

FOR LEASE

BAGDAD SQUARE

148 SOUTH BAGDAD ROAD, LEANDER, TX 78641



PROPERTY DESCRIPTION

Discover the perfect setting for your business at 148 South Bagdad Road in Leander, TX. This impressive property for lease offers modern amenities, flexible floor plans, and convenient access to major transportation routes. With ample parking, state-of-the-art HVAC systems, and customizable spaces, it's the ideal location for businesses seeking a dynamic and efficient workspace. The property boasts professional landscaping, excellent visibility, and a versatile layout that can accommodate a wide range of business needs. Join the thriving commercial community and elevate your organization in this prime location, designed to meet the demands of modern business operations.

PROPERTY HIGHLIGHTS

- Class A 1st Gen space in Shell condition with TI allowance for long term lease
- Ample on-site parking for staff and visitors
- Professional landscaping for an inviting exterior
- Convenient access to major transportation routes

OFFERING SUMMARY

Lease Rate:	\$29.00 - 45.00 SF/yr (NNN)
Available SF:	1,375 - 18,582 SF
Lot Size:	4.67 Acres
Building Size:	51,145 SF

DEMOGRAPHICS	0.5 MILES	2 MILES	5 MILES
Total Households	1,104	12,563	44,113
Total Population	3,361	36,639	127,081
Average HH Income	\$135,986	\$138,301	\$144,579

