

**\$634,615**

\$385 /sqft

**6.5% CAP RATE**

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15901 Ronald Reagan Blvd, Leander, TX 78641, USA

# LEANDER

BUILDING 3 - UNIT #335



High Visibility | Rapid Growth Area | Fully Occupied

OFFERING MEMORANDUM

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# THREE WHEELS STRENGTH GYM

LOCATION

**15901 RONALD REAGAN BLVD,  
LEANDER, TX 78641, USA**

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OFFERED BY

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# EXECUTIVE SUMMARY

## INVESTMENT OVERVIEW

Located along the high-growth Ronald Reagan Corridor, 15901 Ronald Reagan Blvd sits at a strategic location in Leander, Texas, one of the fastest-growing cities in the Greater Austin area. The property lies within a thriving commercial zone, surrounded by upscale residential communities, top-rated schools, and high-traffic retail hubs. This site offers strong potential for retail, medical, office, or mixed-use development.

### PRIME RONALD REAGAN CORRIDOR LOCATION

Situated directly on Ronald Reagan Blvd, a primary north-south arterial road with heavy daily traffic and excellent visibility. Less than 5 minutes from State Highway 29 and 183-A Toll Road, providing fast connectivity to Georgetown, Cedar Park, Liberty Hill, and North Austin. Located within the Leander Independent School District (LISD) and a major driver of population inflow. Proximity to major developments like Bar W Marketplace, Cedar Park Regional Medical Center, and high-density housing communities such as Bryson and Santa Rita Ranch.

### MARKET & GROWTH POTENTIAL

**Population Boom:** Leander is projected to see over 30% population growth by 2029. The 1-mile population alone is already over 4,200 (2025 estimate), with over 50,000 within 5 miles. **Affluent Demographics:** Median household income in the area exceeds \$115,000, reflecting strong purchasing power and demand for high-quality commercial services. A growing and skilled workforce resides within a 5-mile radius, supporting both consumer demand and employment-based development. The immediate area still holds relatively low saturation of large retail or medical centers, presenting a unique first-mover advantage.

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.

### INVESTMENT ADVANTAGES:

Part of the Ronald Reagan development boom, a well-recognized commercial growth corridor. Increasing property values and rental demand driven by rapid urban sprawl and infrastructure upgrades. Ideal for NNN-leased retail, strip centers, medical/office complexes, or QSR developments.

