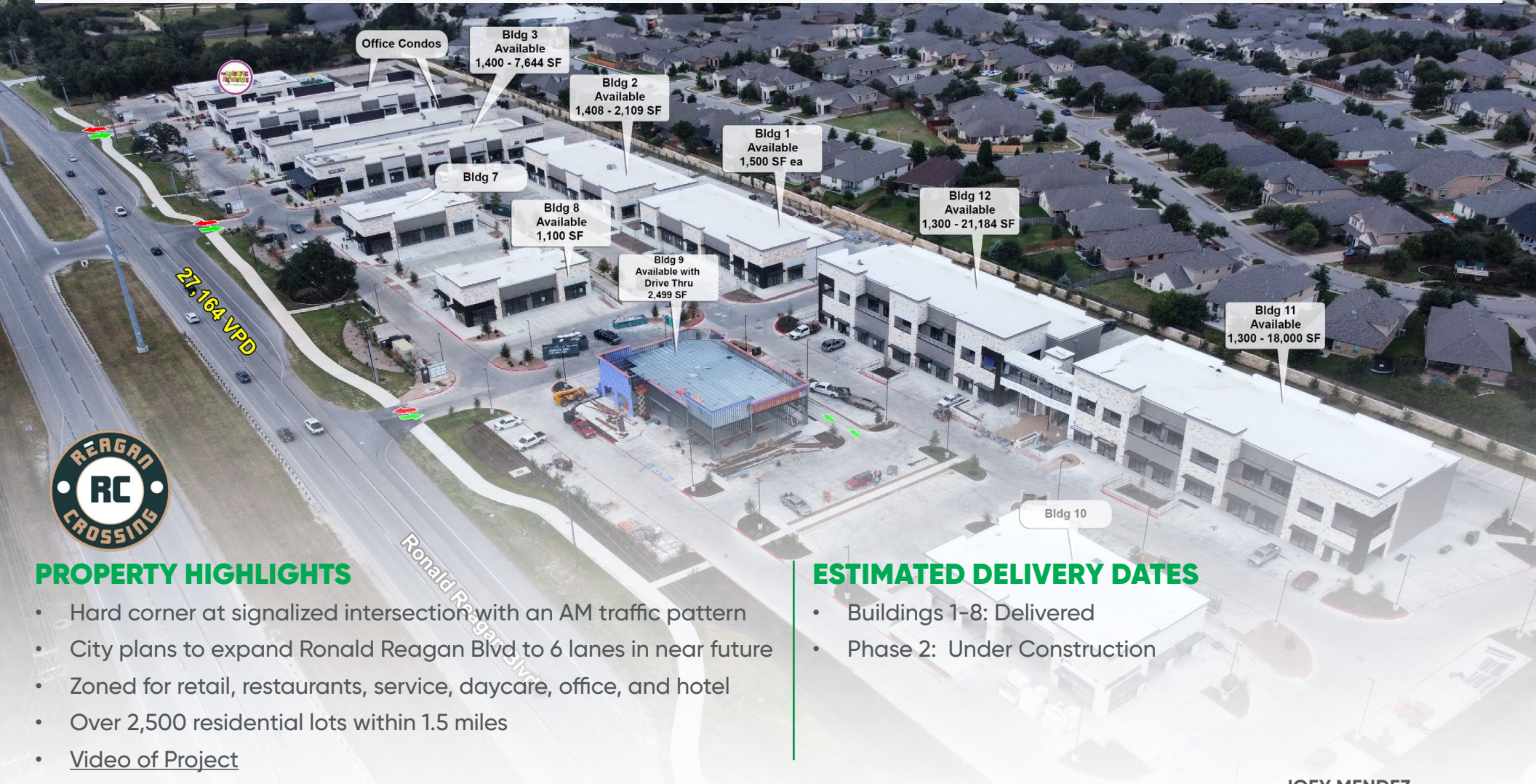


# REAGAN CROSSING

15101 Ronald Reagan Boulevard Leander, TX 78641  
 SWC Ronald Reagan Blvd. & Republic Trails



## PROPERTY HIGHLIGHTS

- Hard corner at signalized intersection with an AM traffic pattern
- City plans to expand Ronald Reagan Blvd to 6 lanes in near future
- Zoned for retail, restaurants, service, daycare, office, and hotel
- Over 2,500 residential lots within 1.5 miles
- [Video of Project](#)

