

REAGAN CROSSING

15101 Ronald Reagan Boulevard Leander, TX 78641
 SWC Ronald Reagan Blvd. & Republic Trails



PROPERTY HIGHLIGHTS

- Hard corner at signalized intersection with an AM traffic pattern
- City plans to expand Ronald Reagan Blvd to 6 lanes in near future
- Zoned for retail, restaurants, service, daycare, office, and hotel
- Over 2,500 residential lots within 1.5 miles
- [Video of Project](#)

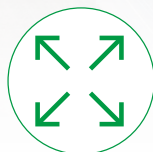
ESTIMATED DELIVERY DATES

- Buildings 1-8: Delivered
- Phase 2: Under Construction



FOR LEASE

\$32.00 - \$36.00 PSF NNN
 *NNNS \$13.00 PSF



AVAILABLE SPACE

1,200-21,184 SF



TRAFFIC COUNT

30,474 VPD
 RONALD REAGAN BLVD

JOEY MENDEZ
 joey@resolutre.com
 512.474.5557

MICHAEL NOTEBOOM
 mnoteboom@resolutre.com
 512.474.5557

*(Estimate provided by Landlord and subject to change)

See page 2 for a detailed list of availabilities



FOR LEASE

\$32.00 - \$36.00 PSF NNN
***NNNS \$13.00 PSF**
 *(Estimate provided by Landlord and subject to change)



AVAILABLE SPACE

Building 1	1,500 SF ea
Building 2	1,400 SF - 5,000 SF
Building 3	1,400 SF - 7,644 SF
Building 4	Office Condos
Building 5	Office Condos
Building 8	1,100 SF
Building 9	2,499 SF with Drive-Thru
Building 11	1,300 SF - 18,000 SF
Building 12	1,300 SF - 21,184 SF



PROPERTY HIGHLIGHTS

- Hard corner at signalized intersection
- Reagan Crossing is a retail/office project consisting of 11 buildings and over 100,00 SF of commercial space.
- Over 2,500 residential lots within 1.5 miles
- [Video of Project](#)



TRAFFIC COUNTS

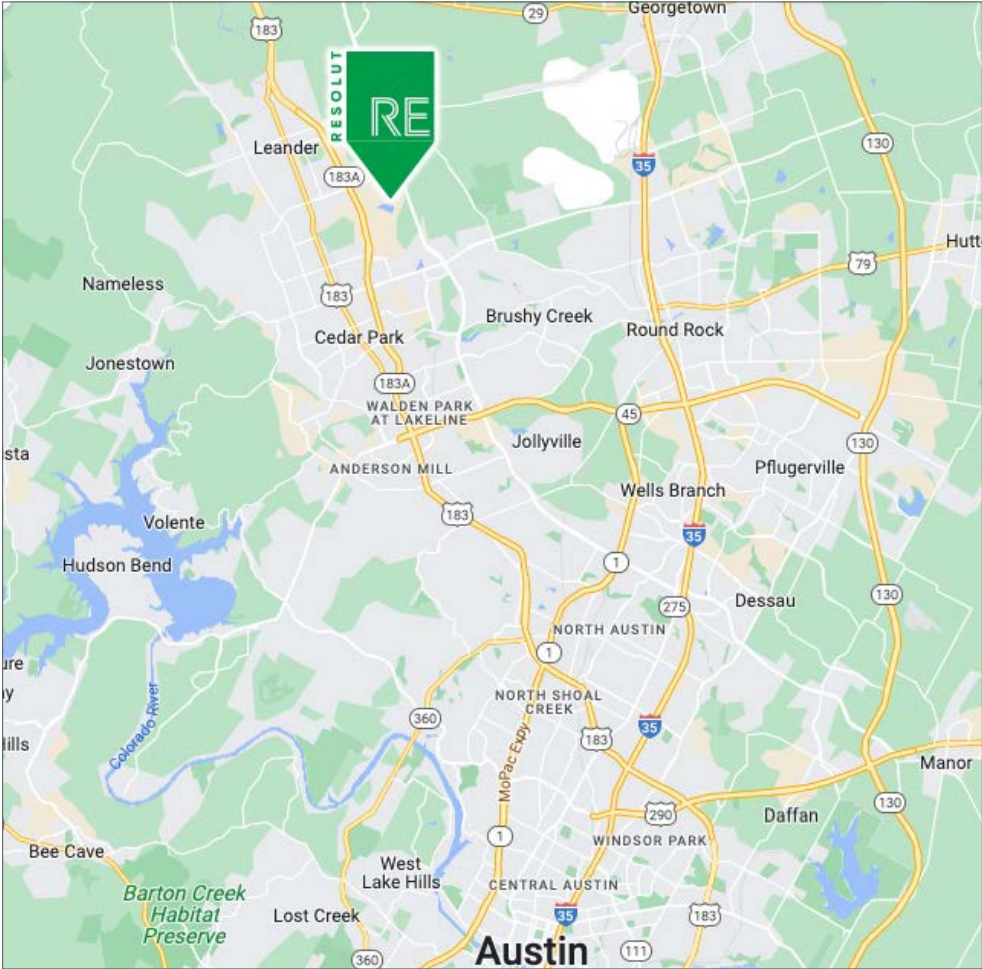
Ronald Reagan Blvd: 30,474 VPD
 (TXDOT 2022)

