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# REGAN SQUARE

14050 RONALD W  
REAGAN BLVD,  
Cedar Park, TX

## **DISCLAIMER**

**THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES DEEMED RELIABLE;  
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OR WITHDRAWAL WITHOUT NOTICE**

**REGAN SQUARE LLC**

**(PRESENTED BY QUANTUM ASSET MANAGEMENT)**

**A TEXAS LIMITED LIABILITY COMPANY**





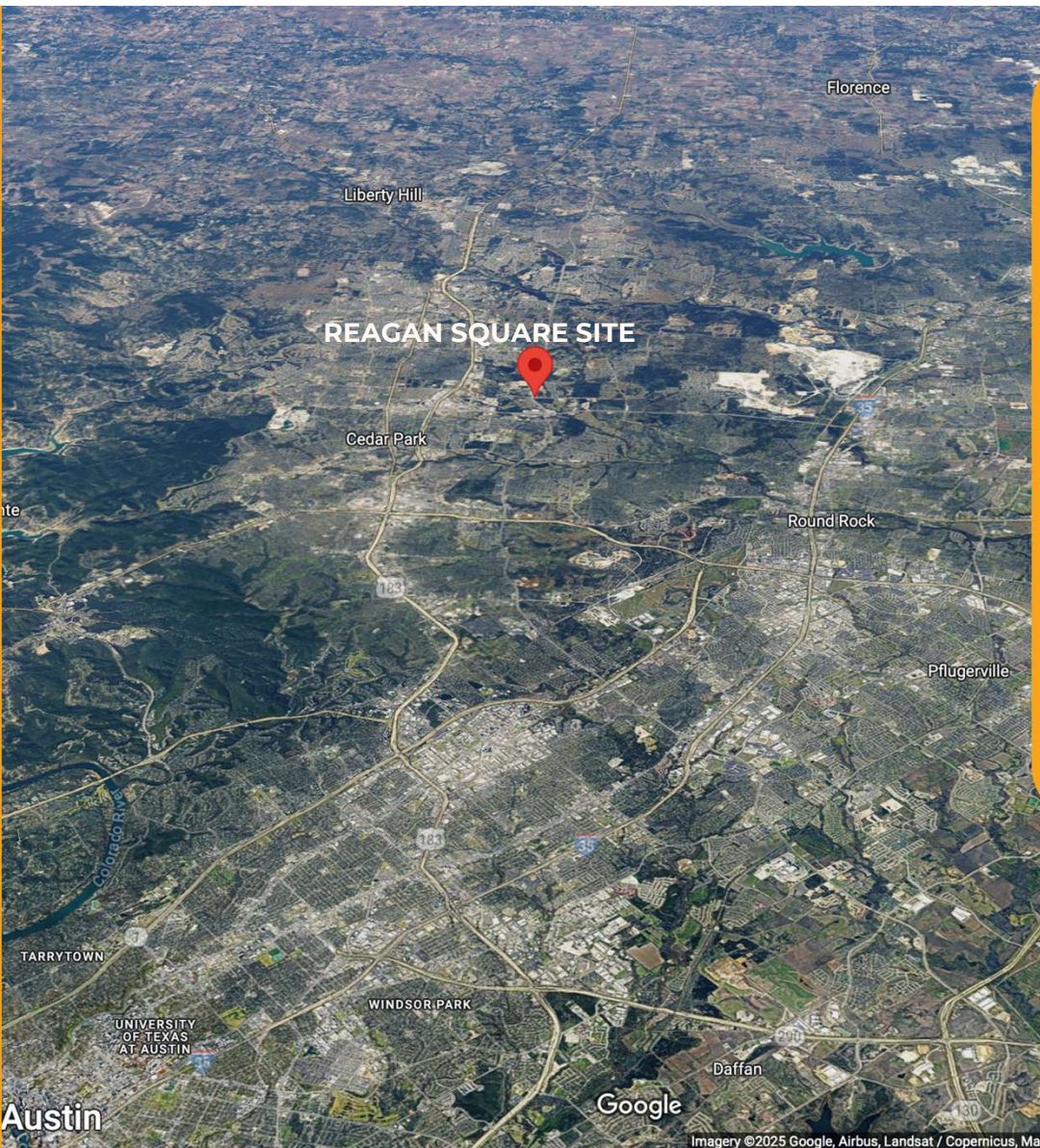
**39,108 SFT** : Total Commercial  
**4,257 SFT**: Restaurant, stand alone (A)  
**3900 SFT** – Retail, stand alone (B)  
**3,900 SFT** – Grocery, stand alone (C)  
**12000 SFT** – Smaller Office spaces (D)  
**11000 SFT** – Sport lounge & Pickle ball (E)  
**3900 SFT** – Medical , stand alone(C)