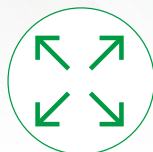
## ESTIMATED DELIVERY DATES

- Buildings 1-8: Delivered
- Phase 2: Under Construction



### FOR LEASE

\$32.00 - \$36.00 PSF NNN  
 \*NNNS \$13.00 PSF



### AVAILABLE SPACE

1,200 - 19,726 SF



### TRAFFIC COUNT

30,474 VPD  
 RONALD REAGAN BLVD

JOEY MENDEZ  
 joey@resolutre.com  
 512.474.5557

MICHAEL NOTEBOOM  
 mnoteboom@resolutre.com  
 512.474.5557

\*(Estimate provided by Landlord and subject to change)

See page 2 for a detailed list of availabilities





### FOR LEASE

\$32.00 - \$36.00 PSF NNN

\*NNNS \$13.00 PSF

\*(Estimate provided by Landlord and subject to change)



### AVAILABLE SPACE

Building 1	1,500 SF ea
Building 2	1,400 SF - 2,109 SF
Building 3	1,400 SF - 7,644 SF
Building 4	Office Condos
Building 5	Office Condos
Building 8	1,100 SF
Building 9	2,499 SF with Drive-Thru
Building 11	1,300 SF - 18,000 SF
Building 12	1,300 SF - 21,184 SF



### PROPERTY HIGHLIGHTS

- Hard corner at signalized intersection
- Reagan Crossing is a retail/office project consisting of 11 buildings and over 100,00 SF of commercial space.
- Over 2,500 residential lots within 1.5 miles
- [Video of Project](#)



### TRAFFIC COUNTS

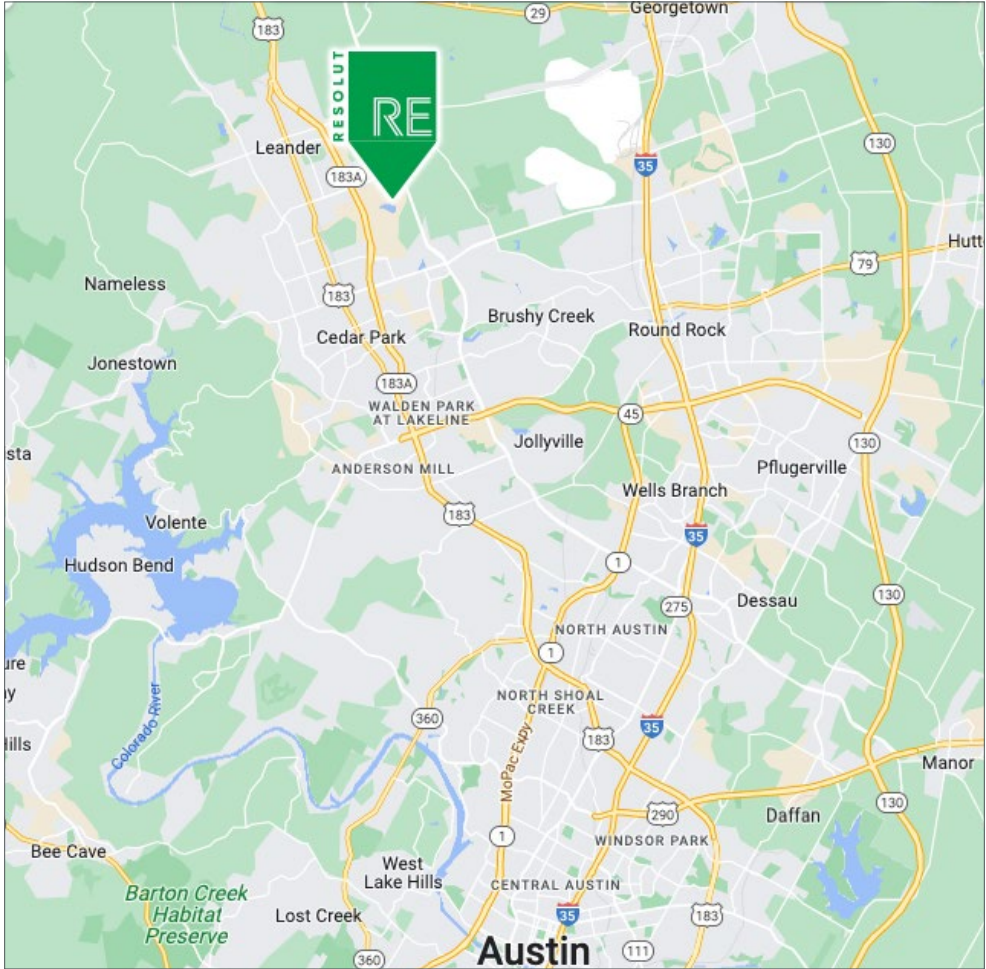
Ronald Reagan Blvd: 30,474 VPD  
(TXDOT 2022)

