

Standalone Office- Warehouse

with Yard Space available



2785 N Bagdad Rd | Building 500 | Leander | Tx | 78641



For Lease

MATT DELAHOUSAYE

matt@cmeatx.com // 512.585.5313



CMEATX.COM

BAILEY MORSE

bailey@cmeatx // 512.630.9888

PROPERTY SUMMARY

2785 N Bagdad Rd | Building 500 | Leander | Tx | 78641



PROPERTY OVERVIEW

Now available for lease, this standalone 2,420 SF office-warehouse building at 2785 N Bagdad Rd gives contractors and service-based businesses a freestanding facility within a business park in Leander. The warehouse offers three 12'x12' roll-up doors for easy loading and vehicle access, while a large private office, kitchenette, and restroom cover day-to-day needs. The building is fully insulated with spray foam insulation, and additional parking and yard space is available on site.

OFFERING SUMMARY

Lease Rate:.....\$16.00 PSF NNN
NNN(Annual):.....Contact Broker
Zoning:.....PUD GC-4-C
Unit Size (SF):.....2,420

PROPERTY HIGHLIGHTS

- 2,420 SF standalone office-warehouse building
- Large open warehouse area with three 12'x12' roll-up doors for easy loading and access
- One large private office
- Kitchenette area
- Restroom
- Fully insulated building with spray foam insulation for energy efficiency
- Additional parking area and yard space available

