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REGAN SQUARE

14050 RONALD W
REAGAN BLVD,
Cedar Park, TX

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REGAN SQUARE LLC

(PRESENTED BY QUANTUM ASSET MANAGEMENT)

A TEXAS LIMITED LIABILITY COMPANY





39,108 SFT : Total Commercial
4,257 SFT: Restaurant, stand alone (A)
3,952 SFT – Retail, stand alone (B)
3,952 SFT – Grocery, stand alone (C)
10,781+1200 SFT – Retail, Personal (D)
7,254 + 3,760 SFT – Sport lounge & Pickleball (E)
3,952 SFT – Office, Personal(G)

Property Highlights

- **Location Highlights**

- Accessible to Round Rock, Leander, Cedar Park & Georgetown - Rapidly growing cities in Austin region
- Close proximity to I-35 & 183
- Intersection of New Hope and Ronald Reagan Blvd.

- **Major Upcoming Projects**

- Northline - 116 acres mix-use on 183 N
- Highridge- 500-acre Domain like development on 1431 and Sam Bass junction
- Multiple Toll bros neighborhoods within walking distance of this project

- **Employers**

- Apple, 3M, Visa, eBay/PayPal, Dell, Riata Tech Park all are on Parmer, turns into Ronald REAGAN past FM 1431

- **REAGAN Square**

- Each unit is Business and utility focused
- EV Charge Stations
- Pickleball Courts and Courtside lounge
- Multi Cuisine options
- Flexible Leases, we want you to succeed and be self-sufficient, come work with us
- Built by a Physician Backed Fund
- No vape or smoke shops

