	168.17	11%
Total Exterior Wall Surface	1,293.17	88%
Exterior Stone	71.17	5%
Stucco, 3 part finish	1,221.00	83%
Subtotal Masonry	1,292.17	100%
Metal Canopy Facade	0.17	0%
Total Exterior Wall Surface	1,293.17	100%



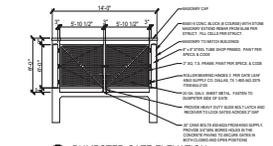
4 SIDE ELEVATION
SCALE = 1/8"=1'-0"
BUILDING 2

ELEVATION -4
Exterior Wall Materials Calculations

Total Exterior Surface	2,465.17	100%
Concrete	141.17	6%
Total Exterior Wall Surface	2,324.17	94%
Exterior Stone	492.17	21%
Stucco, 3 part finish	1,831.00	79%
Subtotal Masonry	1,534.17	62%
Metal Canopy Facade	36.17	1%
Total Exterior Wall Surface	1,570.17	100%



A SINGLE DUMPSTER ENCLOSURE



B DUMPSTER GATE ELEVATION

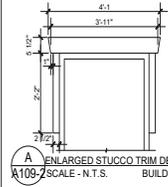
NOTES:

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- All site utility lines are proposed to be located underground.
- Windows shall have a maximum exterior reflectivity of (20%) percent.

THE FIRE DEPARTMENT REQUIRES A MINIMUM OF R-5 (CONTINUOUS RESISTANCE) EXTERIOR INSULATION. THIS CAN BE ACHIEVED WITH STUCCO-WALL SYSTEM (R-5) SERIES SYSTEM OR APPROVED EQUAL.

