

SHOPPING CENTER SUITES FOR SALE

## SHOPS AT BAGDAD CORNER

1012 MUNICIPAL DRIVE, LEANDER, TX 78641



# SHOPPING CENTER SUITES FOR SALE

**KW COMMERCIAL - GLOBAL**  
1221 South MoPac Expressway  
Austin, TX 78746



Each Office Independently Owned and Operated

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## PROPERTY SUMMARY

1012 MUNICIPAL DRIVE



### Property Summary

Type of Building:	Bare Shell
Lot Size:	3.22 Acres
Building SF:	31,500
Buildings:	4
Suites:	19
Expected completion date:	February 2026

### Property Overview

The Shops at Bagdad Corner is a newly constructed, high-quality retail development consisting of approximately 31,500 square feet across four separate buildings, totaling 19 individual spaces. Located at the intersection of Bagdad Road and Municipal Drive, the property enjoys strong visibility and access in the heart of Leander, one of the fastest-growing cities in Central Texas.

This retail center presents an excellent investment opportunity in a market experiencing significant residential and commercial expansion. With its thoughtful design, growing tenant base, and adaptable shell-space delivery, the property supports a wide variety of uses and offers strong long-term leasing potential.

### Location Overview

Surrounded by new housing developments, schools, and infrastructure projects, this location is positioned to benefit from continued growth and increased consumer demand. The diverse layout and multi-building configuration provide flexibility for tenant placement and future upside.

For investors seeking a well-located, high-quality asset with strong fundamentals and room for value creation, The Shops at Bagdad Corner represents a compelling acquisition in one of Central Texas's most active corridors.