Crystal Falls Pkwy: 9,116 VPD
 (TXDOT 2020)



PROPERTY SNAPSHOT

 51,495 2024 POPULATION 3 MILE RADIUS	 25,959 2024 DAYTIME POPULATION 3 MILE RADIUS	 \$148,873 2024 AVERAGE INCOME 3 MILE RADIUS
---	---	--



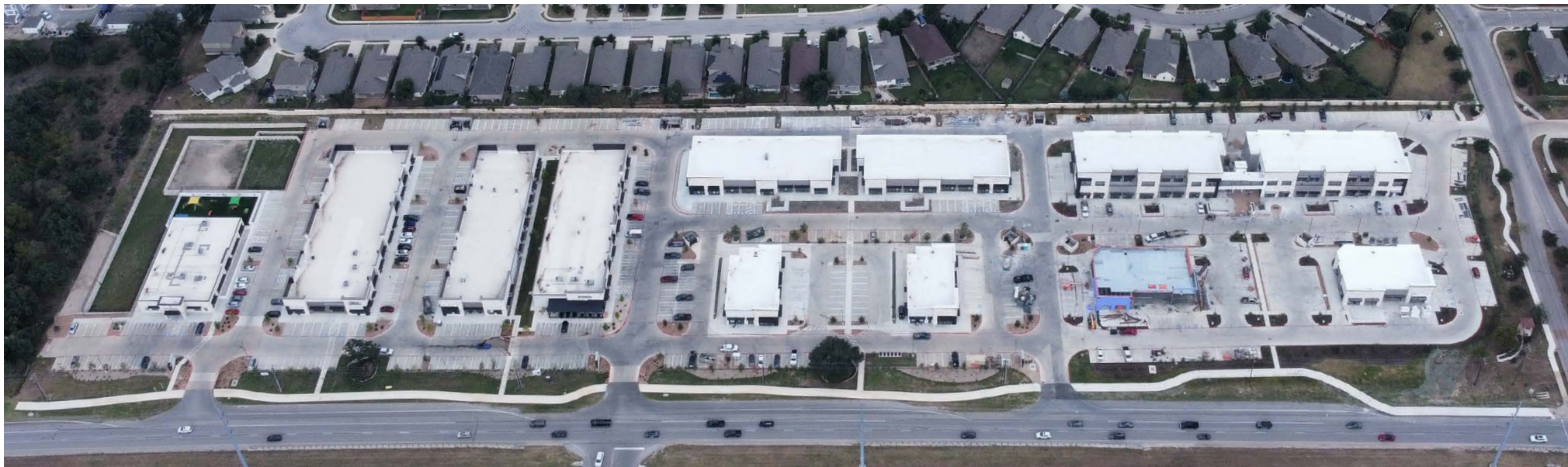
AREA TRAFFIC GENERATORS



FOR LEASE | REAGAN CROSSING

The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.





