

For Lease

190 N BAGDAD RD, BLDG A, STE 200 | LEANDER

High Visibility & Convenience with this Premier Location in Williamson County

Position your business in the heart of Leander at 190 N Bagdad Rd, Bldg A, Suite 200—an approx. 5,500 square foot industrial/commercial flex space within a professionally managed business park. This modern suite offers a versatile layout for your commercial space needs.

Building A, Suite 200 features a functional blend of private offices, conference space, reception areas, breakroom, and restroom facilities, along with a spacious warehouse with fully sprinklered interiors. The office area boasts quality finishes, tile flooring, and central HVAC for year-round comfort. Additional Details:

- **Offered at:** \$20.00/sqft/yr + NNN
- **Size:** 5,610 SF total space (office + warehouse)
- **Layout and Details:** Private offices, reception, conference room, and breakroom. High ceilings and open warehouse layout. Fiber connectivity available.
- **Abundant Parking**
- **Zoning:** Heavy Commercial, which allows for the development of a variety of light manufacturing,

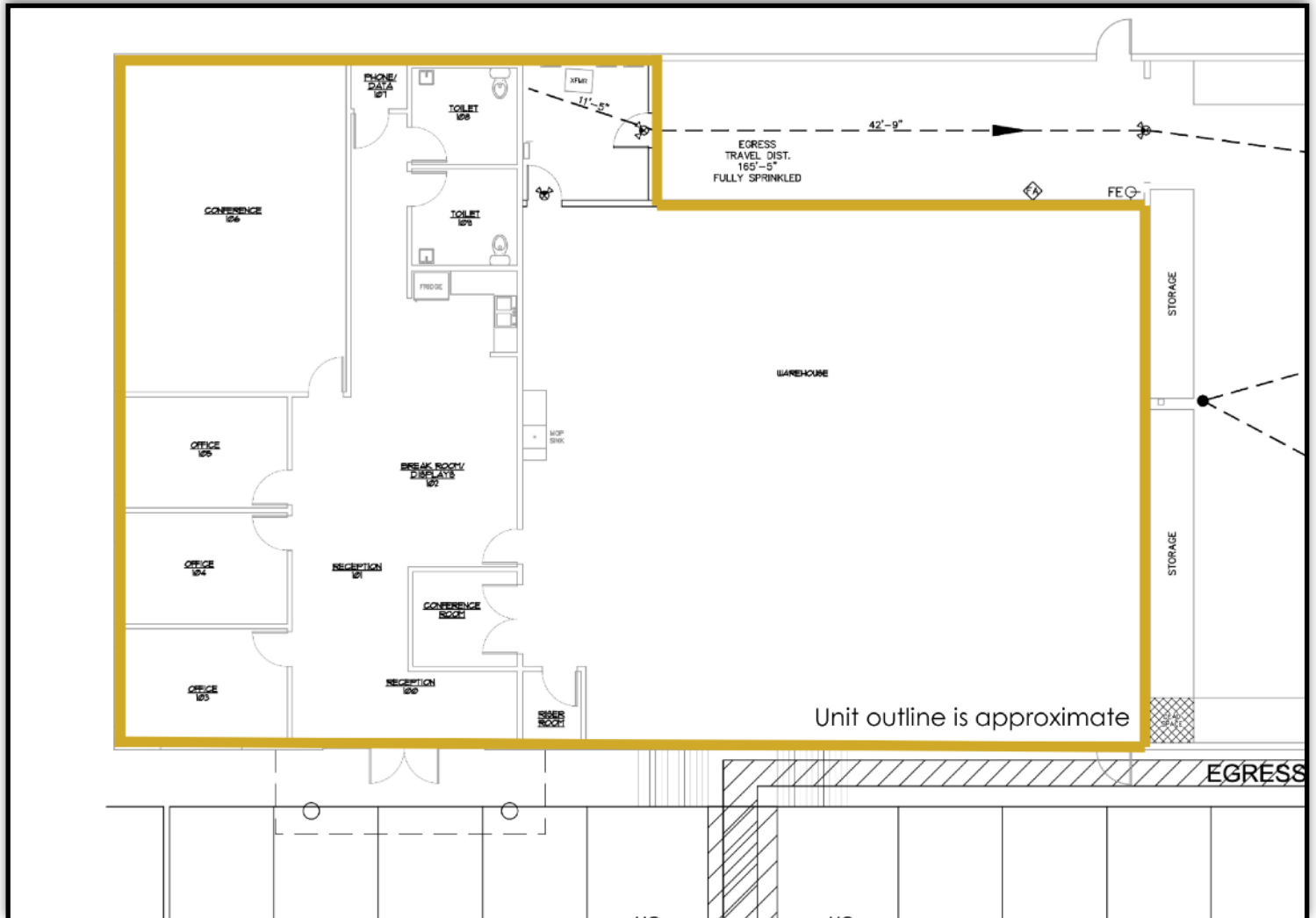
assembly and processing businesses, storage, warehouses and lumber sales