Crystal Falls Pkwy: 9,116 VPD  
(TXDOT 2020)



### PROPERTY SNAPSHOT

	<b>51,495</b> 2024 POPULATION 3 MILE RADIUS		<b>25,959</b> 2024 DAYTIME POPULATION 3 MILE RADIUS		<b>\$148,873</b> 2024 AVERAGE INCOME 3 MILE RADIUS
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### AREA TRAFFIC GENERATORS



## FOR LEASE | REAGAN CROSSING

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CONSTRUCTION PROGRESSION AS OF SEP 2024

## FOR LEASE | REAGAN CROSSING

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CONSTRUCTION PROGRESSION AS OF SEP 2024

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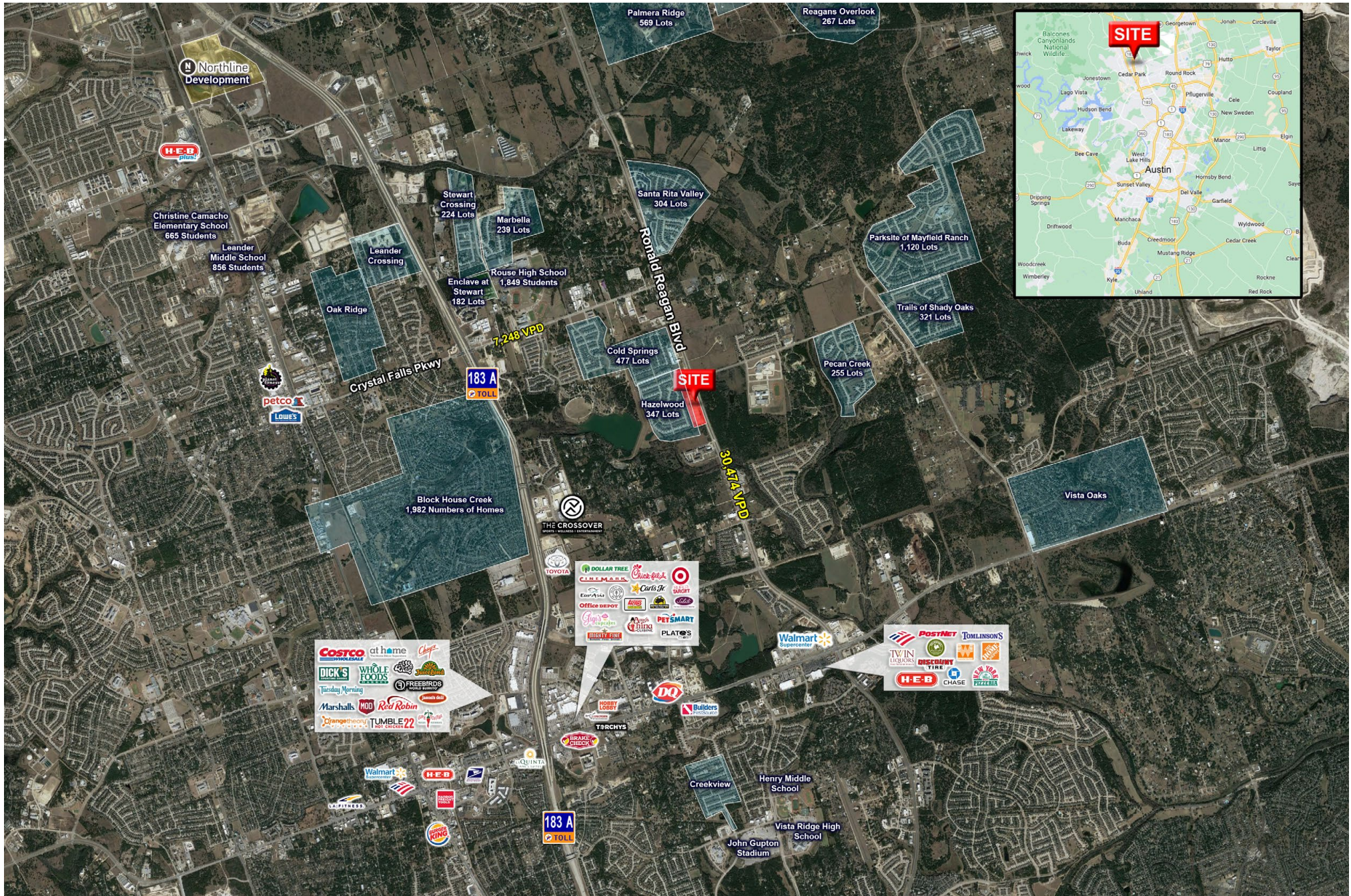
CONSTRUCTION PROGRESSION AS OF SEP 2024