FOR LEASE | REAGAN CROSSING

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES DEEMED RELIABLE; HOWEVER, RESOLUT RE MAKES NO GUARANTIES, WARRANTIES OR REPRESENTATIONS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THIS REAL ESTATE INFORMATION IS SUBJECT TO ERRORS; OMISSIONS; CHANGE OF PRICE; PRIOR SALE OR LEASE; OR WITHDRAWAL WITHOUT NOTICE. RESOLUT RE, WHICH PROVIDES REAL ESTATE BROKERAGE SERVICES, IS A DIVISION OF RELIANCE RETAIL, LLC, A TEXAS LIMITED LIABILITY COMPANY.



CONSTRUCTION PROGRESSION AS OF SEP 2024

FOR LEASE | REAGAN CROSSING

The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

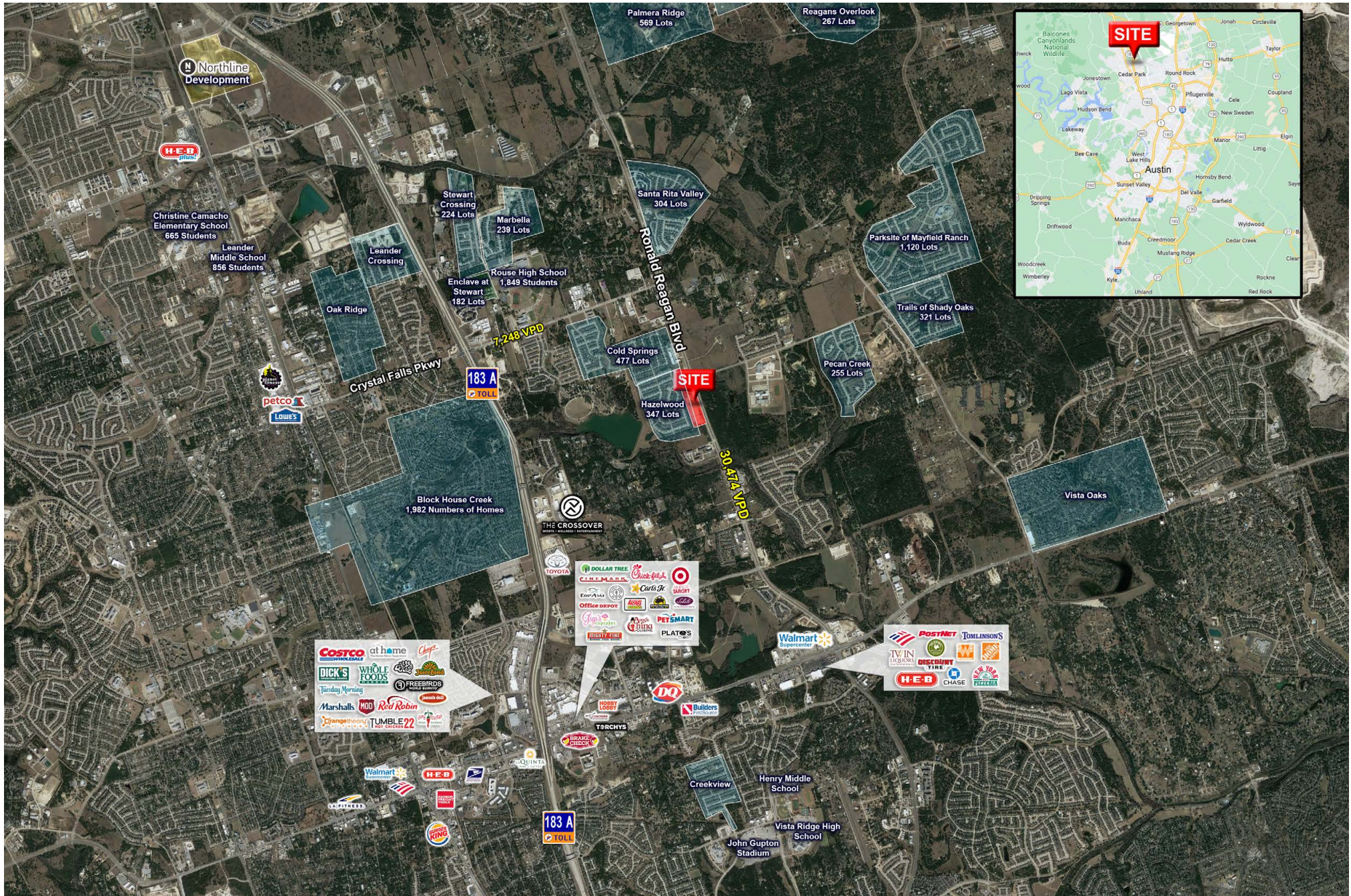




CONSTRUCTION PROGRESSION AS OF SEP 2024

FOR LEASE | REAGAN CROSSING

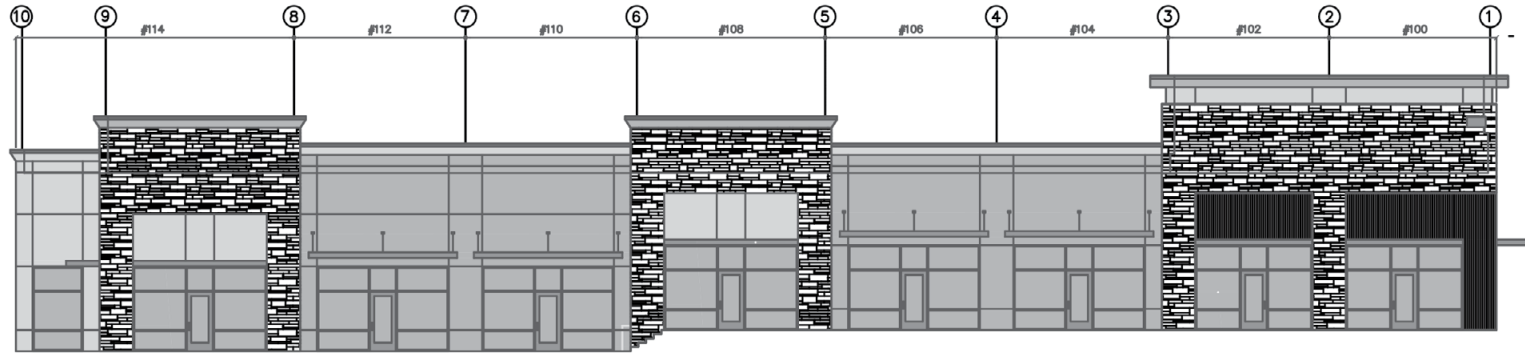
The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.



