# LEANDER COMMERCIAL PAD SITES
## San Gabriel Pkwy& Bagdad Rd , Leander, Texas
## FOR SALE

**LOT 1: 19.87 AC**
  $4/psf -$8/psf

**LOT 2: 11.54 AC**
  $4/psf-$8/psf

**LOT 3: 22.29 AC**
  $4/psf-$8/psf

**LOT 4: 14.48 AC**
  $4/psf-$8psf

**LOT 5: 3.75 AC**
  $6/psf

**LOT 6: 3.62 AC**
  $6/psf

All sites are LC Zoning - Local Commercial

All Sites Have Utilities to Site



GLENN HIGH SCHOOL
Leander ISD

Savanna Ranch

LOT 2
11.54+/- A.

LOT 3
22.29+/- A.

San Gabriel Pkwy

LOT 1
19.87+/- A.

LOT 4
14.48+/- A.

Halsey Drive

Owned by
Leander ISD

47x110 PRODUCT
63 UNITS

Bagdad Road

LOT 5
3.75+/- A

Benbrook Ranch

LOT 6
3.62+/- A

Devine Lake
355+ Homes

47x110 PRODUCT
102 UNITS

Google Earth

**Shrini Neshangi**
o. 512-617-6416
c. 512-850-9854
shrini@capellatx.com
**Capellatx.com**

Capella Commercial, LLC

# LEANDER COMMERCIAL PAD SITES
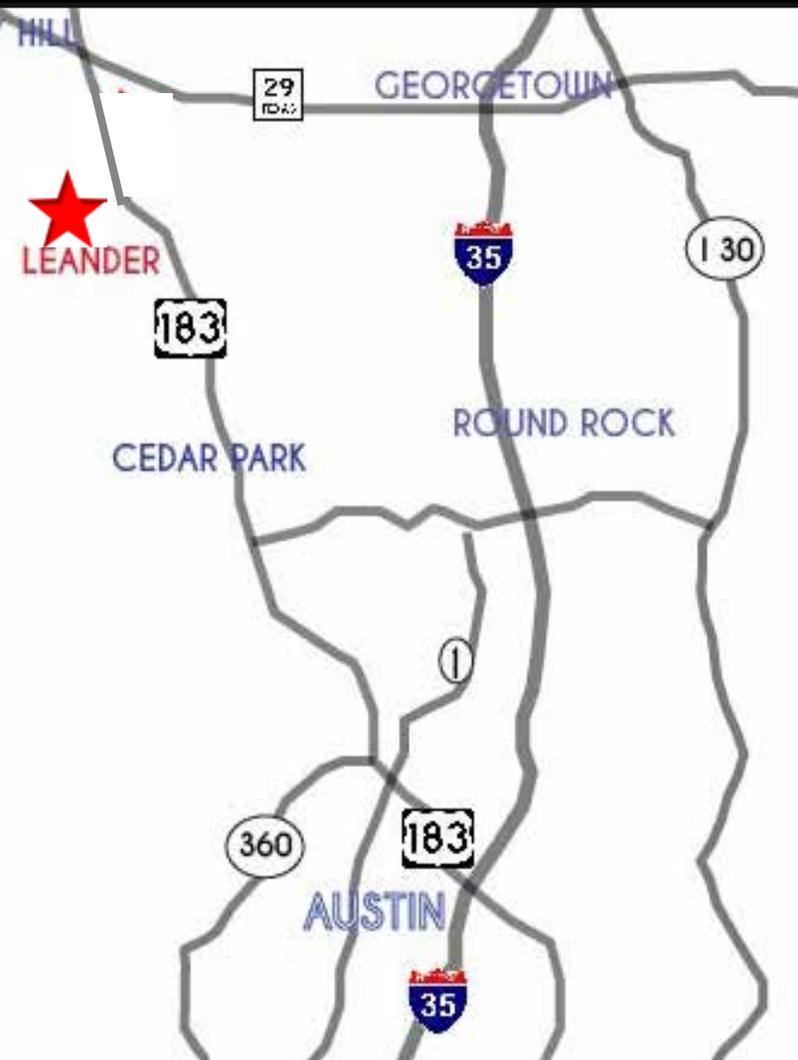## San Gabriel Pkwy& Bagdad Rd , Leander, Texas
## FOR SALE

**Leander, Texas** is located in Williamson County just north of Cedar Park in the Austin Metroplex. Leander is currently experiencing explosive growth and is noted as the fourth fastest growing city in Texas.