# EXECUTIVE SUMMARY

PROPERTY PROFILE



**\$634,615**  
BUILDING PRICE

**6.5%**  
CAP RATE

**+9 YRS**  
LEASE TERM REMAINING

**NNN**  
LEASE TYPE

**1650**  
SQFT

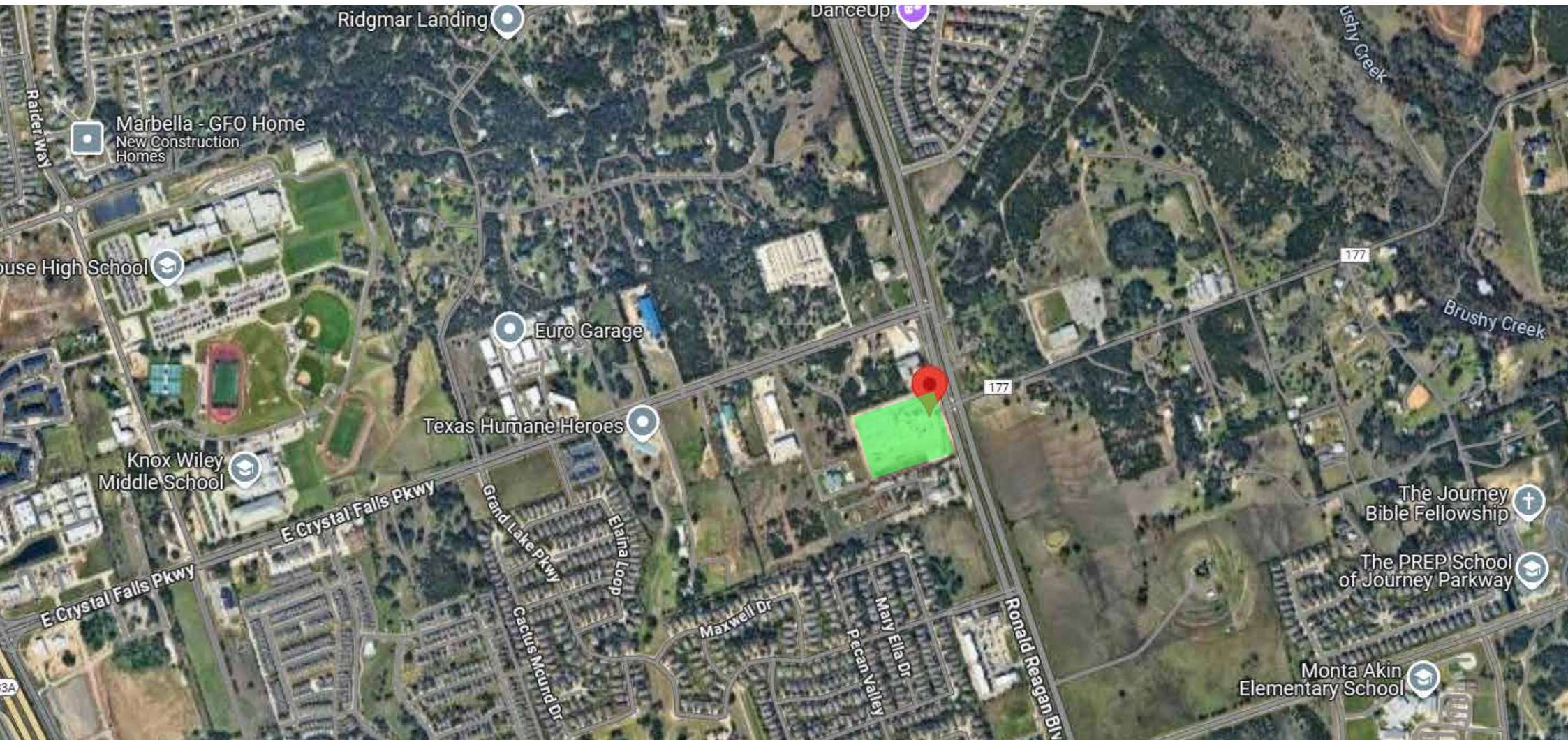
**2024**  
YEAR BUILT



# 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
335	Three Wheels Stregth Gym	1650 sqft	100%	\$41,250.00





# FINANCIAL OVERVIEW

## RENT ROLL

**Address:** 15901 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
335	1650 sqft	\$25.00	5/10/2025	4/30/2030	\$41,250.00	\$3,437.5	2(3) Years	3%	NNN Lease

## 5 YEAR RENT SUMMARY

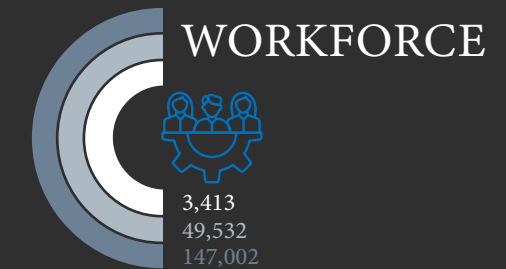
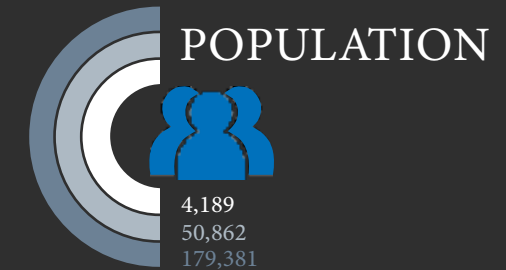
LEASE MONTH	SQFT	RENT/SQFT	TOTAL RENT/YEAR	MONTHLY RENT
1st to 12th	1,650	\$25.00	\$41,250	\$3,438.50
13th to 24th	1,650	\$25.75	\$42,488	\$3,540.63
25th to 36th	1,650	\$26.52	\$43,758	\$3,646.50
37th to 48th	1,650	\$27.31	\$45,062	\$3,755.13
49th to 60th	1,650	\$28.12	\$46,398	\$3,867.00



## 2025 DEMOGRAPHICS LEANDER CITY

Projected 7% population growth through 2029 across all trade radii.

● 1 MILE ● 3 MILE ● 5 MILE



# INTERIOR

PROPERTY PROFILE





EXCLUSIVELY  
LISTED BY

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