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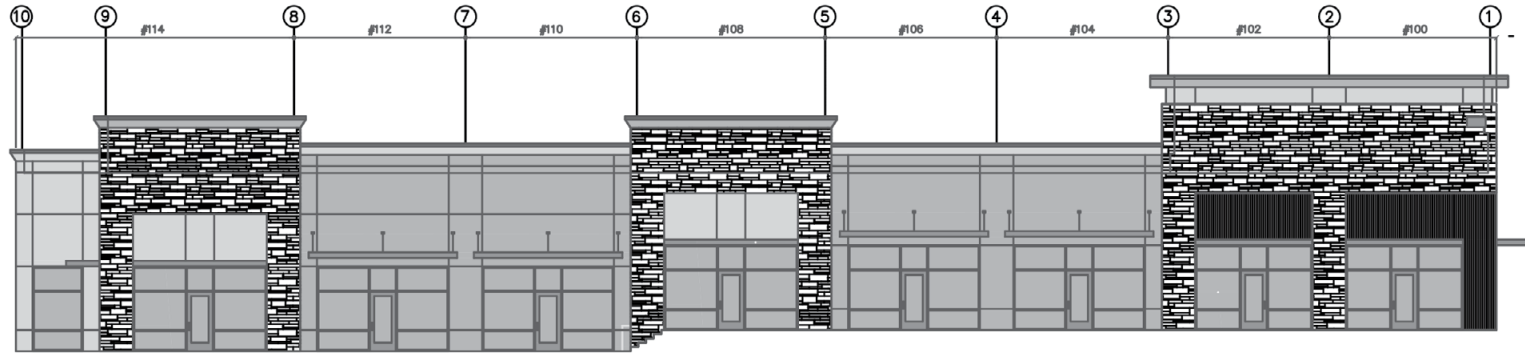


