

For Sale

JAMES MORENO

Commercial Advisor

512.669.6280

james@lifebydesignrealty.com



2.054 Acres Bagdad Rd GC- Commercial

BAGDAD RD, LEANDER, TX 78641

For Sale

Property Summary

2 ACRES BAGDAD RD, LEANDER, TX 78641



Property Description

Discover an exceptional investment opportunity at Bagdad Rd, Leander, TX 78641 just a 1/2 mile north of Leander High School. This prime 2.054 Acre property is zoned GC Commercial, offering versatile potential for retail and office development. Located in the thriving Leander area, it presents an ideal environment for ambitious investors or owner users seeking to establish a presence in a growing market.

Sellers have a proposed Site Plan for 2 retail buildings totaling 12,054 sqft of potential space.

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
- Access to 2 driveways

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Offering Summary

Sale Price:	\$1,600,000
Lot Size:	138,521 SF

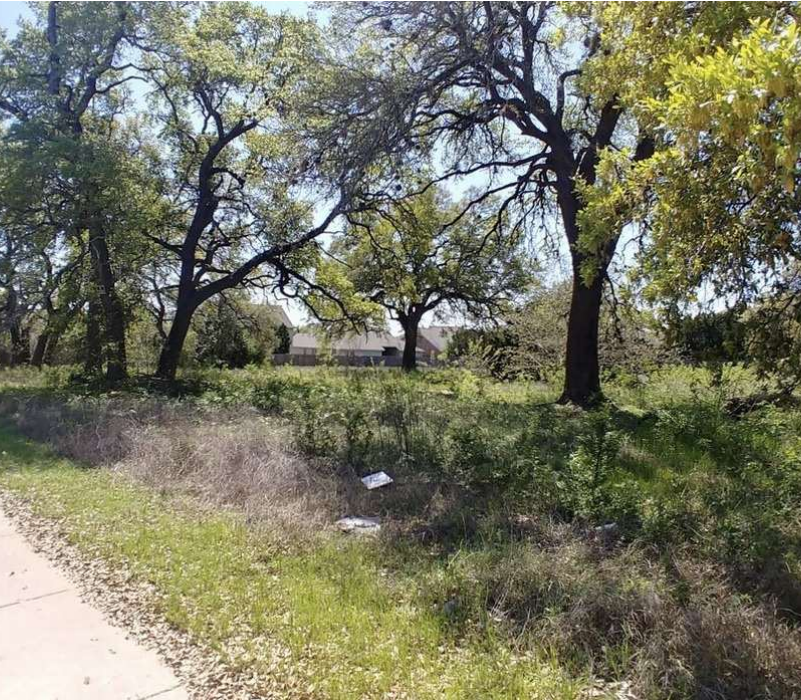
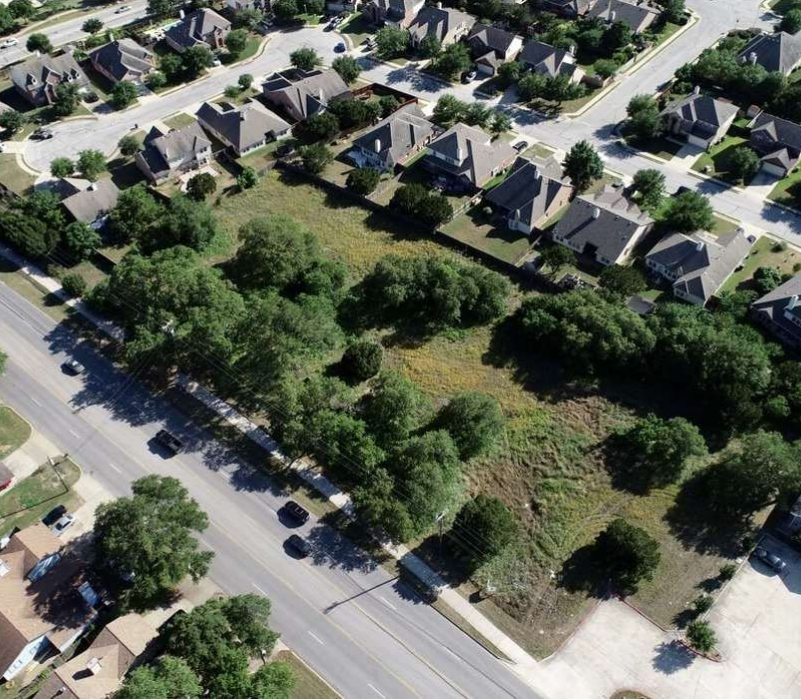
Demographics	1 Mile	5 Miles	10 Miles
Total Households	4,105	40,247	113,604
Total Population	12,869	124,501	325,985
Average HH Income	\$106,906	\$115,464	\$119,952