**FOR MORE
INFORMATION:**

JARED VINCENT
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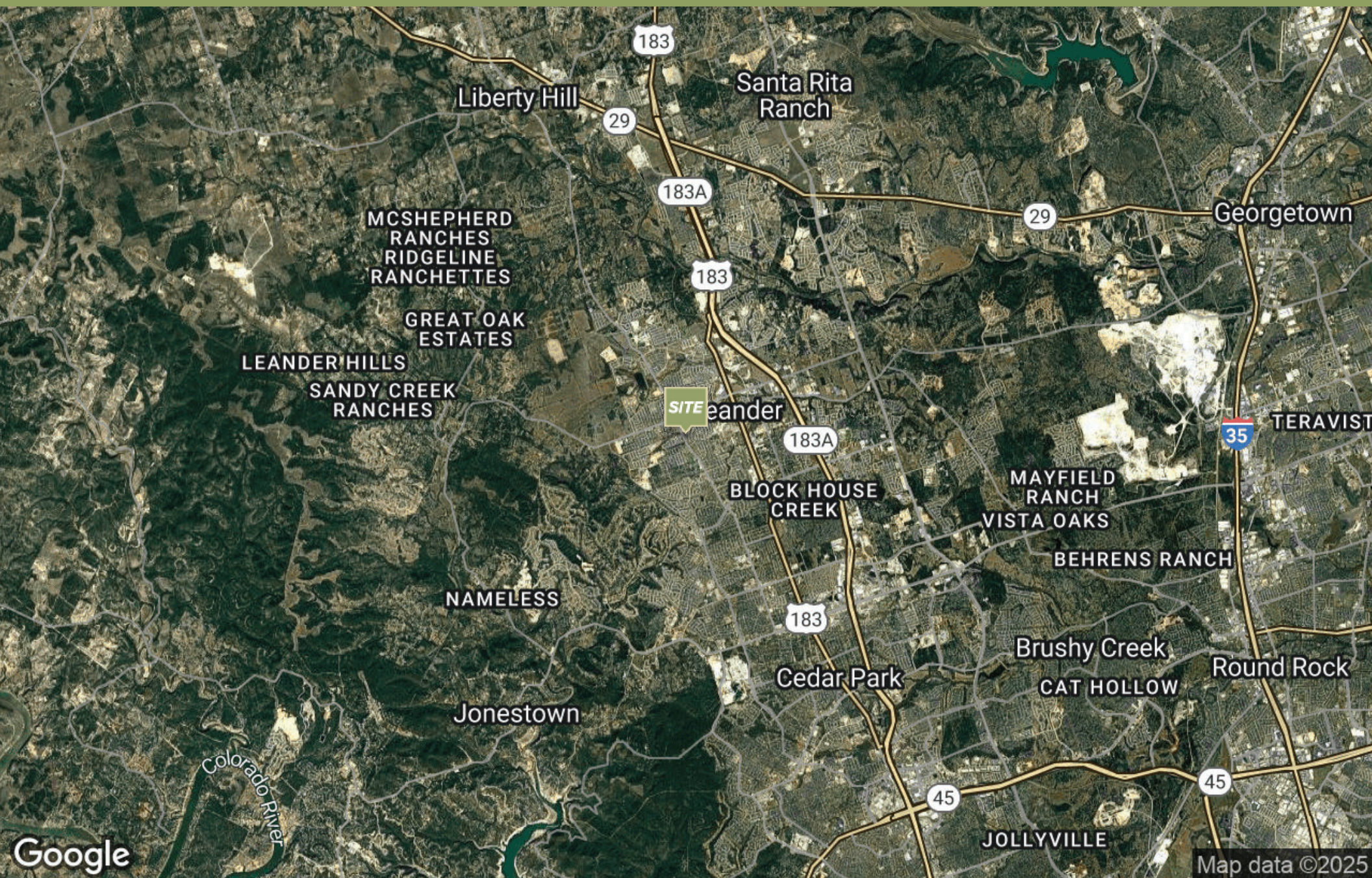
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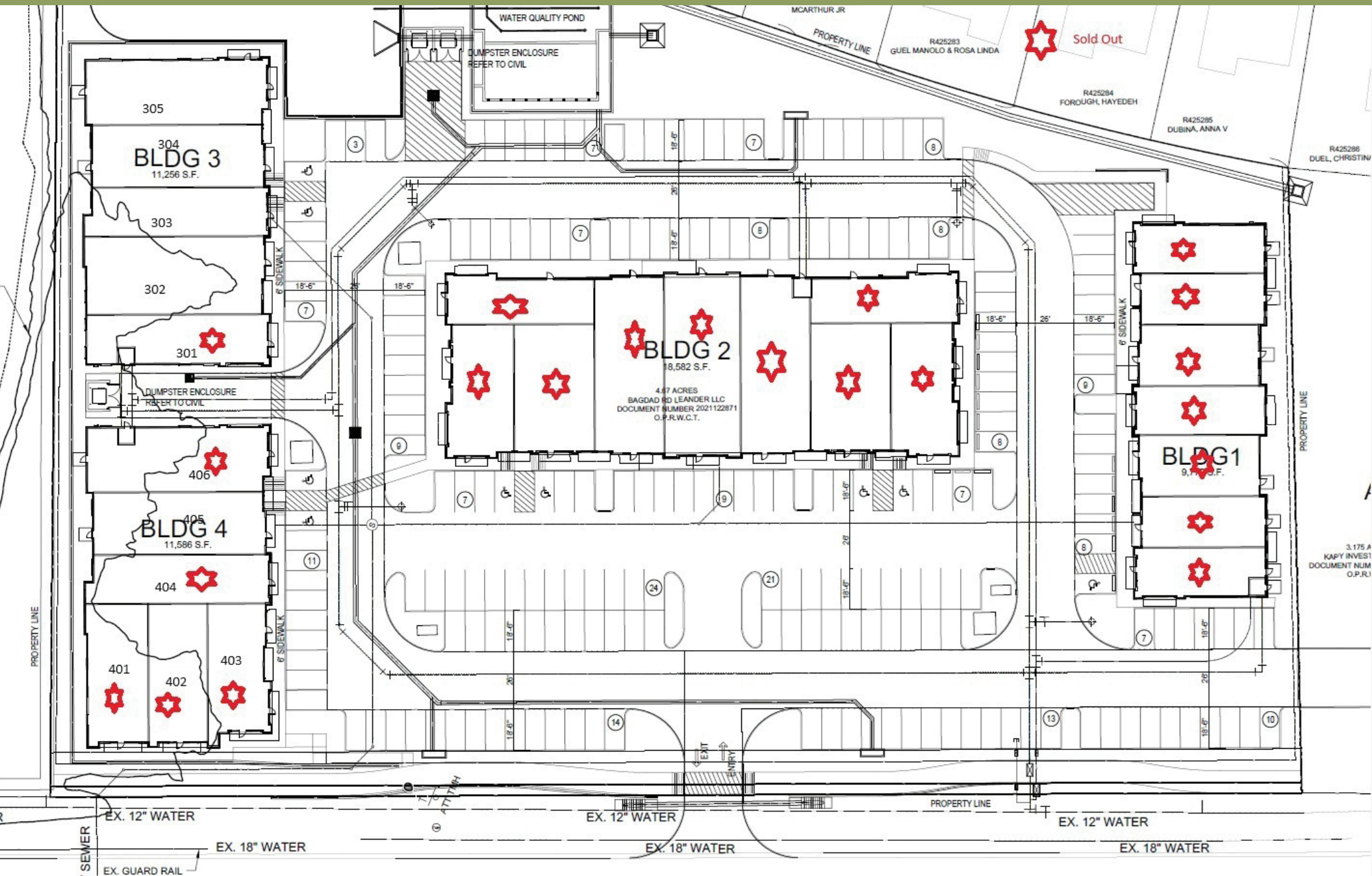


