

**\$1,414,656**

6.25% CAP RATE

\$ 512/SF

14300 Ronald Reagan Blvd, Leander, TX 78641, USA

# CENTRO PLAZA

## BUILDING 2



High Visibility | Rapid Growth Area | Fully Occupied

OFFERING MEMORANDUM

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# Devi Liquors

Location

14300RONALD REAGANBLVD,  
LEANDER, TX78641,USA

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OFFERED BY

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# EXECUTIVE SUMMARY

## INVESTMENT OVERVIEW

### PRIME RONALD REAGAN CORRIDOR LOCATION

Strategically located in Leander, one of the fastest-growing cities in Central Texas, Reagan Crossing benefits from its prime position along the Ronald Reagan Corridor. This corridor connects multiple high-growth areas, including Cedar Park, Leander, and Georgetown, ensuring strong regional accessibility and economic vibrancy.

### STRONG TENANT ROSTER

Reagan Crossing boasts a fully leased tenant mix with reputable businesses, including Bagels Bakery Farm2Cook Spiked Rich Ice Creams, Sangham Chettinad Restaurant. These tenants contribute to long-term stability and reliable income streams.

### RAPID POPULATION GROWTH

The surrounding area is experiencing significant population growth, exceeding 15% annually. This robust growth enhances the property's customer base and boosts demand for commercial services within the 1-, 3-, and 5-mile radii.

### PRIME FRONTAGE AND VISIBILITY

Located directly on Ronald Reagan Boulevard, a heavily trafficked arterial roadway, Reagan Crossing provides excellent frontage, consistent visibility, and convenient access for tenants and customers.

### POSITIVE RENT GROWTH

With a mix of established and growing tenants, Reagan Crossing offers opportunities for positive rent growth. New lease agreements are being negotiated at competitive market rates, reflecting the rising demand for commercial spaces in the area.

Leander is transforming from a quiet suburb into a vibrant regional hub- -with double-digit population growth, affluent households, strong education systems, and a pipeline of commercial and infrastructure projects. For businesses and real estate investors, Leander offers an ideal mix of high purchasing power, strategic connectivity to Austin, and proactive municipal development.

One of the fastest-growing cities in the U.S., more than doubling its population from ~56K in 2019 to ~87.5K by 2024- a 47% increase. Projected to reach ~92.9K in 2025, sustaining an ~7.4% annual growth rate.

Long-term projections estimate the population may grow to 250,000, driven by continual residential and commercial development.