- **HVAC:** 100% HVAC coverage
- **Lease Terms:** Flexible lease terms
- **Easy Access:** Major arteries that connect multiple Central Texas cities like Hwy 183, 183A, and FM 2243 are all moments away
- **Prime Location** in Fast-Growing Leander, TX, Just North of Austin in the Heart of Central Texas

John Mallach, REALTOR®
(512) 799-9083 | John.Mallach@gmail.com

Madison Mallach, REALTOR®
(512) 966-0392 | MadisonMallach@gmail.com

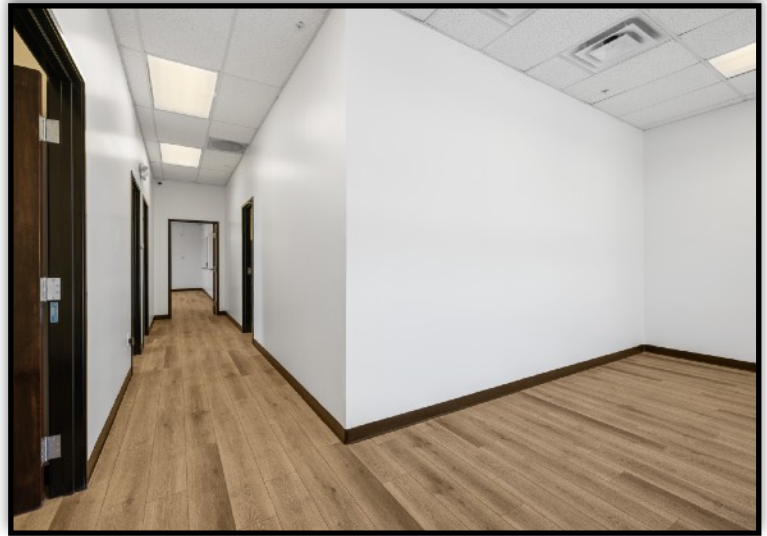
Floor Plan



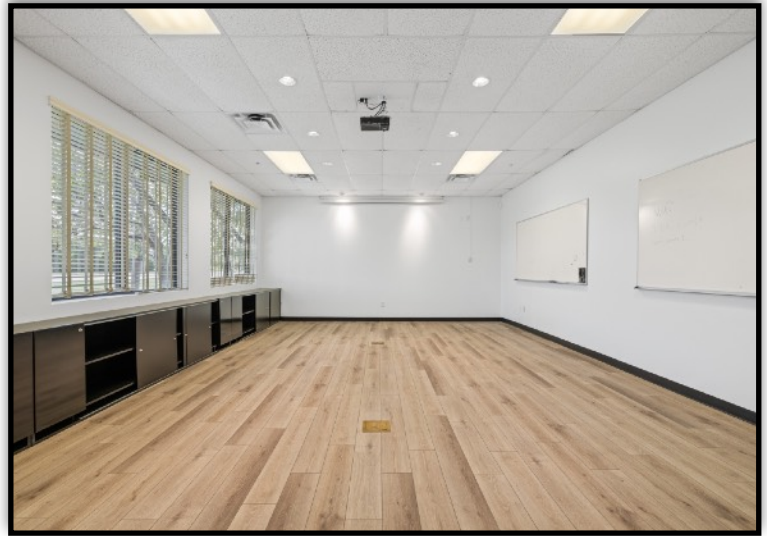
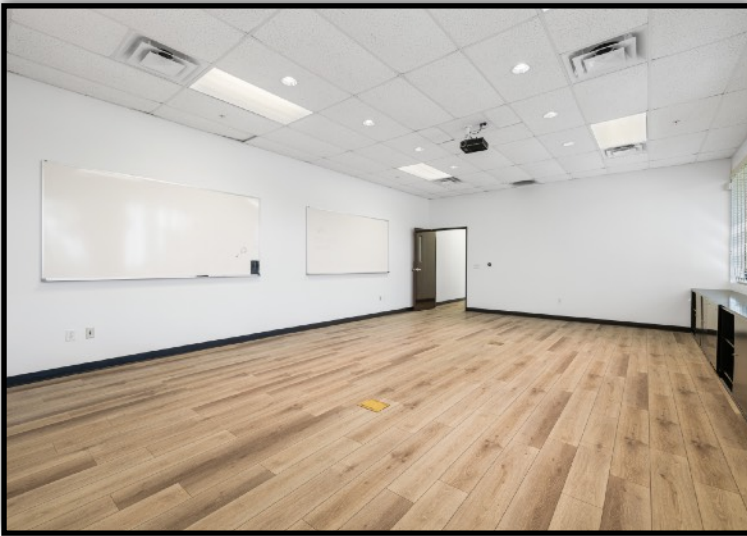
Exterior Photos



