



### PROPERTY DESCRIPTION

The Shops at Bagdad Corner is a Prime Location in the tremendous growth region of Leander Texas. This Class A Neighborhood Retail Center is rich in design quality, as you will notice there is not an ounce of detail overlooked. With 4 stand-alone buildings compromising of 19 suites, for lease or for sale.

### PROPERTY HIGHLIGHTS

- Class A Retail Center in Leander, Texas
- Ample Parking
- Shops consist of 4 Retail Buildings between 1,192sf-2,538sf suites
- Up to 4,400 sf Drive Thru available for Lease or Purchase
- High traffic area with major mixed-use developments nearby

### OFFERING SUMMARY

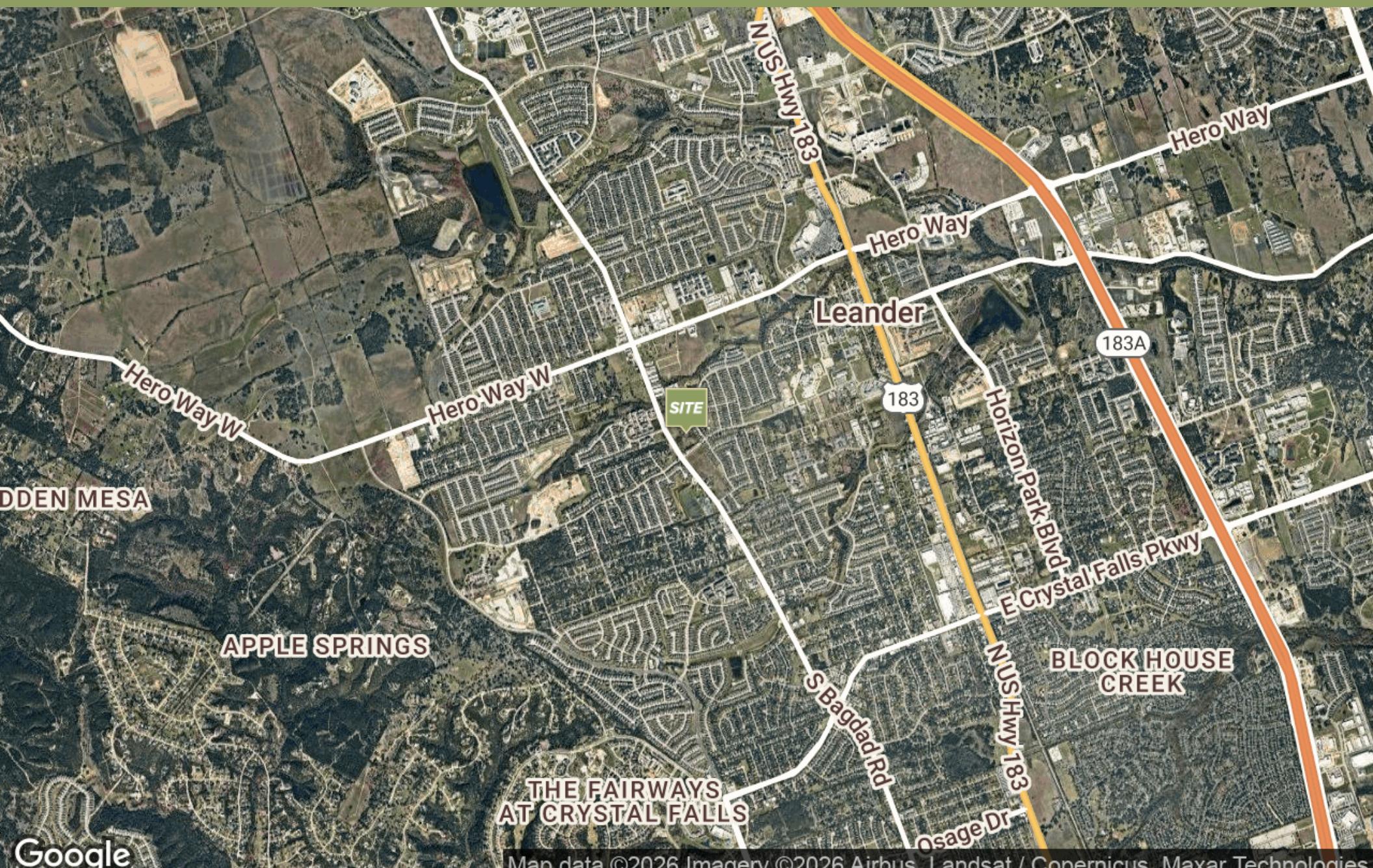
Sale Price:	Call Broker for Pricing
Lease Rate:	\$35.00 - 45.00 SF/yr (NNN)
Number of Units:	19
Available SF:	1,192 - 9,500 SF
Lot Size:	3.12 Acres
Building Size:	31,542 SF

