

# REAGAN CROSSING UNITS FOR SALE/LEASE

15201 Ronald Reagan Boulevard Leander, TX 78641



Representative images from Prime Developer

## PROPERTY OVERVIEW

- Located in heart of Leander
- 18' high ceilings
- Proposed use as Professional space, Medical office or flex space, Retail
- High traffic area and Great visibility
- Located in a commercial center facing Ronald Reagan Blvd
- Surrounded by 100k+ commercial SF
- Close to many neighborhoods and schools

## LISTING DETAILS

- Lease Price:** \$30/sqft  
**NNN:** \$10-13/sqft/yr  
**Available Sqft:** 1411 and 1498 sqft  
**Type of space:** Shell space  
**Zoning:** Local Office , Local Comm  
**Use:** Retail, Office, Medical ,Flex  
**Offers:** Call the agent for more details

Tenants are responsible to check if this space is suitable for their use and verify anything related to zoning and permits. Neither the landlord nor the landlord's broker is responsible for this.

### SWARNA MOHAN

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[swarna@fullcircle-realestate.com](mailto:swarna@fullcircle-realestate.com)

### PRISMA VASAVI

617-694-1971  
[prisma@fullcircle-realestate.com](mailto:prisma@fullcircle-realestate.com)

### SHEETAL PATEL

408 - 666 - 8593  
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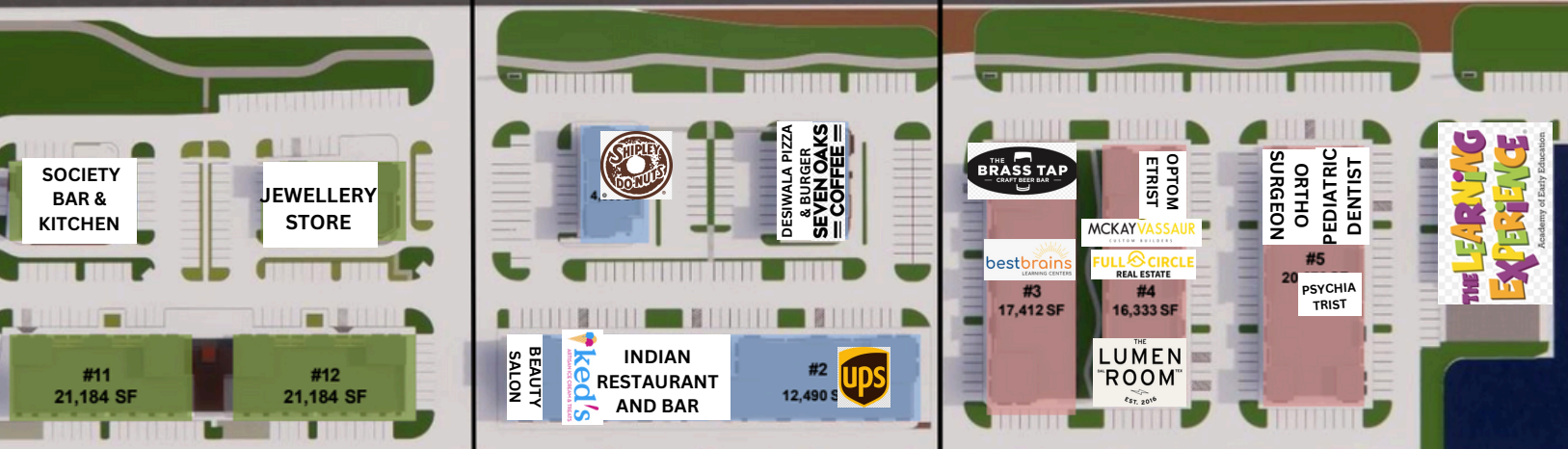
**FULL CIRCLE**  
**COMMERCIAL GROUP**

10824 E Crystal Falls Pkwy SUITE #503, Leander, TX, 78641

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Ronald Reagan Blvd , 52,214 AADT (Annual Average Daily Traffic, TXDOT)



## TENANTS IN THE CENTER

- Learning experience (Day Care)
- Niva Dental Specialists
- Optometrist
- Best Brains
- Brass Tap
- Eye Level Learning Center
- Beauty Salon
- Lumen Room (Photo Studio)
- Mckay Vassaur Custom Home Builder Office
- Society Bar & kitchen
- Seven Oaks Coffee shop
- Indian Restaurant
- Ked's Ice Cream Shop
- UPS store
- Shipley Donuts
- Photo Studio
- Psychiatric Clinic
- Jewellery Store
- Real Estate Brokerage Office