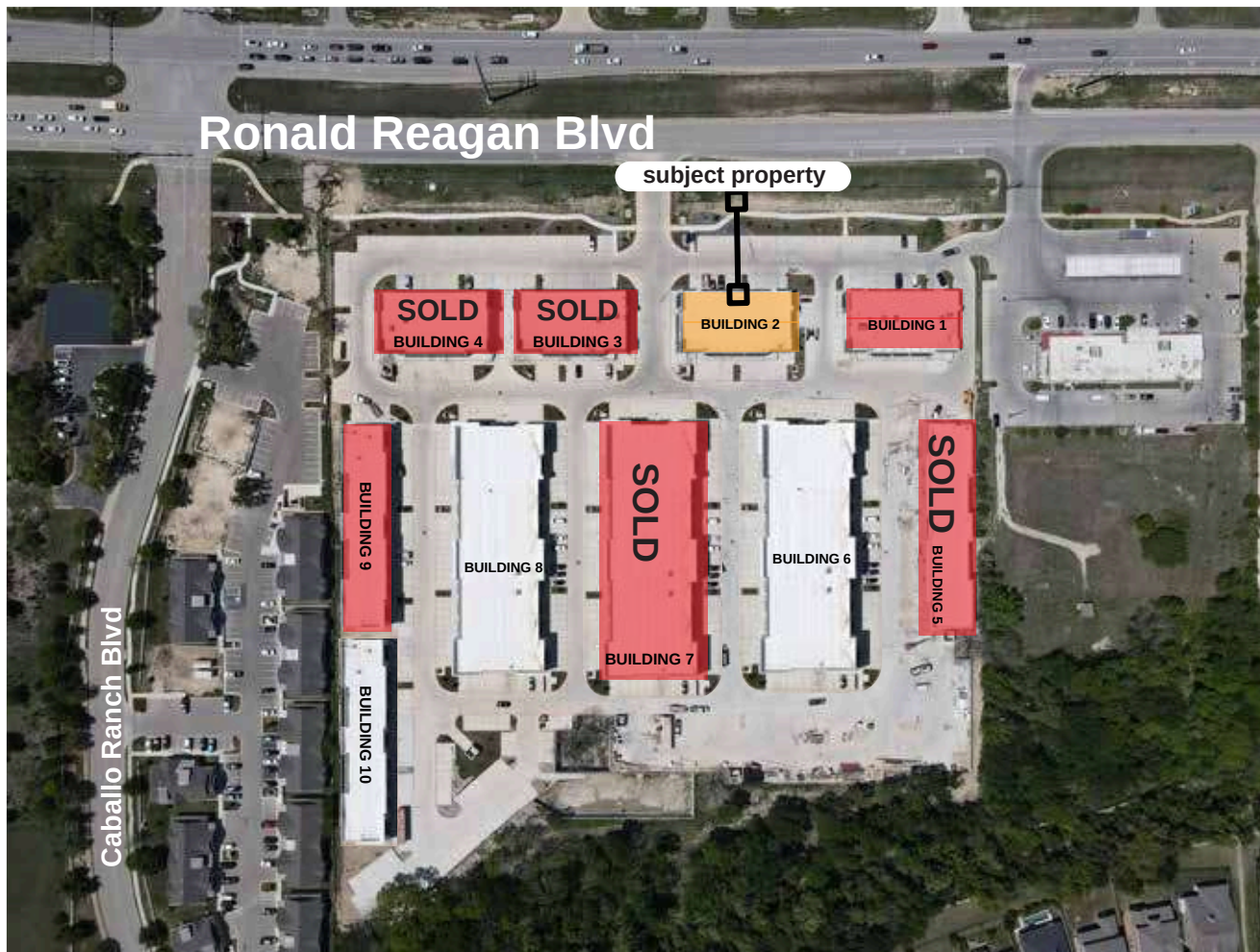
Major infrastructure projects underway:

183A Phasell extension and Osage/Bagdad road improvements. Improved water infrastructure including a 360 deep-water intake and additional water towers.