KEYNOTE LEGEND

- NOT USED.
- GLAZED ALUMINUM STOREFRONT PER DOOR SCHEDULE.
- GLAZED ALUMINUM STOREFRONT PER WINDOW SCHEDULE.
- METAL BRACKET, EXTERIOR SKATING AND STANDING SEAM SLOPING CANOPY ON TOP, 4" DEEP WITH 1" SUPPORT BRACKET. REFER ELEVATION FOR HEIGHTS. CANOPY SLOPE WILL BE DESIGN BLDG TO CANOPY SUBCONTRACTOR. PROVIDE TRIM PER SCHEDULE AND SCHEDULE FOR FINISHES.
- 4" DEEP CANOPY DESIGN IN ALUMINUM DESIGN. REFER ELEVATION FOR HEIGHTS. CANOPY SLOPE TO BE DESIGN BLDG TO THE CANOPY SUBCONTRACTOR. PROVIDE TRIM PER SCHEDULE AND SCHEDULE FOR FINISHES.
- NOT USED.
- PERIOD-GLAZED ALUMINUM WINDOW PER DOOR SCHEDULE.
- PERIOD-GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
- NOT USED.
- FIRE RESIST ROOM DOOR.
- NOT USED.
- FIRE DEPARTMENT APPROVED ANCHOR KEY (A400 SERIES) RECESSED INTO THE WALL SYSTEM. MOUNT AT 48" ON CENTER. PROVIDER CONTRACTOR SHALL FIELD LOCATE WITH FIRE CODE OFFICIAL BEFORE INSTALLATION.
- FIRE DEPARTMENT APPROVED ANCHOR KEY (A400 SERIES) RECESSED INTO THE WALL SYSTEM. MOUNT AT 48" ON CENTER. PROVIDER CONTRACTOR SHALL FIELD LOCATE WITH FIRE CODE OFFICIAL BEFORE INSTALLATION.
- STUCCO - GROOVE PER MANUF. SPECS.
- PROVIDE APPROVED FIRE DEPARTMENT CONNECTION PER FIRE DEPT. CODES AND SPECS. REFER TO CH2L FOR EXACT LOCATION. ALL FIRE DEPARTMENT CONNECTIONS FOR AUTOMATIC FIRE SPRINKLER WILL REQUIRE LOCKING AND KEY COPIES. CONTRACTOR TO COORDINATE THE FC LOCATION WITH CIVIL PLANS. THE FIRE DEPARTMENT CONNECTION (FDC) NEEDS A SIGN TO ASSIST WITH IDENTIFYING ITS LOCATION. IT SHALL HAVE A RED BACKGROUND WITH "F" WHITE LETTERS THAT READ "FDC". IT SHALL BE MOUNTED HIGH ABOVE THE CONNECTION AS TO NOT BE OBSTRUCTED BY OTHER LANDSCAPING, ETC.
- 1/2" STUCCO TOP TRIM W/ 1/2" SEE TRIM. (SEE ELEVATION)
- WOOD ACCESS LADDERS PER BUILDERS' SPECS. ADD A WEATHER BANDER TO BE PROPERLY DETAILED ANCHOR LADDERS WALL. PROVIDE PER MANUFACTURER'S RECOMMENDATIONS AND DETAILS PER FINISHES.
- 3/8" x 3/8" STUCCO FINISH OVER METAL LATH ON FELT PAPER. STUCCO ON WALLS WITH DETAILS PER FINISHES.