## AERIAL VIEW

1012 MUNICIPAL DRIVE





## EXTERIOR

1012 MUNICIPAL DRIVE



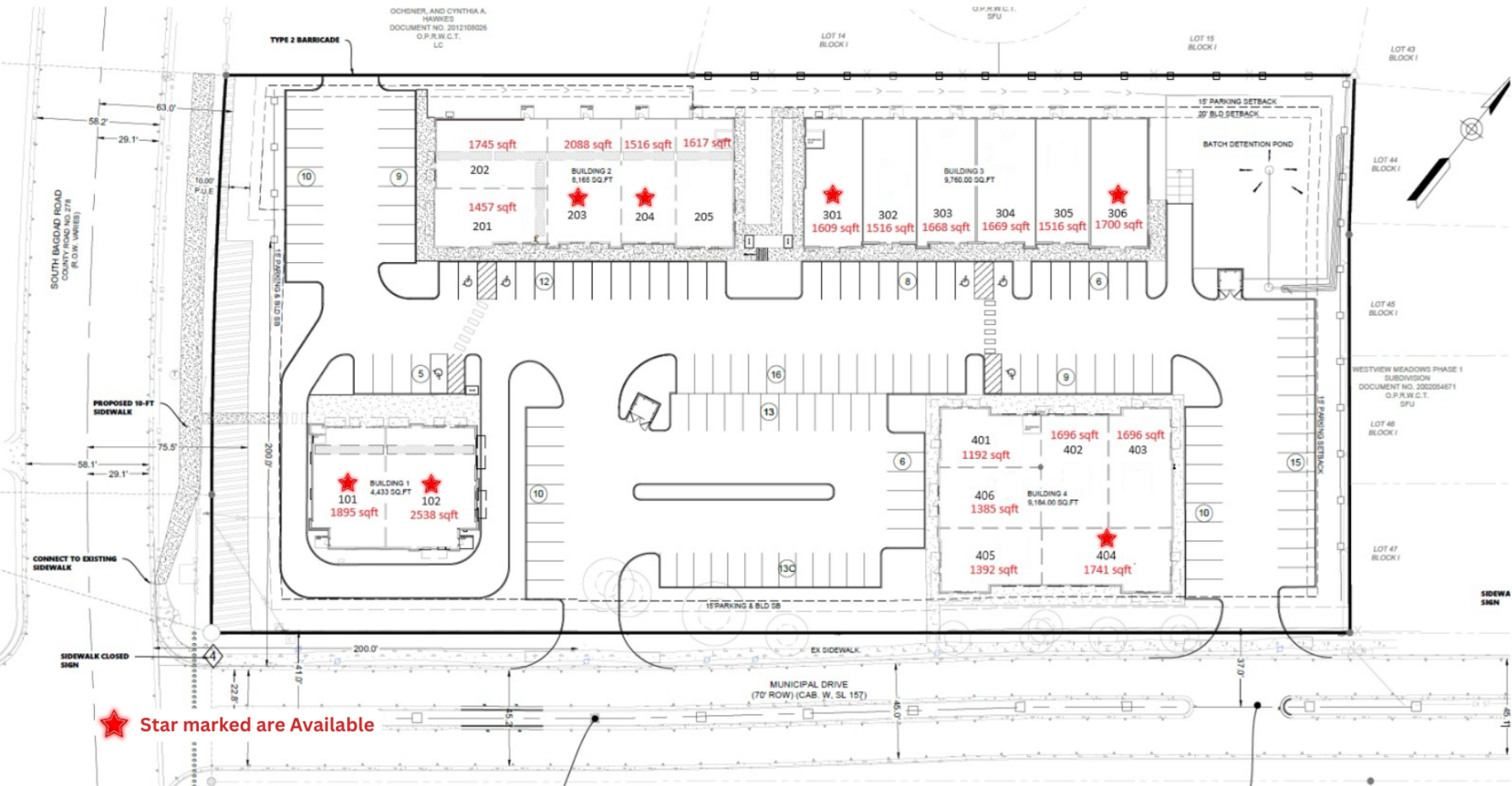


## EXTERIOR

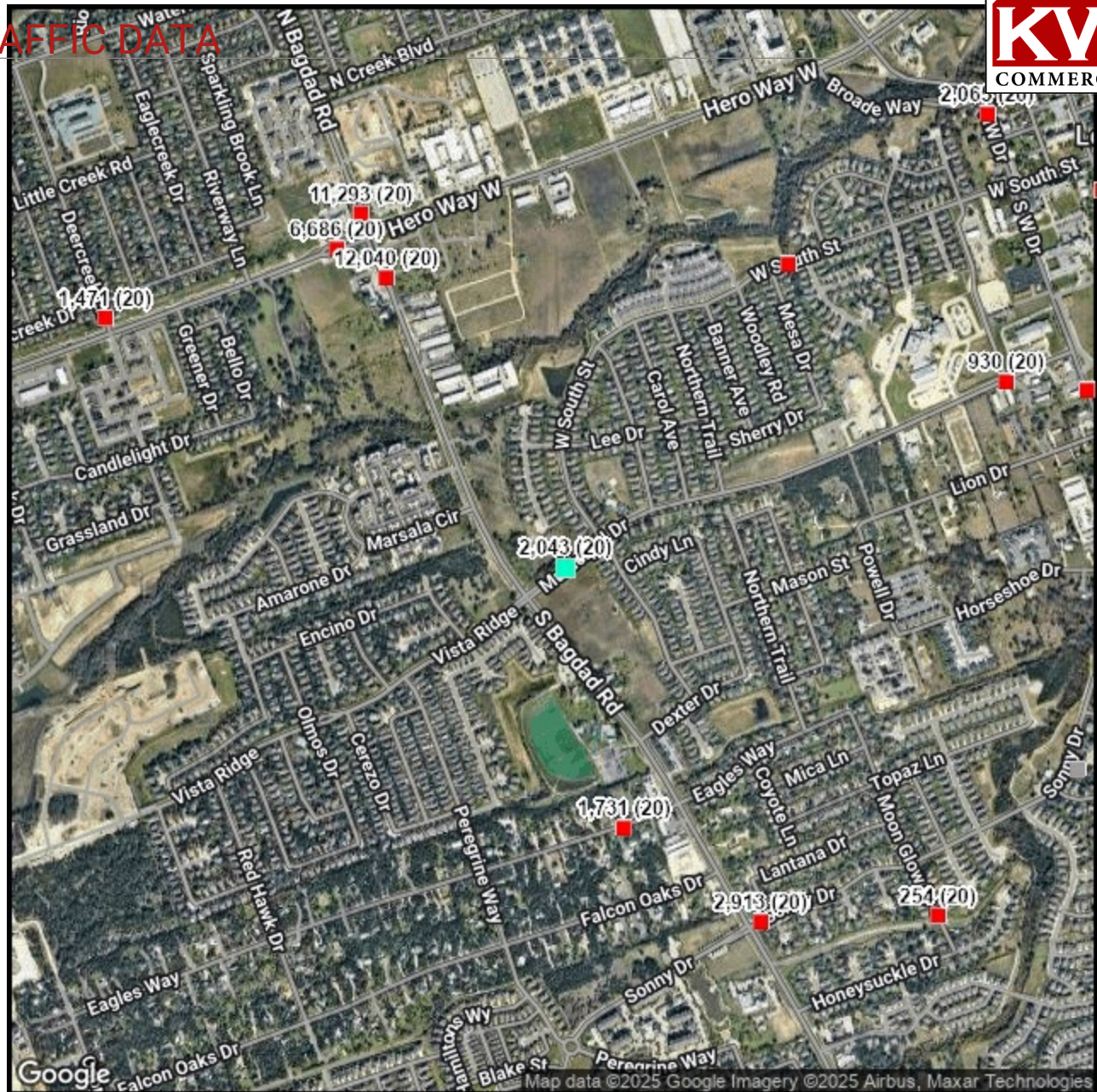
1012 MUNICIPAL DRIVE



1012 MUNICIPAL DRIVE







## TCDS Locations

- Annual ACR
- HOV, NON-TTP
- Inactive
- MVC
- Perm
- Ramp
- TIC
- Toll
- Urban ACR
- WM/LTTP

