

# 15201 Ronald Reagan Suite 208

## Retail/Office/Medical FOR LEASE



**Epperson Realty Group, LLC**  
**Betty Epperson | P: 512.630.7290**  
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[APPLICATION  
LINK](#)

**VIDEO**

[POA DOCS  
LINK](#)



**Building 2**  
**Suite 208 -1458 Sq Ft**  
**Shell Space. Demising walls already installed**



# 15101 Ronald Reagan Suite 408 FOR LEASE



Epperson Realty Group, LLC

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1458 Sq Ft

SUITE 408

Shell Condition

Lease Rate: \$32 SF/YR + (NNN)

NNN: \$13 SF/YR

MINIMUM 36 Month Lease

Private Unit Entrance Front & Back

Available for Tenant Finish out for a  
multitude of uses, retail, flex, Office.

Parking Ratio: 19/1000

Rear entry and Parking Available



# The Ronald Reagan Crossing Condominiums



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**RONALD REAGAN CROSSING, HIGH VISABILITY FRONTAGE WITH ROAD  
FRONTAGE MONUMMENT SIGNAGE**

**Numerous businesses already in and more COMING SOON**

The Brass Tap Restaurant	Maha Beauty Med Spa
Dumpling King Restaurant	Yo Yoga Six
Society Kitchen & Cocktails	UPS STORE
Little Sprouts Ped Dentistry	Shipleys Donuts
Adventures Ink, Comics, Games	Cara Dentistry
Astra Art of Dance Studio	Best Brains Learning Center
Seven Oaks Coffee Shop	Ray Eye-Vision
Niva Dental Specialists	McKay Vassaur Custom Builders
Abhinaya Dance Studio	Full Circle Real Estate Company
Eye Level Learning Center	The Learning Experience Academy
Malibar Gold & Diamonds	The Lumen Room
Shree Beauty & Spa	Keds Ice Cream Shop
Indian Restaurant	Fion Liquour
Smoke Shope	Red Chili Restaurant

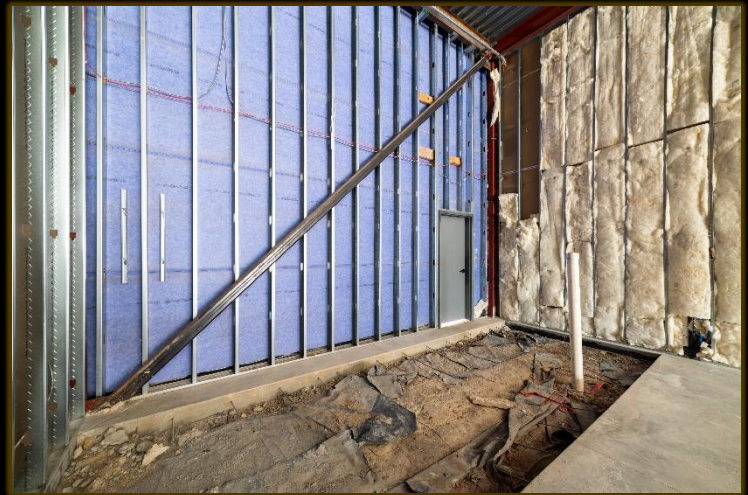
## **Ronald Reagan Crossing Developer Video**

