

FOR SALE



2 Acres on Bagdad Rd

Bagdad Rd
Leander, TX 78641



James Moreno

512.669.6280

james.moreno@expcommercial.com
www.expcommercial.com

Property Summary

Bagdad Rd, Leander, TX 78641

FOR SALE



PROPERTY DESCRIPTION

Now offered at **\$1,000,000** (reduced from \$1.3M), this **2.054-acre** tract on Bagdad Rd presents a turnkey development opportunity in one of Leander's fastest-growing corridors. Zoned **GC Commercial**, the site allows for a wide range of uses—including **convenience stores, retail, and service-based businesses**.

A **proposed site plan** is available for **two retail buildings totaling 12,054 SF**, offering a strong starting point for investors or developers. Located just **half a mile from Leander High School**, the property benefits from steady traffic, nearby rooftops, and strong community growth.

Whether you're looking to build and lease, sell pad sites, or develop your own retail footprint, this tract is well-positioned for long-term value.

PROPERTY HIGHLIGHTS

- 2.054 Acres
- Proposed Site Plan for 2 Retail Buildings totaling 12,054 Sqft
- GC Commercial Zoning / C Store Allowed
- .5 Mile from Leander High School

OFFERING SUMMARY

Sale Price:	\$1,000,000
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DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	385	1,330	4,913
Total Population	1,120	3,861	14,428
Average HH Income	\$106,166	\$104,942	\$121,722

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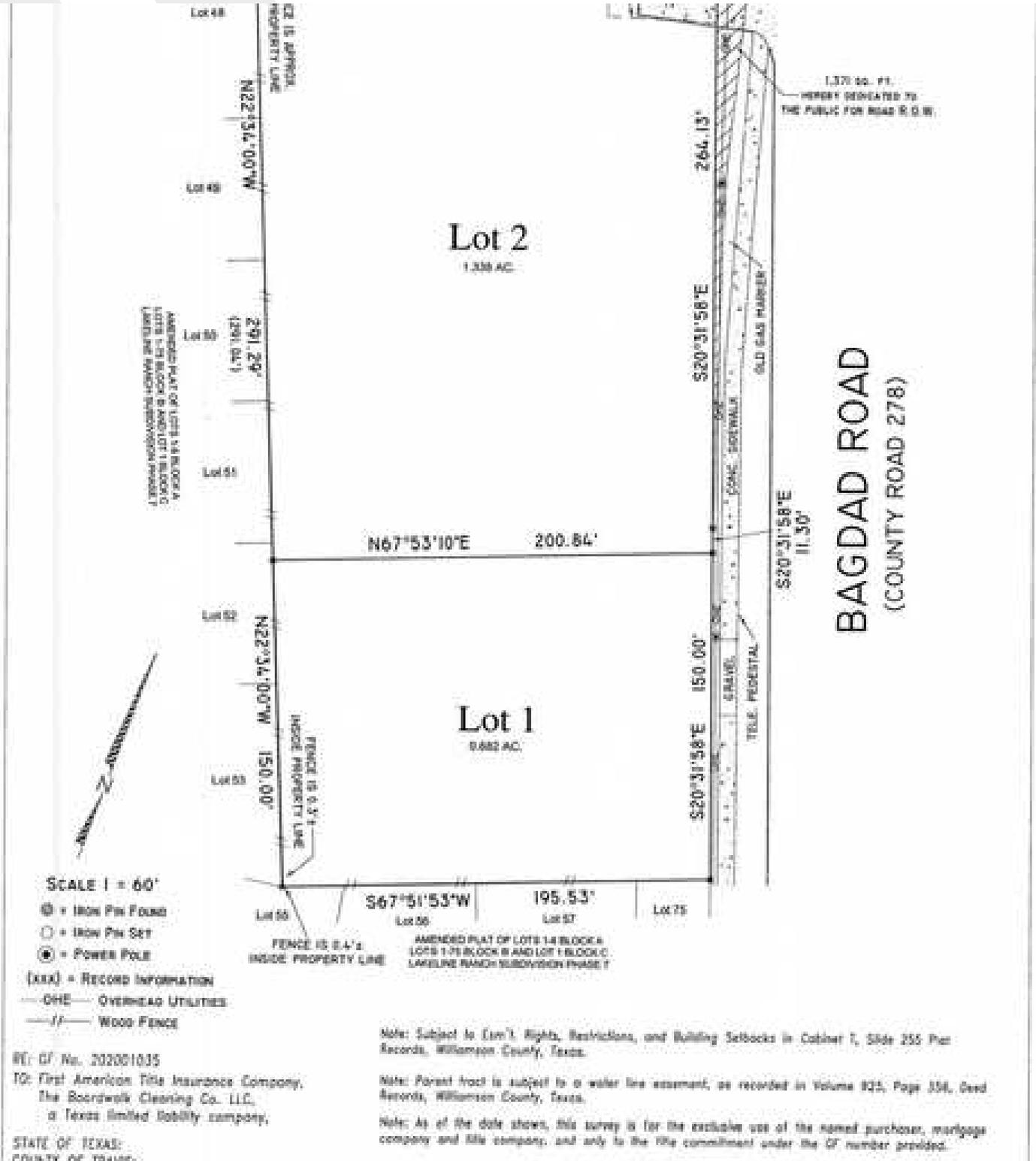