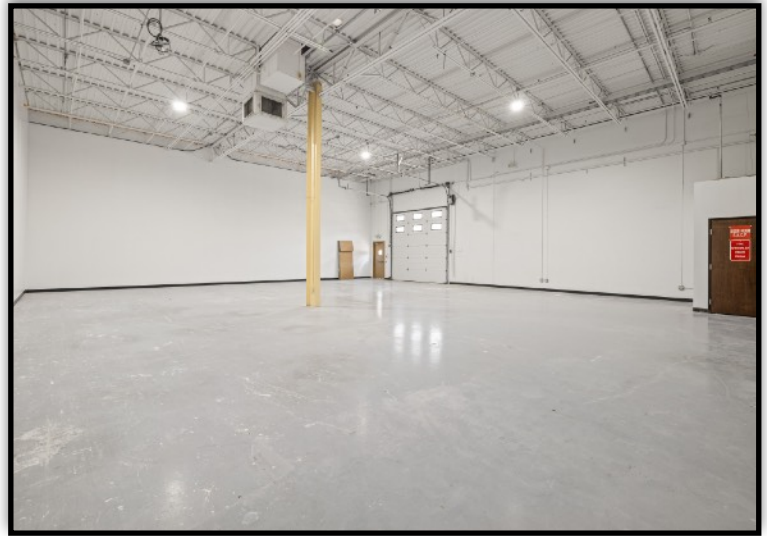
Interior Photos



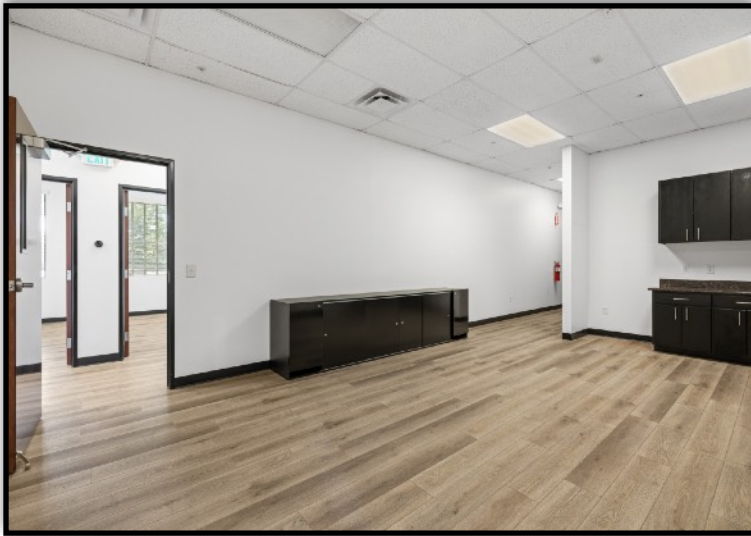
Interior Photos



Interior Photos



Interior Photos



Aerial Photos



Leander's Dynamic Growth Corridor

Why Leander, TX Is the Ideal Location to Scale Your Business in 2025 and Beyond

1. Thriving, Rapidly Growing Market

Leander is one of the fastest-growing cities in the United States, with the population increasing from approximately 59,000 in 2020 to nearly 87,000 in 2024. The city is projected to reach 130,000 residents by 2040. With a median household income exceeding \$140,000, the community offers a highly desirable customer base for premium goods and services.

2. Prime Location and Superior Connectivity

Strategically located along Highway 183 and 183A, Leander provides excellent visibility and commuter access. The Leander MetroRail station—the northern terminus of Austin's Red Line—offers over 600 park-and-ride spaces, enhancing accessibility for both customers and employees traveling between Leander and downtown Austin.

3. High-Value Commercial Momentum

Leander continues to attract significant commercial investment. Developments such as Northline, Crystal Falls Parkway, and the upcoming \$48 million Northline expansion are transforming the area into a high-traffic destination. A new Leander Tech Park is also on the horizon. Major brands including Sprouts Farmers Market and Layne's Chicken Fingers are expanding into the area, reinforcing market strength and consumer demand.

4. Business-Friendly Ecosystem

Williamson County, home to Leander, has become a magnet for high-growth industries. With pro-growth policies, available land, and access to regional supply chains, the area has drawn interest from companies like Samsung, Tesla, and Dell. Texas consistently ranks as one of the top states for business thanks to its low taxes and regulatory environment.

5. Educated Workforce and Community Resources

Leander's workforce includes a high percentage of white-collar professionals and entrepreneurs. The area is supported by strong public schools in the highly rated Leander ISD and access to higher education institutions such as Austin Community College and Texas State University extension campuses. These resources create a reliable and educated talent pool for businesses.

6. Lifestyle and Live-Work Balance

Leander offers a high quality of life with top-ranked schools, low crime rates, and access to parks, trails, and Hill Country views. The suburban setting appeals to professionals and families, while proximity to Austin offers cultural, economic, and entertainment advantages.

For Your Business...And Your Employees

When selecting a commercial space, it's not just about square footage—it's about the bigger picture. At 190 N Bagdad Road, Bldg A, Ste 200, you're choosing more than a place to operate. You're choosing a location that supports employee satisfaction, productivity, and convenience. With close proximity to an array of restaurants, healthcare providers, and recreational activities, this address gives your team the resources they need to stay energized, healthy, and connected.