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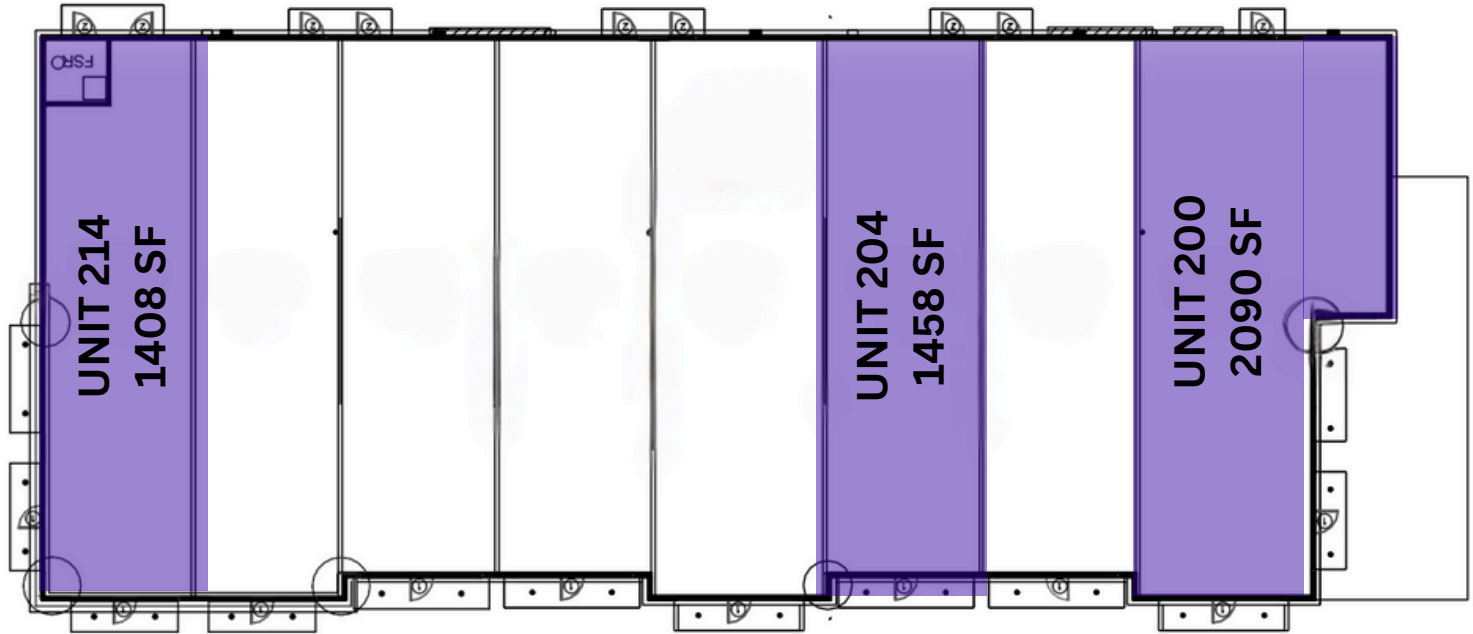
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## BUILDING 2