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Additional Photos

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Retail Renderings

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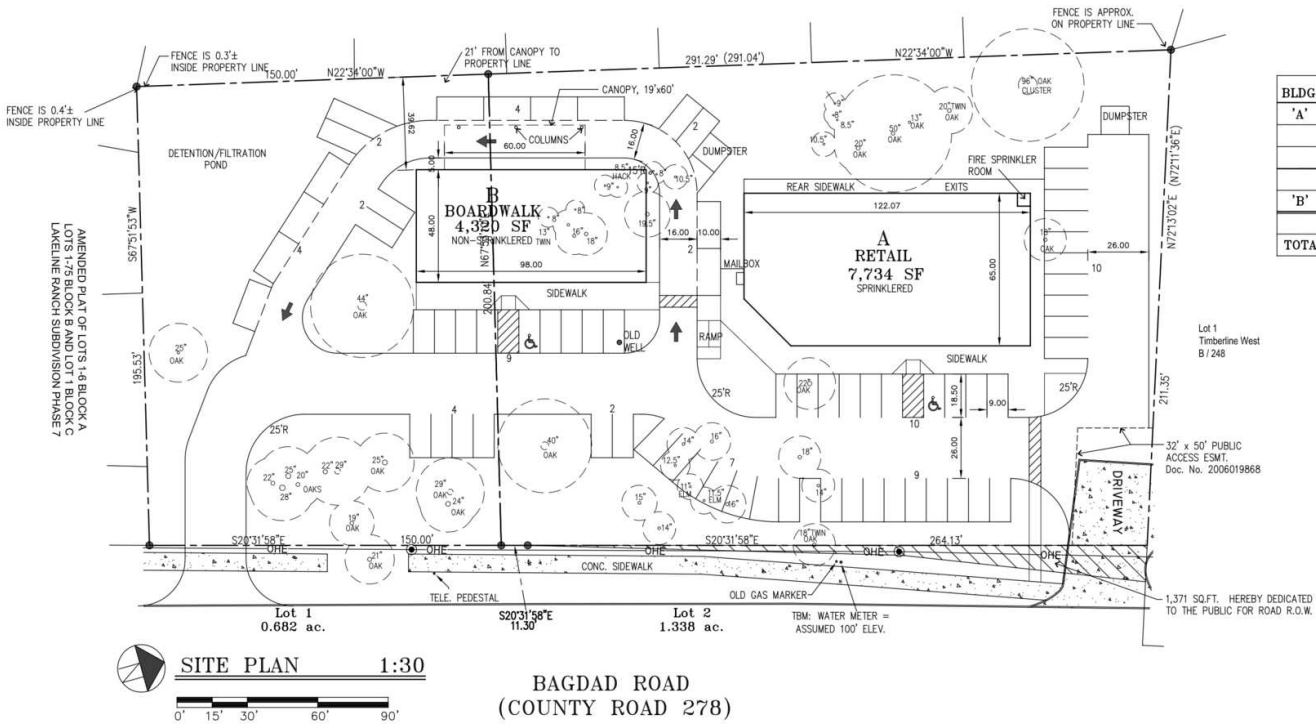
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Proposed Site Plan

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BLDG.	USE	SQ.FT.	TOTAL BUILDING	RATIO	F
'A'	RETAIL	6,934		250	
	RESTAURANT	800		100	
	TOTAL 'A'		A= 7,734		
'B'	RETAIL	4,320	B= 4,320	250	
TOTAL 'A' & 'B'			12,054 SF		