## FOR LEASE | REAGAN CROSSING

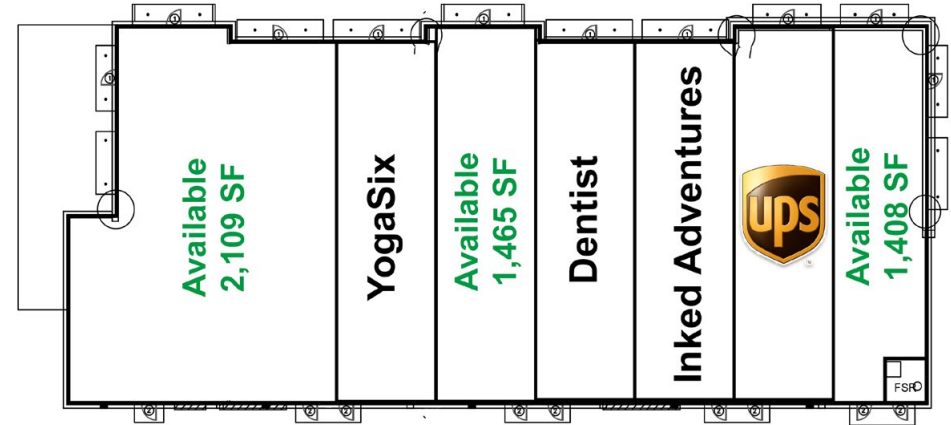
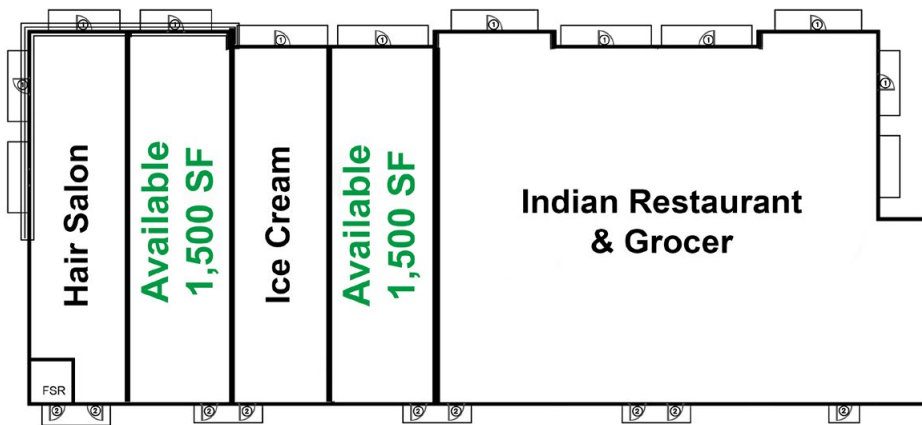
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BUILDINGS 1 & 2