MATT DELAHOUSAYE

matt@cmeatx.com // 512.585.5313



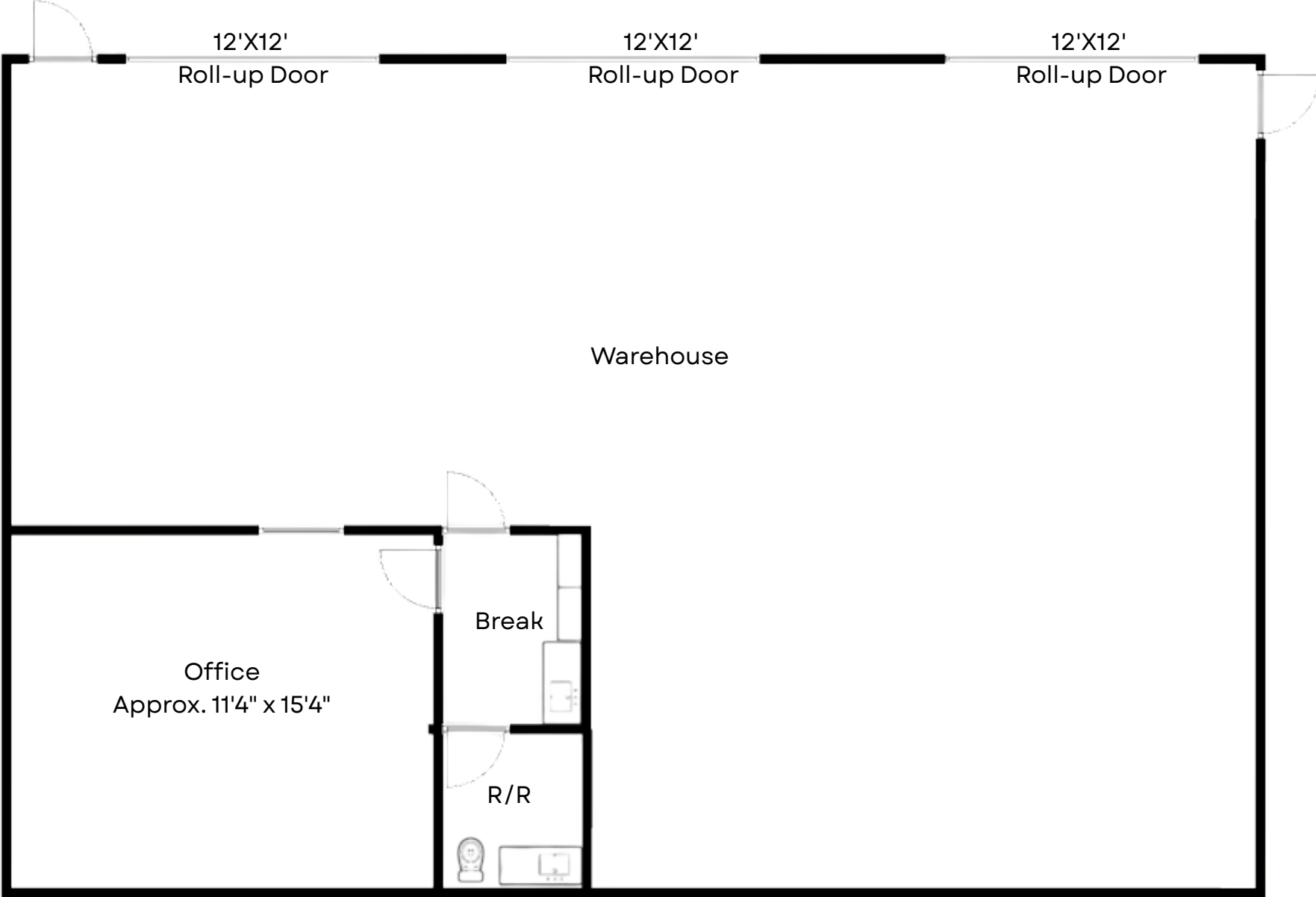
CMEATX.COM

BAILEY MORSE

bailey@cmeatx.com // 512.630.9888

LAYOUT PLAN

2785 N Bagdad Rd | Building 500 | Leander | Tx | 78641



For illustration Purposes Only

MATT DELAHOUSAYE
matt@cmeatx.com // 512.585.5313

BAILEY MORSE
bailey@cmeatx.com // 512.630.9888

BUILDING AERIAL PHOTO

2785 N Bagdad Rd | Building 500 | Leander | Tx | 78641



EXTERIOR PHOTOS

2785 N Bagdad Rd | Building 500 | Leander | Tx | 78641



MATT DELAHOUSSEY
matt@cmeatx.com // 512.585.5313



BAILEY MORSE
bailey@cmeatx.com // 512.630.9888

INTERIOR PHOTOS

2785 N Bagdad Rd | Building 500 | Leander | Tx | 78641



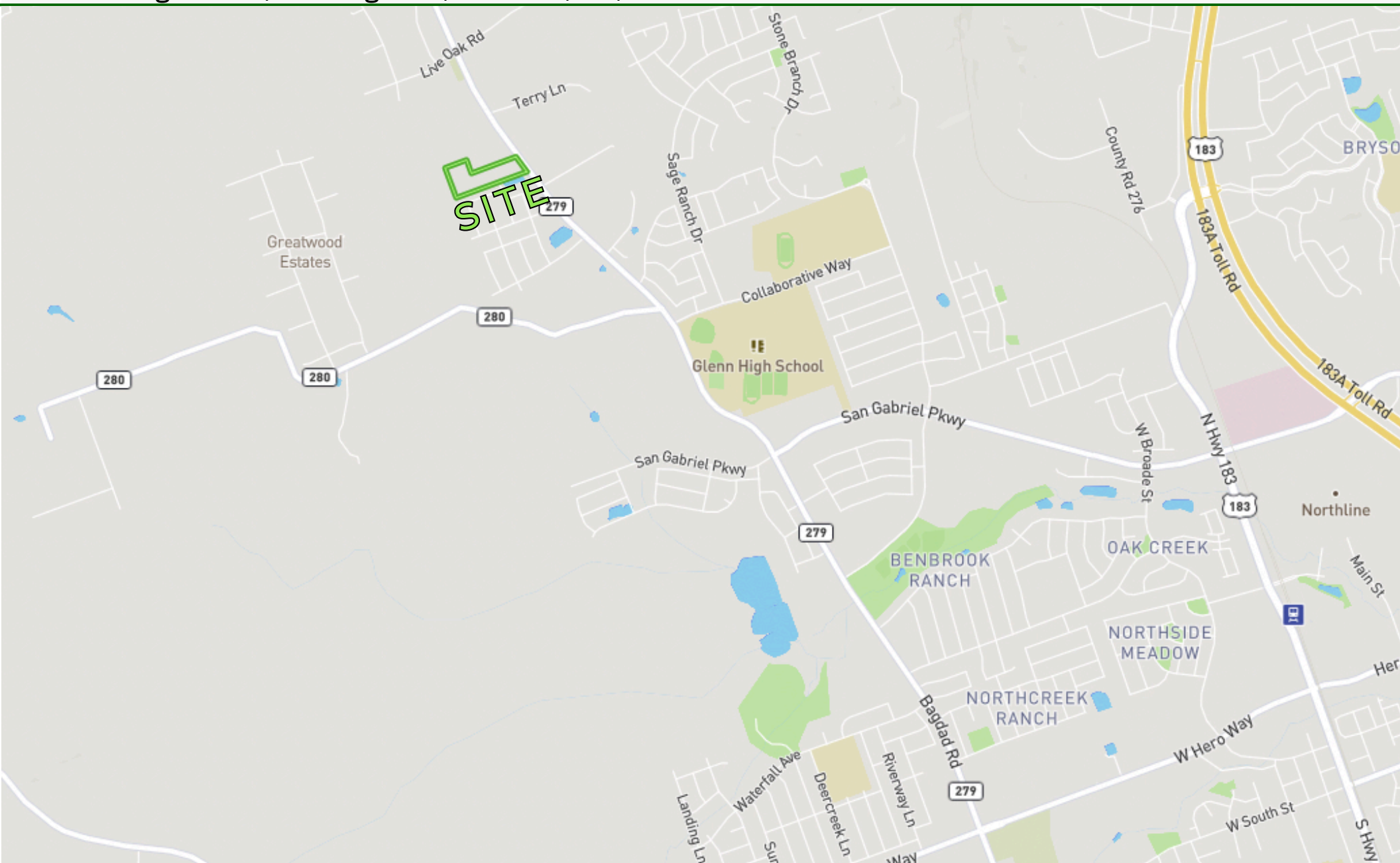
MATT DELAHOUSSEY
matt@cmeatx.com // 512.585.5313