- 1/2" STUCCO TOP TRIM W/ 1/2" SEE TRIM AS PER ELEVATION.
- 1/2" STUCCO ROOT. SLOPE AWAY FROM WALL FOR WATER DRAINAGE.
- 1/2" STUCCO PLASTER BOOT. SLOPE AWAY FROM WALL FOR WATER DRAINAGE.
- SYSTEM LIGHT FIXTURE PER ELECTRICAL. REFER BRACKET CEILING PLAN FOR FINISHES AND HEIGHTS.
- WALL HOOK LIGHT FIXTURE PER ELECTRICAL. REFER REFLECTED CEILING PLAN FOR FINISHES.
- REFER REFLECTED CEILING PLAN FOR FINISHES.
- REFER REFLECTED CEILING PLAN FOR FINISHES.
- BREAK METAL CLADDING IS GAGE. COPING CAP. CONTRACTOR TO PROVIDE ENOUGH MANUFACTURED MASONRY. REFER ELEVATION AND CH2L FOR SPECS.
- REFER FINISH & COLOR. NUMBER PROVIDER PER FINISHES & LOG COLOR. PROVIDE (RED, & HOR. BEND. PER ENGINEER. MOUNT COLOR TO BE APPROVED BY DESIGN TEAM (REF. CH2L VTL).
- FOUNDATION PER ENGINEER'S DRAWINGS.
- 1" x 4" CONCRETE COURSE.
- WOODEN BRACKET EXPRESSED. COLOR: REF. ELEV. FOR FINTS.
- PERIOD-GLAZED ALUMINUM WINDOW PER DOOR SCHEDULE.
- GRADING PER SITE PLAN. ENSURE POSITIVE DRAINAGE AWAY FROM BLDG.
- NOT USED.
- FOUNDATION PLANTERS, REF CIVIL SITE PLAN AND LANDSCAPE PLAN FOR DETAILS.
- IS A CONDUCTION HEAD AND DOWNPOUT AND OVERFLOW SCUPPER DISCHARGE AT GRADE - SEE PLUMBING DRAWINGS.
- 1/2" VERTICAL CONTROL JOINT IN MASONRY WALL.
- PROVIDE A SHEAF ANGLE. REFER TO ELEV. FOR VTL. (REF. STRUCTURAL)



A ENLARGED STUCCO TRIM DETAIL
SCALE - N.T.S.
BUILDING 2

ALUMINUM STOREFRONT OIL LUS ALUMINUM SERIES ROSE-ENTER GLAZED STOREFRONT OR APPROVED EQUAL BRONZE FINISH	METAL COPING COLOR: SLATE GRAY 22-18 GAUGE UNL. CLAD OR APPROVED EQUAL P: 8000 106-7737	STUCCO WALL SYSTEM CONFORMS TO (TEBO SERIES) SYSTEM OR APPROVED EQUAL INTEGRATED STUCCO WALL SYSTEM
GLASS MILLEN GLASS OR APPROVED EQUAL CH2L 120-1457	PAINT COLOR: 3 SHERWIN WILLIAMS SW COLOR: 3 SHERWIN WILLIAMS SW COLOR: 3 SHERWIN WILLIAMS SW	MANUFACTURED MASONRY MANUFACTURER: COLUMBIAN STONE PATTERN: COUNTRY LESTERSTONE COLOR: ECHO RIDGE
METAL AWNING LAWRENCE FABRIC AND METAL		NOTES