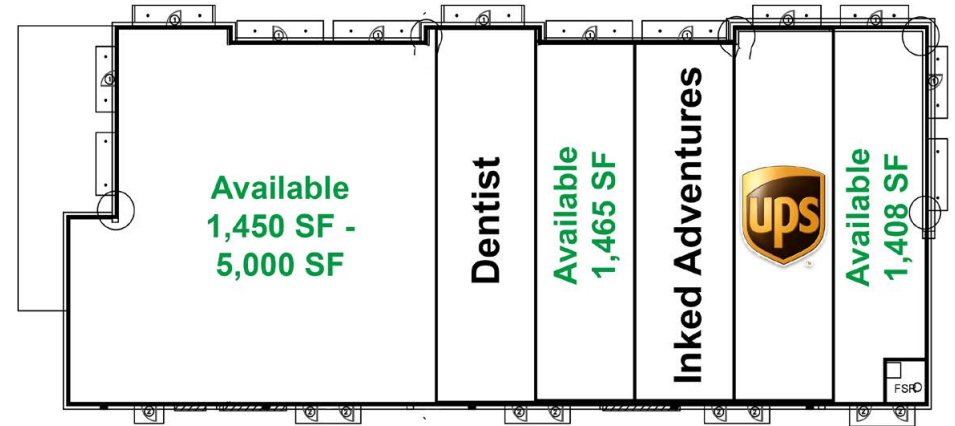
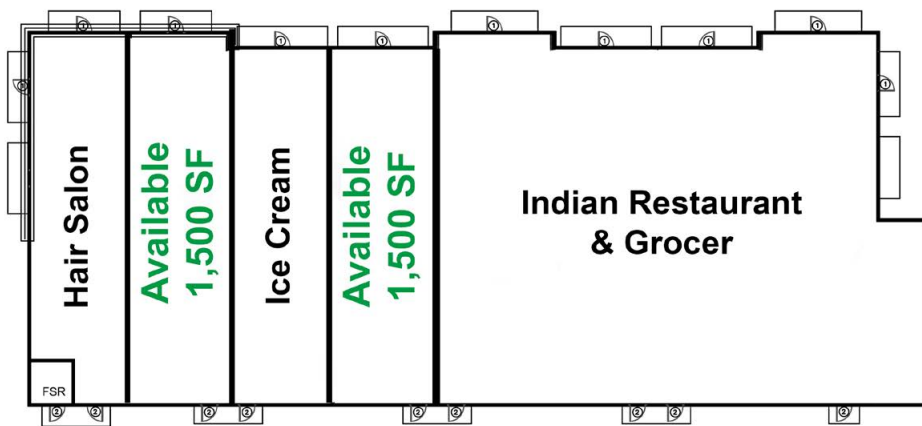
FOR LEASE | REAGAN CROSSING

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES DEEMED RELIABLE; HOWEVER, RESOLUT RE MAKES NO GUARANTIES, WARRANTIES OR REPRESENTATIONS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THIS REAL ESTATE INFORMATION IS SUBJECT TO ERRORS; OMISSIONS; CHANGE OF PRICE; PRIOR SALE OR LEASE; OR WITHDRAWAL WITHOUT NOTICE. RESOLUT RE, WHICH PROVIDES REAL ESTATE BROKERAGE SERVICES, IS A DIVISION OF RELIANCE RETAIL, LLC, A TEXAS LIMITED LIABILITY COMPANY.

