

SHOPS AT REAGAN HOPE

13920 RONALD REAGAN BLVD,
LEANDER, TX, 78641

FOR LEASE

3 Spaces Available
1,250 sq. ft. - 6,840 sq. ft.

RATE

\$31.50 PSF NNN

NNNs* \$10.00

* Estimate provided by Landlord
and subject to change



Respace Austin
2915 Medical Arts St,
Austin, TX 78705

Jesse Banker
512.710.4748
JBanker@RespaceTeam.com

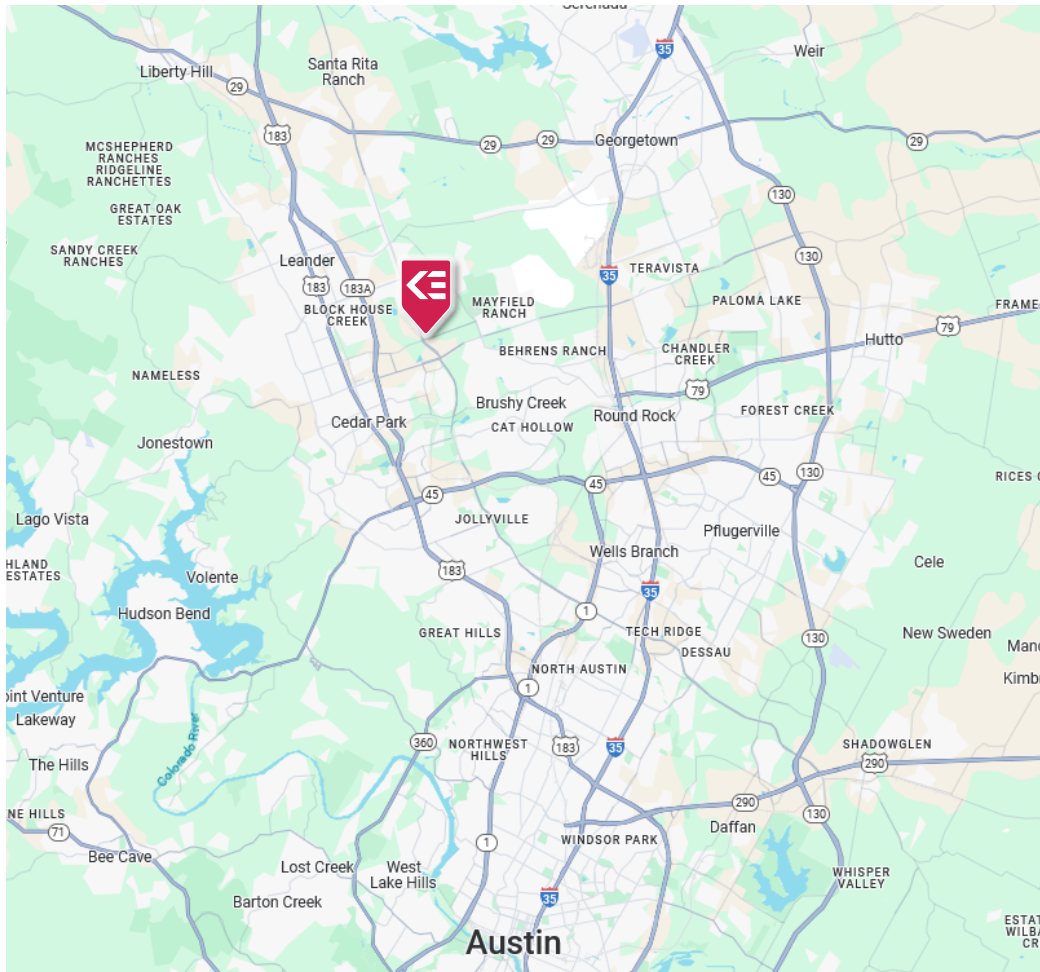
Tony Lazarov
512.762.8669
Tony@ReGroupUs.com

