

FOR SALE Land

Retail Development Site

17451 Ronald Reagan Blvd, Leander, TX 78641



- Prime Growth Corridor
- Development-Ready Retail Site
- Surrounded by Residential developments



Neerja Kwatra
Broker/Principal
512.698.2730
nkwatra@newedgecre.com

Area : 5.358 Acres
Price : \$4 M
Zoning : General Commercial
Flood Plain: Minimal
Topography : Leveled

Executive Summary

Prime Retail Development Opportunity on Ronald Reagan in the Path of Explosive Growth

A rare chance to secure 5.358 acres of prime, improved land on the high-growth Ronald Reagan Blvd corridor in Leander, TX—one of America’s fastest-growing cities. With utilities nearby strong traffic counts, and rapid nearby development, this site is ideal for a variety of commercial or mixed-use ventures. A perfect opportunity for developers, investors, or end-users seeking long-term upside in a booming, high-demand market.

Property Features

Property Highlights:

- Development - Ready Site with flexible Zoning
- Ideal Shape Flat land with minimal Flood Plain
- Access: Direct access from Ronald Reagan
- All utilities nearby

Location Highlights:

- High-visibility frontage on Ronald Reagan Blvd
- Surrounded by several residential developments
- High Growth Corridor

Traffic Counts:

- Ronald Regan - 25,722 VPD
- Hwy 29 - 60,947 VPD
- Hwy 183A - 38,818 VPD
- Ranch Rd 2243 - 13,337 VPD

Disclaimer: All information and highlights are for marketing and illustrative purposes only and have not been independently verified. Details are deemed reliable but not guaranteed and are subject to change without notice.



Property Details

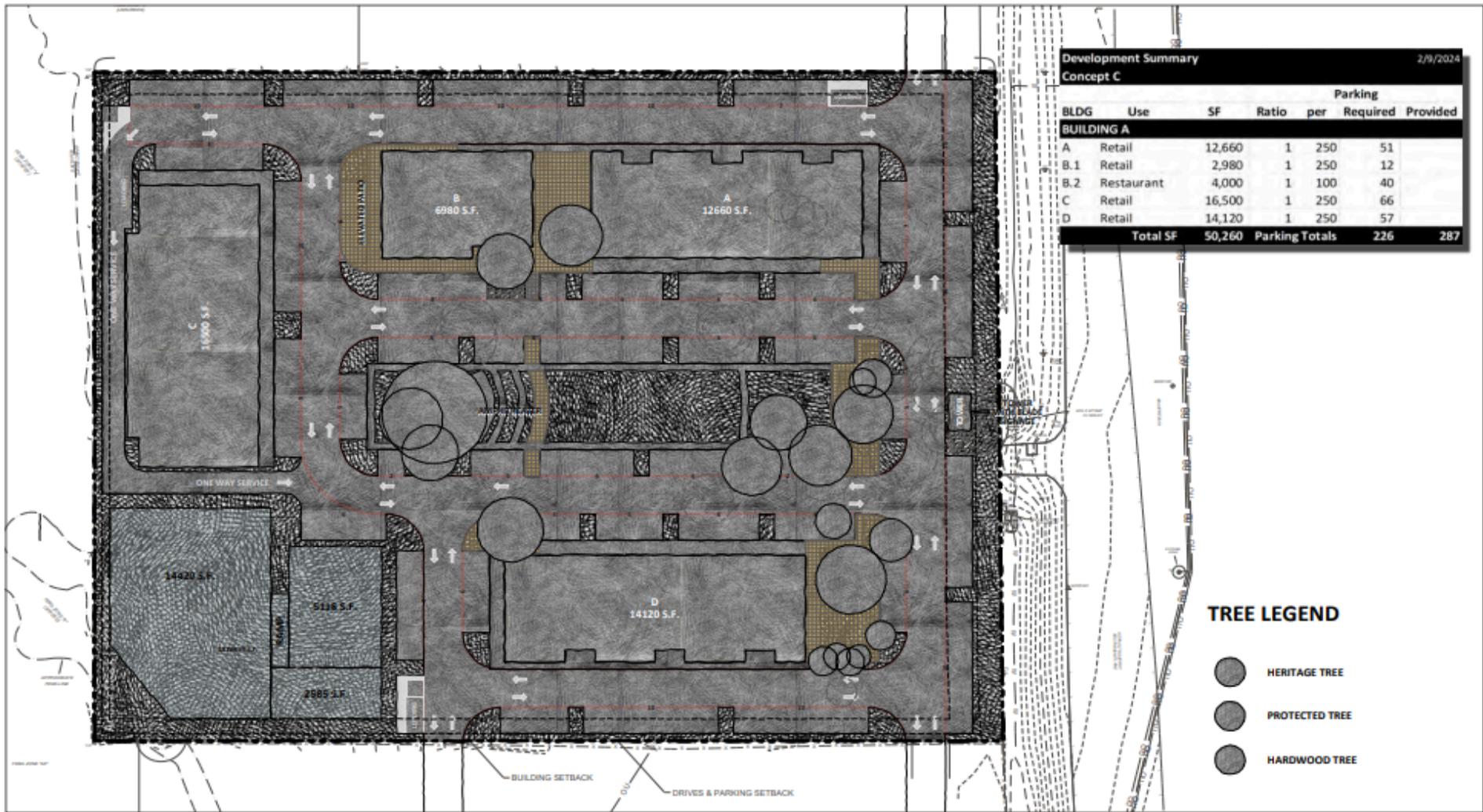
Area	5.358 Acre
Property Type:	Developed Land
Price:	Approx. \$4 M
Zoning:	General Commercial
Utilities	All nearby
Flood Plain:	Minimal
Topography:	Mostly Flat
Frontage	457' on Ronald Regan Blvd
City / County	Leander/Williamson
Tax id	R031278
Ideal Uses:	Neighborhood Retail Center Medical or Dental Office, Food & Beverage Plaza. Mixed-Use Retail + Office, Childcare/Early Learning Center, Religious or Community Facility, Boutique Fitness or Gym

