

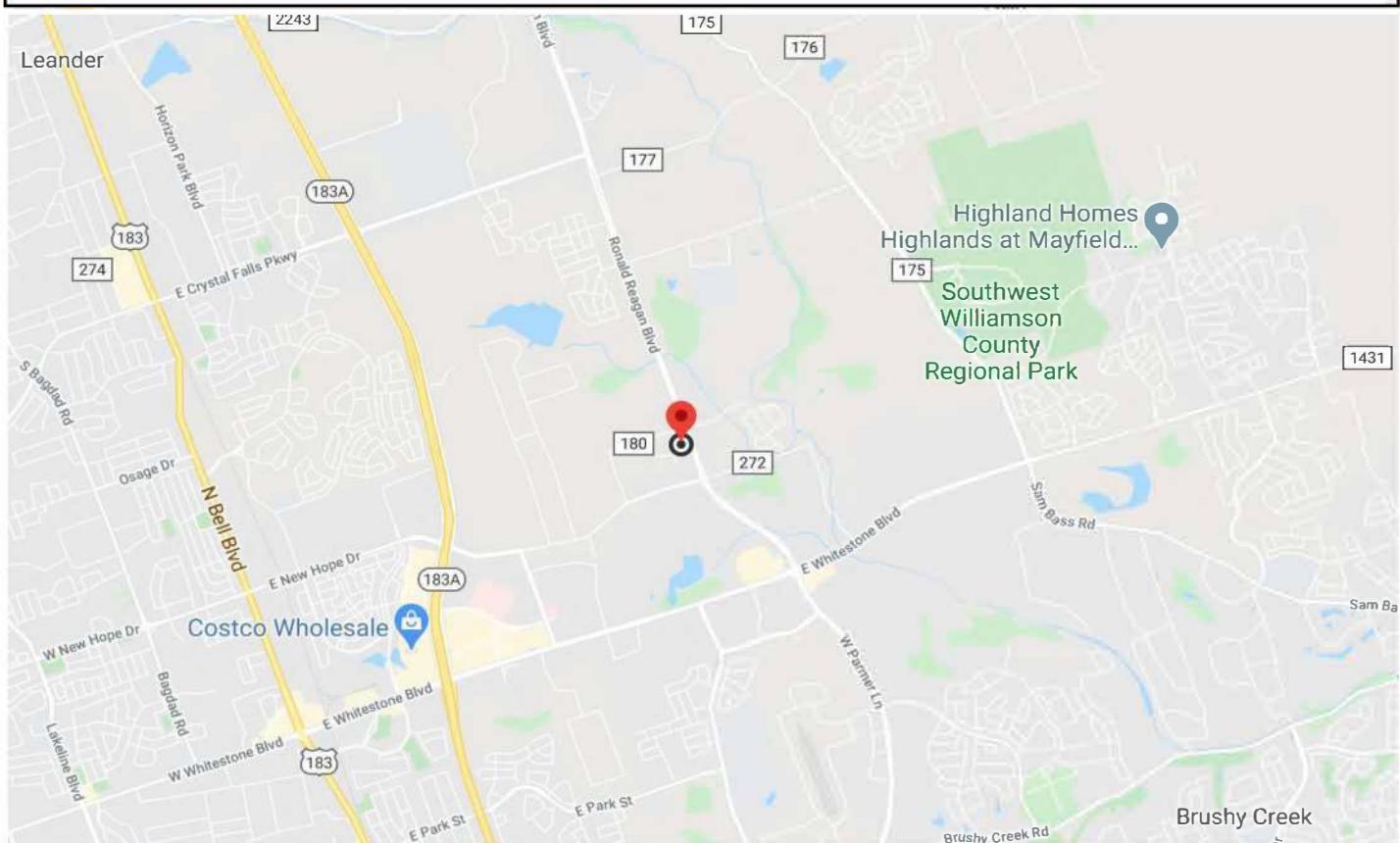
# RONALD REAGAN RETAIL CENTER

14105 RONALD REAGAN BLVD, LEANDER, TX 78641

**32,000 SF. OF RETAIL SPACE AVAILABLE AT  
14105 RONAL REAGAN BLVD, LEANDER IN CEDAR PARK**

**32,000 SFT RETAIL SPACE AVAILABLE AT 14105 RONALD REAGAN BLVD, LEANDER, TX 78641.**

**RONALD REAGAN RETAIL CENTER IS A 32000 SF RETAIL CENTER AVAILABLE FOR LEASE. PERFECT LOCATION FACING RONALD REAGAN WITH MULTIPLE ACCESS POINTS AND MINUTES AWAY FROM WALMART SUPER CENTER, HEB, HOME DEPOT AND MANY OTHER MAJOR RETAILERS. FIRST GENERATION SPACE WITH 190 PARKING AND FLEXIBLE