BUILDINGS 1 & 2



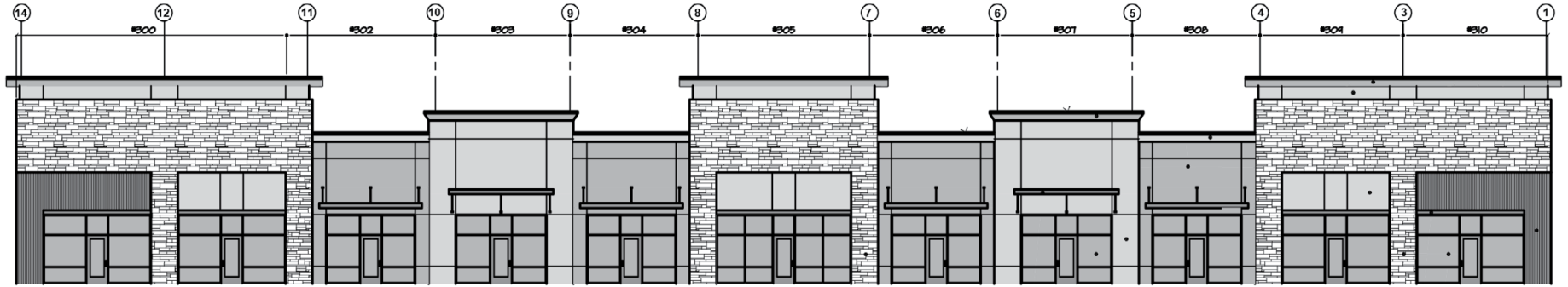
NORTH ELEVATION



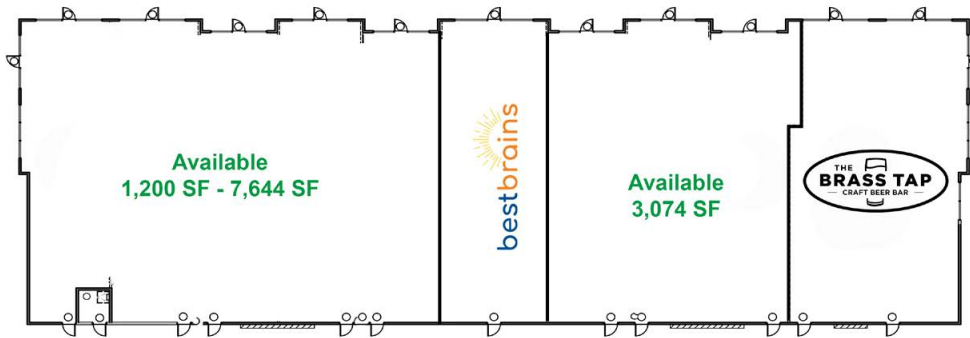
FOR LEASE | REAGAN CROSSING

The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

BUILDINGS 3 & 4



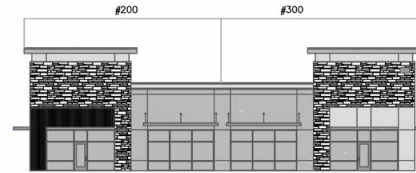
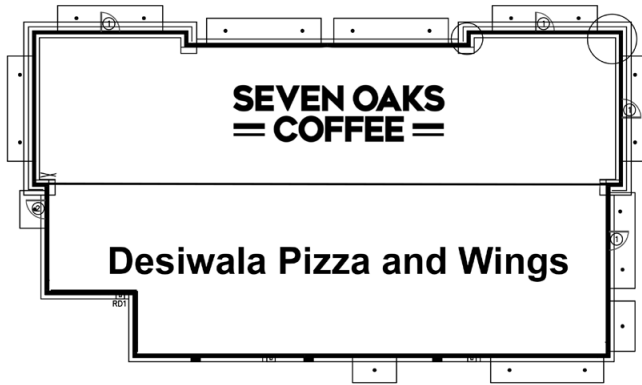
North Elevation



