



Leander High School

FOR SALE

2 Acres on Bagdad Rd

Bagdad Rd
Leander, TX 78641



James Moreno

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Property Summary

Bagdad Rd, Leander, TX 78641

FOR SALE



PROPERTY DESCRIPTION

Newly offered for sale, this 2.054-acre commercial development site presents an opportunity to create a neighborhood retail destination along Bagdad Road in Leander.

Zoned GC Commercial, the property is well positioned for a retail strip center, medical or professional office, service-based commercial development, or a combination of neighborhood-serving uses. Preliminary planning and engineering materials are available for two retail buildings totaling approximately 12,000 to 13,000 square feet, including conceptual elevations, site planning, grading, utility, tree, and topographic information. Plans are preliminary and have not received final governmental approval.

The two contiguous parcels offer more than 400 feet of combined Bagdad Road frontage, strong surrounding rooftops, and close proximity to Leander High School. A City of Leander will-serve letter previously confirmed available water and sewer capacity, including fire protection, subject to connection requirements and current City standards. Buyers should independently verify all zoning, utilities, access, and development requirements.

PROPERTY HIGHLIGHTS

- 2.054 Acres
- Proposed Site Plan for 2 Retail Buildings totaling 12,054 Sqft
- GC Commercial Zoning
- .5 Mile from Leander High School

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,913	28,620	60,172
Total Population	14,428	82,001	167,996
Average HH Income	\$121,722	\$141,394	\$149,592

OFFERING SUMMARY

Sale Price: **\$1,200,000**

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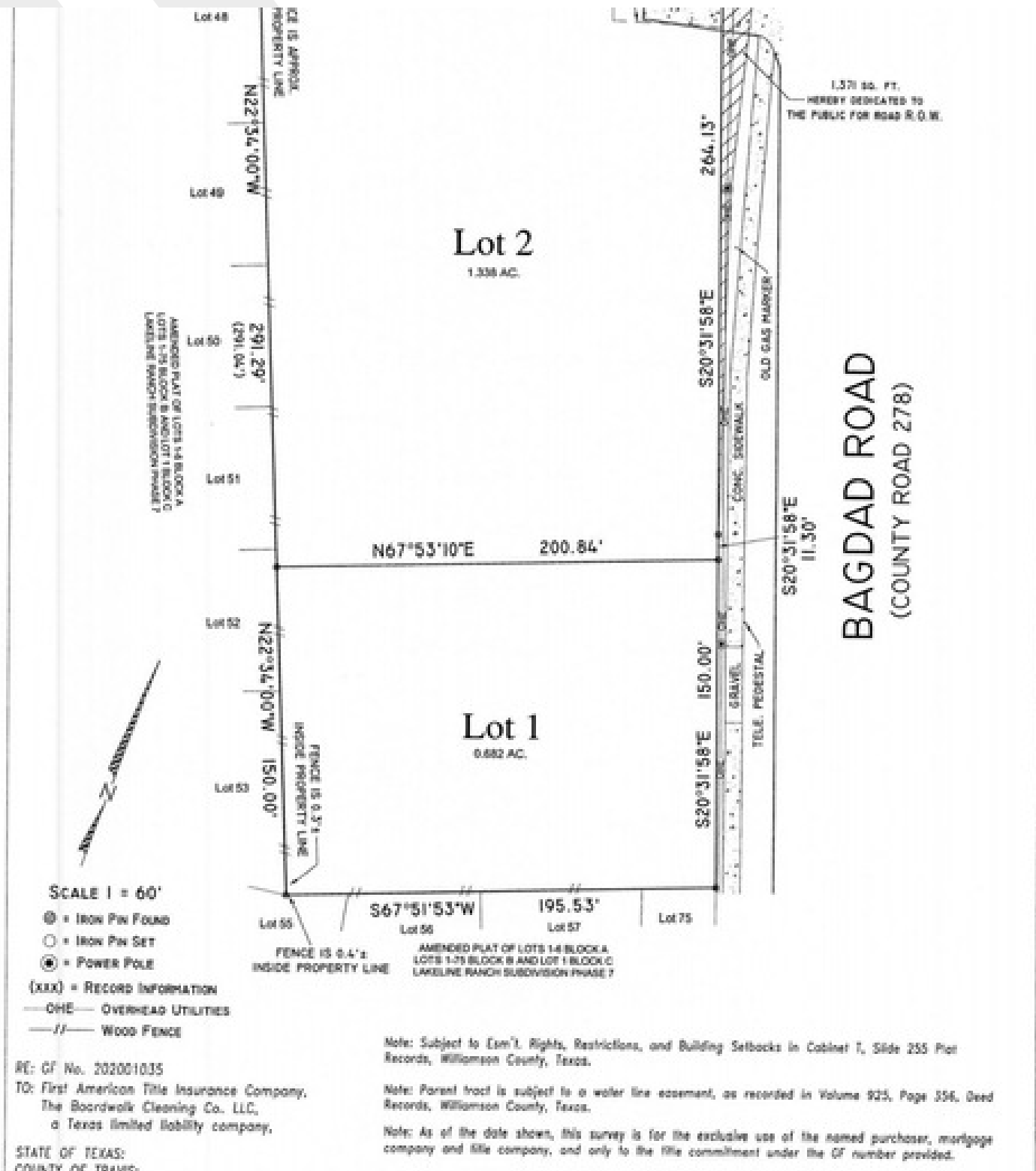