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Survey

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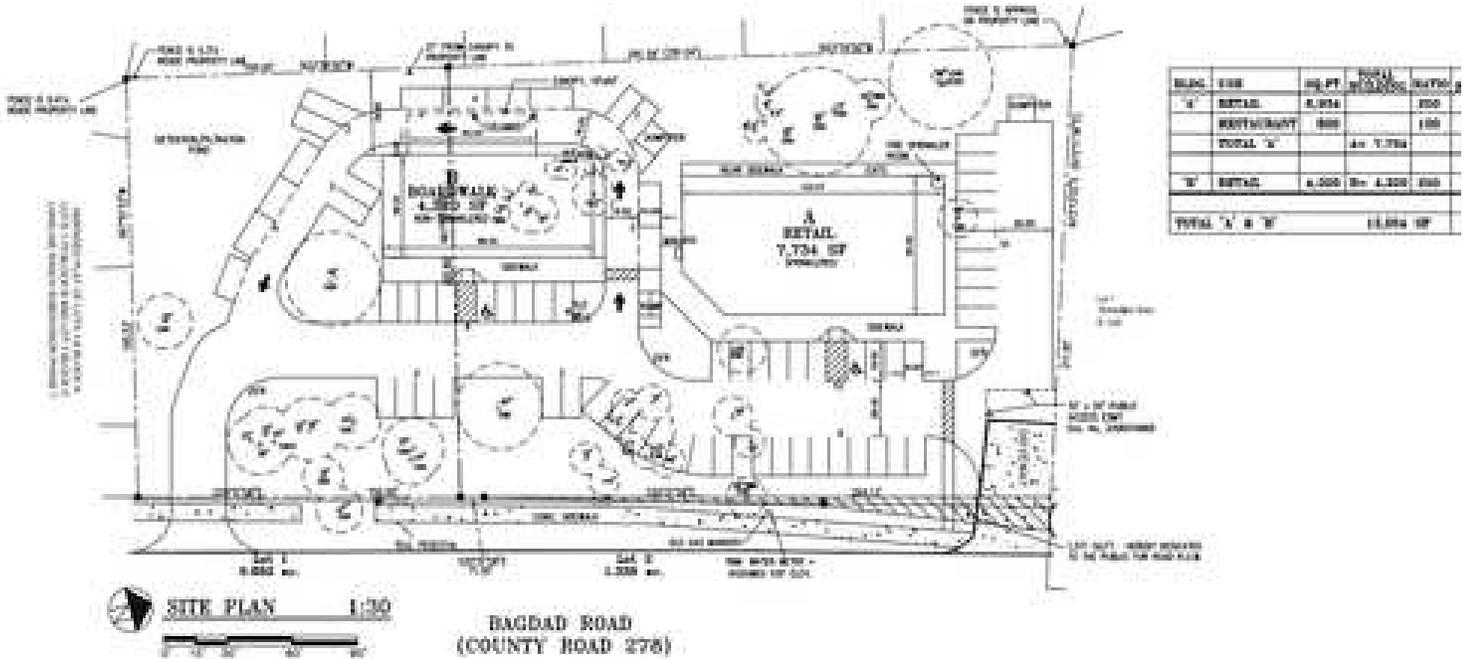
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Preliminary Site Plan