Diverse Dining Options Within Minutes

Whether it's a quick bite during a lunch break or a client lunch meeting, employees have access to a wide variety of nearby dining choices. From fast-casual favorites to local sit-down eateries, the surrounding area caters to different tastes, dietary needs, and time constraints—ensuring your team can recharge and return ready to perform.

Reliable Access to Healthcare and Services

Employee well-being is essential, and this location is just minutes from trusted medical providers, dental offices, urgent care centers, and pharmacies. Should a team member need a routine appointment or unexpected care, having these services nearby helps minimize downtime and provides peace of mind.

Plenty To Do, Right Around the Corner

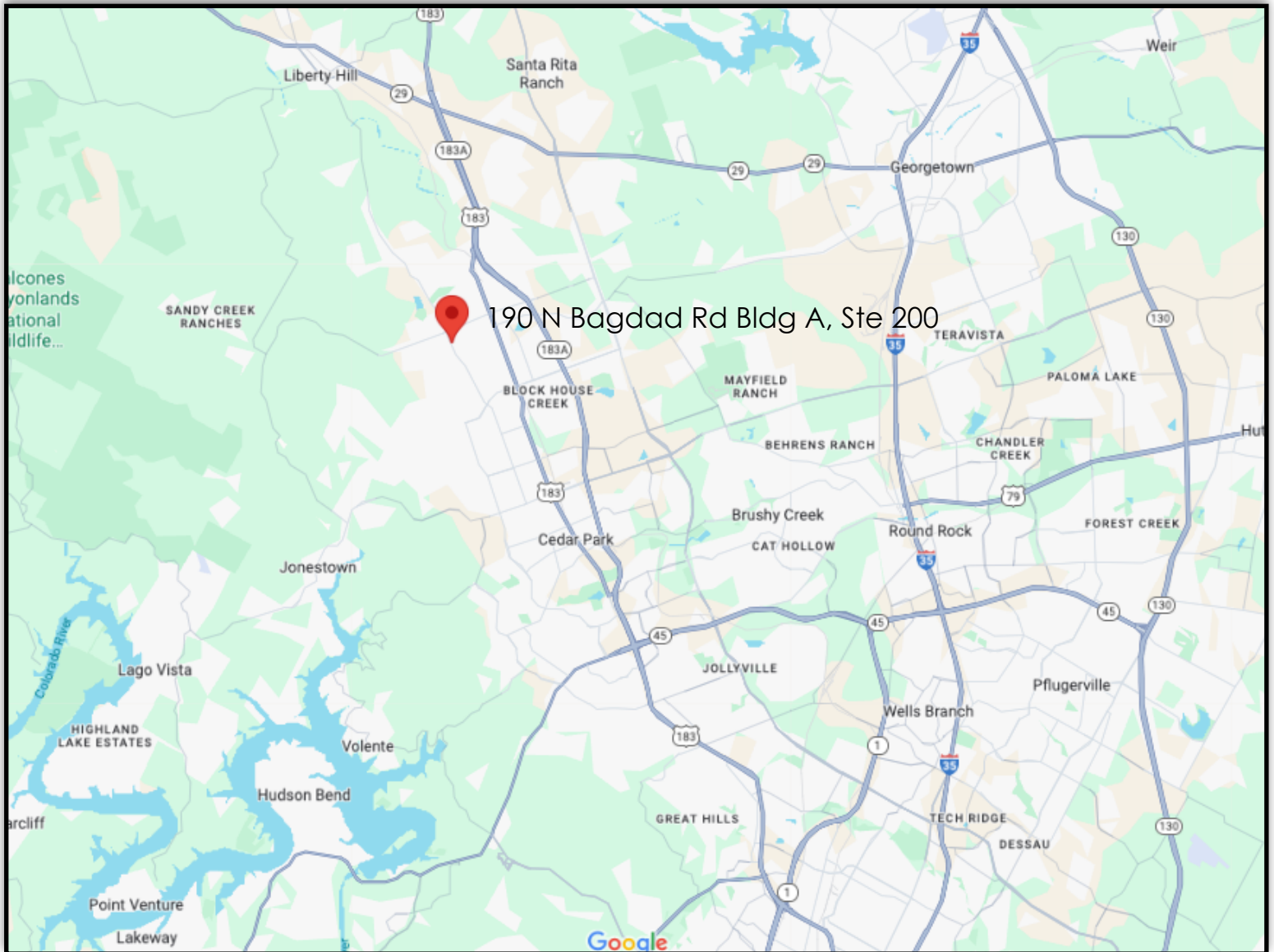
Outside of work hours, the area offers entertainment, shopping, and fitness options that contribute to a well-rounded lifestyle. Whether it's catching a movie, browsing local shops, or enjoying a nearby park, your employees will benefit from a vibrant, amenity-rich neighborhood—another compelling reason to make this space your business's next home.