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# Community Pictures



**Epperson Realty Group, LLC**

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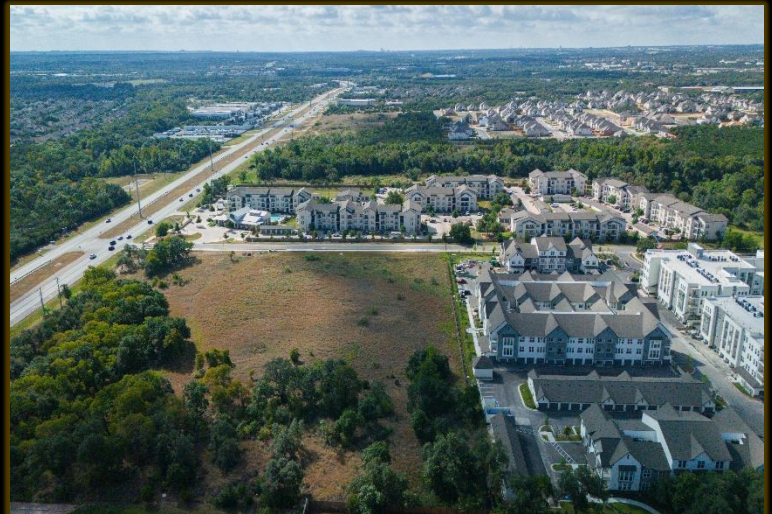
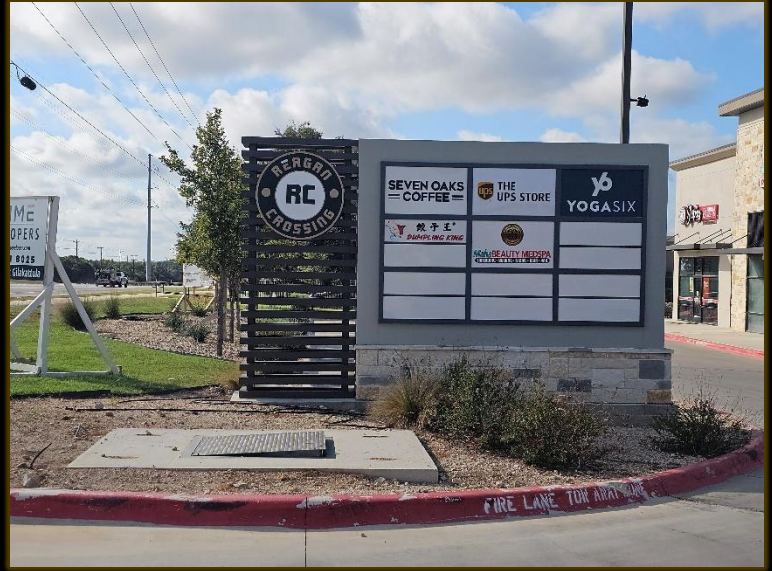
# Community Pictures