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Survey

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BLDG	USE	SQ. FT.	TOTAL SOLAR LOAD	WATTAGE
"A"	RETAIL	4,024		250
	RESTAURANT	500		100
	TOTAL "A"		4x 7,754	
"B"	RETAIL	4,300	8x 4,300	344
TOTAL "A" & "B"			12,054 SF	

[illegible]

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Additional Photos

Bagdad Rd, Leander, TX 78641

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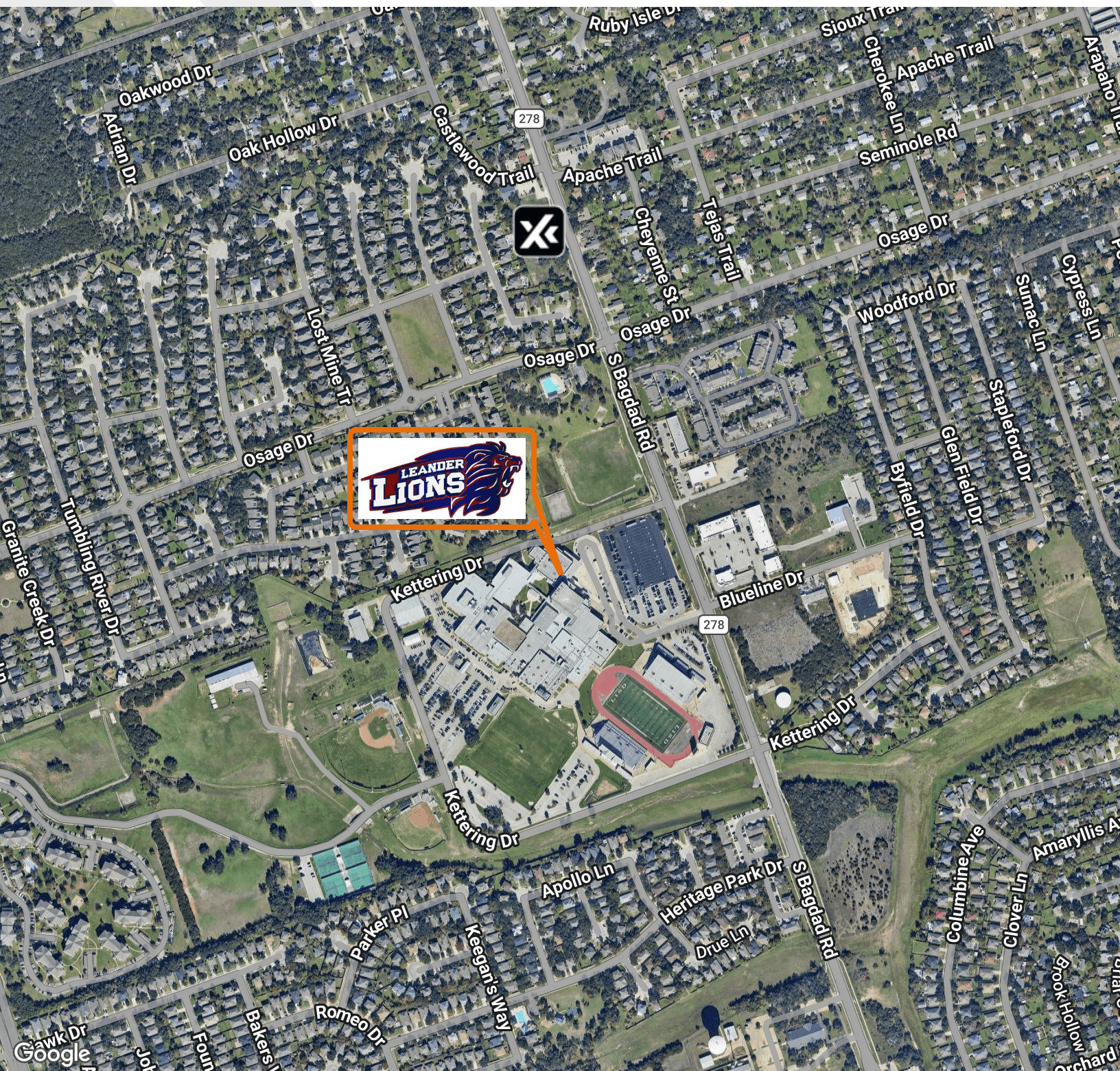