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LEGAL DESCRIPTIONS	
SECTION 10, T12N, R12E, S10W, CO. 10, TEXAS	100%
SECTION 11, T12N, R12E, S10W, CO. 10, TEXAS	100%
LIST OF CODES	
2014 INTERNATIONAL BUILDING CODE	IBC
2014 INTERNATIONAL PLUMBING AND MECHANICAL CODE	IPC
2014 INTERNATIONAL FIRE AND ALARM CODE	IFC
2014 INTERNATIONAL ELECTRICAL CODE	IEC
2014 INTERNATIONAL ENERGY CONSERVATION CODE	IECC
2014 INTERNATIONAL FIRE LOSS PREVENTION CODE	IFLC
2014 INTERNATIONAL SIGN CODE	ISC
2014 INTERNATIONAL SAFETY CODE	ISC
CODE DATA	
PERMITS	100%
PLANNING	100%
ENVIRONMENTAL	100%
CONSTRUCTION	100%
OPERATION	100%
REPAIRS	100%

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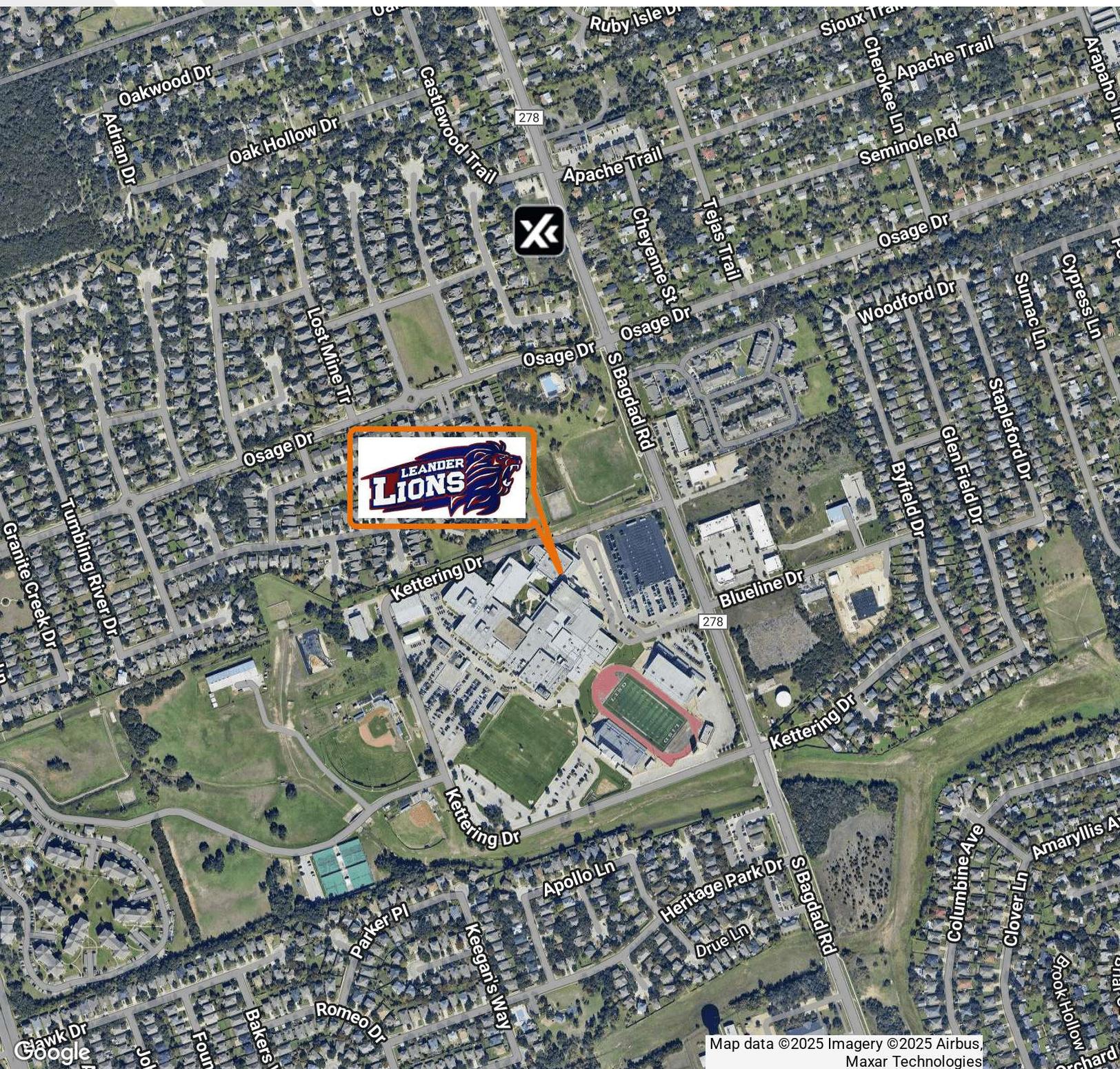