Daniel Pettit
469.844.7352
Daniel@RespaceTeam.com

REspace
INVESTMENTS SALES RENTALS MANAGEMENT

SHOPS AT REAGAN HOPE

13920 RONALD REAGAN BLVD, LEANDER, TX, 78641



3-MILE RADIUS

67,640
POPULATION

\$162,522.00
AVG HH INCOME

36,932
DAYTIME
POPULATION

PROPERTY OVERVIEW

- **Brand new retail building** – at hard-corner intersection in direct path of Cedar Park Development, 7th fastest growing city in America
- **Directly across** – the street from Perfect Games new national headquarters, the worlds largest and most comprehensive Baseball Scouting organization
- **Easy access off US 183A** - with over 46,000 cars per day
- **Zoning: GB** - General Business

AREA TRAFFIC GENERATORS



Respace Austin
2915 Medical Arts St,
Austin, TX 78705

Jesse Banker
512.710.4748
JBanker@RespaceTeam.com

Tony Lazarov
512.762.8669
Tony@ReGroupUs.com

Daniel Pettit
469.844.7352
Daniel@RespaceTeam.com



SHOPS AT REAGAN HOPE

13920 RONALD REAGAN BLVD, LEANDER, TX, 78641



Respace Austin
2915 Medical Arts St,
Austin, TX 78705

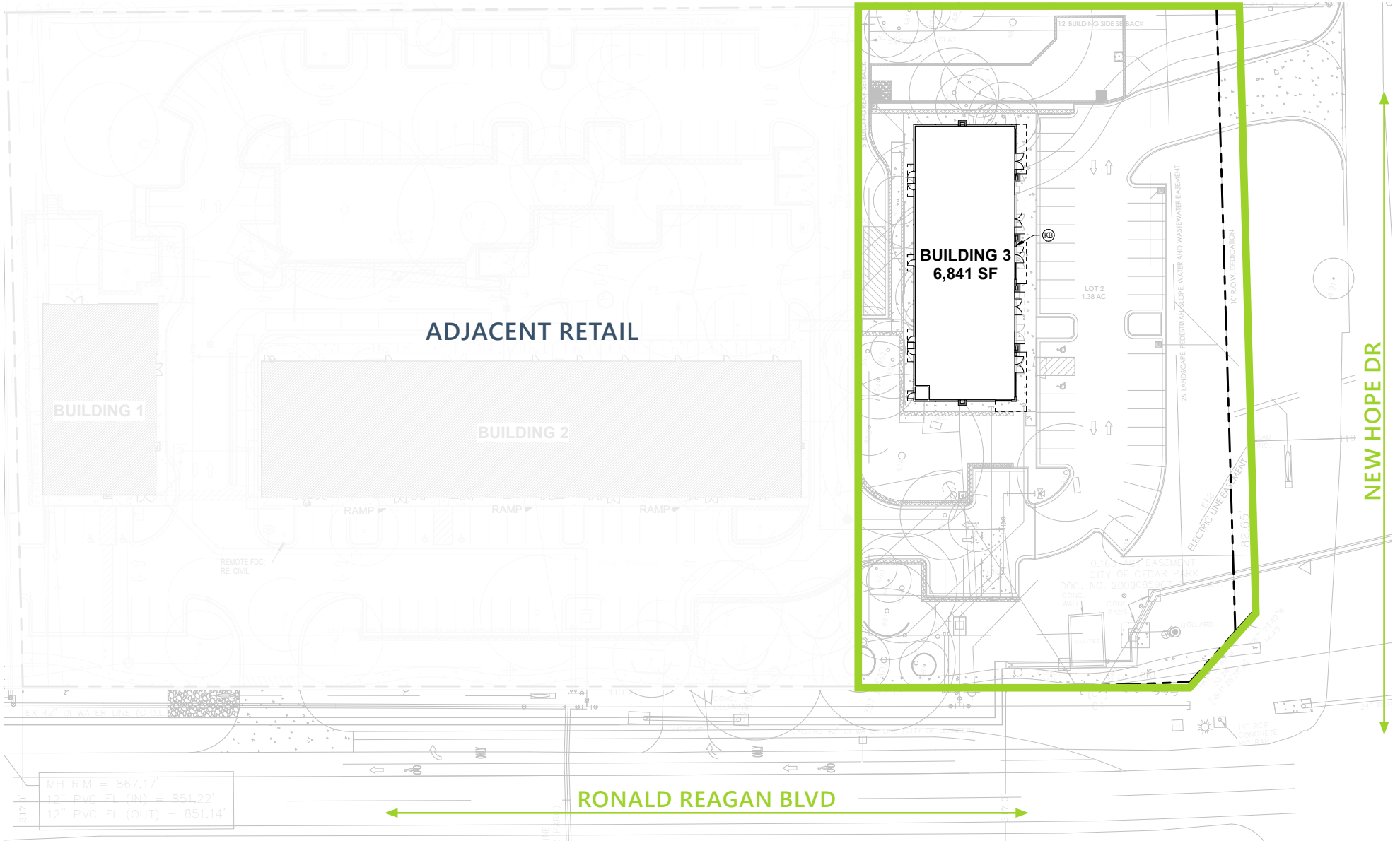
Jesse Banker
512.710.4748
JBanker@RespaceTeam.com