DEMOGRAPHICS	1.5 MILES	3.5 MILES	5.5 MILES
Total Households	9,602	27,757	50,435
Total Population	27,896	80,996	144,105
Average HH Income	\$131,343	\$142,589	\$143,885

# FOR SALE / FOR LEASE

## THE SHOPS AT BAGDAD CORNER

1012 MUNICIPAL DRIVE, LEANDER, TX 78641



Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

FOR MORE  
INFORMATION:

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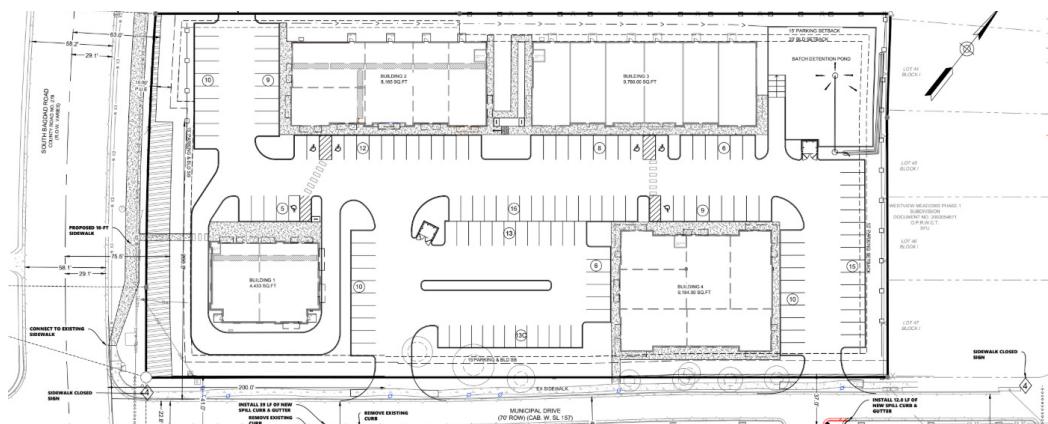
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## THE SHOPS AT BAGDAD CORNER