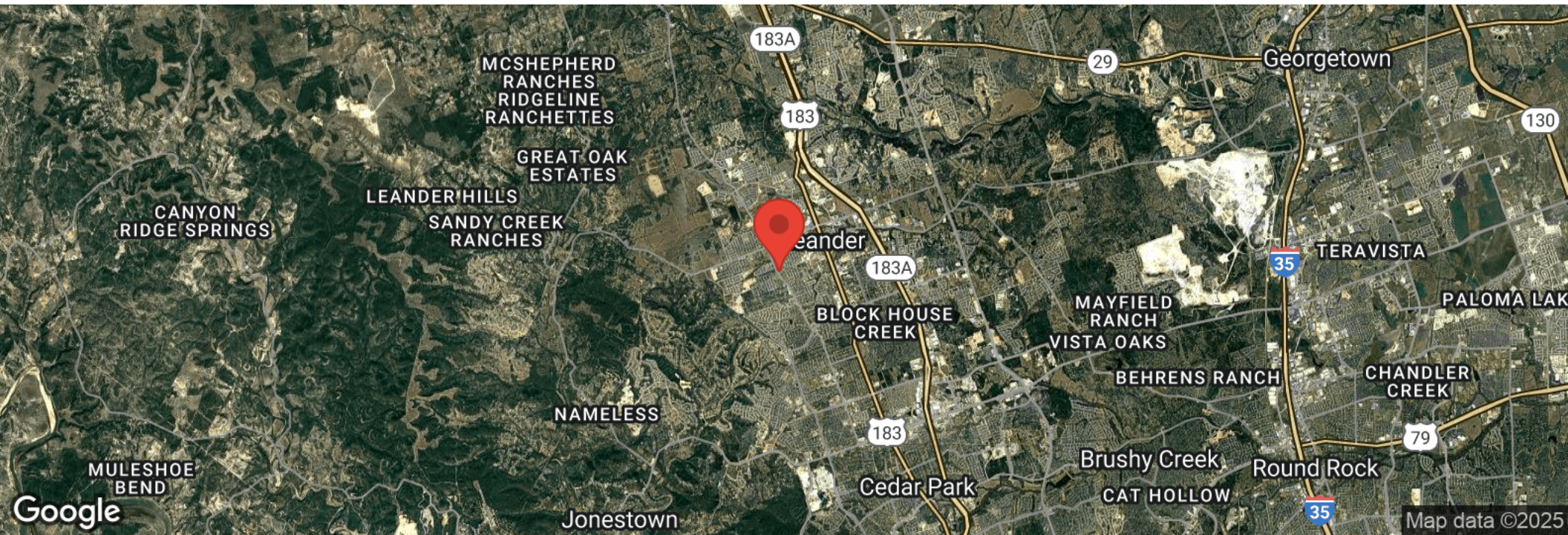
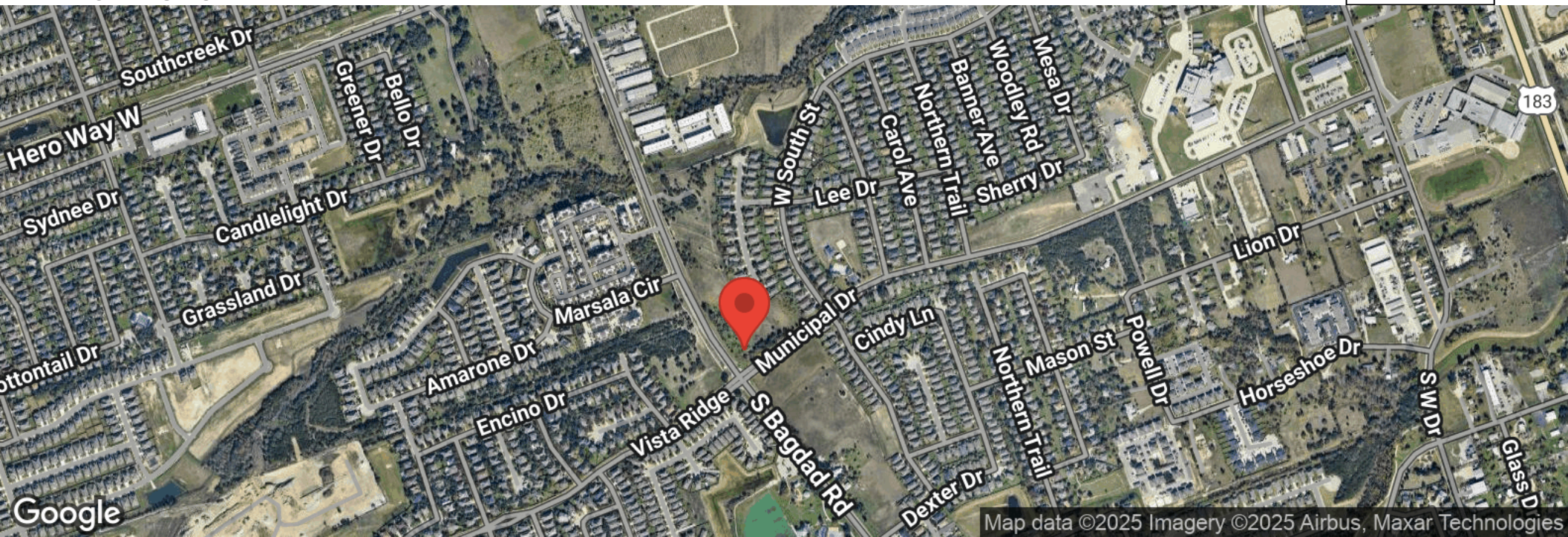