NOTE:

- Please ensure the address is visible on the exterior of the building. Please see Article 505.1 in the Leander Code of Ordinance for more information. Building numbers and unit addressing shall be visible from the Fire Lane. Illuminated and contrasting in color from the background. The following criteria shall be applied for proper sizing and is based on the distance from the fire lane: 4" MIN. Height; Up to 50' = 4" MIN. Height 51' - 100'. Inspector will verify addressing for the building upon inspection.
- Provide a minimum 36-inch horizontal and 72-inch vertical clearance around all

400 chain
plano, tx
01/14/2025
CREATIVE QUALITY DESIGN
1500 W. HUNTERS BLVD SUITE 119
DOWNSBORO, GA 30428
ST. CROIX REALTY & TRUST

Original Date:
03/01/2023
Issue Log
ISSUED FOR PERMIT: 09/24/2024
ISSUED FOR CONSTRUCTION: 09/24/2024
CITY COMMENTS: 11/20/2024

**SHOPS AT BAGDAD CORNER
RETAIL CENTER, BUILDING 2**
1012 MUNICIPAL DRIVE
LEANDER, TEXAS 78641

Sheet Number:
A109-2

FOR MORE INFORMATION:

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St. Croix Capital Realty Advisors
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www.stcroixca.com



BUILDING 3



**FOR MORE
INFORMATION:**

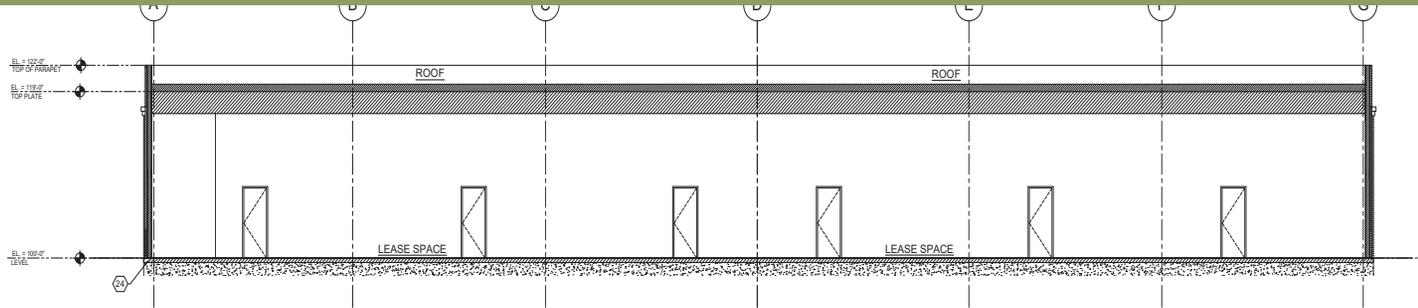
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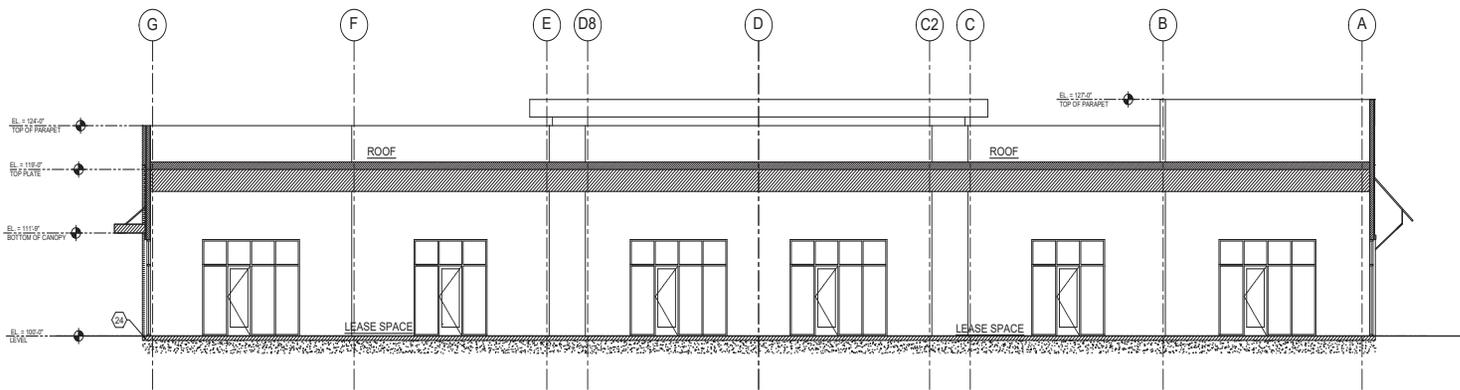
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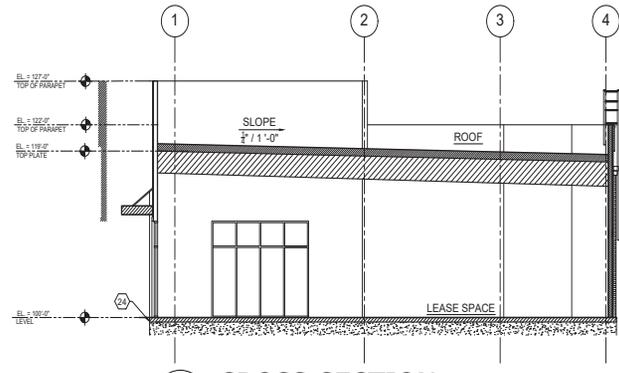
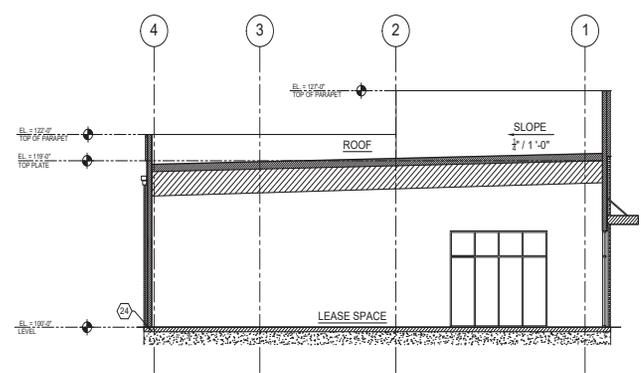
BUILDING 3



C LONGITUDINAL SECTION BUILDING 3
SCALE = 1/8"=1'-0"



D LONGITUDINAL SECTION BUILDING 3
SCALE = 1/8"=1'-0"



CROSS SECTION

FLK DESIGN
400 Blue
plans

09/27/2024

Original Date: 03/01/2023
Issue Log
ISSUED FOR PERMIT: 09/24/2024
ISSUED FOR CONSTRUCTION: 09/24/2024
CITY COMMENTS: 09/24/2024