 AVAILABLE

## AVAILABLE RETAIL UNITS

### BUILDING 2

- UNIT 200 - 2090 SF
- UNIT 204 - 1498 SF
- UNIT 214 - 1411 SF

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# PROPERTY PHOTOS



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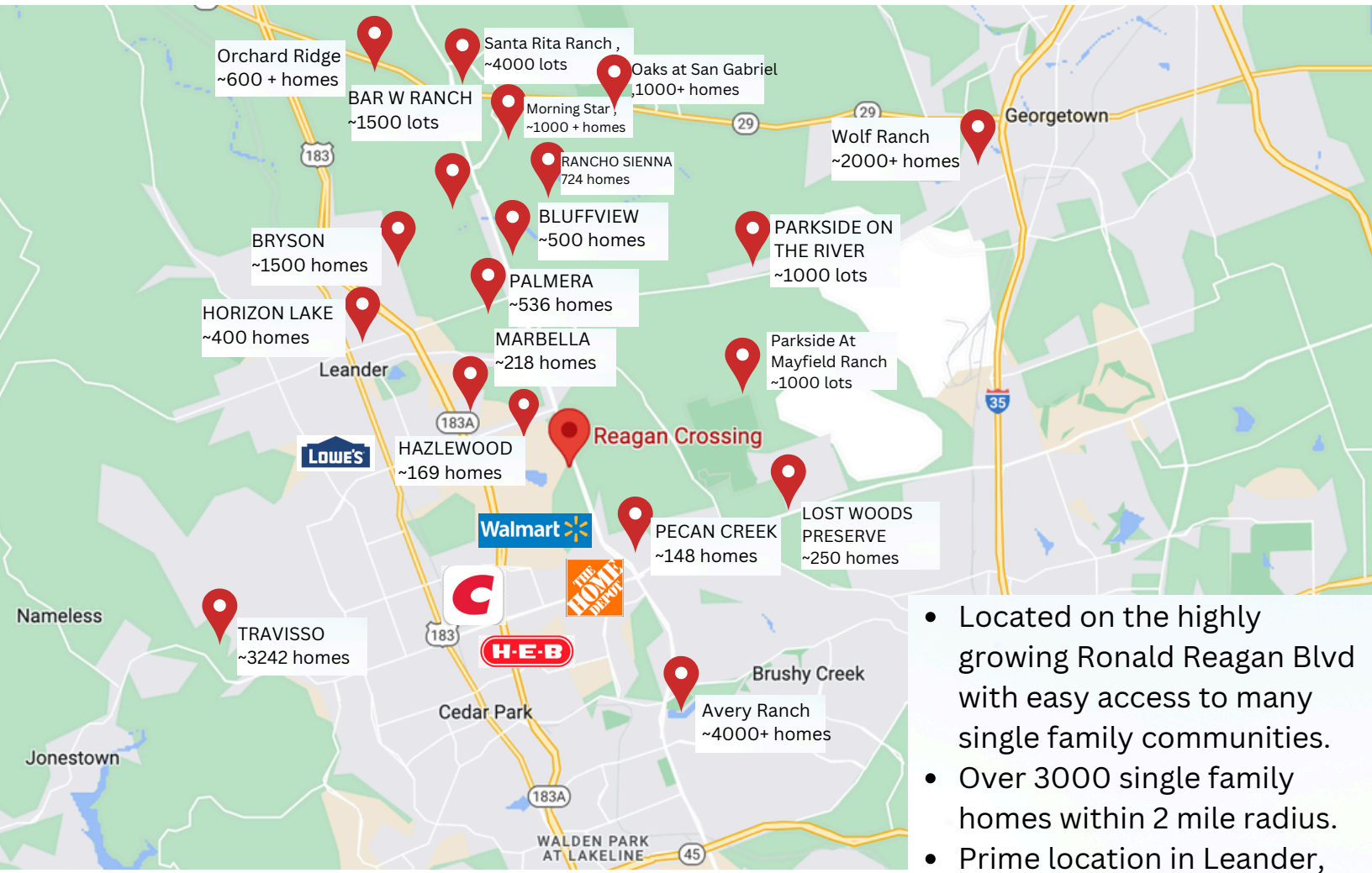
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# LOCATION HIGHLIGHTS



- Located on the highly growing Ronald Reagan Blvd with easy access to many single family communities.
- Over 3000 single family homes within 2 mile radius.
- Prime location in Leander, one of the fastest growing cities in the country



**TRAFFIC COUNT**  
52,214 AADT ( Annual Average Daily Traffic, TXDOT )



**DAYTIME POPULATION**  
187,660 within 3 miles radius

Information obtained from third-party resource, subject to change.

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# Why Leander is best for your business?