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# Building Rendering

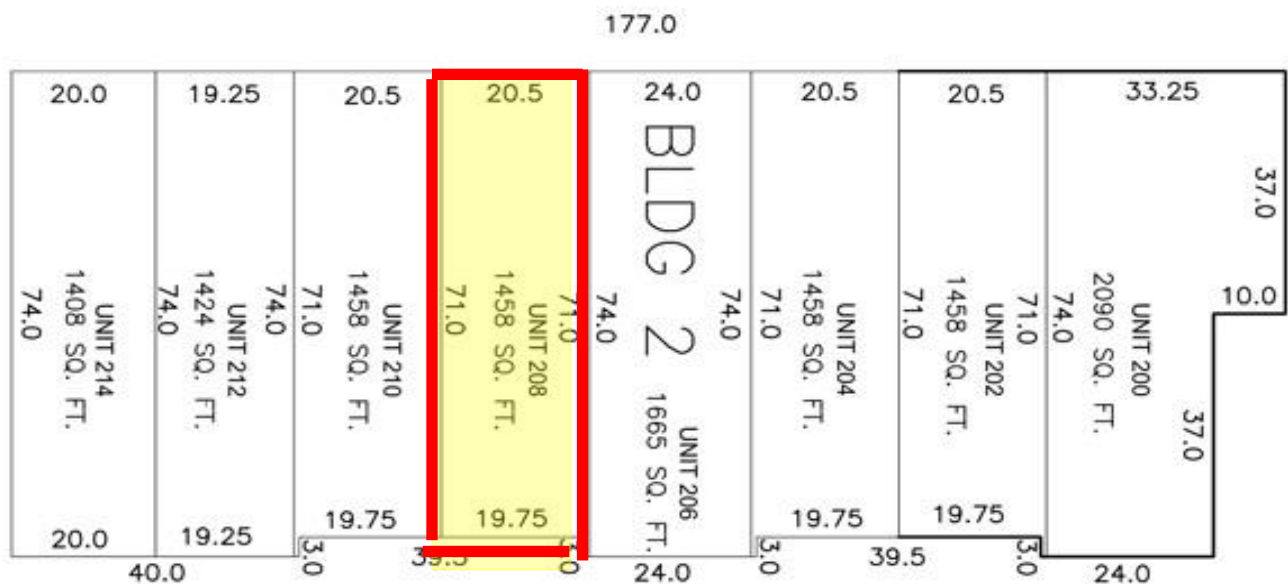


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## Suite 208- 1458 SQFT



Lease Rate: \$32 SF/YR + (NNN)

NNN: \$13 SF/YR

MINIMUM 36 Month Lease

TI: TBD

Rentable Space delivered in Shell Condition

Private Unit Entrance Front & Back

Available for Tenant Finish out for a multitude of uses, retail, flex, Office.

Parking Ratio: 19/1000

Rear entry & Parking Available- Perfect for employee parking & Stock loading.

# The Ronald Reagan Crossing Condominiums



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**15101 Ronald Reagan Suite 208 Leander TX 78641**

**1458 SQFT od Rentable SHELL Space RONALD REAGAN FRONTAGE @ Cut Thru**

The office is part of the newly constructed contemporary modern buildings, The Ronald Reagan Crossing development, offering a blend of retail spaces, drive-through facilities, medical and professional office spaces, as well as a preschool. Encompassing of medical and professional office, retail , drive-through services, Shipleys, Dentist, Oral Surgeon, Smoothie Shop, a daycare center and so much more. This office space is well-suited for a variety of business uses. Retail, Medical, Insurance agencies, general business, real estate firms, law offices, title companies, new startup ventures, small medical practices, tax consultants, IT agencies, and any other service-oriented enterprises.

This location enjoys significant traffic, with over 35,000 vehicles daily on Ronald Reagan Boulevard, with high visibility right at the Cut thru both ways on Ronald Reagan, making it an easy in and out at this building. It is strategically located within 8 miles north of the APPLE Campus in Leander, TX. at a hard corner with a signalized intersection with AM/PM traffic patterns. Ronald Reagan Blvd is set to expand to six lanes in the near future. Over 3500 established residential houses within a 1.5-mile radius and more under construction. A bustling hub for numerous business activities in one of Austins fasted growing corridors.

At this ideal location, A great lease opportunity with approximately 1458-square-foot Shell space, located fronting Ronald Reagan. Rentable space delivered in shell condition. You finish out to your needs. One Front entrance, one back exit door. REAR Parking in back , ADA Handicap spaces in front and extra parking. The minimum lease term is 36 months.

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## **Demographics: 5 MILE RADIUS**

**Population Est. is 260,000**

**Median Household Income is \$185,000 / Year**

**High traffic count APROX. 35,000 vehicles per day**

**Over 3500 Household and Residential Lots**

**Less than 8 Miles North of the Apple Campus**

**A major Tech Employment Hub in Central Texas/ Austin**

**Future Ronald Reagan Expansion to 6 Lanes ensures long term growth**

**Conveniently located in Leander, Close to Round Rock, Cedar Park, Georgetown, Liberty Hill**





## 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.*

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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>Epperson Realty Group LLC</b>	<b>9001764</b>	<b>BettyEpperson@EppersonRealtyGroup.com</b>	<b>512-630-7290</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Betty Epperson</b>	<b>474240</b>	<b>BettyEpperson@EppersonRealtyGroup.com</b>	<b>512-630-7290</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Betty Epperson</b>	<b>474240</b>	<b>BettyEpperson@EppersonRealtyGroup.com</b>	<b>512-630-7290</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Betty Epperson</b>	<b>474240</b>	<b>BettyEpperson@EppersonRealtyGroup.com</b>	<b>512-630-7290</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date