UNITS THAT CAN BE COMBINED TO SUIT YOUR NEEDS. CITY ZONING "GB" ALLOWS MANY RETAIL BUSINESS TO OPERATE INCLUDING RETAIL, MEDICAL, RESTAURANTS.**



PRICING AND FURTHER INFORMATION PROVIDED UPON REQUEST. PLEASE FEEL FREE TO CONTACT VENKAT DIRECTLY.

VENKAT GUDAPURI  
512-590-4165  
Vgudapuri@gmail.com

**ALL CITY**  
**REAL ESTATE**

# RONALD REAGAN RETAIL CENTER

14105 RONALD REAGAN BLVD, LEANDER, TX 78641

**32,000 SF OF RETAIL SPACE AVAILABLE**



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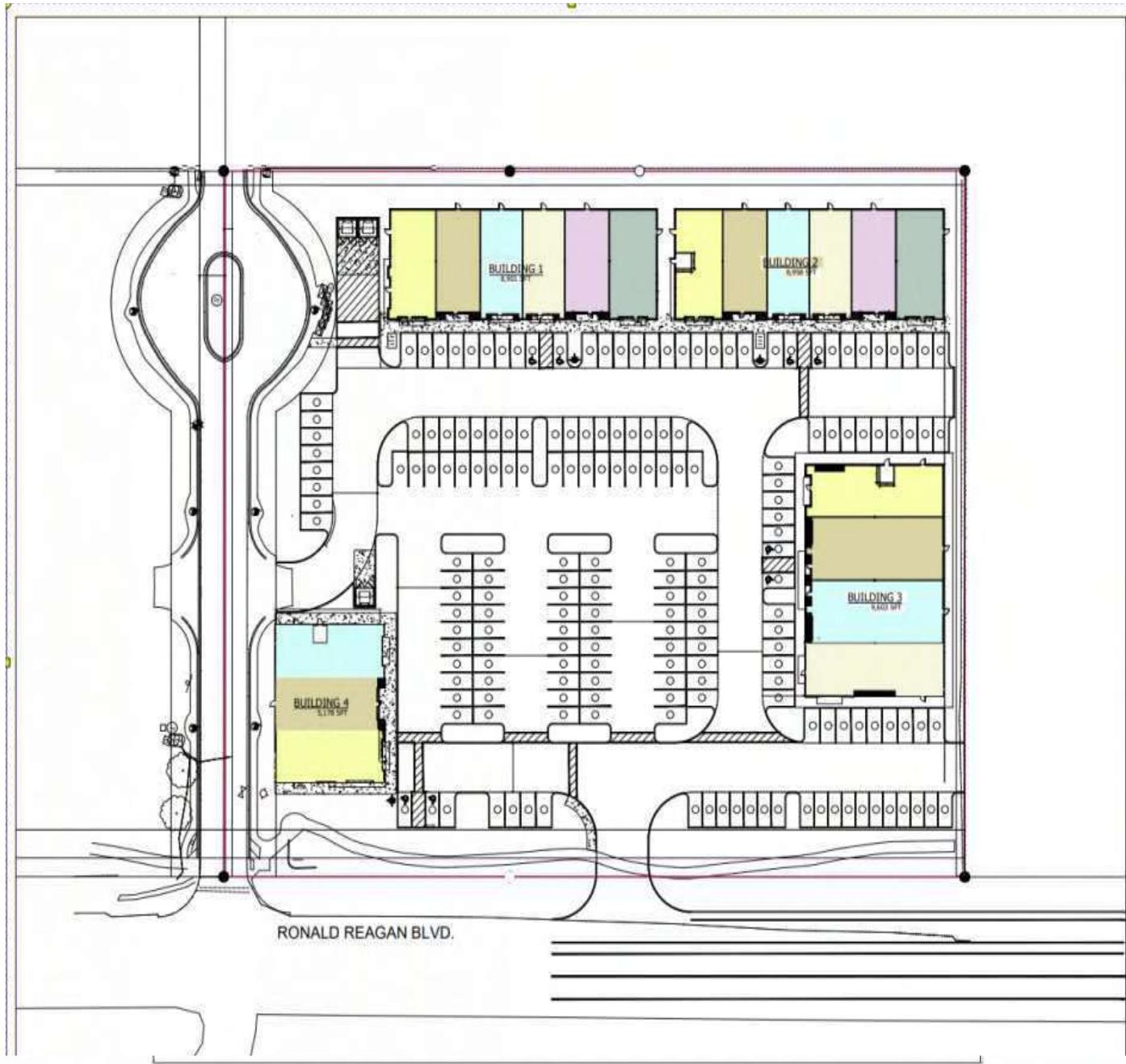
32,000 SF OF RETAIL SPACE AVAILABLE