Secure Your Strategic Position

190 N Bagdad Rd, Bldg A, Suite 200 provides the visibility, scalability, and market momentum your business needs to thrive. It's also a location that supports employee satisfaction, productivity, and convenience. Take advantage of Leander's remarkable growth and secure your footprint in one of Central Texas' most promising commercial corridors.

Contact us today to schedule a tour and learn more about leasing opportunities.

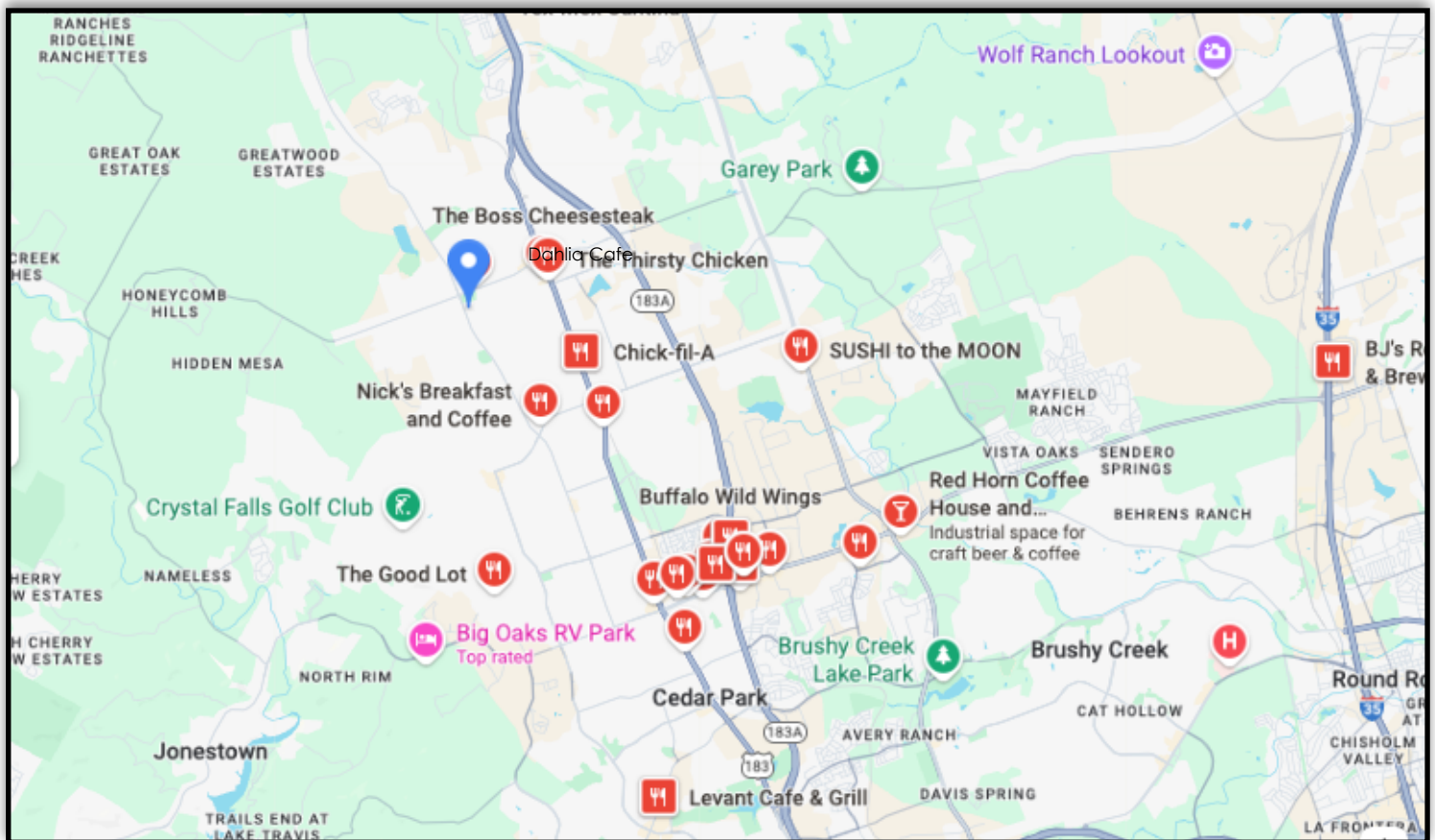
Regional Map



Restaurant Map

Situated in the heart of Leander, 190 N Bagdad Rd, Bldg A, Ste 200 offers convenient access to an abundance of restaurants, coffee shops, and entertainment venues within just a few miles. Nearby culinary hotspots include **The Boss Cheesesteak**, **Nick's Breakfast and Coffee**, **The Thirsty Chicken**, and **Chick-fil-A**, all just minutes away. Foodies will also enjoy proximity to diverse options like **SUSHI to the MOON**, **Buffalo Wild Wings**, **Red Horn Coffee House & Brewing Co.**, and numerous local eateries along the Cedar Park corridor.