Tony Lazarov
512.762.8669
Tony@ReGroupUs.com

Daniel Pettit
469.844.7352
Daniel@RespaceTeam.com

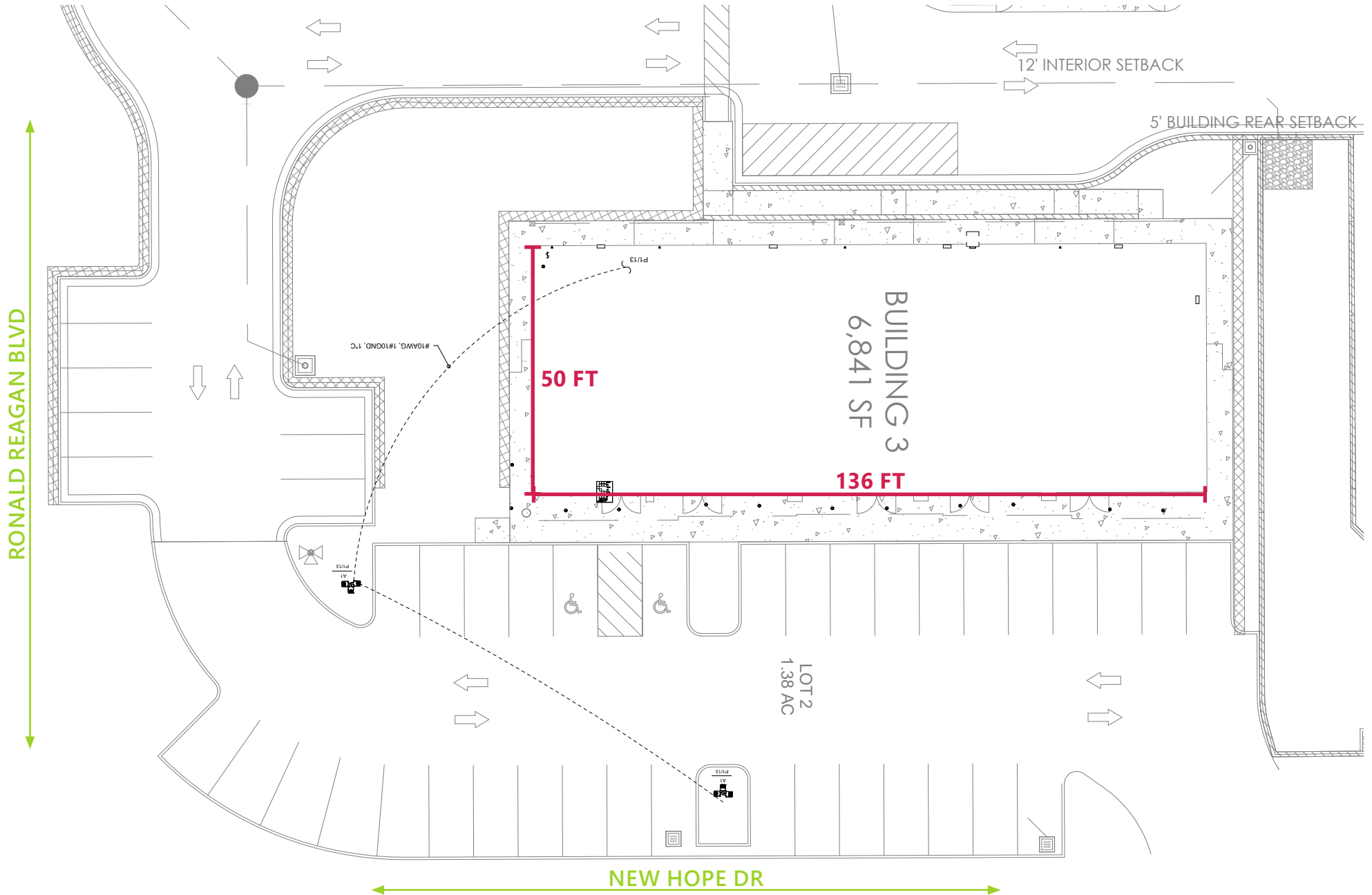


AVAILABLE BUILDING YEAR BUILT 2025



SHOPS AT REAGAN HOPE