BAILEY MORSE
bailey@cmeatx.com // 512.630.9888

LOCATION MAP

2785 N Bagdad Rd | Building 500 | Leander | Tx | 78641



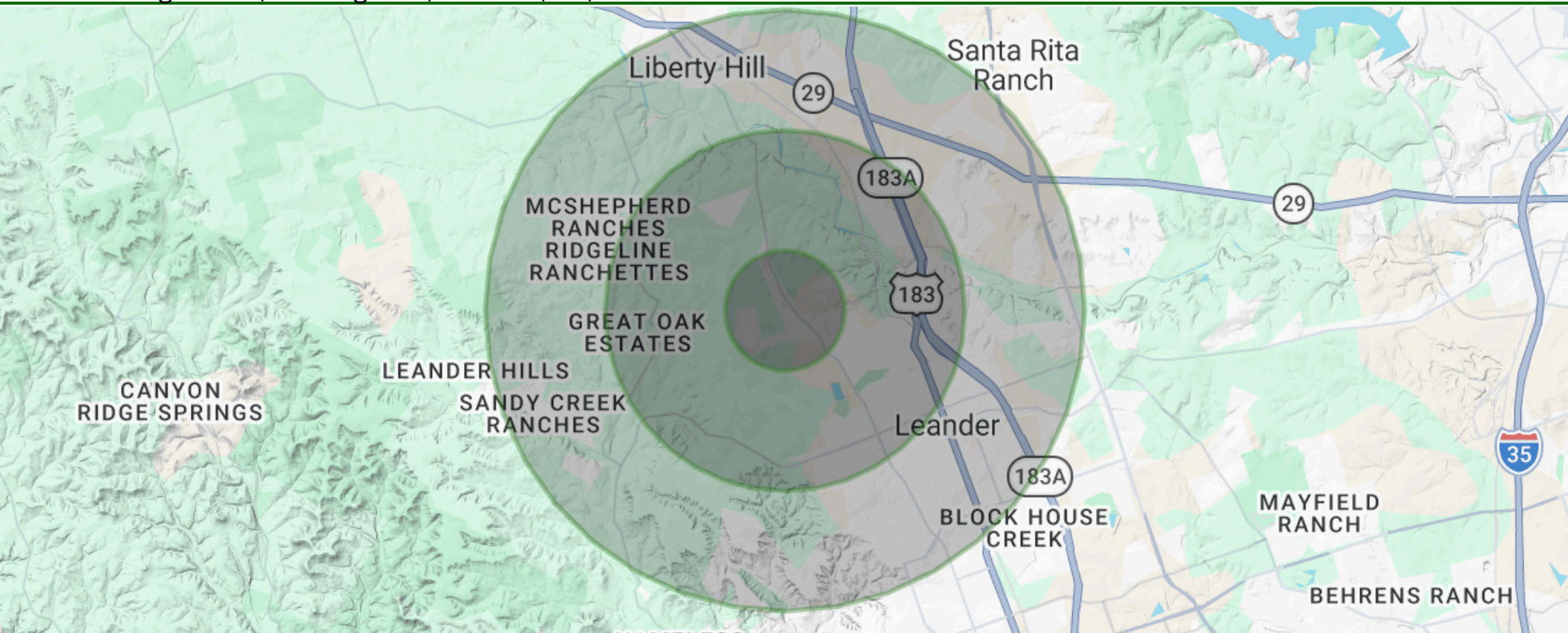
MATT DELAHOUSAYE
matt@cmeatx.com // 512.585.5313



BAILEY MORSE
bailey@cmeatx.com // 512.630.9888

AREA DEMOGRAPHICS

2785 N Bagdad Rd | Building 500 | Leander | Tx | 78641



POPULATION

Total Population

Average Age

HOUSEHOLDS & INCOME

Total Households

of Persons per HH

Average HH Income

Average House Value

Demographics data derived from AlphaMap

1 MILE

1,771

33.8

1 MILE

541

3.3

\$143,180

\$469,521

3 MILES

23,302

34

3 MILES

7,657

3.0

\$133,206

\$436,498

5 MILES

64,603

35.5

5 MILES

21,729

3.0

\$153,340

\$489,468

MATT DELAHOUSAYE

matt@cmeatx.com // 512.585.5313



CMEATX.COM

BAILEY MORSE

bailey@cmeatx.com // 512.630.9888



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.

Commercial Market Exchange LLC	9003840	infocmeatx.com	(512)774-9520
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Matt Delahoussaye	535200	matt@cmeatx.com	(512)535-5313
Designated Broker of Firm	License No.	Email	Phone
Jennifer Bernstein	603557	jennifer@cmeatx.com	(512)774-9520
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Bailey Morse	776559	Bailey@cmeatx.com	(512)630-9888
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date