For casual outdoor dining and drinks, **The Good Lot** and **Levant Cafe & Grill** are close by, while **Big Oaks RV Park** and **Crystal Falls Golf Club** enhance the area's livability and recreational appeal. Whether you're looking to grab a quick bite, enjoy a night out, or meet with clients over coffee, this location places you right in the middle of one of Leander and Cedar Park's most active dining and lifestyle hubs

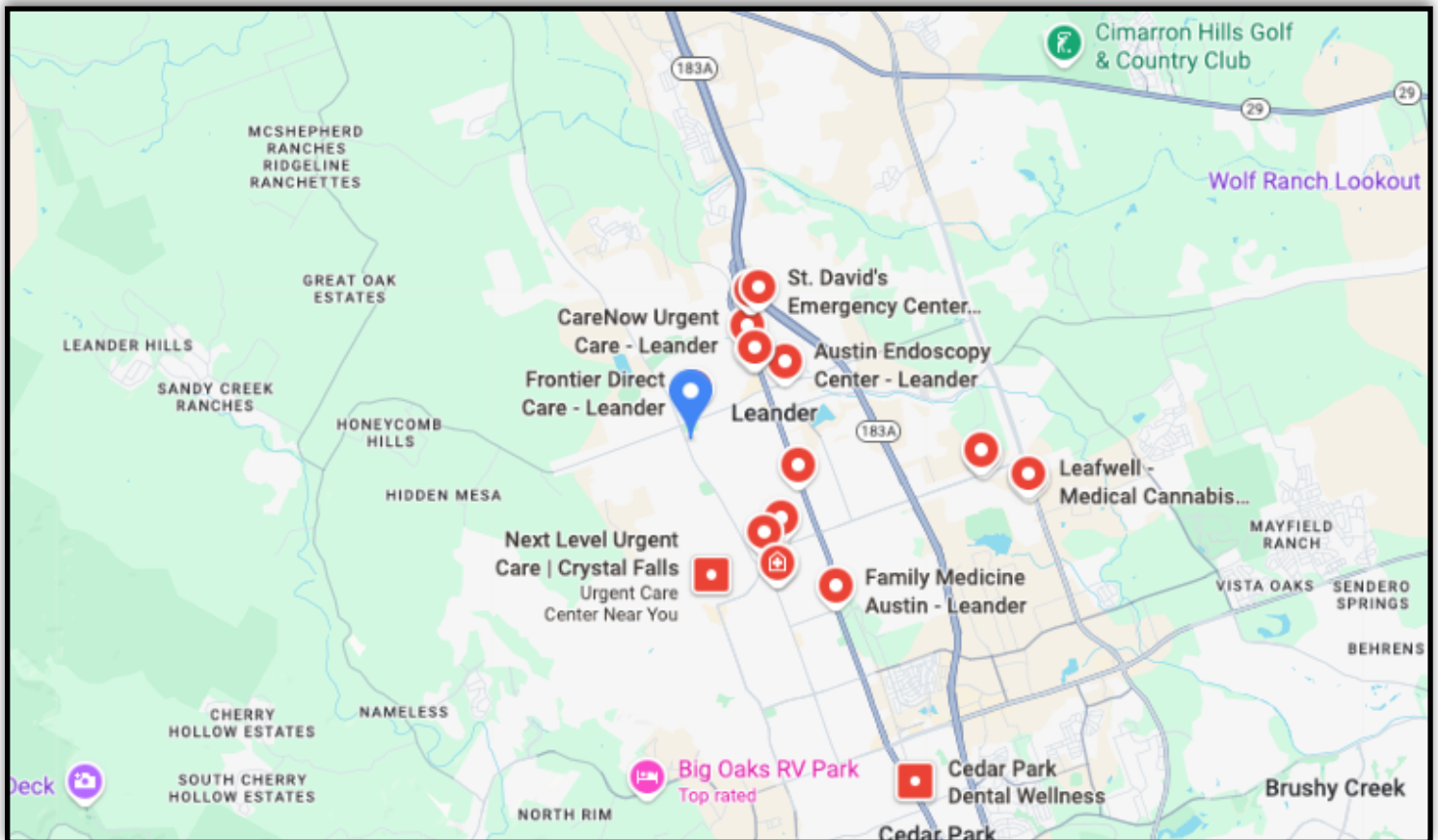


Medical Services Map

190 N Bagdad Rd, Bldg A, Ste 200 is strategically located with immediate access to a comprehensive range of healthcare providers and medical facilities—making it an excellent location for health-oriented businesses, professionals, or tenants seeking peace of mind. Nearby services include **St. David's Emergency Center**, **CareNow Urgent Care**, **Austin Endoscopy Center**, and **Frontier Direct Care**, all situated within a few miles for quick, convenient care.

Residents, employees, and visitors also benefit from proximity to **Next Level Urgent Care in Crystal Falls**, **Family Medicine Austin – Leander**, and **Cedar Park Dental Wellness**, ensuring full-spectrum coverage from primary care to emergency and specialized services.

Whether you're a business owner considering the well-being of your team or a tenant looking for a location with strong healthcare access, this property places you in the heart of one of Leander's most connected and supportive health networks.