Highly rated school districts, the lower cost of living and availability of homes and lots in Leander has attracted younger families with school age children to the area.  The Leander Capital Metro Rail has opened a 30 minute access to downtown Austin while the extension of Highway 183 has nudged Cedar Park growth northward.

**"City of Leander is recognized as the fastest growing city with a population over 15,000 in the United States and has the resources in place to eventually serve a population of 250,000" –austinchamber.com**

- Cedar Park lots are built out and pushing growth northward.
- Leander had a 16.5% population increase from 2016-2018
- New home density near the transit orientated district.

Leander, TX

**Shrini Neshangi**
o. 512-617-6416
c. 512-850-9854
shrini@capellatx.com
Capellatx.com

Capella Commercial, LLC

# LEANDER COMMERCIAL PAD SITES
## San Gabriel Pkwy& Bagdad Rd , Leander, Texas
## FOR SALE

## Demographics and Population

### MEDIAN HH INCOME
1 Mile:     $79,206
3 Mile:     $85,069
5 Mile:     $89,185

|  | 2019 POPULATION | 2022 POPULATION (Projected) | POP. Growth 2019-2024 |
|---|---|---|---|
| 1 Mile: | 14,345 | 16,990 | %18.44 |
| 3 Mile: | 57,582 | 68,238 | %18.51 |
| 5 Mile: | 99,024 | 117,368 | %18.55 |

**Williamson County is growing on the average of 120 residents per day.**

Apple's planned $1 Billion campus will be located at Parmer Lane and McNeil Drive. The new campus is projected to open in 2021 and house up to 15,000 employees.

Capital Metro Rail has recently opened it's Leander location on Highway 183 less than 1 mile east of the site.

St. Davids Healthcare opened a 11,200 SF Emergency Center as their third phase of construction on their 52 acre campus on Highway 183.

Leander ISD is a highly acclaimed school district.

Austin Community College opened their new 100 acre San Gabriel campus located just 1 mile east of the site.

**Shrini Neshangi**
o. 512-617-6416
c. 512-850-9854
shrini@capellatx.com
**Capellatx.com**

Capella Commercial, LLC

# LEANDER COMMERCIAL PAD SITES

## San Gabriel Pkwy& Bagdad Rd , Leander, Texas

## FOR SALE

Austin, Texas

#1 Hottest Labor Market - Wall Street Journal Mar 2019

Top 10 Hardest Working Cities -Wallet Hub Feb 2019

#1 Best Places to Live -U.S. News and World Report- 2018

#1 Fastest Growing City in U.S. - Wallet Hub 2019

#1 Best Place in America to Start a Business - INC 2018

#1 Place to Live. 3rd year. -U.S. World News 2019

#4 -Best Large Cities to Start a Business - Wallet Hub 2019

Hottest Real Estate Markets to Watch in 2018 - Trulia

Fastest Growingtop 50 Metro Economy through 2022

Highly Educated Work Force

**Shrini Neshangi**
o. 512-617-6416
c. 512-850-9854
shrini@capellatx.com
Capellatx.com

## Capella Commercial, LLC

# CAPELLATX.COM

*Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

# Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer) you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as sub-agent represents the owner in a cooperation with the listing broker. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:**
The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a sub-agent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interest of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:**
The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information know to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:**
A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the

transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

**IF YOU CHOSE TO HAVE A BROKER REPRESENT YOU:**
You should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

CAPELLA COMMERCIAL, LLC
REAL ESTATE SERVICES