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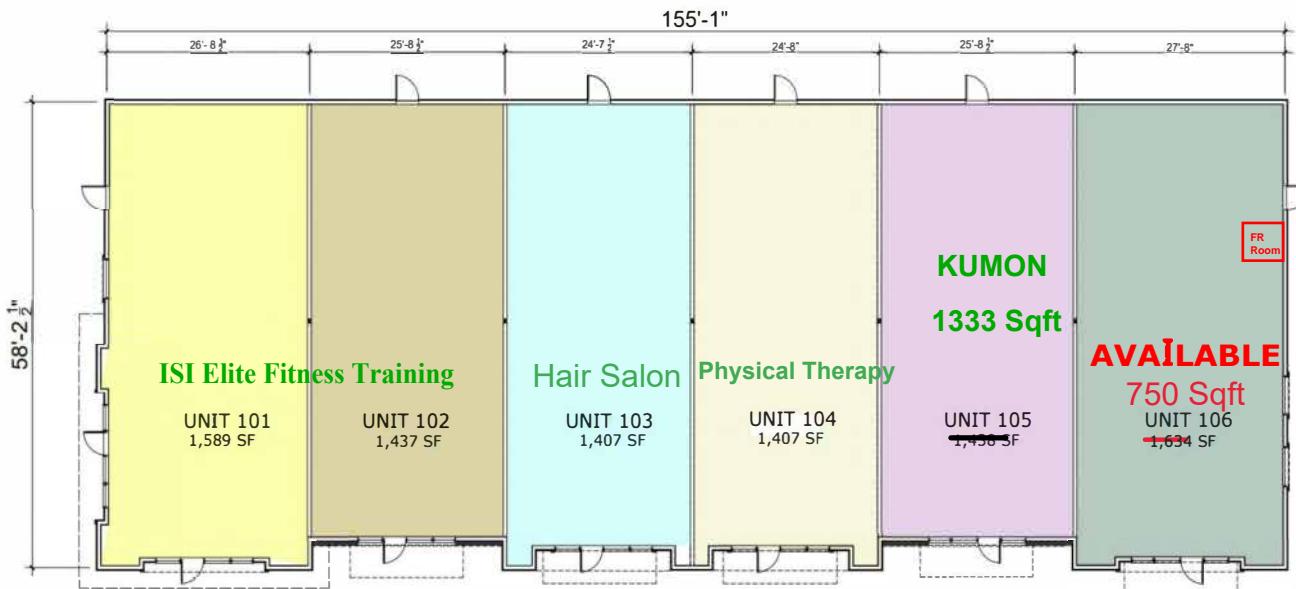
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# RONALD REAGAN RETAIL CENTER

