



**Josh Cook, Broker | Owner**  
(512) 656-2964 • [www.CCRETX.com](http://www.CCRETX.com)

## 16740 Ronald W. Reagan Blvd, Leander, TX 78641

**Pricing** – \$4,942,448

**City** – City of Leander, approximately 20 miles from Downtown Austin and widely recognized as one of the fastest-growing markets in the U.S. largely due to strong employment expansion, top-rated schools, and access to major transportation corridors.

**Total Site Area** – +/- 5.403 acres with fully approved site plan, and a building permit for two of the buildings.

**Planned Development** – 4 buildings totaling 52,400 square feet (approximately 30,000sf retail and 22,400sf office), ideal for retail, medical, or professional office users.

**Utilities** – Available – all in close proximity.

**Access** – Direct frontage on Ronald Reagan Blvd, providing exceptional visibility with strong and growing traffic counts (currently exceeding 52,000 vehicles per day). The Ronald Reagan Blvd corridor is evolving into a primary retail spine for northwest Austin suburbs, with national and regional retailers already establishing a presence nearby, including major anchors, quick-service restaurants, and daily-needs retail.

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**Area** – Ideally positioned within the Sarita Valley growth corridor and surrounding master-planned communities, placing it directly in the path of residential and commercial expansion. This location provides immediate access to a rapidly densifying suburban population migrating from Austin in search of affordability and quality of life.

### Trade Area Demographics & Growth

- *Population Growth:* Projected increases of approximately 27–29% within a 3- to 5-mile radius over the next five years
- *Population Base:* Over 150,000–200,000 residents within a 5-mile radius and expanding rapidly
- *Household Growth:* Nearly 28% projected growth, reflecting sustained residential development
- *Median Household Income:* \$120,000–\$144,000+, indicating strong consumer purchasing power
- *Average Household Income:* Exceeds \$160,000 in surrounding areas, reinforcing high-end spending capacity

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# MAP



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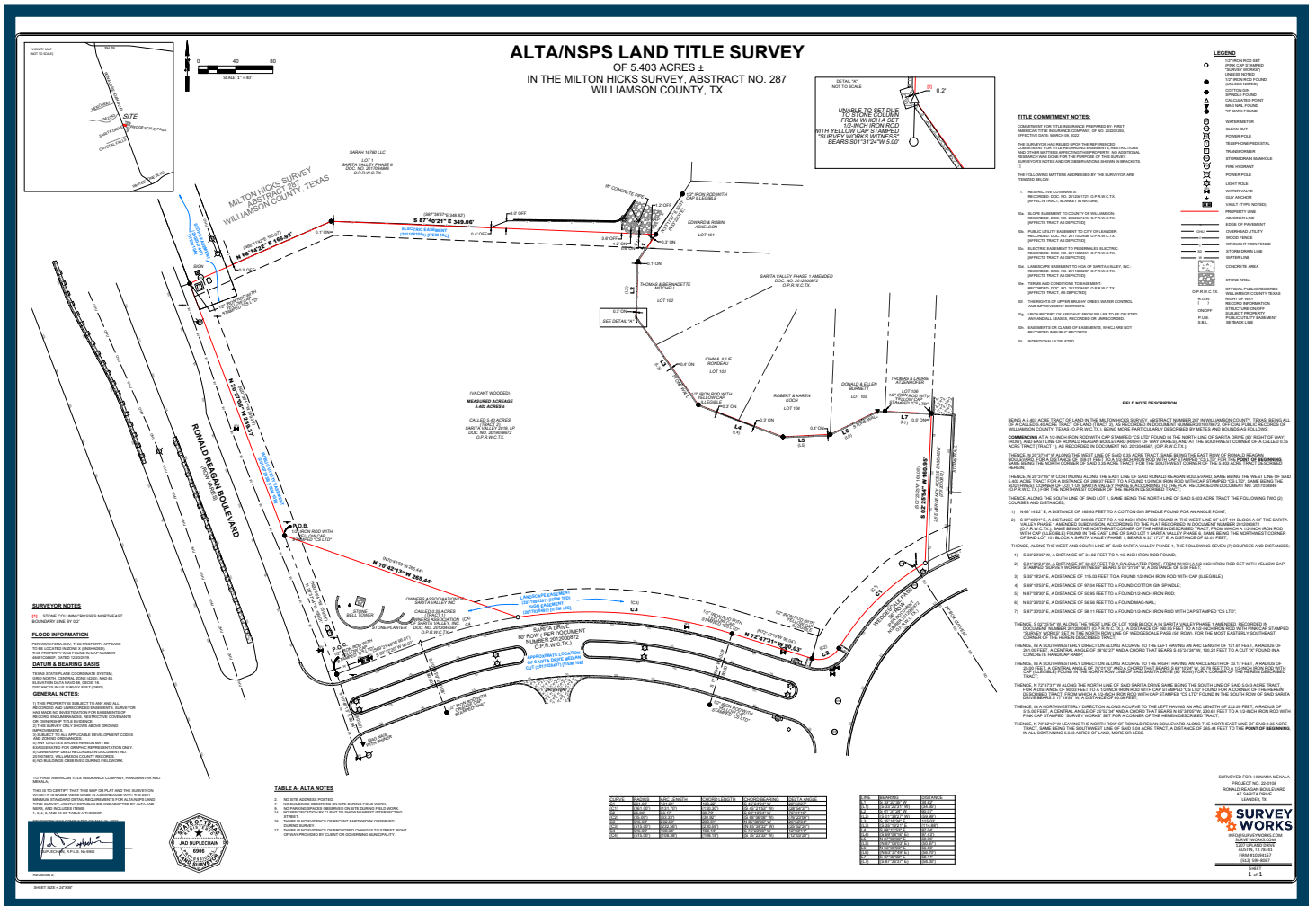
# RENDERINGS



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# ±5,403-ACRE LOT LAYOUT





# COOK

COMMERCIAL

## real estate

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# 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 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 coincidental 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.

<u>Cook Commercial Real Estate, LLC</u>	<u>9004236</u>	<u>josh@ccretx.com</u>	<u>(512)656-2964</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Josh Cook</u>	<u>0421924</u>	<u>josh@ccretx.com</u>	<u>(512)656-2964</u>
Designated Broker of Firm	License No.	Email	Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
<u>Josh Cook</u>	_____ License No.	_____ Email	_____ Phone
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)



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