Map data ©2025

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#1 BEST PLACE TO LIVE – AUSTIN, TEXAS

COMPANY	# OF EMPLOYEES
Apple	10,000
Tesla	20,000
Amazon	11,000
IBM Corp.	6,000
Dell Technologies	13,000
HEB	22,955
Ascension Texas	14,842
St. David's HealthCare Partnership	11,484
State of Texas	63,900
University of Texas at Austin	23,925



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AUSTIN ACCOLADES

Austin is the 11th largest city in the United States and now boasts a population of over 1 million people within the Austin City Limits. The Austin Metropolitan Statistical Area (MSA), which consists of five counties and eight cities, had the fastest population growth for large metros between 2010 and 2019, according to the U.S. Census Bureau.

- No. 1 Best Place to Live in the U.S. in 2020. [Bankrate]
 - Best State Capital to Live In. [WalletHub]
- Best City in the U.S. for Overall Real Estate Prospects in 2020. [ULI/PwC]
 - 2nd Hottest City for Commercial Real Estate Investing in 2020. [Forbes]
- No. 2 Best Metro for Millennials. [Commercial Café]
 - Fastest Growing Large City in Ranking based on Population and Economic Variables. [WalletHub]
- Fastest Growing Large Metro from 2017 to 2018 and Fastest Growing Since 2010. [U.S. Census Bureau]
 - In the Top 5 Among Metros for Net Gain from Other Metros. [Commercial Café]
- No. 1 Hottest Job Market. [Wall Street Journal]
 - Fastest Growing Population of Skilled Independent Workers, largely driven by Skilled Independents in Creative Services. [Fiverr]
- No. 3 Best City for STEM Jobs. [WalletHub]
- No. 4 Best Place to Find a Job. [WalletHub]
- No. 5 Metro with Most Durable Jobs. [GlobeSt]