# EXECUTIVE SUMMARY

## PROPERTY PROFILE



# \$1,414,656

BUILDING PRICE

# 6.25%

CAP RATE

# 14+YRS★

LEASE TERM REMAINING

# NNN

LEASE TYPE

# 2,763

SQFT

# 2024

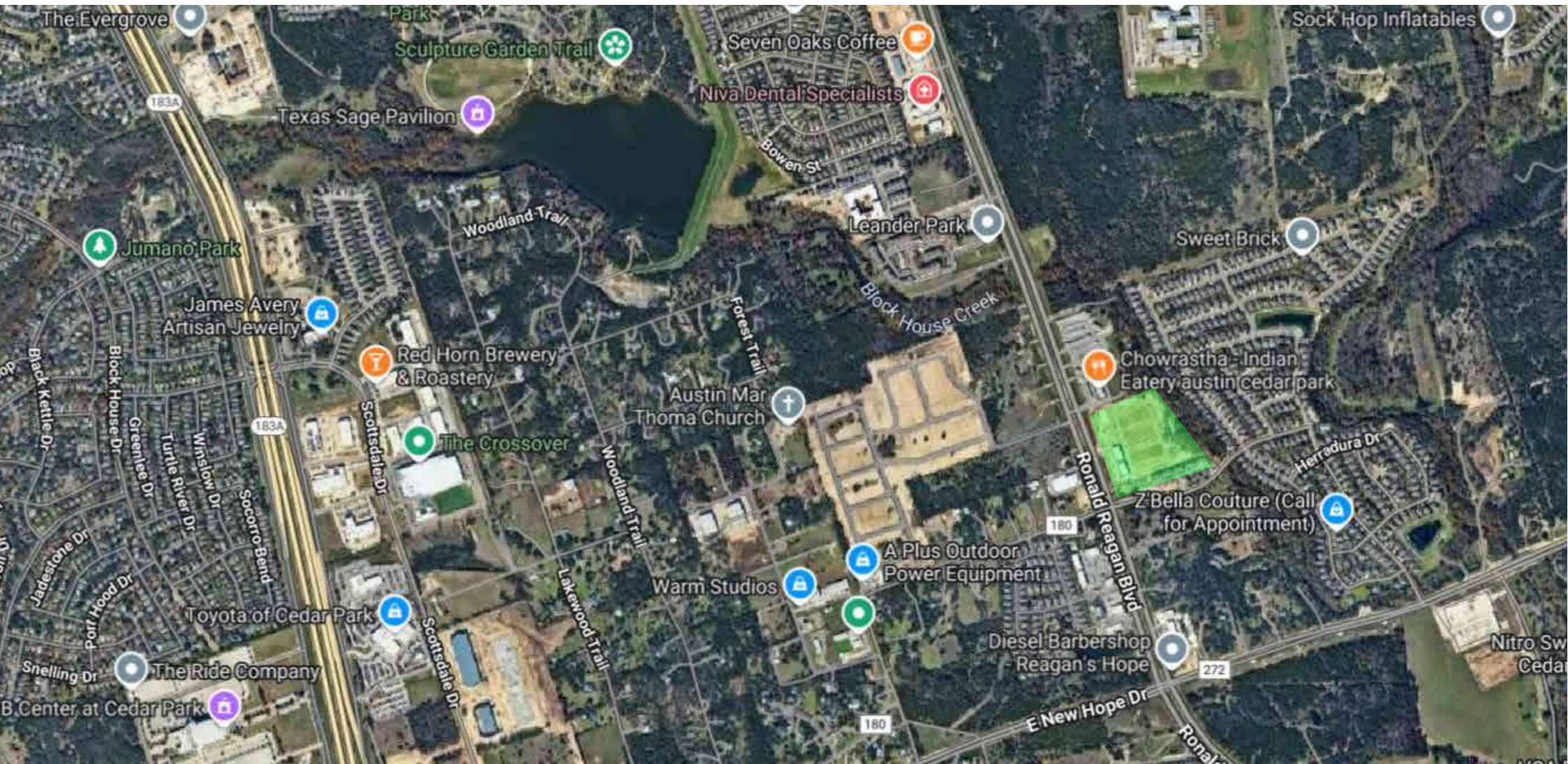
YEAR BUILT



# PROPERTY OVERVIEW

MAP LOCATOR

 SUBJECT PROPERTY





# PROPERTY OVERVIEW

AERIAL LOCATOR



# FINANCIAL OVERVIEW

## FINANCIAL SUMMARY

UNIT	TENANT NAME	UNIT SF	PERCENT LEASED	PROJECTED YEAR 1 NOI
201, 202	Devi Liquors	2,763	100%	\$ 88,416





# FINANCIAL OVERVIEW

## RENT ROLL

Address : 14300 Ronald Reagan Blvd, Leander, TX 78641, USA

GOOGLE MAPS

Unit #	Unit SF	Rent / sqft	Lease Term Commencement	Lease Term Expiration	Annual Rent	Monthly Rent	Renewal Options ★	Rent Increase	Lease Type
201, 202	2763 sqft	\$32.00	10/10/2024	10/30/2029	\$88,416	\$7,368	1(5) Years	3%	NNN Lease

## 5 YEAR RENT SUMMARY

LEASE MONTH	SQFT	RENT/SQFT	TOTAL RENT/YEAR
1st to 12th	2,763	\$32.00	\$88,416
13th to 24th	2,763	\$32.96	\$91,068
25th to 36th	2,763	\$33.94	\$93,776
37th to 48th	2,763	\$34.96	\$96,594
49th to 60th	2,763	\$36.01	\$99,496



# TRADE AREA OVERVIEW

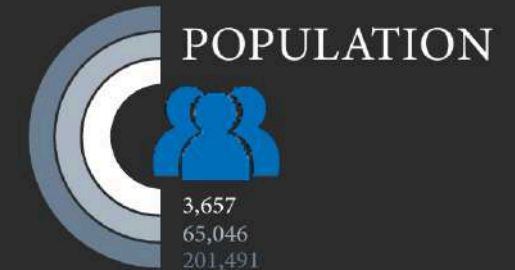
DEMOGRAPHICS



## 2025 DEMOGRAPHICS LEANDER CITY

Projected 26% population growth through 2029 across all trade radii.

1 MILE 3 MILE 5 MILE





EXCLUSIVELY  
LISTED BY

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