5/29/2025



## LOCATION MAPS

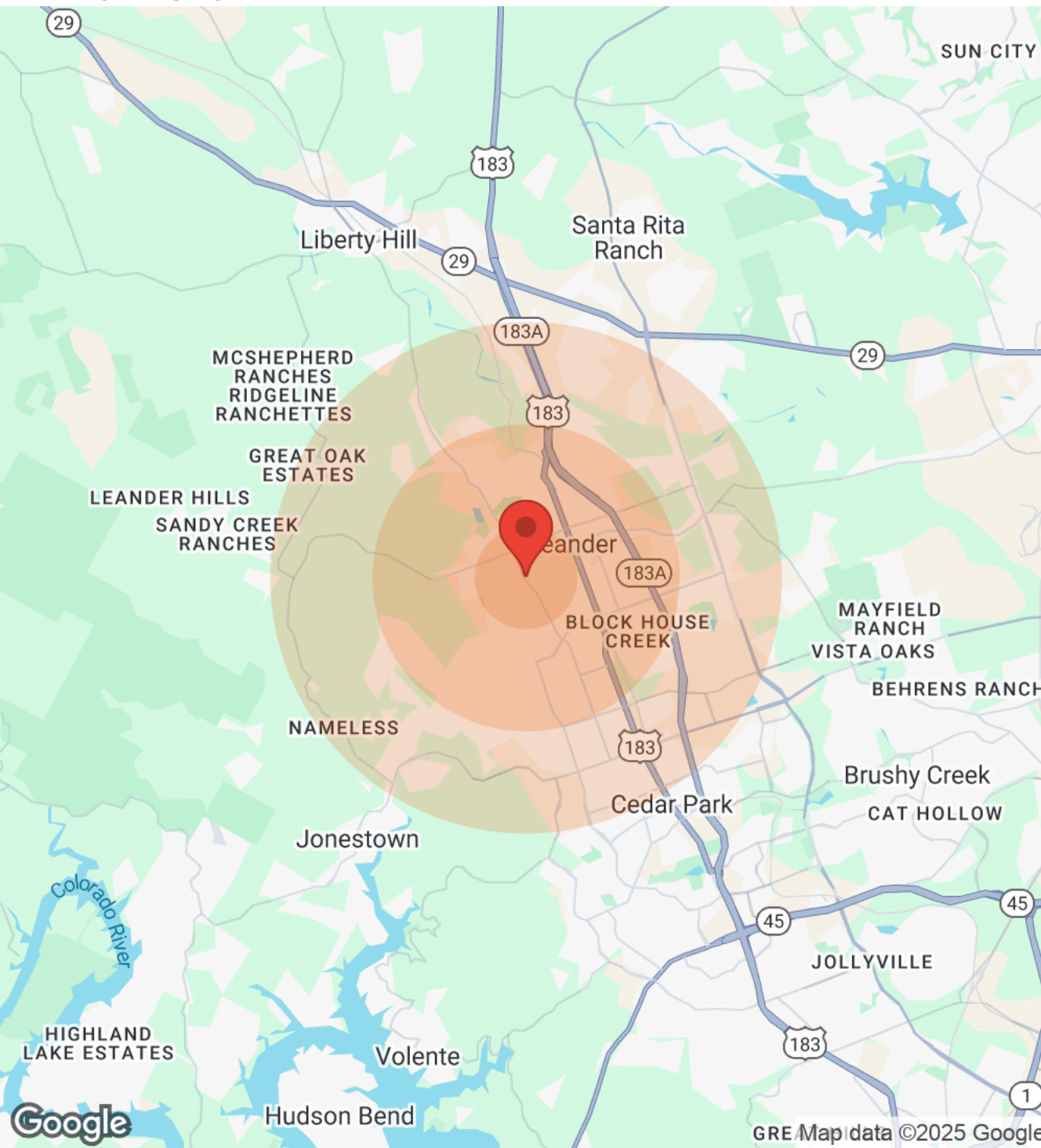
1012 MUNICIPAL DRIVE





## DEMOGRAPHICS

1012 MUNICIPAL DRIVE



Population	1 Mile	3 Miles	5 Miles
Male	4,721	21,715	38,770
Female	3,409	20,464	36,358
Total Population	8,130	42,179	75,128

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,819	10,665	17,985
Ages 15-24	1,516	7,231	12,171
Ages 25-54	2,343	14,960	26,297
Ages 55-64	907	4,187	8,190
Ages 65+	1,545	5,136	10,485