## Convenient Transportation



US 183, US 183A,  
Ronald Reagan Blvd



CAP Metro Commuter  
Rail



Transit Oriented  
Development Area

## Age of Leander Population

< 18 Years of Age	29%
18 – 65 Years of Age	59%
> 65 Years of Age	12%

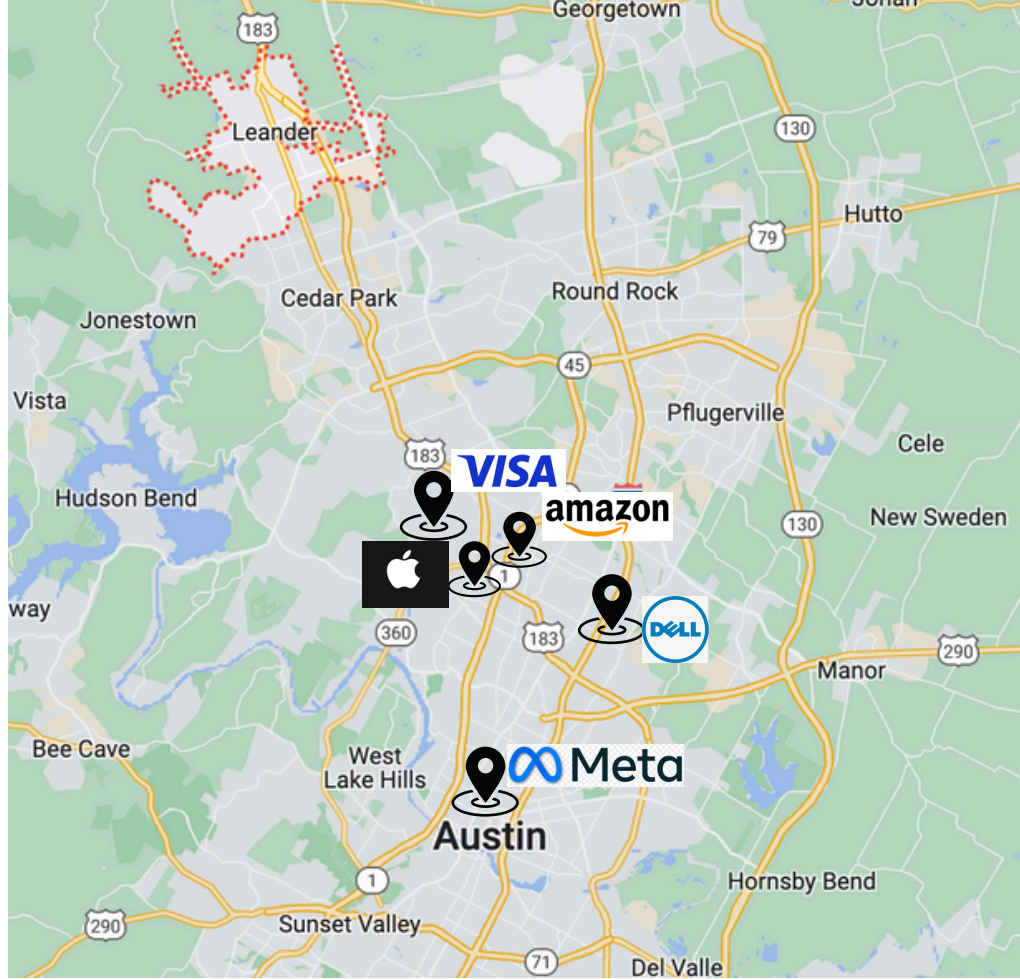
Lot of consumers and talent pool.

## Drive Times

Austin Downtown  
30 Min

The Domain Northside  
20 Min

Austin Bergstrom International  
Airport  
30 Min



Leander's current population is 90,990 with 10.1% growth rate , Leander is ranked #2 in The Nation's 15 Fastest-Growing Large Cities 2021.

- US Census Bureau

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# LOCATION DEMOGRAPHICS



	1 Mile	3 Miles	5Miles
<b>POPULATION</b>	6,274	51,496	174,943

## POPULATION



<b>FORECASTED ANNUAL GROWTH RATE</b>	16.15%	4.36%	3.79%
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## FORECASTED ANNUAL GROWTH RATE



<b>MEDIAN HOUSEHOLD INCOME</b>	\$121,507	\$115,448	\$113,270
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## MEDIAN HOUSEHOLD INCOME



<b>MEDIAN NET WORTH</b>	\$496,191	\$323,059	\$308,308
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## MEDIAN NET WORTH



<b>HOUSEHOLDS</b>	1,918	17,728	58,985
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## HOUSEHOLDS

## RADIUS

1 Mile

3 Miles

5Miles

## Annual Healthcare Expenditure

Blue Cross/Blue Shield	\$1673.8	\$1698.8	\$1677.4
Medicare Payments	\$924.7	\$971.1	\$948.6
Physician Services	\$400.1	\$411.1	\$405.8
Dental Services	\$627.7	\$641.6	\$626.0
Eyecare Services	\$104.9	\$106.6	\$105.3
Lab Tests/ X-Rays	\$105.5	\$110.3	\$108.3
Hospital Room & Service	\$340.8	\$361.3	\$352.3
Nursing Homecare	\$42.8	\$40.3	\$40.2
Annual Health Insurance Expense	\$5977	\$6155	\$6023
Medical Care	\$3122	\$3212	\$3151

## Annual Spending Per Household

Apparel	\$3,199	\$3,225	\$3,208
Personal Care	\$1,373	\$1,376	\$1,365
Health Care	\$9,099	\$9,327	\$9,174
Diner	\$2,723	\$2,725	\$2,710
Entertainment	\$4896	\$4,913	\$4,854
Education	\$2601	\$2,452	\$2,455

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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.

<b>FULL CIRCLE RE</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>9012625</b> License No.	<b>admin@fullcircle-realestate.com</b> Email	<b>(512)375-3245</b> Phone
<b>Chakradhar Karri</b> Designated Broker of Firm	<b>687874</b> License No.	<b>ckarri@gmail.com</b> Email	<b>(913)284-9662</b> Phone
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<b>Sheetal Patel</b> Sales Agent/Associate's Name	<b>750010</b> License No.	<b>Sheetalpateltx@gmail.com</b> Email	<b>(408)666-8593</b> 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)

IABS 1-1  
TXR 2501  
Residential Lease