FOR LEASE | REAGAN CROSSING

The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

BUILDING 7 & 8



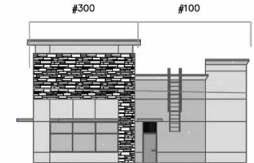
NORTH ELEVATION



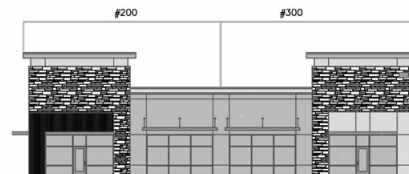
EAST/FRONT ELEVATION – FACING RONALD REAGAN BLVD



SOUTH ELEVATION



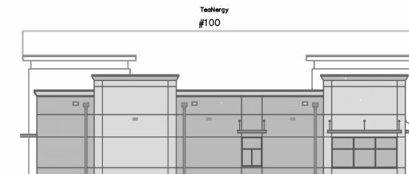
WEST ELEVATION



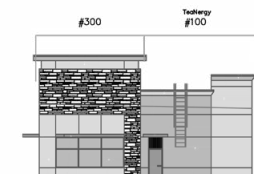
NORTH ELEVATION



EAST/FRONT ELEVATION – FACING RONALD REAGAN BLVD



SOUTH ELEVATION

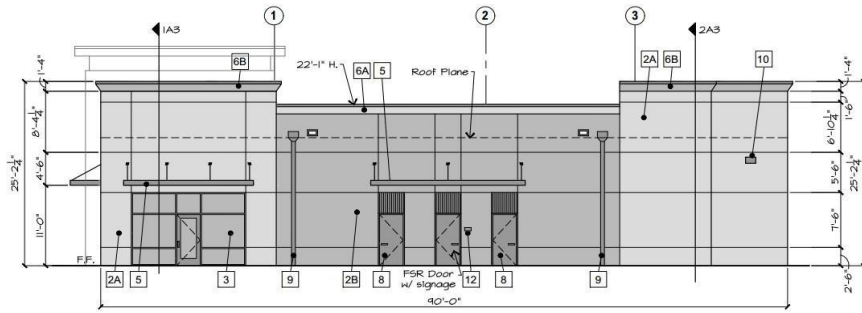


WEST ELEVATION

FOR LEASE | REAGAN CROSSING

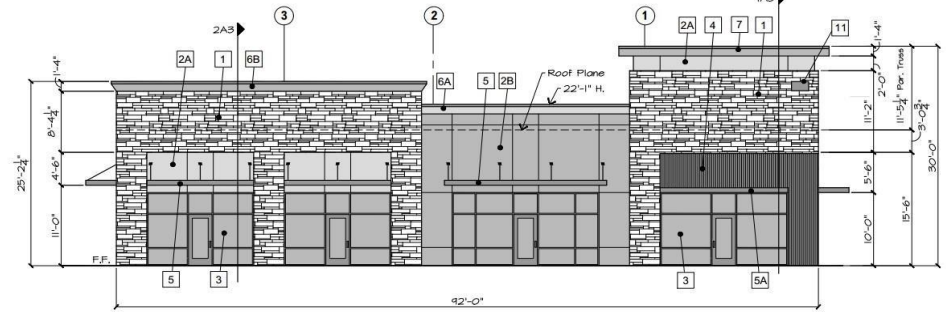
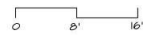
The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

BUILDING 9 & 10



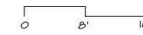
West Elevation

Scale: 1/8" = 1'-0"



East / Front Elevation - Facing Ronald Reagan Blvd.

Scale: 1/8" = 1'-0"



Note: Window and Door Storefront = 27% of Wall Area



FOR LEASE | REAGAN CROSSING

The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

BUILDING 11 & 12



East / Front Elevation - Facing Ronald Reagan Blvd.



West Elevation



FOR LEASE/SALE | REAGAN CROSSING

The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

KEY FACTS



50,034
POPULATION



34.0 MEDIAN
AGE



3.5% SOME HIGH
SCHOOL (GRADE
LEVEL 9 TO 11)

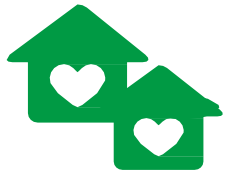


AVG.
HOUSEHOLD
SIZE

\$99,308
AVG HOUSEHOLD
INCOME



16.9%
HIGH SHOOOL
GRADUATE



\$110,206
MEDIAN HOUSEHOLD
INCOME



\$34,366
PER CAPITA INCOME



\$874,345
MEDIAN NET WORTH



20.7%
SOME COLLEGE



47.1%
BACHELOR/GRAD/
PROF DEGREE



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.

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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE" Licensed Broker /Broker Firm Name or Primary Assumed Business Name	603091 OR 9003193 License No.	leads@resolutre.com Email	512-474-5557 Phone
David J. Simmonds OR Gavin Fite Designated Broker of Firm	459263 OR 438039 License No.	leads@resolutre.com Email	512-474-5557 Phone
David J. Simmonds OR Gavin Fite Licensed Supervisor of Sales Agent/Associate	459263 OR 438039 License No.	leads@resolutre.com Email	512-474-5557 Phone
David J. Simmonds Sales Agent/Associate's Name	459263 License No.	david@resolutre.com Email	512-474-5557 Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____