13920 RONALD REAGAN BLVD, LEANDER, TX, 78641



Respace Austin
2915 Medical Arts St,
Austin, TX 78705

Jesse Banker
512.710.4748
JBanker@RespaceTeam.com

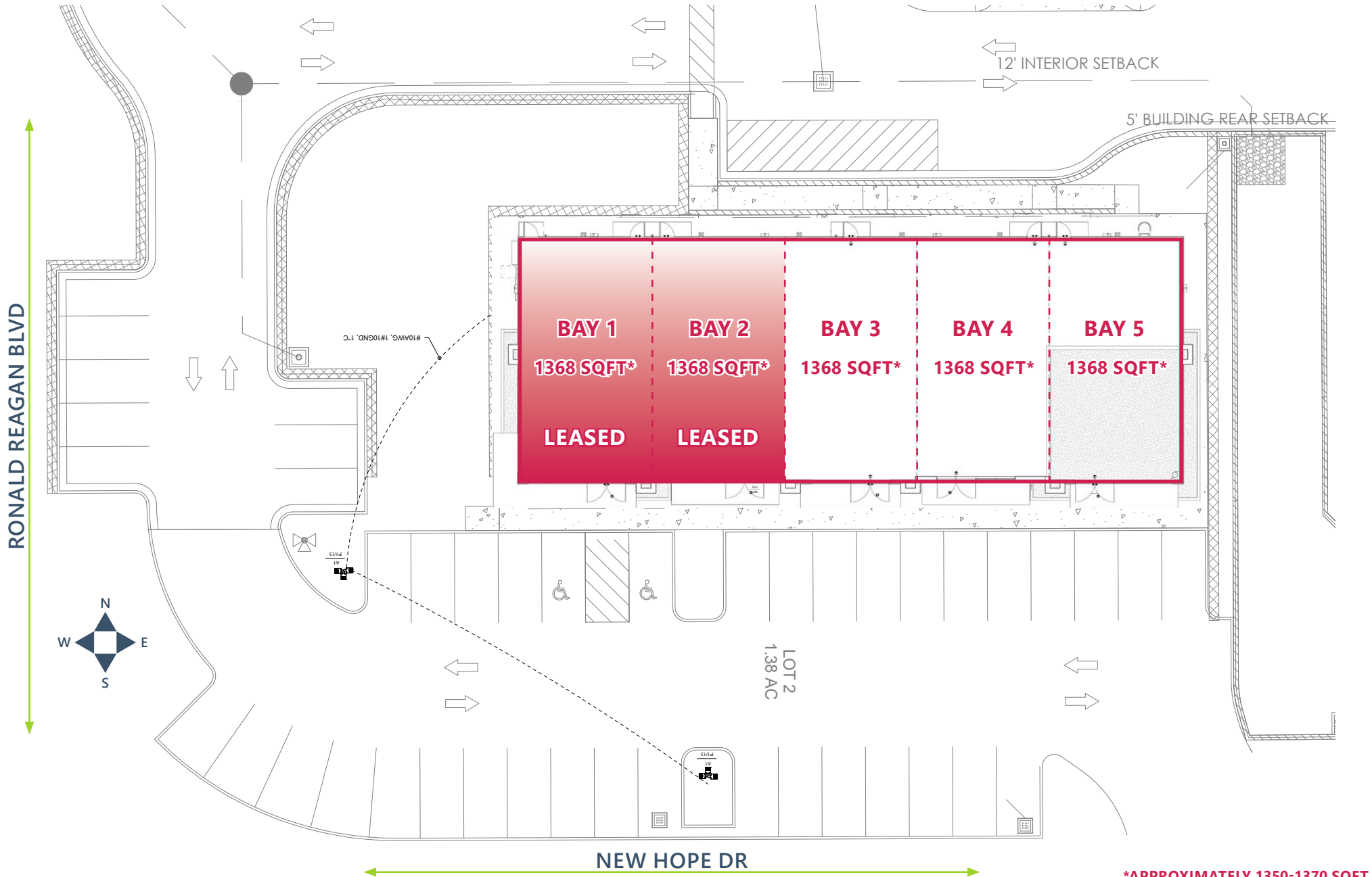
Tony Lazarov
512.762.8669
Tony@ReGroupUs.com