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Location Map

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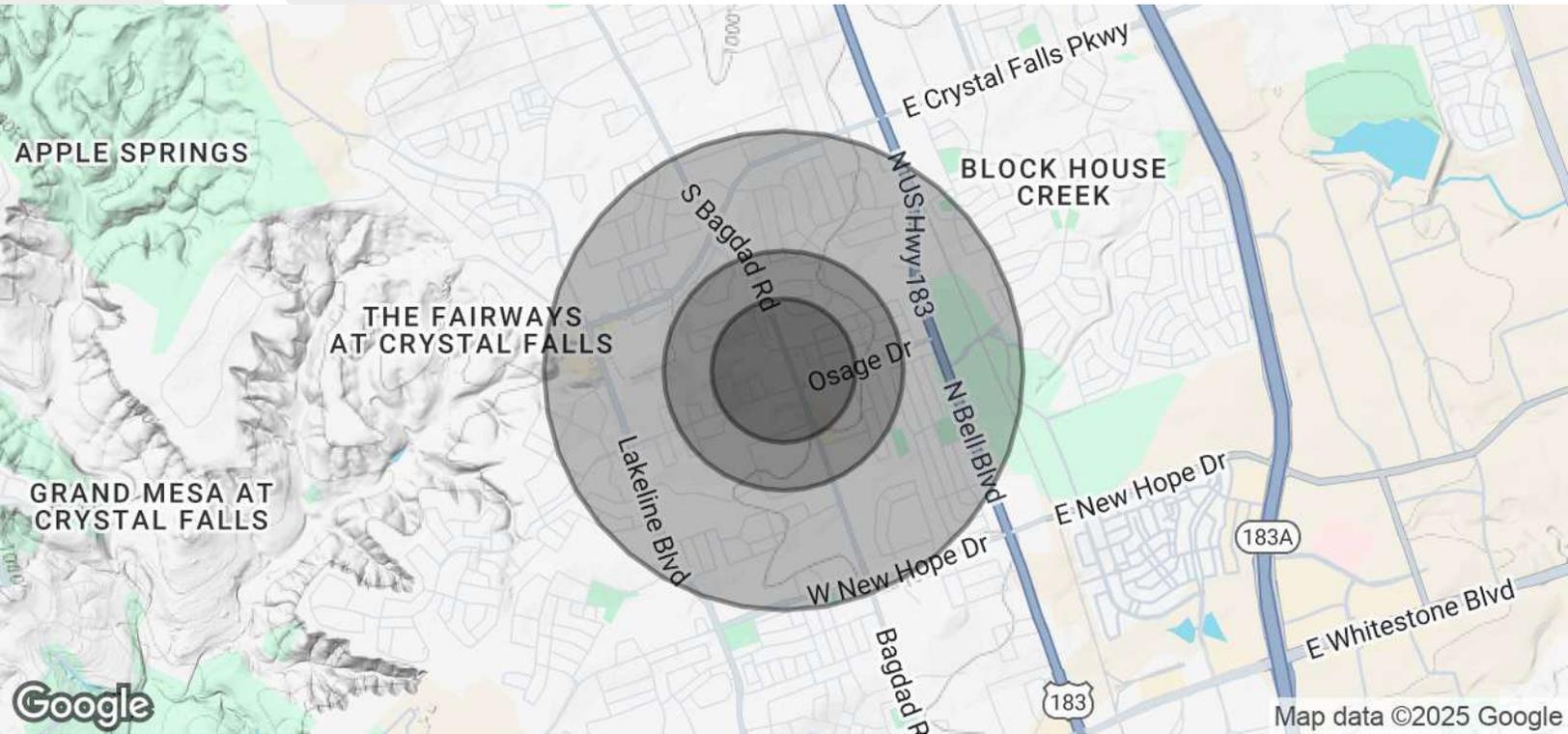


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Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,120	3,861	14,428
Average Age	37	37	37
Average Age (Male)	36	36	35
Average Age (Female)	38	38	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	385	1,330	4,913
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$106,166	\$104,942	\$121,722
Average House Value	\$514,569	\$480,760	\$465,537

Demographics data derived from AlphaMap

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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.

2-10-2025



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. **An owner’s agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date