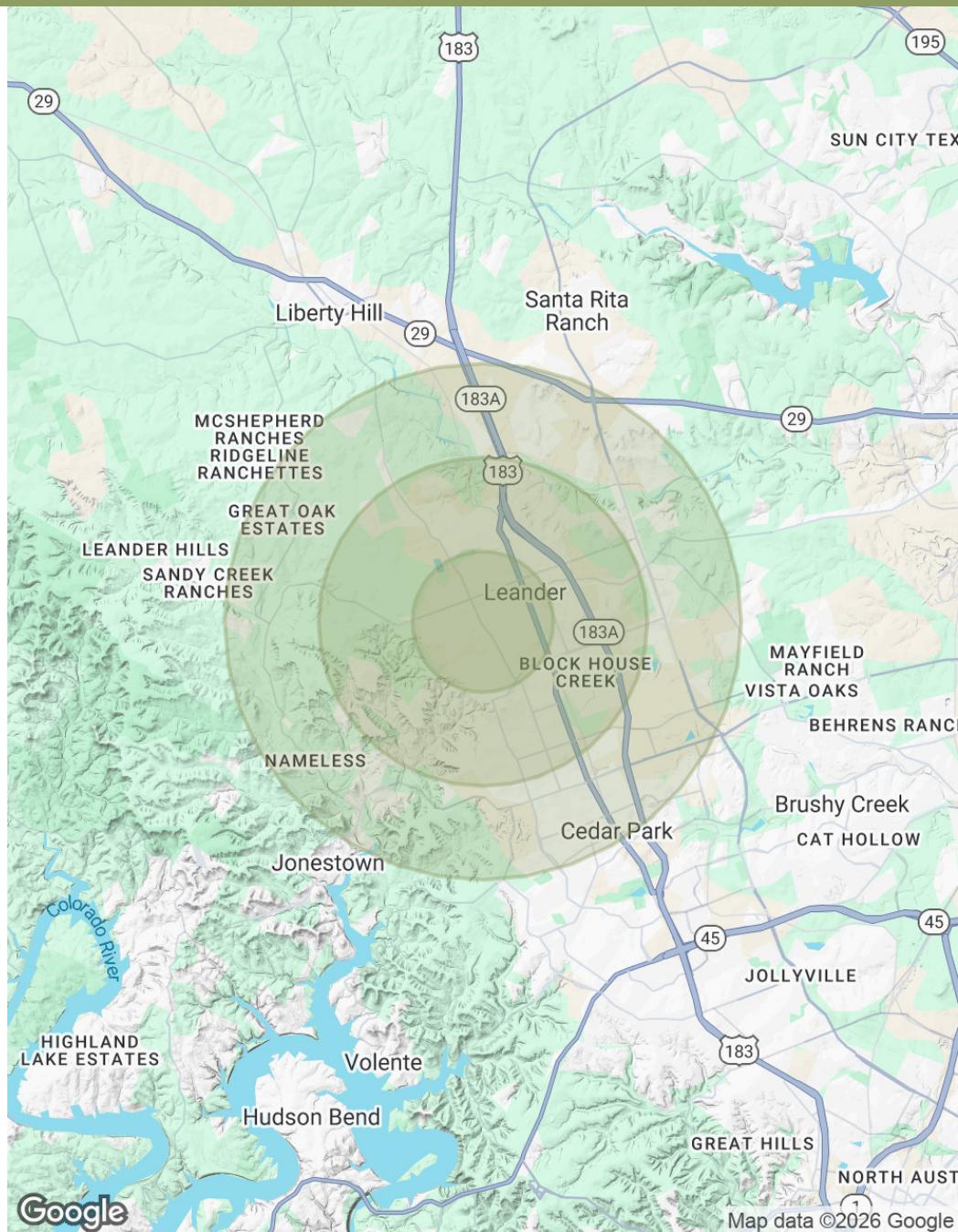
1012 MUNICIPAL DRIVE, LEANDER, TX 78641

### POPULATION

	1.5 MILES	3.5 MILES	5.5 MILES
Total Population	27,896	80,996	144,105
Average Age	36	37	37
Average Age (Male)	35	36	36
Average Age (Female)	37	37	38

### HOUSEHOLDS & INCOME

	1.5 MILES	3.5 MILES	5.5 MILES
Total Households	9,602	27,757	50,435
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$131,343	\$142,589	\$143,885
Average House Value	\$451,194	\$499,006	\$525,541



FOR MORE  
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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 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>St. Croix Capital Realty Advisors, LLC</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>9003153</b> License No.	<b>jcollins@stcroica.com</b> Email	<b>(512)391-0718</b> Phone
<b>John W. Collins IV</b> Designated Broker of Firm	<b>561707</b> License No.	<b>jcollins@stcroixca.com</b> Email	<b>(512)391-0718</b> Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Jared Vincent</b> Sales Agent/Associate's Name	<b>758362</b> License No.	<b>jvincent@stcroixca.com</b> Email	<b>(512)391-0718</b> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

**Regulated by the Texas Real Estate Commission  
TXR-2501**

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
IABS 1-0 Date**

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