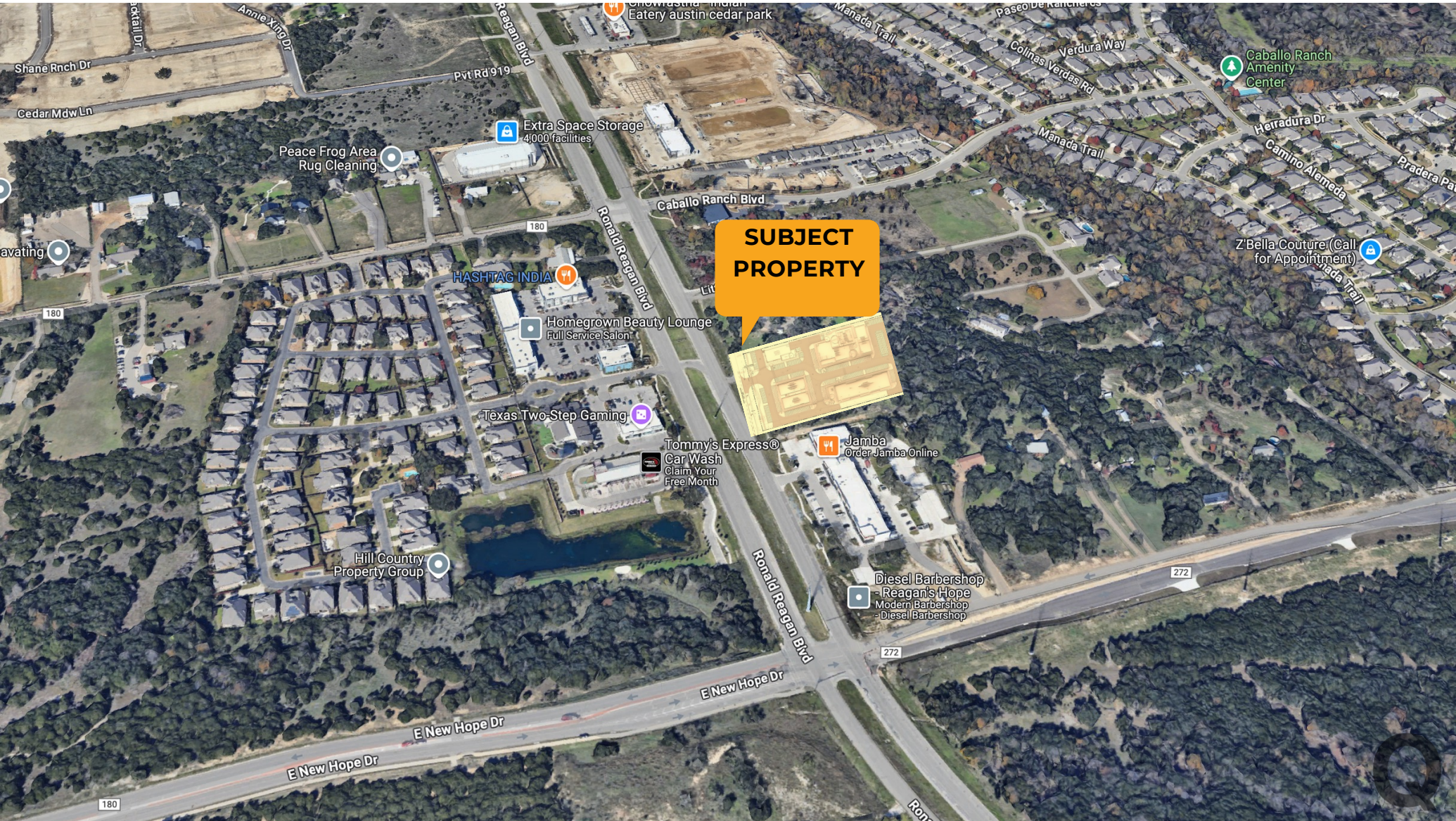
- **Local Sports Arenas**

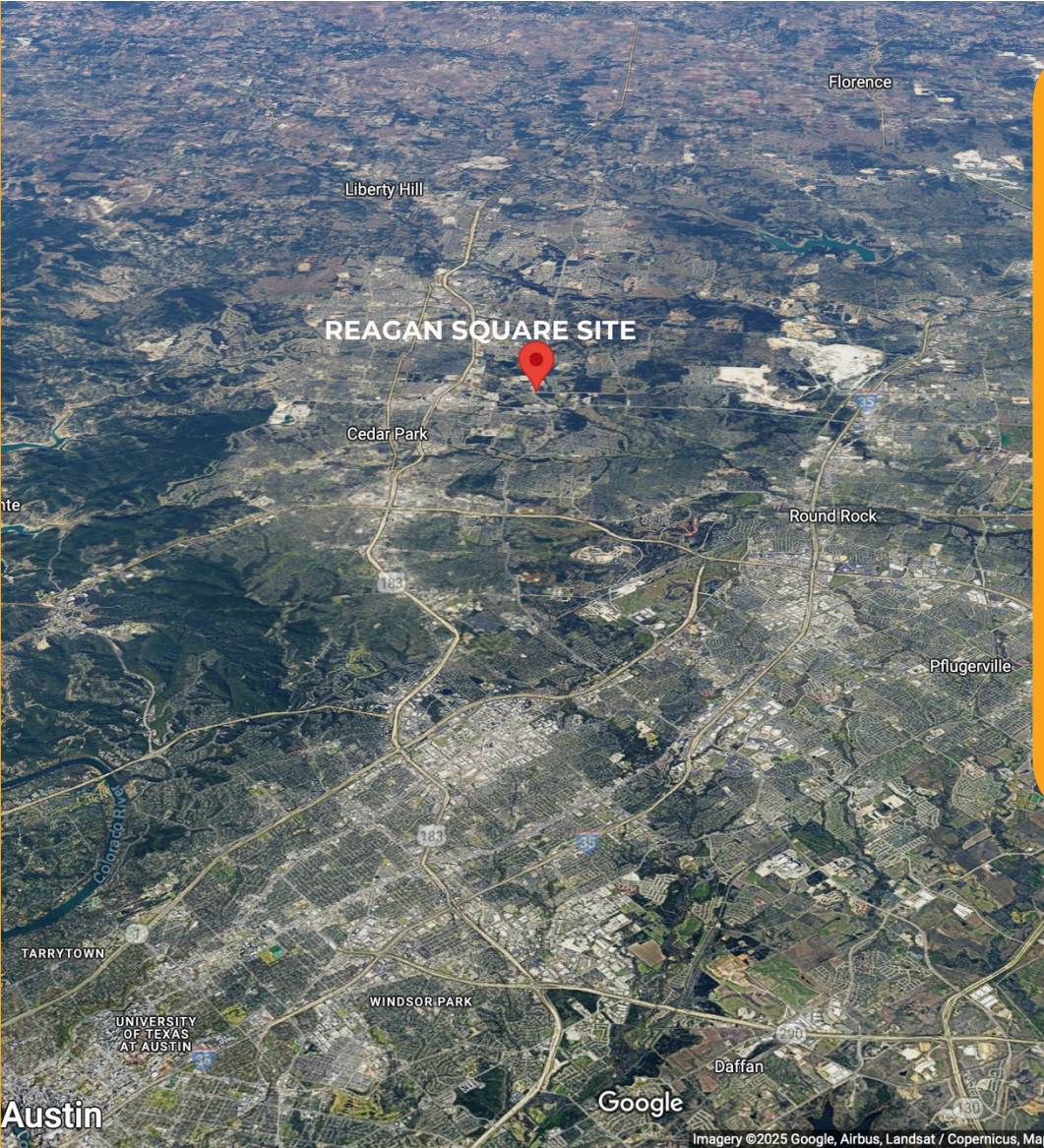
- Upcoming Perfect Game Baseball, within few 100 ft of us