14105 RONALD REAGAN BLVD, LEANDER, TX 78641

**32,000 SF OF RETAIL SPACE AVAILABLE**



**BUILDING 1**  
8912 Sqft



CREATIVE QUALITY DESIGN  
MAT DESIGN STUDIO  
1418 Manfield Dam CT, Unit 19  
Austin TX 78734  
matdesignstudio@gmail.com  
469 951 0811

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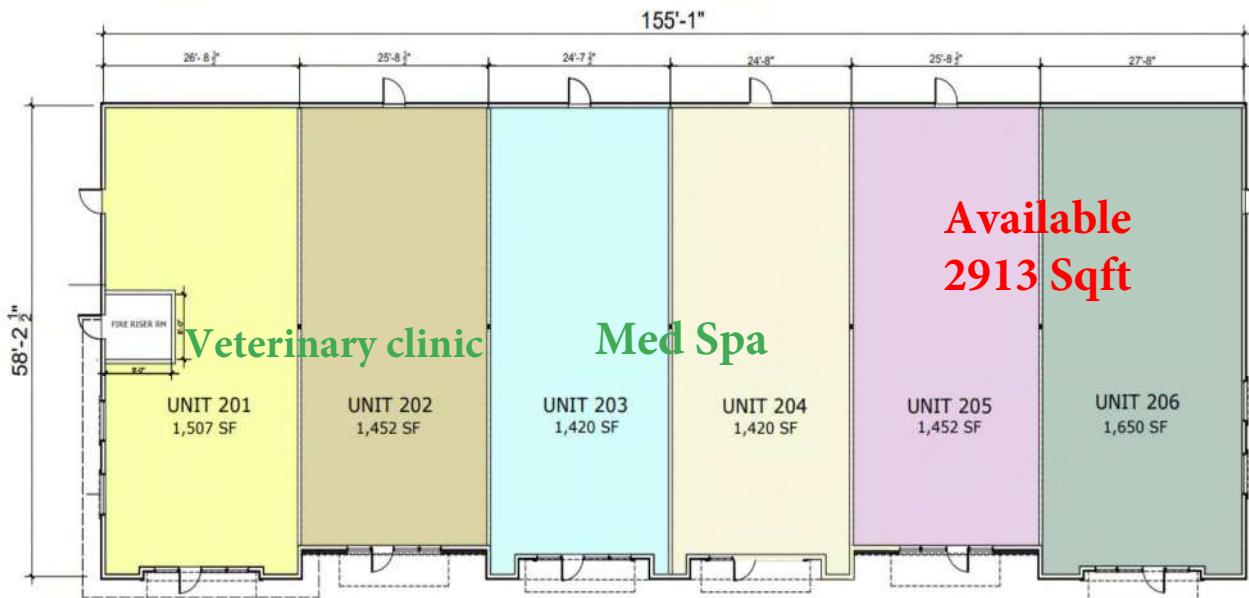
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512-590-4165  
Vgudapuri@gmail.com

**ALL CITY**  
REAL ESTATE

# RONALD REAGAN RETAIL CENTER

14105 RONALD REAGAN BLVD, LEANDER, TX 78641

32,000 SF OF RETAIL SPACE AVAILABLE



**BUILDING 2**  
8901 Sqft



Creative Quality Design  
MAT DESIGN STUDIO  
14610 Mansfield Dam Ct, Unit 19  
Austin TX 78754  
matdesignstudios@gmail.com  
469 951 0814