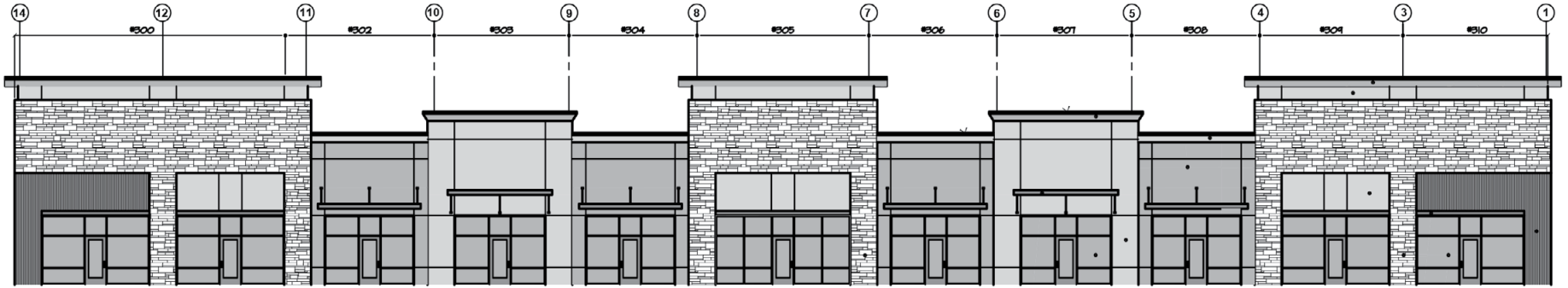
NORTH ELEVATION



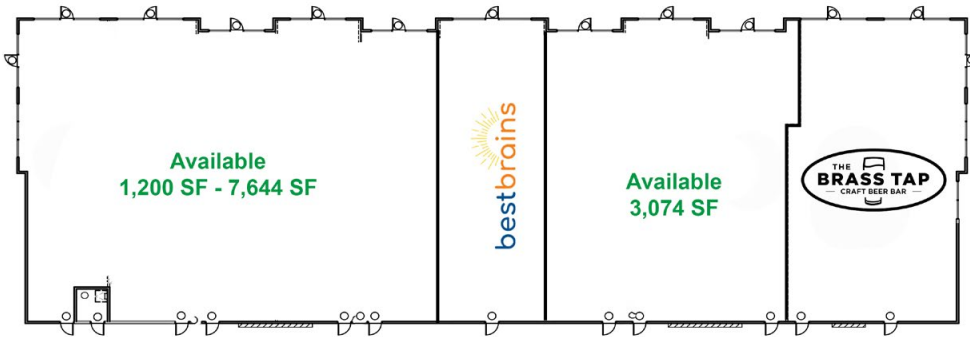
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BUILDINGS 3 & 4



North Elevation

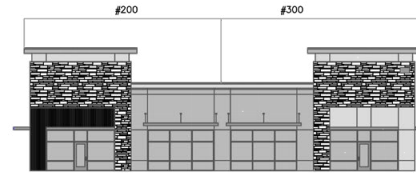
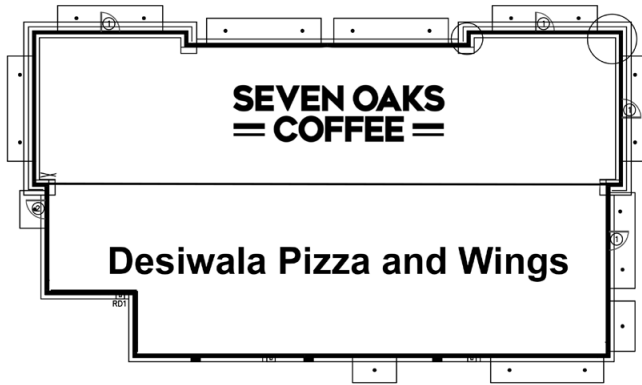


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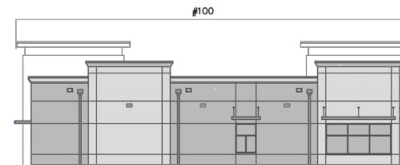
BUILDING 7 & 8