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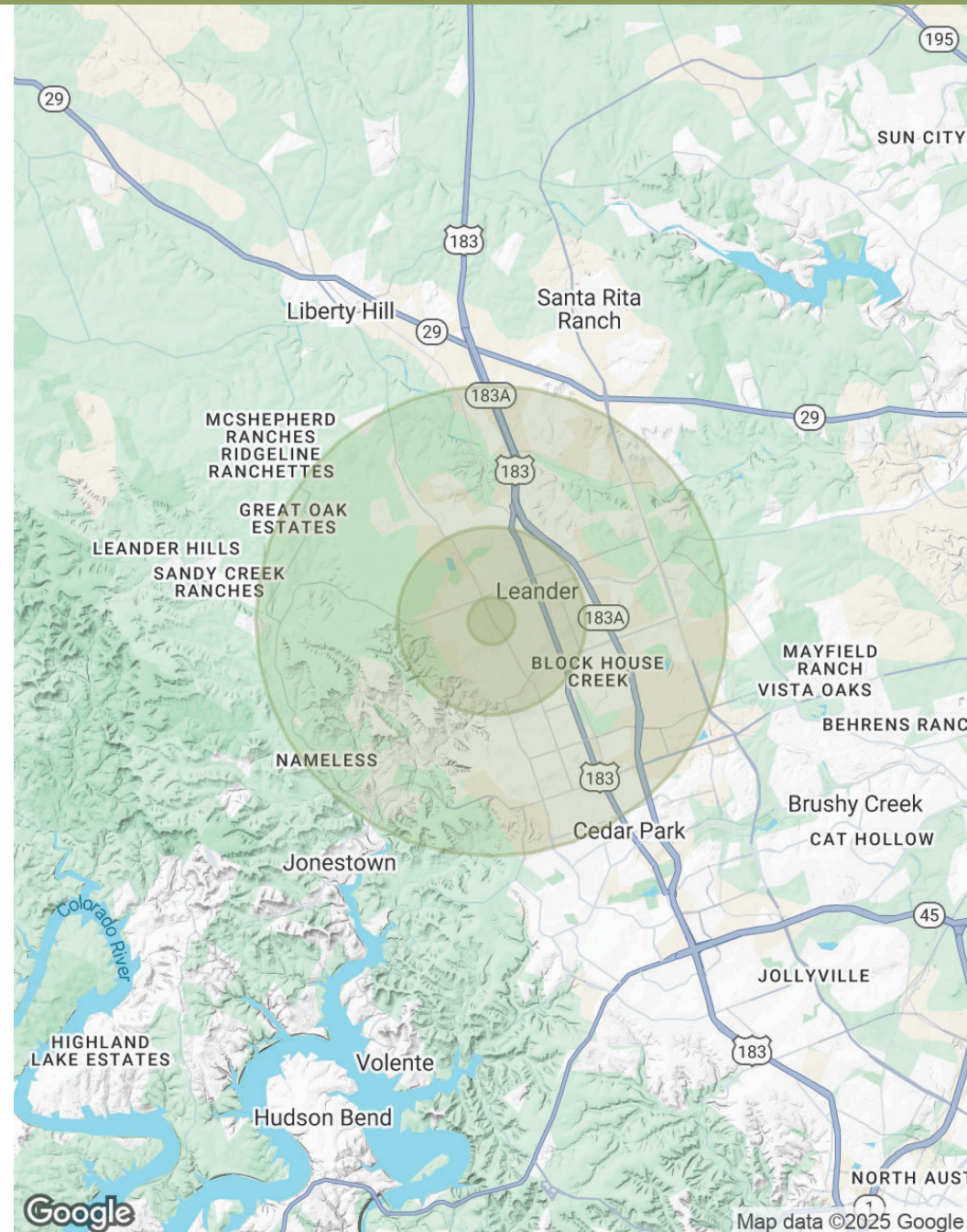
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POPULATION	0.5 MILES	2 MILES	5 MILES
Total Population	3,361	36,639	127,081
Average Age	35	36	37
Average Age (Male)	34	35	36
Average Age (Female)	36	37	38

HOUSEHOLDS & INCOME	0.5 MILES	2 MILES	5 MILES
Total Households	1,104	12,563	44,113
# of Persons per HH	3	2.9	2.9
Average HH Income	\$135,986	\$138,301	\$144,579
Average House Value	\$398,731	\$475,227	\$522,614

Demographics data derived from AlphaMap



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