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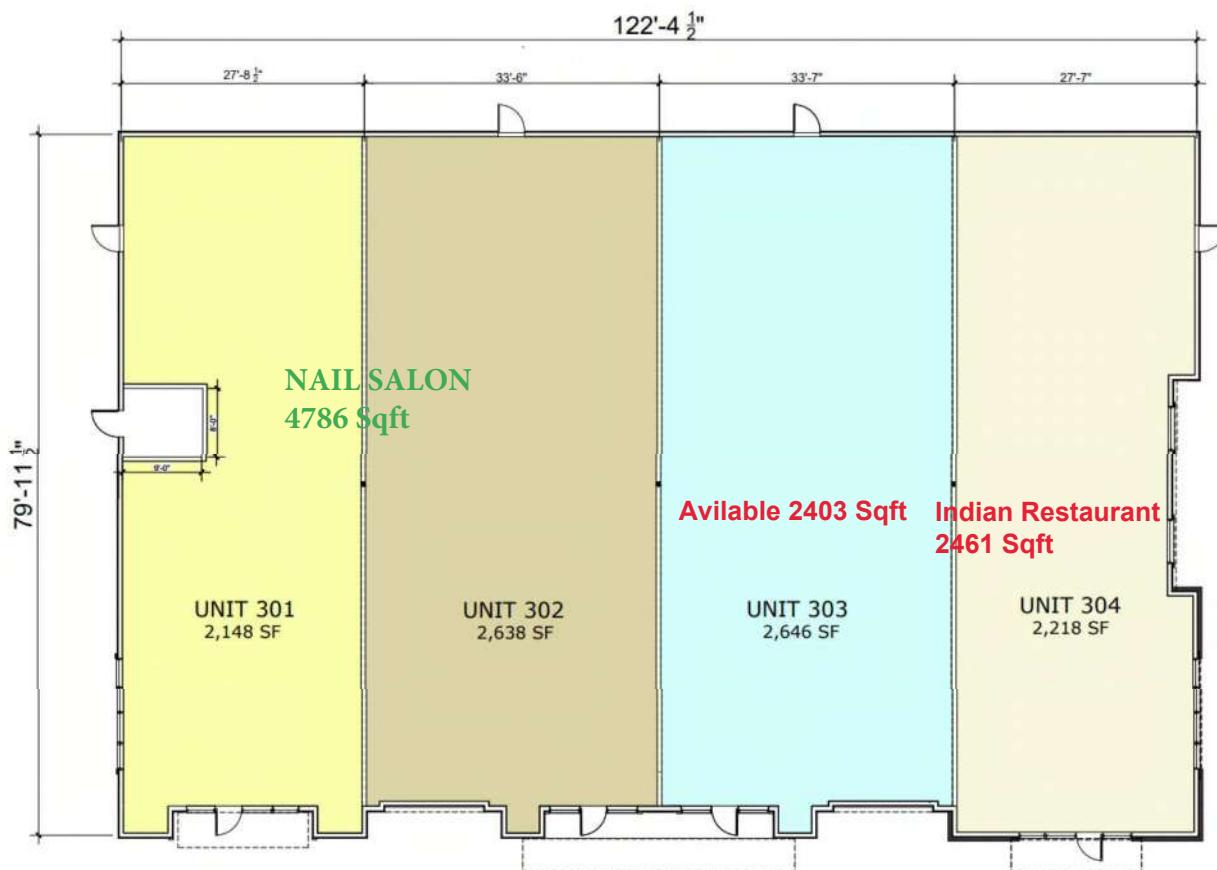
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# RONALD REAGAN RETAIL CENTER

14105 RONALD REAGAN BLVD, LEANDER, TX 78641

**32,000 SF OF RETAIL SPACE AVAILABLE**



## BUILDING 3

9650 Sqft



CREATIVE QUALITY DESIGN

MAT DESIGN STUDIO  
14618 Mansfield Dam Ct, Unit 19  
Austin, TX 78734  
matdesignstudio@gmail.com  
489.951.0614