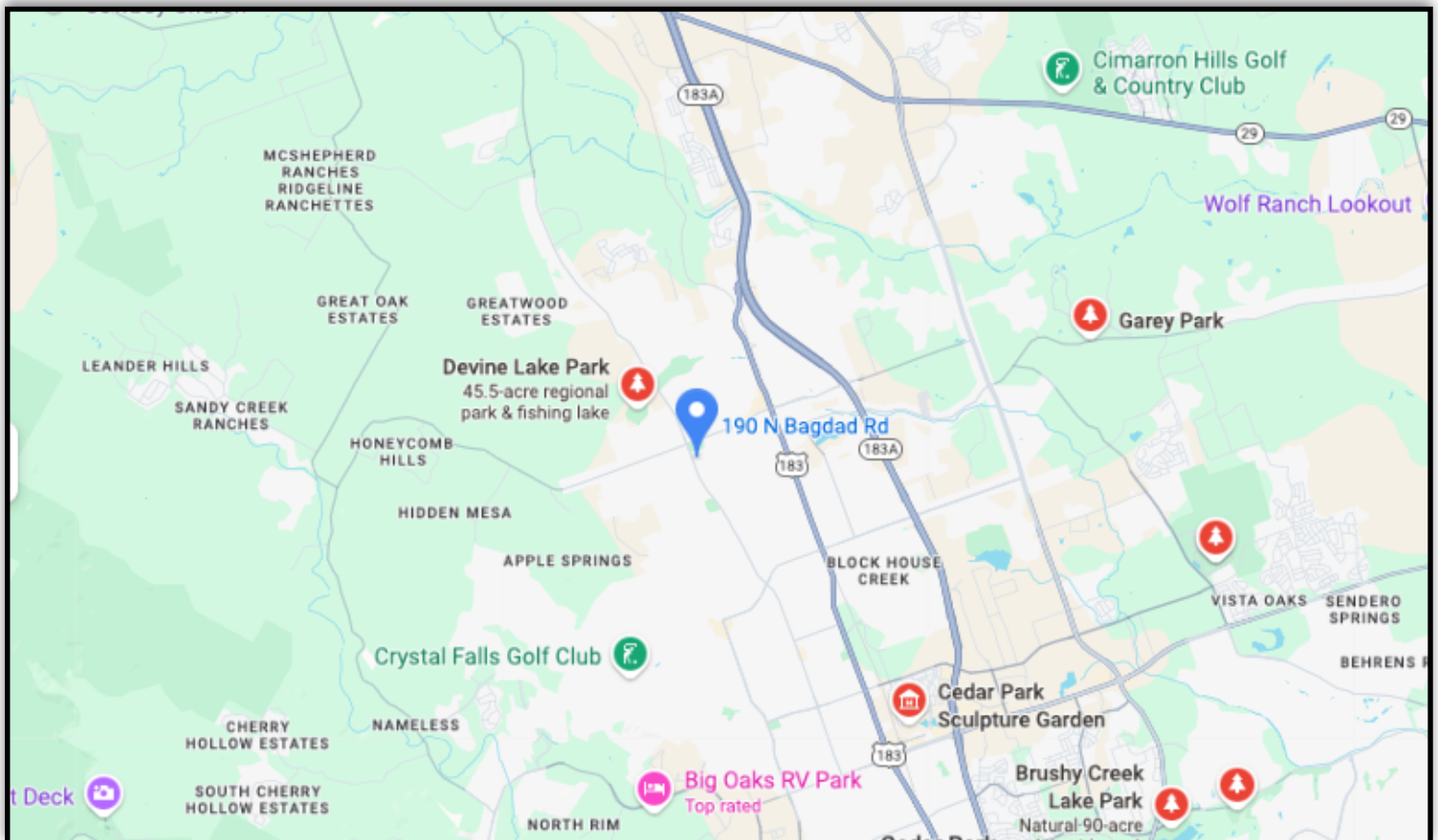


Things To Do

190 N Bagdad Rd, Bldg A, Ste 200 is ideally positioned in a vibrant part of Leander with easy access to a wide array of recreational and lifestyle amenities. Just around the corner, **Devine Lake Park** offers 45 acres of open space, a fishing lake, walking trails, and picnic areas—perfect for lunch breaks, employee wellness, or weekend outings. Nature lovers and families alike will also enjoy proximity to **Brushy Creek Lake Park**, a scenic 90-acre park featuring hike-and-bike trails, water activities, and open green spaces.

Golf enthusiasts will appreciate being minutes from **Crystal Falls Golf Club** and **Cimarron Hills Golf & Country Club**, offering championship-level play and upscale amenities. For art and culture, the **Cedar Park Sculpture Garden** and nearby **Wolf Ranch Lookout** provide engaging destinations for weekend exploration or after-hours relaxation.

This location also places you close to key residential neighborhoods and community amenities such as **Garey Park**—a 525-acre regional destination with equestrian trails and a splash pad—ensuring a high quality of life for business owners, employees, and visitors.



