



FOR SALE OR LEASE

801 S. BAGDAD RD.

LEANDER, TX 78641

Presented by: Charissa Turner & Andrea Navarrette

Shepherd  Nelson
REALTY

Commercial Land and Building Information



DESCRIPTION:

200+/- Linear Feet of frontage on Bagdad Road! Zoned Class C Commercial. Property has over 8,000 SF of usable office and industrial space, a large managers apartment & has full perimeter fencing. Sitting on over 1 +/- acres, this property is ideal for an owner/operator or an investment. Property has an on-site apartment which could be leased out for additional income or used to offset manager salary. Property also has a full RV hookup on site. Currently used by an operating plumbing company but is ideal for HVAC, industrial or potential redevelopment. Lease options and seller financing are also available.

Buyers agent must be present at first showing to participate in commissions.

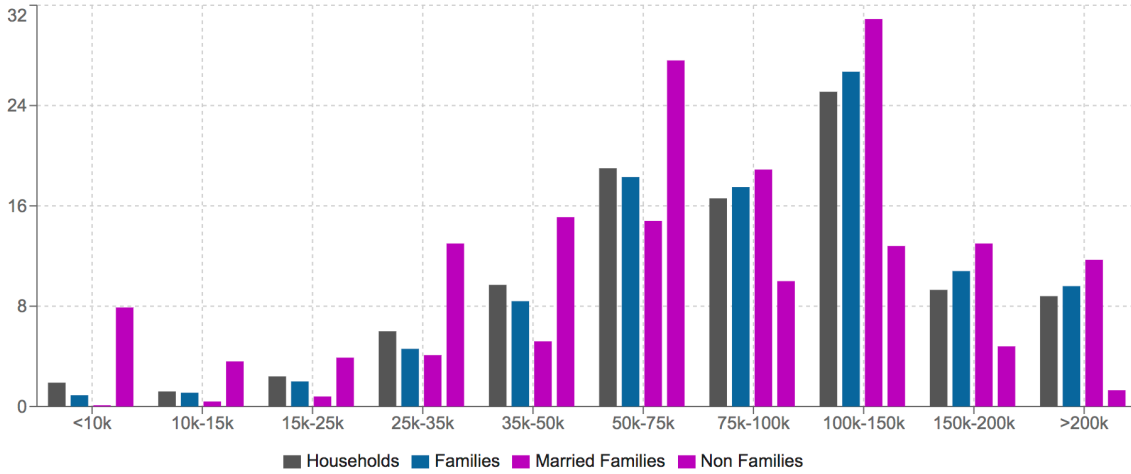
For more information please contact:

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Charissa Turner (469) 733-7799
Andrea Navarrette (512) 563-8202

Location & Demographics

Leander Tx Income by Household Type



2018 Population

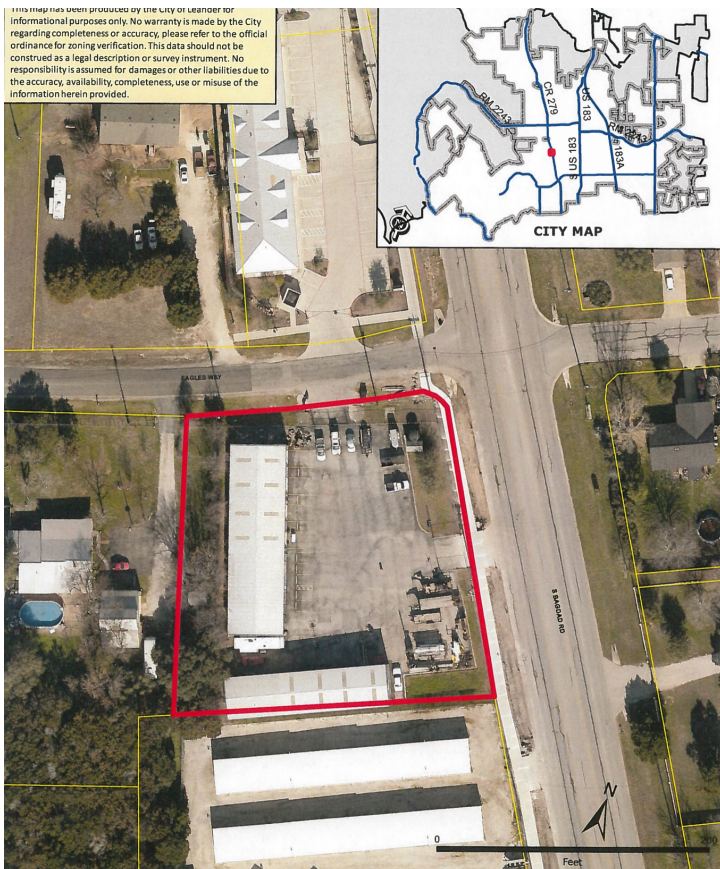
60,517



Area Growth Rate

3.42% Annually

This map has been produced by the City of Leander for informational purposes only. No warranty is made by the City regarding completeness or accuracy, please refer to the official ordinance for zoning verification. This data should not be construed as a legal description or survey instrument. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, completeness, use or misuse of the information herein provided.



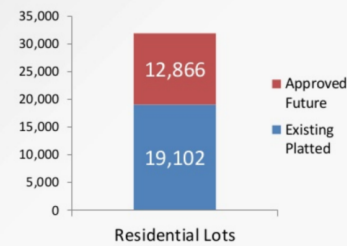
AERIAL MAP 2016

Aerial Exhibit - Approximate Boundaries
Continuation of Land Use - 801 S Bagdad

Longhorn Plumbing
Subject Property
City Limits

LEANDER'S PACE OF GROWTH

Platted and Future Lot Count



Sources: Williamson & Travis Central Appraisal Districts, City of Leander



2018 Avg. HH Income

\$94,588



Highest Growth Districts in Texas

2016 PEIMS, Based on Numeric Gain in Students

Rank	District Name	Enrollment		Growth	
		2015-16	2016-17	Numeric	Percent
1	FRISCO ISD	53,300	55,923	2,623	4.9%
2	KATY ISD	72,952	75,428	2,476	3.4%
3	PROSPER ISD	8,296	9,998	1,702	20.5%
4	CONROE ISD	58,239	59,764	1,525	2.6%
5	ALVIN ISD	22,183	23,587	1,404	6.3%
6	KLEIN ISD	50,594	51,810	1,216	2.4%
7	LAMAR CISD	29,692	30,829	1,137	3.8%
8	COMAL ISD	21,163	22,240	1,077	5.1%
9	DENTON ISD	27,559	28,628	1,069	3.9%
10	LEANDER ISD	37,158	38,226	1,068	2.9%
11	NORTHWEST ISD	20,976	22,044	1,068	5.1%
12	NORTHSIDE ISD	105,110	106,145	1,035	1.0%

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Location Details



Bagdad Frontage: Approx. 220
Linear Feet

Leander Population: 60,517 (2018)

Parking Available: up to 25 spots
2.98 Ratio



Lot Size: 1 +/- Acres

Building Size: 8,400 SF

Pricing: \$895,000

Type: LC2A



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Information About Brokerage Services

11-2-2015



Texas law requires all real estate license holders 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Katie Hanner	625246	Katie@ShepherdNelson.com	(512)964-0956
Designated Broker of Firm	License No.	Email	Phone
Katie Hanner	625246	Katie@ShepherdNelson.com	(512)964-0956
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Andrea Navarrette	528897	Andrea@LeanderLiving.com	(512)563-8202
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date