**Disclaimer :Information deemed reliable but not
guaranteed; subject to change or withdrawal without notice**

Location Overview: Connectivity & Development Map



Preliminary Concept Plan



Photo



Palmera Ridge
Master Planned Community
Up To 1000 Units

Tarvin Elementary School

Maple Ranch
New Development
168 Units

Bluffview Reserve
Master Planned Community

Photos -Page 2



Overview

Leander, Texas, has experienced remarkable growth in recent years, evolving into a vibrant community that seamlessly blends the natural beauty of the Hill Country with economic prosperity. The population of Leander has grown significantly over the last number of years. This expansion is driven by factors such as a cost of living 4.7% below the national average, an acclaimed school system, and convenient access to Highway 183A and commuter rail services, providing efficient routes into Austin. Leander's commitment to thoughtful urban planning has maintained a balance between modern amenities and green spaces, making it an attractive destination for families and professionals alike. Parks like Lakewood Park and the nearby Balcones Canyonlands National Wildlife Refuge offer residents ample opportunities for outdoor recreation while preserving the area's scenic charm.

Economy

The economic landscape in Leander is flourishing, with a diverse range of industries including technology, healthcare, and education. The city's growth-friendly policies and high quality of life have attracted major corporations like Samsung, Apple Inc., and Dell to nearby areas, creating numerous employment opportunities for residents. Sales tax collections have steadily increased over the years, indicating robust economic growth. The city government actively promotes entrepreneurship, supporting small businesses through initiatives like the Leander Chamber of Commerce. Additionally, Leander's proximity to Austin's tech hub has spurred the growth of startups and remote work opportunities, further boosting the local economy. With plans for future infrastructure improvements and commercial developments, Leander continues to position itself as a hub for innovation and business growth.

Real Estate

In the real estate sector, Leander's housing market has seen notable activity. As of January 2025, the median listing home price was \$522,400, remaining stable compared to the previous year. Homes typically spend around 75 days on the market, reflecting a balanced supply and demand dynamic. The market is currently considered a buyer's market, with the number of homes for sale exceeding demand. New residential developments, such as Travisso and Crystal Falls, offer a range of housing options, from modern townhomes to luxury estates, catering to families, retirees, and young professionals. On the commercial front, new mixed-use developments are underway, bringing exciting opportunities for dining, shopping, and business, further enhancing Leander's appeal as a destination for both residents and entrepreneurs. The ongoing Leander Springs project, which includes retail, office space, and a lagoon centerpiece, is set to redefine the city's commercial landscape, attracting further investment and enhancing the community's lifestyle offerings.



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 those performed by sales 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 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.

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/tenants 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' 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 our records.

NWK REALTY LLC d/b/a Newedge CRE	9015934	info@newedgecre.com	(512)677-9365	Neerja Kwatra	664880	nkwatra@newedgecre.com	(512)698-2730
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone	Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Neerja Kwatra	664880	nkwatra@newedgecre.com	(512)698-2730	Neerja Kwatra	664880	nkwatra@newedgecre.com	(512)698-2730
Designated Broker of Firm	License No.	Email	Phone	Sales Agent/Associate's Name	License No.	Email	Phone

Contact

Neerja Kwatra

Broker / Principal

512.698.2730

nkwatra@newedgecre.com

Disclaimer:

The information contained herein has been obtained from sources believed to be reliable; however, New Edge Commercial Real Estate makes no guarantees, representations, or warranties, expressed or implied, as to its accuracy or completeness. All information is provided for reference only and should be independently verified.

All properties are subject to errors, omissions, changes in price or terms, prior sale, lease, or withdrawal without notice. New Edge CRE and its agents disclaim any liability for inaccuracies or reliance upon the information contained herein. Prospective buyers and tenants are strongly advised to conduct their own due diligence and consult legal, tax, and financial advisors before entering into any transaction.

All offerings are made in compliance with federal, state, and local fair housing and equal opportunity laws.



www.newedgecre.com

At New Edge Commercial Real Estate, we combine the dual expertise of seasoned CRE advisors and CPAs with a passion for innovation. Rooted in integrity, transparency, and financial discipline, we help clients make smarter, faster, and more profitable real estate decisions.

From land sales to investment portfolios, our team delivers results backed by market insight, tax strategy, and cutting-edge technology.