- **Dense Neighborhoods**

- Parkside, Sarita Valley, Park at Crystal Falls and many more subdivisions are closeby

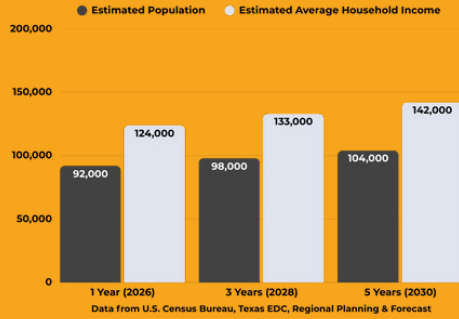






Cedar Park - Texas, STRATEGICALLY LOCATED IN WILLIAMSON COUNTY WITHIN THE GREATER AUSTIN METROPOLITAN AREA, OFFERS A DYNAMIC AND GROWING MARKET IDEAL FOR RETAIL DEVELOPMENT. AS ONE OF THE FASTEST-GROWING COMMUNITIES IN CENTRAL TEXAS, IT BENEFITS FROM A STRONG DEMOGRAPHIC PROFILE, HIGH HOUSEHOLD INCOME LEVELS, AND INCREASING POPULATION. CURRENTLY PROJECTED TO REACH OVER 92,000 RESIDENTS BY 2026, THE TOWN'S EXPANDING POPULATION PROVIDES A ROBUST CUSTOMER BASE FOR RETAIL BUSINESSES. LOCATION IS HIGHLY ACCESSIBLE, WITH MAJOR TRANSPORTATION CORRIDORS SUCH AS U.S. HIGHWAY 183, AND PROXIMITY TO INTERSTATE 35, FACILITATING CONVENIENT TRAVEL FOR RESIDENTS AND VISITORS. THE CITY IS ALSO BENEFITING FROM CONTINUOUS INFRASTRUCTURE IMPROVEMENTS, INCLUDING NEW SCHOOLS, RESIDENTIAL COMMUNITIES, AND COMMERCIAL CENTERS, FURTHER FUELING GROWTH AND RETAIL OPPORTUNITIES.

WITH A DISTINCTIVE BLEND OF SUBURBAN APPEAL AND PROXIMITY TO AUSTIN'S URBAN CORE, CEDAR PARK OFFERS A PROMISING ENVIRONMENT FOR RETAIL INVESTMENT, SUPPORTED BY A THRIVING LOCAL ECONOMY, RISING HOUSEHOLD INCOMES (ESTIMATED AT \$124,000 IN 2025), AND A STRONG COMMUNITY-CENTERED POPULATION EAGER FOR ENHANCED SHOPPING, DINING AND ENTERTAINMENT OPTIONS.