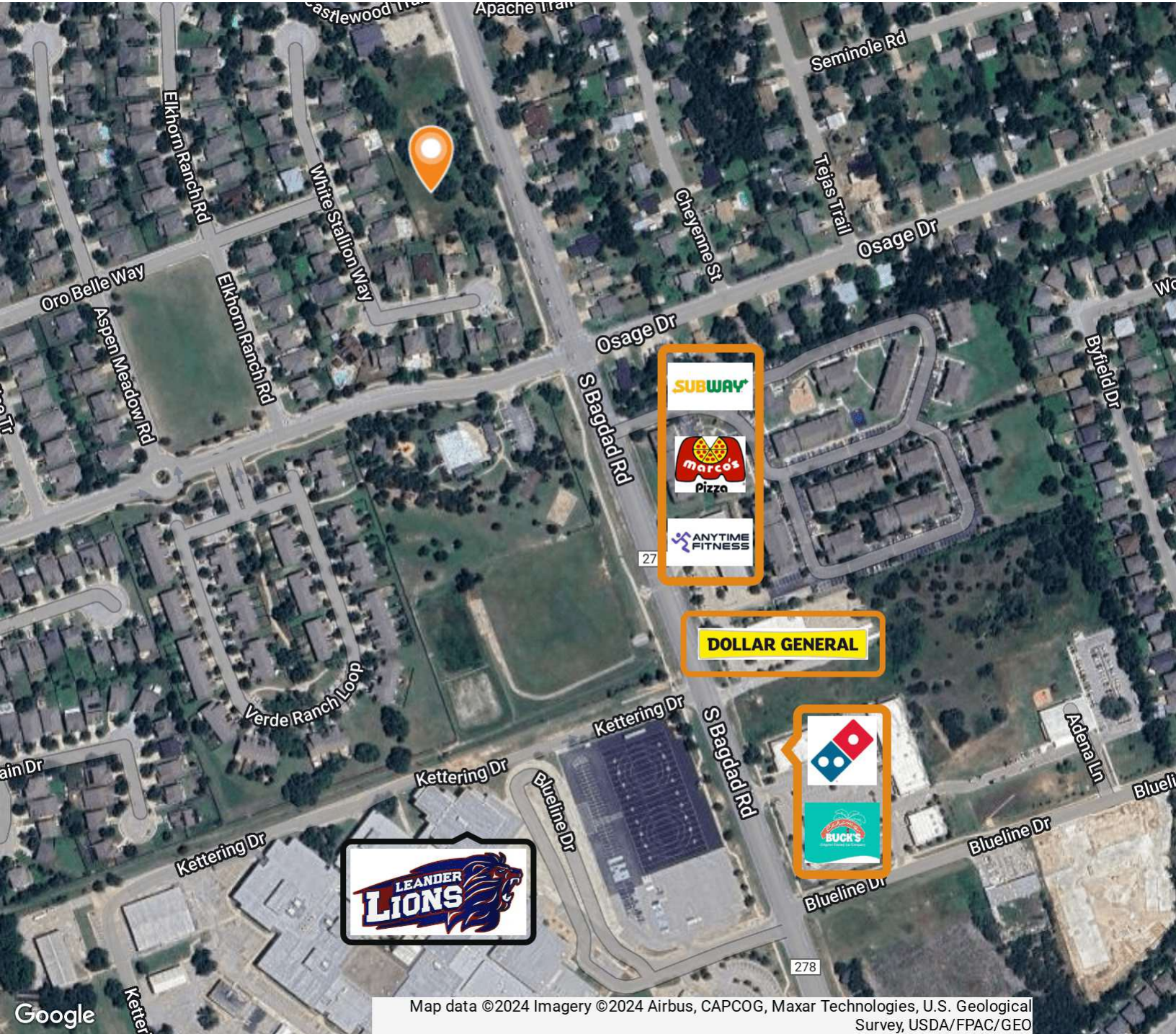
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Retailer Map