# 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

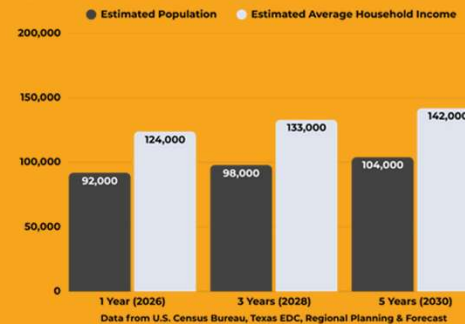






**Cedar Park - Texas**, STRATEGICALLY LOCATED IN WILLIAMSON COUNTY WITHIN THE GREATER AUSTIN METROPOLITAN AREA, OFFERS A DYNAMIC AND GROWING MARKET IDEAL FOR RETAIL DEVELOPMENT. AS ONE OF THE FASTEST-GROWING COMMUNITIES IN CENTRAL TEXAS, IT BENEFITS FROM A STRONG DEMOGRAPHIC PROFILE, HIGH HOUSEHOLD INCOME 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.



\* COURTESY DATA FROM LEANDER EDC CENSUS

\*\* COURTESY DATA FROM PAYSACLE

  
POPULATION

87,511

  
MEDIAN HH INCOME

\$140,180

  
MEDIAN HH SPENDING

\$1500

  
MEDIAN HOME PRICE

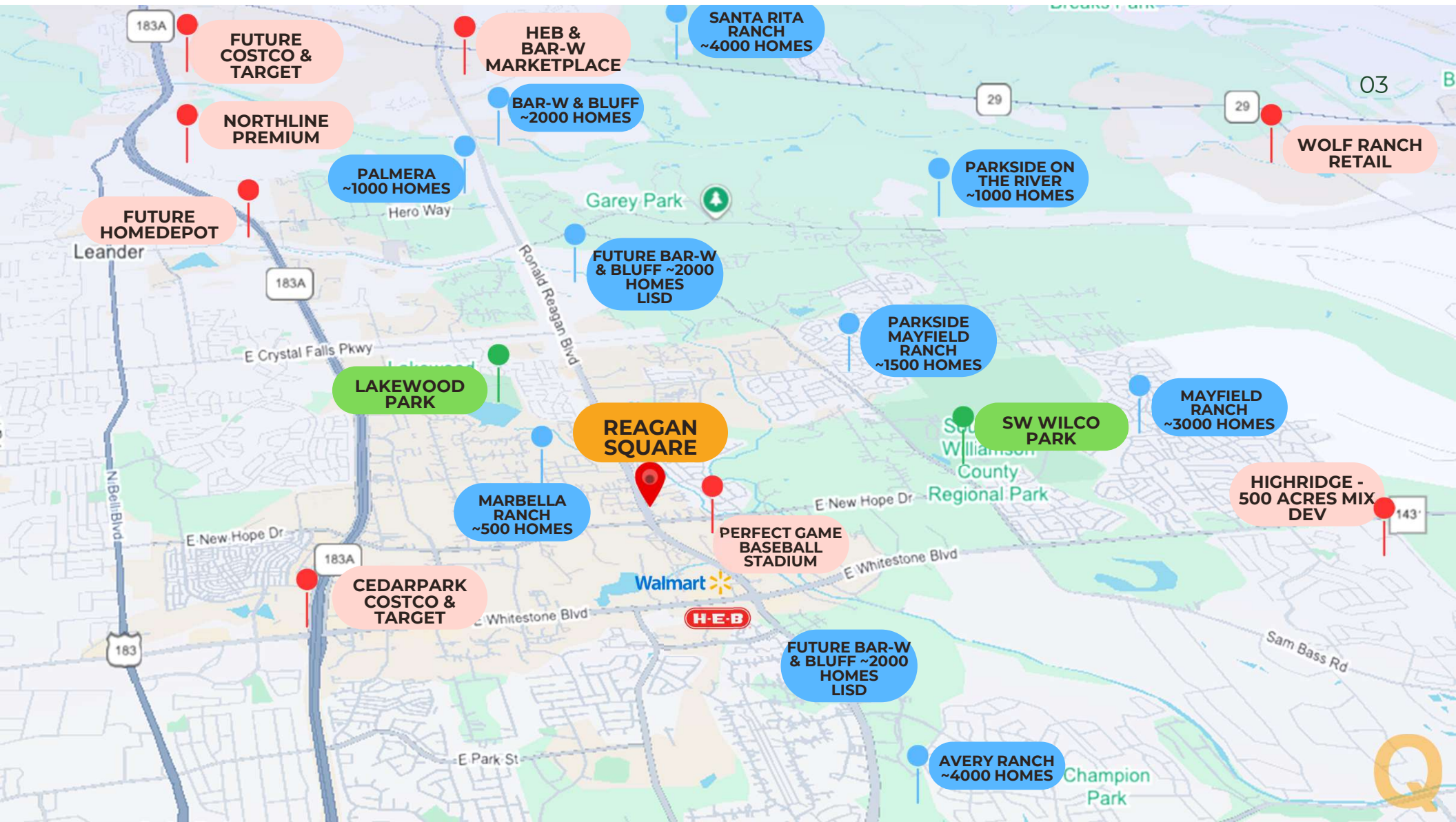
\$413,367

  
MEDIAN HOME RENT

\$2,186

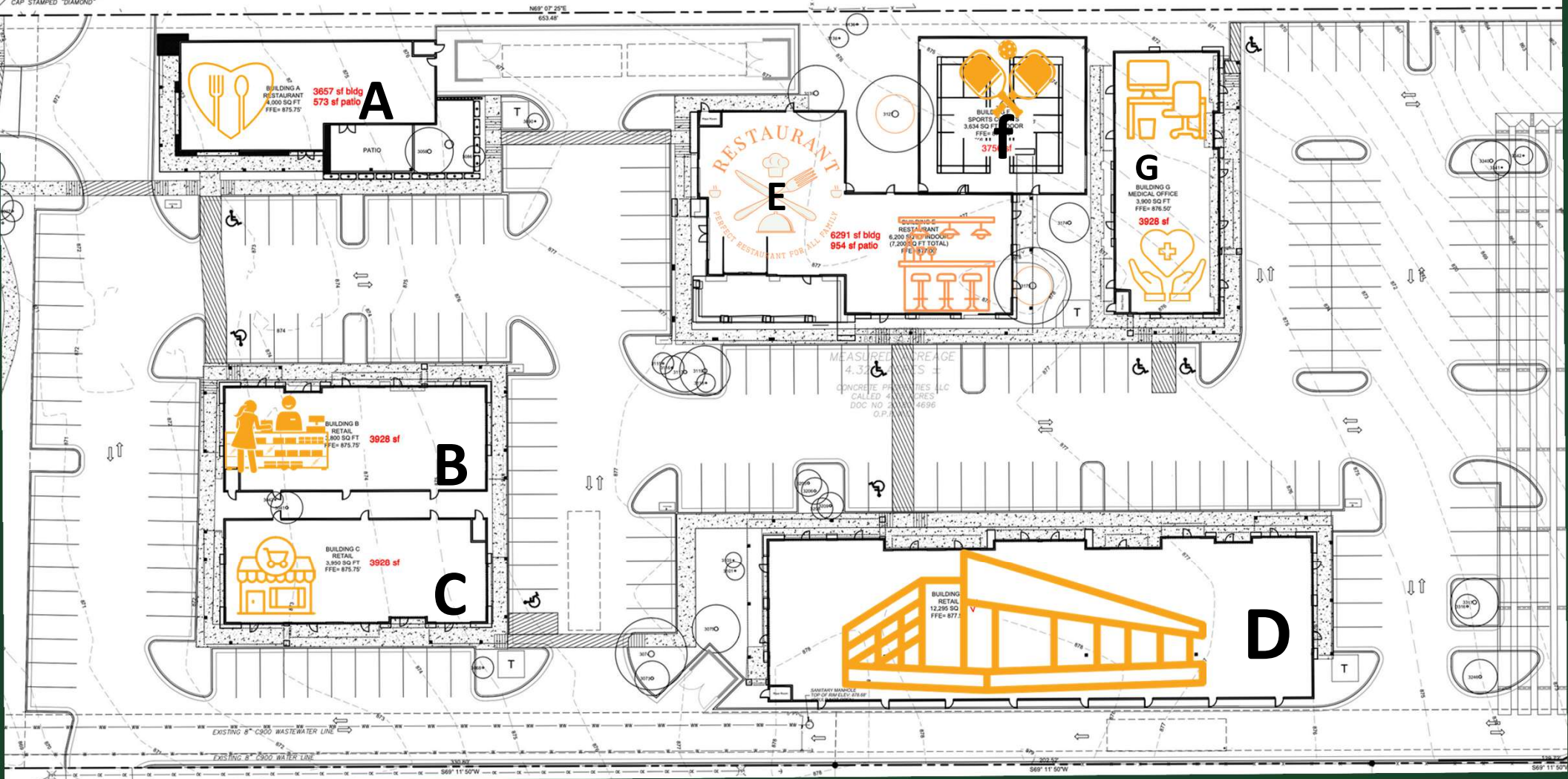
  
52,214 VPD (PER TXDOT)





P.O.B.  
1/2" IRON ROD FOUND WITH CAP STAMPED "ORION 4046"  
NORTHWEST CORNER 0.842 ACRE R.O.W. DEDICATION DOC NO 2003018993  
SOUTHWEST CORNER 0.054 ACRE P. WIDE SLOPE EASEMENT DOC NO 2003018993  
NORTHWEST CORNER 0.059 ACRE 9' WIDE SLOPE EASEMENT DOC NO 2003030627

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

- Approx. **12,000 SFT**