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Location Map

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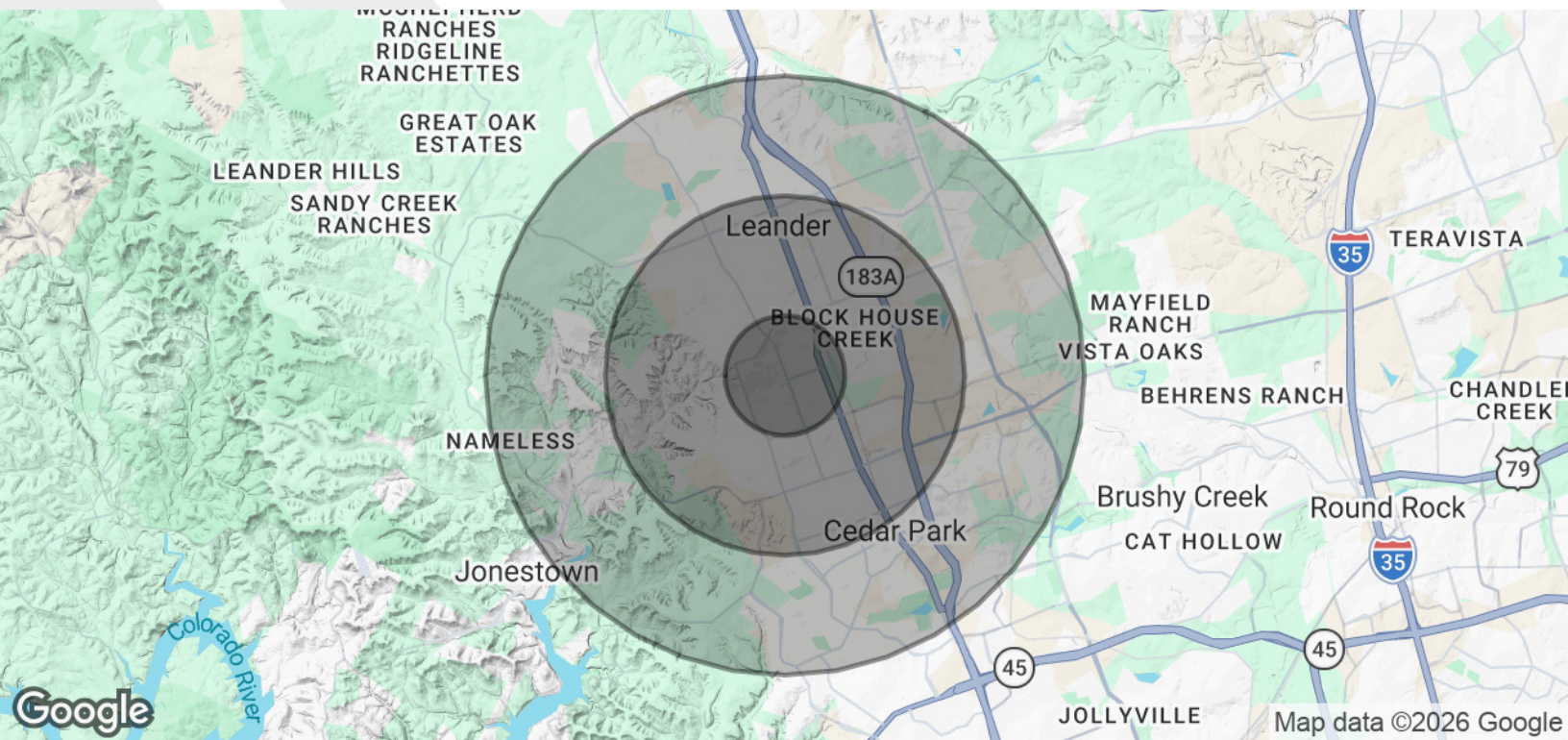


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Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,428	82,001	167,996
Average Age	37	37	37
Average Age (Male)	35	36	36
Average Age (Female)	38	38	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,913	28,620	60,172
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$121,722	\$141,394	\$149,592
Average House Value	\$465,537	\$490,594	\$533,043

2020 American Community Survey (ACS)

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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:
 - 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.

eXp Commercial, LLC	9010212	tx.broker@expcommercial.com	214-704-9862
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Clifford Bogart	313043	clifford.bogart@expcommercial.com	214-704-9862
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
James Moreno	635079	James@lifebydesignrealty.com	512-669-6280
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date