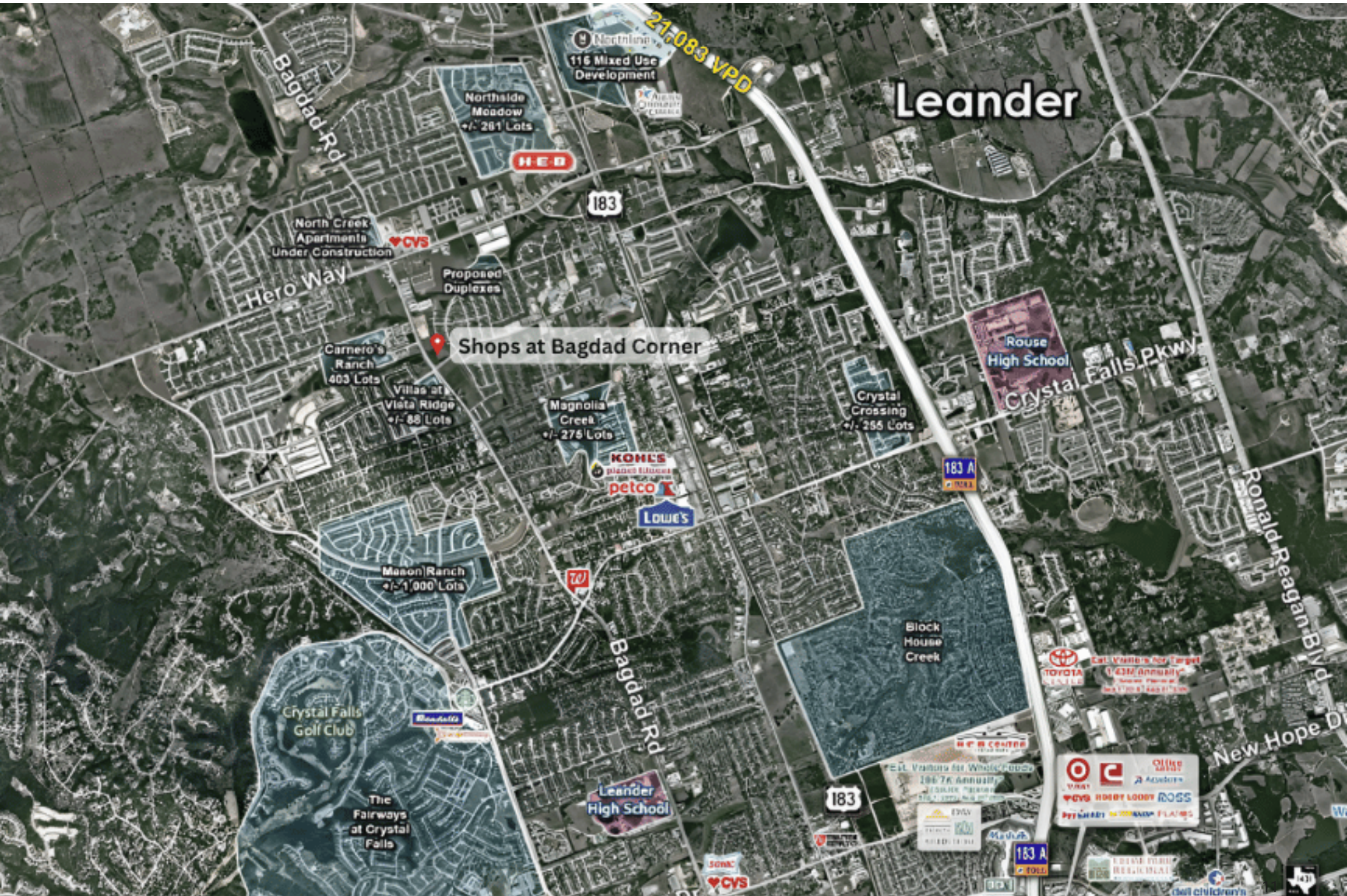
Income	1 Mile	3 Miles	5 Miles
Median	\$71,093	\$72,588	\$71,616
< \$15,000	164	603	1,306
\$15,000-\$24,999	184	446	1,280
\$25,000-\$34,999	233	757	1,636
\$35,000-\$49,999	393	1,892	3,422
\$50,000-\$74,999	681	3,756	6,151
\$75,000-\$99,999	430	2,858	5,227
\$100,000-\$149,999	458	2,478	4,832
\$150,000-\$199,999	12	417	992
> \$200,000	N/A	368	671

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,485	13,444	26,312
Occupied	2,366	12,913	24,987
Owner Occupied	1,908	10,500	19,985
Renter Occupied	458	2,413	5,002
Vacant	119	531	1,325



# BUSINESS MAP

1012 MUNICIPAL DRIVE





# DISCLAIMER

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