- 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 **3750 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 Medical but has great potential for kids' educational space and a store.





**Quantum Asset  
Management**

## Sales and Leasing

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 737-895-6996

 [hq@qfund.ai](mailto:hq@qfund.ai)

 [www.quantum360.org](http://www.quantum360.org)

THE TEXAS REAL ESTATE COMMISSION (TREC) REGULATES  
REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,  
HOME WARRANTY COMPANIES, EASEMENT AND RIGHT-OF-WAY AGENTS,  
AND TIMESHARE INTEREST PROVIDERS

YOU CAN FIND MORE INFORMATION AND  
CHECK THE STATUS OF A LICENSE HOLDER AT

**WWW.TREC.TEXAS.GOV**

YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC

A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE

TREC ADMINISTERS TWO RECOVERY FUNDS WHICH MAY BE USED TO SATISFY A CIVIL  
COURT JUDGMENT AGAINST A BROKER, SALES AGENT, REAL ESTATE INSPECTOR, OR  
EASEMENT OR RIGHT-OF-WAY AGENT, IF CERTAIN REQUIREMENTS ARE MET.

REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS  
INSURANCE TO COVER LOSSES ARISING FROM THE PERFORMANCE OF A REAL ESTATE  
INSPECTION IN A NEGLIGENT OR INCOMPETENT MANNER.

PLEASE NOTE: INSPECTORS MAY LIMIT LIABILITY THROUGH PROVISIONS IN THE CONTRACT  
OR INSPECTION AGREEMENT BETWEEN THE INSPECTOR AND THEIR CLIENTS. PLEASE BE  
SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND  
ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.

IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF  
A LICENSE HOLDER, THE COMPLAINT PROCESS, OR THE  
RECOVERY FUNDS, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT



TEXAS REAL ESTATE COMMISSION

P.O. BOX 12188

AUSTIN, TEXAS 78711-2188

(512) 936-3000



## 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.

11-2-2015



### 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 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.

<b>SAMYAMA REALTY LLC</b>	<b>703936</b>	<b>CKARRI@GMAIL.COM</b>	<b>913-284-9662</b>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>CHAKRADHAR KARRI</b>	<b>687874</b>	<b>CKARRI@GMAIL.COM</b>	<b>9132849662</b>
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Srinivasa Kumar Savitala</b>	<b>787800</b>	<b>kumarsavitala@gmail.com</b>	<b>512-363-2728</b>
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials			Date

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