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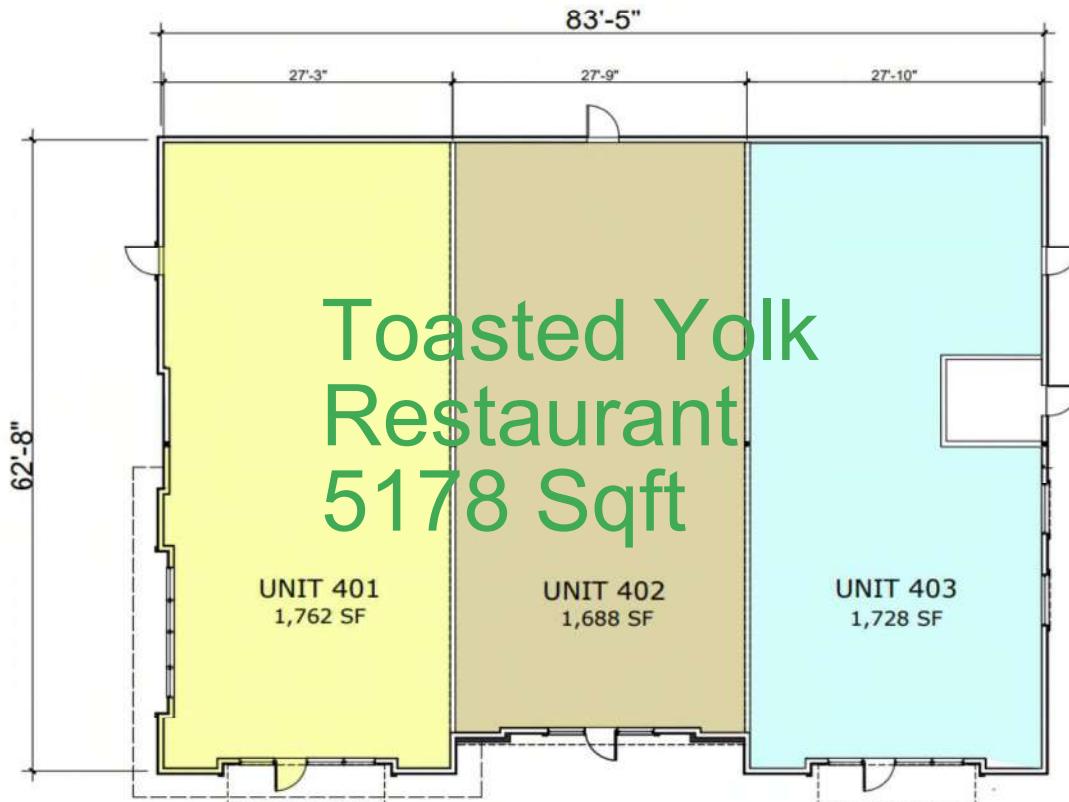
VENKAT GUDAPURI  
512-590-4165  
Vgudapuri@gmail.com

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REAL ESTATE

# RONALD REAGAN RETAIL CENTER

14105 RONALD REAGAN BLVD, LEANDER, TX 78641

32,000 SF OF RETAIL SPACE AVAILABLE



**BUILDING 4**  
5178 Sqft



CREATIVE QUALITY DESIGN  
MAT DESIGN STUDIO  
14618 Mansfield Dam CT, Unit 19  
Austin TX 78734  
matdesignstudio@gmail.com  
489 951 0614

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## 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 coincidental 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.

<b>All City Real Estate, Ltd. Co.</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>9003633</b> License No.	<b>admin@allcityaustin.com</b> Email	<b>(866)277-6005</b> Phone
<b>Kevin P. Scanlan</b> Designated Broker of Firm	<b>477367</b> License No.	<b>kevin@allcityagents.com</b> Email	<b>(866)277-6005</b> Phone
<b>Kevin P. Scanlan</b> Licensed Supervisor of Sales Agent/	<b>477367</b> License No.	<b>kevin@allcityagents.com</b> Email	<b>(866)277-6005</b> Phone
Associate <b>Venkat Gudapuri</b>	<b>708865</b> License No.	<b>vgudapuri@gmail.com</b> Email	<b>512-590-4165</b> Phone
Sales Agent/Associate's Name			
		Buyer/Tenant/Seller/Landlord Initials	Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 Date