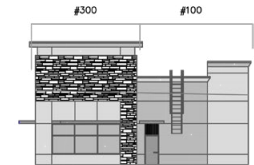
NORTH ELEVATION



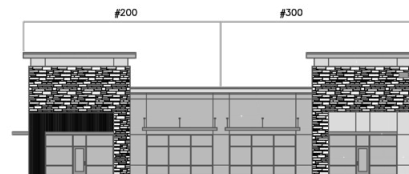
EAST/FRONT ELEVATION – FACING RONALD REAGAN BLVD



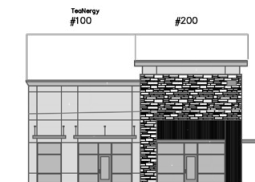
SOUTH ELEVATION



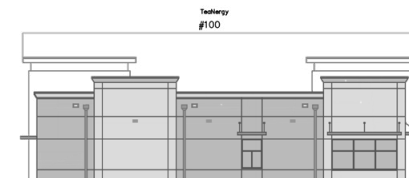
WEST ELEVATION



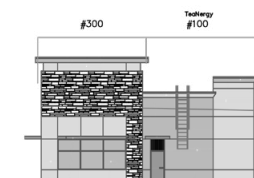
NORTH ELEVATION



EAST/FRONT ELEVATION – FACING RONALD REAGAN BLVD



SOUTH ELEVATION



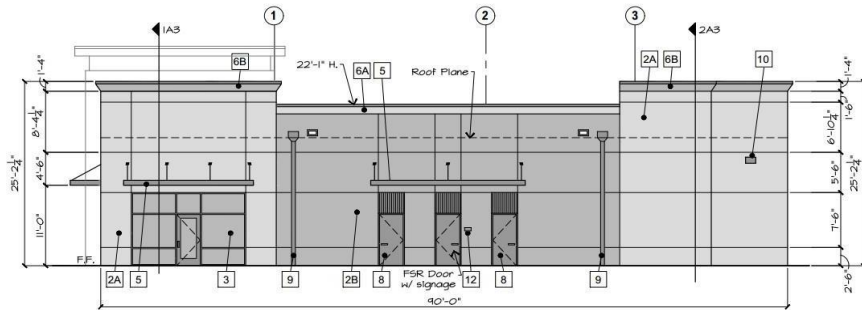
WEST ELEVATION

FOR LEASE | REAGAN CROSSING

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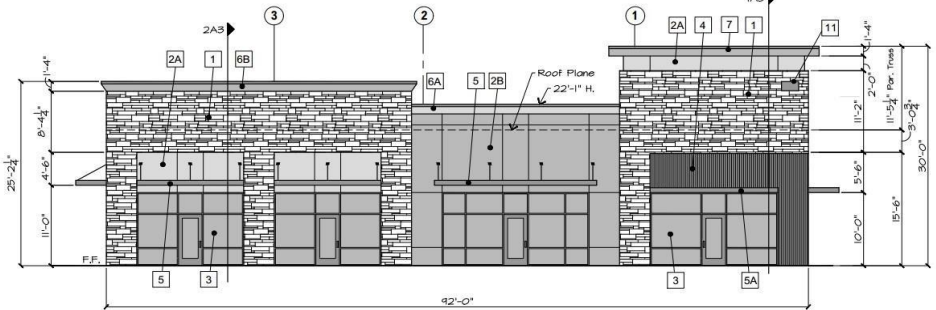
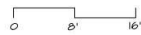


BUILDING 9 & 10



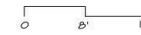
West Elevation

Scale: 1/8" = 1'-0"



East / Front Elevation - Facing Ronald Reagan Blvd.

Scale: 1/8" = 1'-0"



Note: Window and Door Storefront = 27% of Wall Area



FOR LEASE | REAGAN CROSSING

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BUILDING 11 & 12



East / Front Elevation - Facing Ronald Reagan Blvd.



West Elevation



FOR LEASE/SALE | REAGAN CROSSING

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### KEY FACTS



**50,034**  
POPULATION



**34.0** MEDIAN  
AGE



**3.5%** SOME HIGH  
SCHOOL (GRADE  
LEVEL 9 TO 11)

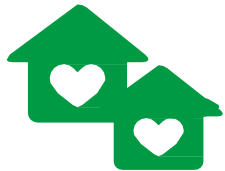


AVG.  
HOUSEHOLD  
SIZE

**\$99,308**  
AVG HOUSEHOLD  
INCOME



**16.9%**  
HIGH SHOOOL  
GRADUATE



**\$110,206**  
MEDIAN HOUSEHOLD  
INCOME



**\$34,366**  
PER CAPITA INCOME



**\$874,345**  
MEDIAN NET WORTH



**20.7%**  
SOME COLLEGE



**47.1%**  
BACHELOR/GRAD/  
PROF DEGREE





# Information About Brokerage Services

Texas law requires all real estate license holders 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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE" <small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	603091 OR 9003193 <small>License No.</small>	leads@resolutre.com <small>Email</small>	512-474-5557 <small>Phone</small>
David J. Simmonds OR Gavin Fite <small>Designated Broker of Firm</small>	459263 OR 438039 <small>License No.</small>	leads@resolutre.com <small>Email</small>	512-474-5557 <small>Phone</small>
David J. Simmonds OR Gavin Fite <small>Licensed Supervisor of Sales Agent/Associate</small>	459263 OR 438039 <small>License No.</small>	leads@resolutre.com <small>Email</small>	512-474-5557 <small>Phone</small>
David J. Simmonds <small>Sales Agent/Associate's Name</small>	459263 <small>License No.</small>	david@resolutre.com <small>Email</small>	512-474-5557 <small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_