Daniel Pettit
469.844.7352
Daniel@RespaceTeam.com



SHOPS AT REAGAN HOPE

13920 RONALD REAGAN BLVD, LEANDER, TX, 78641



*APPROXIMATELY 1350-1370 SQFT

Respace Austin
2915 Medical Arts St,
Austin, TX 78705

Jesse Banker
512.710.4748
JBanker@RespaceTeam.com

Tony Lazarov
512.762.8669
Tony@ReGroupUs.com

Daniel Pettit
469.844.7352
Daniel@RespaceTeam.com



SHOPS AT REAGAN HOPE

13920 RONALD REAGAN BLVD, LEANDER, TX, 78641



Respace Austin
2915 Medical Arts St,
Austin, TX 78705

Jesse Banker
512.710.4748
JBanker@RespaceTeam.com

Tony Lazarov
512.762.8669
Tony@ReGroupUs.com

Daniel Pettit
469.844.7352
Daniel@RespaceTeam.com



**PROJECTED RETAIL
SPACE IMPACT FROM
THE PERFECT GAMES
NEW NATIONAL
HEADQUARTERS**

**A 16 FIELD
NATIONAL
COMPLEX
FOR PG BASEBALL
80 ACRES**

\$53.9M
estimated
development
costs

1.5 M
projected
annual visits

983,000+
non-local days in market
313,000+
annual room night

\$109.5 M+
In direct spending
annually for the host
community in year one

PROJECTED ECONOMIC IMPACT:

\$1.2B
10-year
cumulative new
direct spending

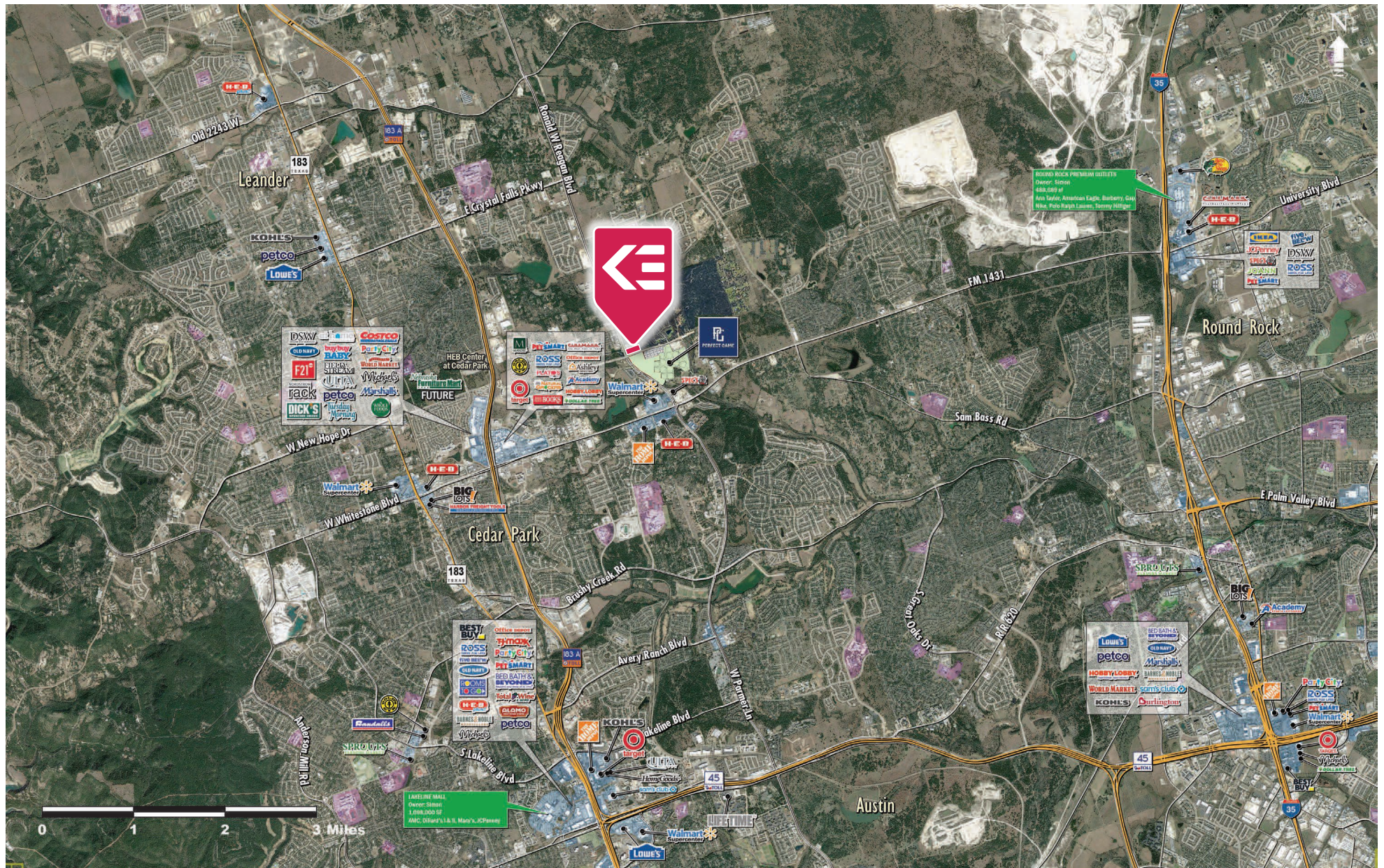
\$2.4B
15-year
cumulative new
direct spending

\$3.5B
20-year
cumulative new
direct spending

- 16 Synthetic Turf Fields [390' Fields]
- Maintenance | 5,400 SF
- Quad Buildings | 7,200 SF

SHOPS AT REAGAN HOPE

13920 RONALD REAGAN BLVD, LEANDER, TX, 78641



Respace Austin
2915 Medical Arts St,
Austin, TX 78705

Jesse Banker
512.710.4748
JBanker@RespaceTeam.com

Tony Lazarov
512.762.8669
Tony@ReGroupUs.com

Daniel Pettit
469.844.7352
Daniel@RespaceTeam.com



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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

REspace LLC	9005423	Tony@ReGroupUs.com	512-472-0048
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tony Lazarov	459968	Tony@ReGroupUs.com	512-762-8669
Designated Broker of Firm	License No.	Email	Phone
Tony Lazarov	459968	Tony@ReGroupUs.com	512-762-8669
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Jesse Banker	705568	JBanker@RespaceTeam.com	512-710-474803
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date