DRAWN BY: JAV/RS CHECKED BY: JAV

**SHOPS AT BAGDAD CORNER
RETAIL CENTER, BUILDING 3
1012 MUNICIPAL DRIVE
LEANDER, TEXAS 78641**

Sheet Number:
A110-3

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BUILDING 4



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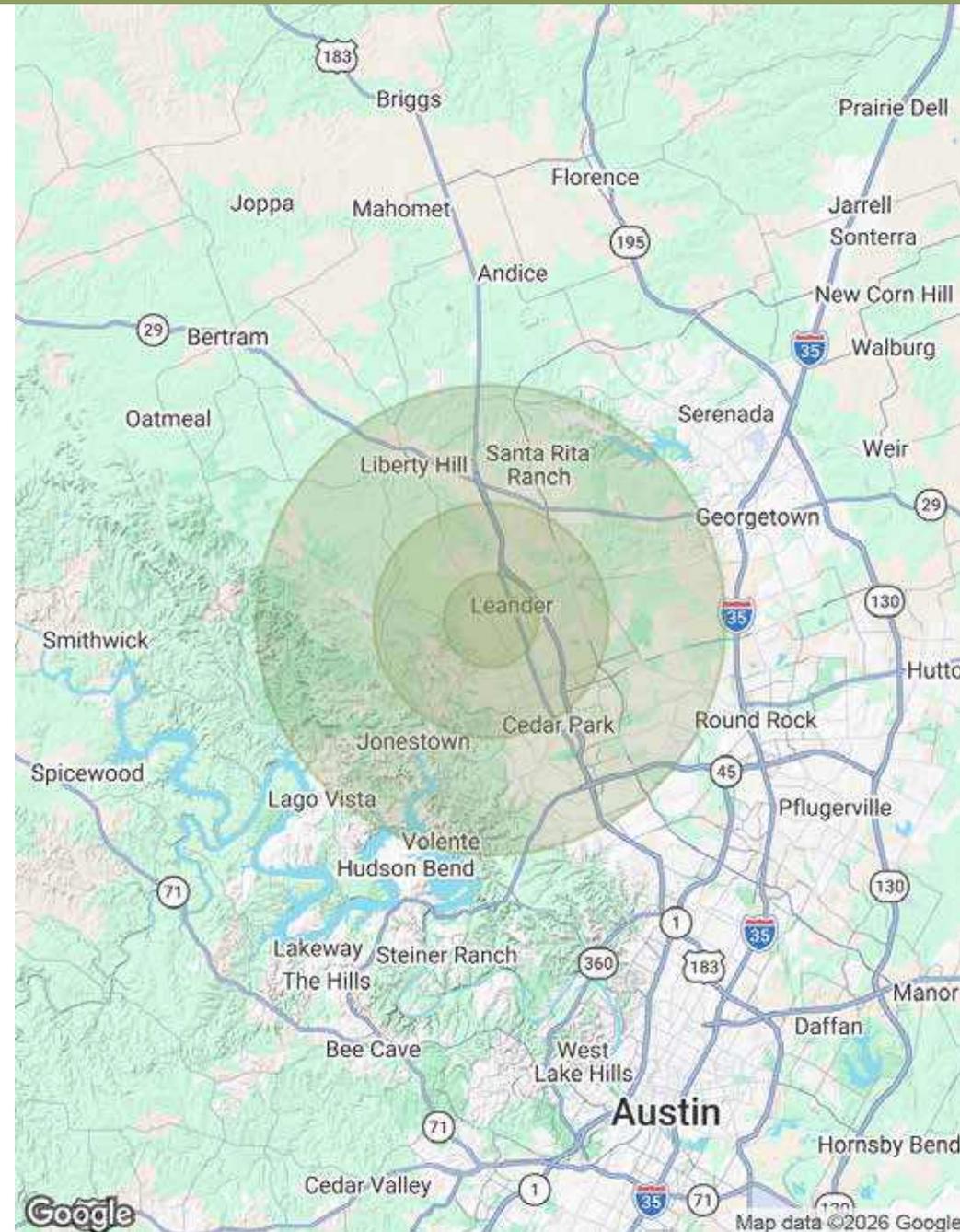
FOR LEASE / FOR SALE

THE SHOPS AT BAGDAD CORNER

1012 MUNICIPAL DRIVE, LEANDER, TX 78641

POPULATION	2 MILES	5 MILES	10 MILES
Total Population	36,085	127,081	363,064
Average Age	36	37	37
Average Age (Male)	35	36	37
Average Age (Female)	37	38	38

HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	12,392	44,113	131,707
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$136,561	\$144,579	\$161,732
Average House Value	\$470,894	\$522,614	\$576,739



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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.

St. Croix Capital Realty Advisors, LLC	9003153	jcollins@stcroica.com	(512)391-0718
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John W. Collins IV	561707	jcollins@stcroixca.com	(512)391-0718
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jared Vincent	758362	jvincent@stcroixca.com	(512)391-0718
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