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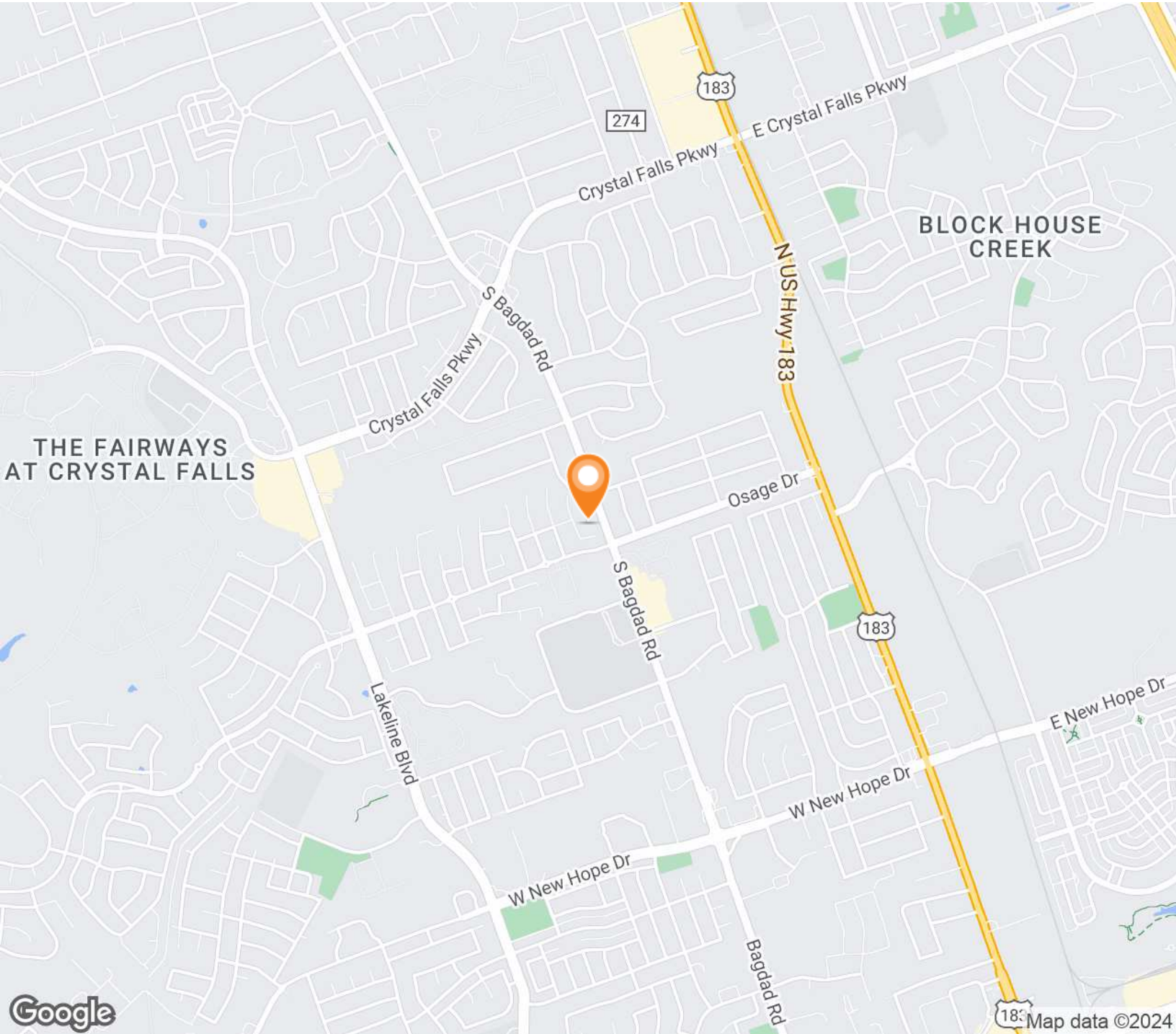
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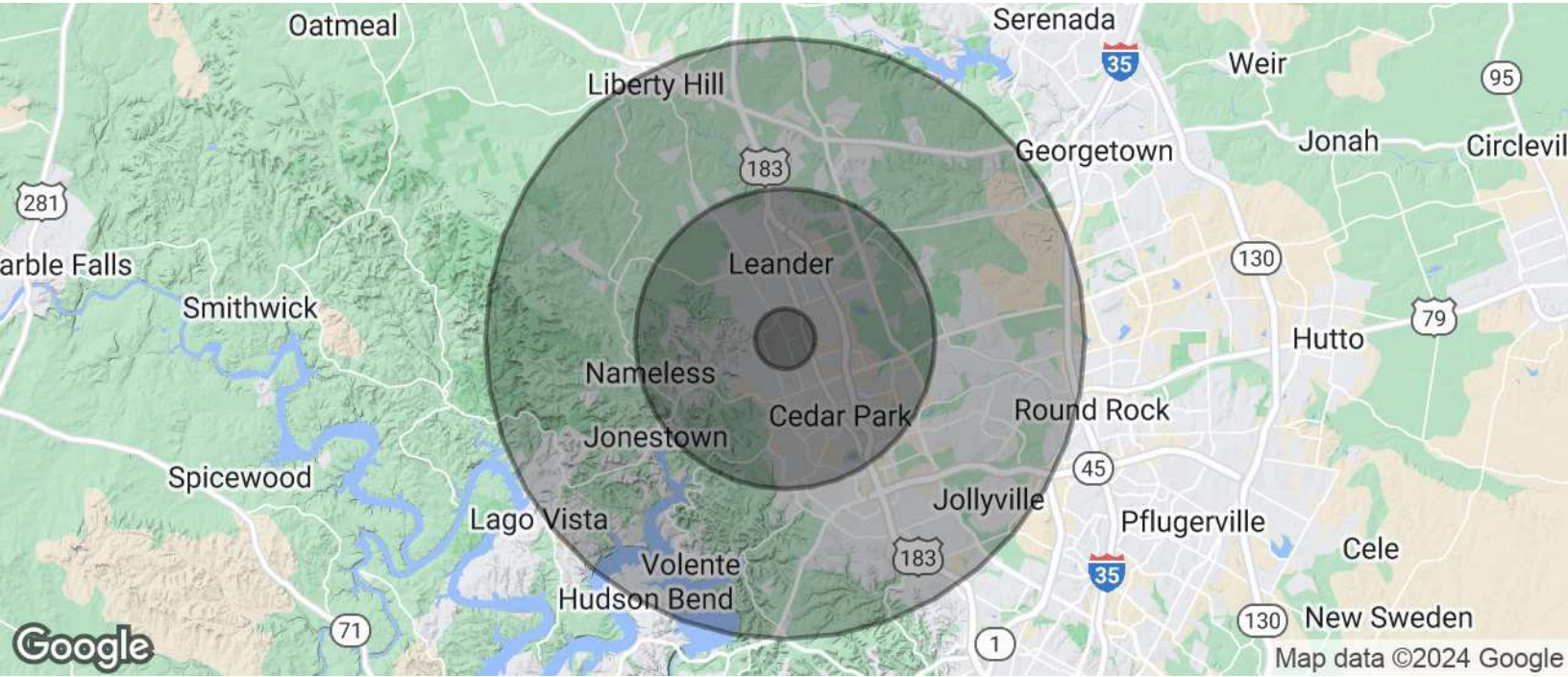
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Demographics

BAGDAD RD, LEANDER, TX 78641



Population

	1 Mile	5 Miles	10 Miles
Total Population	12,869	124,501	325,985
Average Age	34.6	35.2	36.6
Average Age (Male)	33.0	34.6	35.3
Average Age (Female)	36.8	35.4	37.4

Households & Income

	1 Mile	5 Miles	10 Miles
Total Households	4,105	40,247	113,604
# of Persons per HH	3.1	3.1	2.9
Average HH Income	\$106,906	\$115,464	\$119,952
Average House Value	\$256,418	\$298,909	\$329,898

* Demographic data derived from 2020 ACS - US Census

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