87,511

POPULATION



\$140,180

MEDIAN HH INCOME



\$1500

MEDIAN HH SPENDING



\$413,367

MEDIAN HOME PRICE



\$2,186

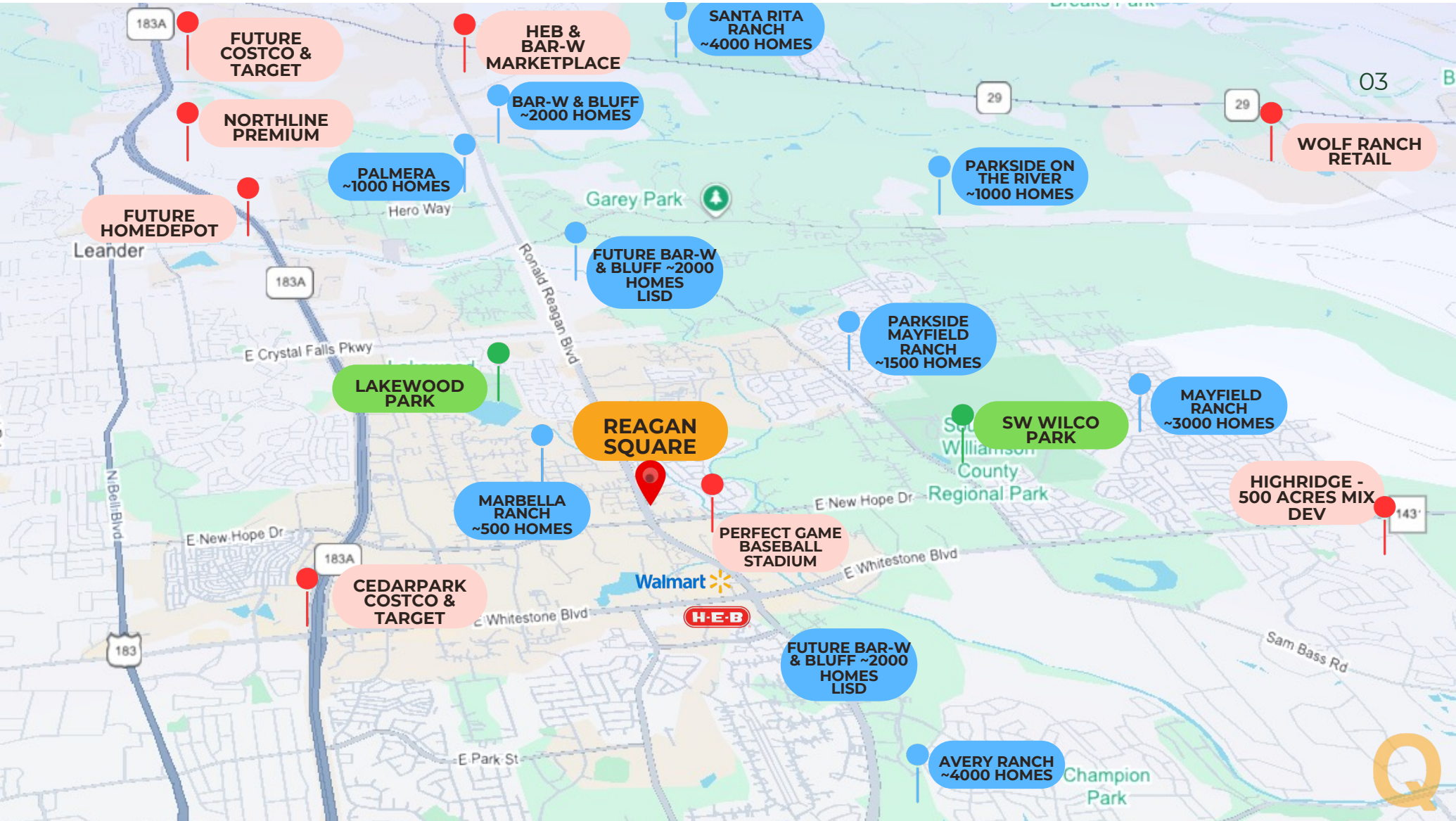
MEDIAN HOME RENT



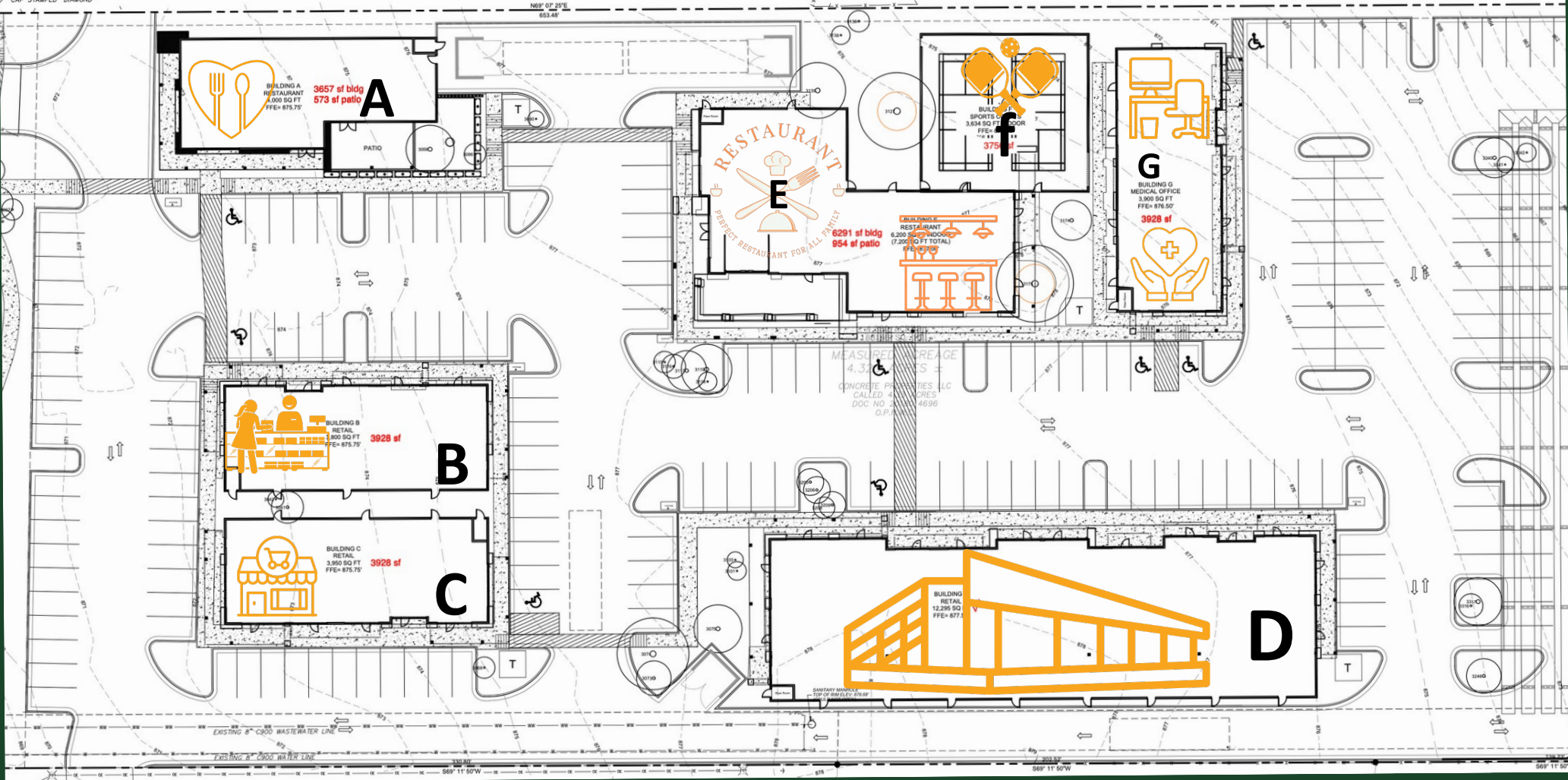
52,214 VPD (PER TXDOT)

• COURTESY DATA FROM LEANDER EDC CENSUS
** COURTESY DATA FROM PAYSACLE





1/2" IRON ROD FOUND WITH
CAP STAMPED "DIAMOND"





- (From L → R) Building A, Building B and Building C, view from Ronald Reagan entrance, three stand alone buildings
- **Building A:** Restaurant 3657 SFT + 600 SFT patio
- **Building B:** Retail- 3952 SFT
- **Building C:** Grocery | Education | IT Office | Office - 3952 SFT





Building D

- 10,781 SFT + 1200 SFT (Personal)
- All are NorthEast facing
- **Purpose**
 - Split into **1000 SFT** spaces for offices



Building E and F

Building E

Sport Lounge **6300 SFT** + Patio **954 SFT**

Building F

A total of **3760 SFT**

Purpose: Set of pickle ball courts which can be converted to hosting/ show arena

- **Building G**

- Apprx. **3952 SFT**
- North Facing Building

- **Purpose**

- Apt for Office Spaces, Medical but has great potential for kids' educational space and a store.





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