Heavy Commercial

SECTION 17: HC – HEAVY COMMERCIAL

(a) Statement of Intent

The Heavy Commercial use component allows for the development of a variety of light manufacturing, assembly and processing businesses, storage, warehouses and lumber sales. Access should be provided by an industrial or commercial collector street.

(b) Conforming Uses

Certain uses listed in this use component also need to be supported by an appropriate site component in order to be permitted. A building or premise shall be used only for the following purposes:

- (1) Any use permitted in the "GC" component
- (2) Bingo
- (3) Car Title Loans Shop/Business
- (4) Commercial laundry
- (5) Contractor and building material storage
- (6) Gaming Room Facility/Gaming Device
- (7) Hooka Lounge
- (8) Manufacture, assembly or processing of materials not classified as hazardous by the Fire Chief
- (9) Lounge
- (10) Mini-warehouse or self-service storage facilities [required to be set back at least four hundred (400) feet from a tollway, highway or arterial roadway or such facilities include exterior warehouse doors], warehouse and distribution, commercial storage. If the exterior surface area of all walls are comprised of one-hundred (100%) percent Masonry and comply with the Type A architectural component, then Mini-warehouse or self-service storage facility is permitted without the required four hundred (400) foot setback.
- (11) Pawn Shop
- (12) Payday Lending Business
- (13) Research, Testing, and Development Laboratory (Intense)
- (14) Retail sales, second hand resale, and services
- (15) RV, trailer, commercial motor vehicle and boat outdoor storage [required to be set back at least four hundred (400) feet from a tollway, highway or major arterial roadway] (Note: refer to Article VI, Section 9 for rules on special vehicle storage)
- (16) Tattoo and/or Body Piercing Parlor
- (17) Utilities, including ground mounted service equipment and structures as a primary use and facilities such as poles, electrical switching facilities, lift stations, water pump stations, gas regulating facilities, electrical substations, generating plants, wastewater and water treatment plants, etc. (see screening requirements in Article VI, Sec. 1)
- (18) Vehicle and major equipment sales, rental or leasing, repair, body shop [Small engine repair shops and motorcycle repair shops shall not be permitted within one-hundred fifty (150') feet of a residential district unless such repairs are conducted totally within a fully enclosed building.]
- (19) Warehouse and distribution
- (20) Wood yard
- (21) Wholesale activities
- (22) Wrecker Impoundment, Towing [required to be set back at least four hundred (400) feet from a tollway, highway or major arterial roadway]
- (23) Stand alone crematory or embalming establishment as long as the crematory stack is no closer than 200' from a restaurant or associated parking or from a residential district (unless such district is utilized for non-residential uses).

Heavy Commercial

(24) Other similar uses as determined by the Director of Planning based on the criteria of Article II, Sec. 2, (f)

(c) Additional Requirements: (Each of the uses denoted herein shall conform to the following development standards. Note: A site component – Type 1, 2, 3, 4 or 5 - and an architectural component – Type A, B, C or D – must be combined with this use component.)

- (1) Use Standards (Article IV)
- (2) Site Components (Article V)
- (3) Site Standards (Article VI)
- (4) Architectural Components (Article VII)
- (5) Architectural Standards (Article VIII)

Excerpted from the Composite Zoning Ordinance, published by the City of Leander.

Updated on 2/6/2025

Adopted 9/1/2005

Leander Demographics



Demographics: Leander, TX

	1 Mile	3 Miles
Total Population	+ - 83,000	68,000
Median Age	36	35.9
2028 Projected Median Age	37	37
Median Household Income	\$131,000	\$140,000
2028 Projected Median Household Income	\$175,000	\$170,000
Housing Occupancy Ratio	75%	76
Renter To Homeowner Ratio	1:3	1:3



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.

Mallach Enterprises Inc	9001091	mallachandcompany@gmail.com	(512)699-9714
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tina Mallach	504448	tinamallach@gmail.com	(512)699-9714
Designated Broker of Firm	License No.	Email	Phone
Tina Mallach	504448	tinamallach@gmail.com	(512)699-9714
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
John Mallach	568197	john.mallach@gmail.com	(512)799-9083
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date



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Mallach and Company	9001091	mallachandcompany@gmail.com	(512)699-9714
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Tina Mallach	504448	tina@mallachandcompany.com	(512)587-9127
Designated Broker of Firm	License No.	Email	Phone
Tina Mallach	504448	tina@mallachandcompany.com	(512)587-9127
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Madison Mallach	714656	madisonmallach@gmail.com	(512)966-0392
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Mallach and Company, 304 W. Willis St Leander TX 78641
Tina Mallach

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: 512-587-9127 Fax: 512-531-7561
www.lwolf.com

300 Poker Chip #1

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The Thriving Leander Community has Untapped Potential for Your Business!

Madison Mallach, REALTOR®
(512) 966-0392 | MadisonMallach@gmail.com

John Mallach, REALTOR®
(512) 799-9083 | John.Mallach@gmail.com

