

# SHOPS AT LEANDER RIDGE

SWC N US-183 & Tollway 183A  
3651 N US-183, Leander, TX, 78641



2nd Gen  
Restaurant  
2,186 SF

20,295 VPD

Safelite  
AutoGlass

PINETREE  
DENTAL

Clint's  
Liquor

WINK OPTICAL  
AND EYE CARE

WAYBACK  
BURGERS



VIEW ON  
YouTube

**FOR LEASE**

**AVAILABLE SPACE**  
2,186 SF\*  
*\*Occupied but available\**

**RATE**  
\$38 PSF + NNNs  
NNNs \$14 PSF\*  
*\*(Estimate provided by Landlord  
and subject to change)\**

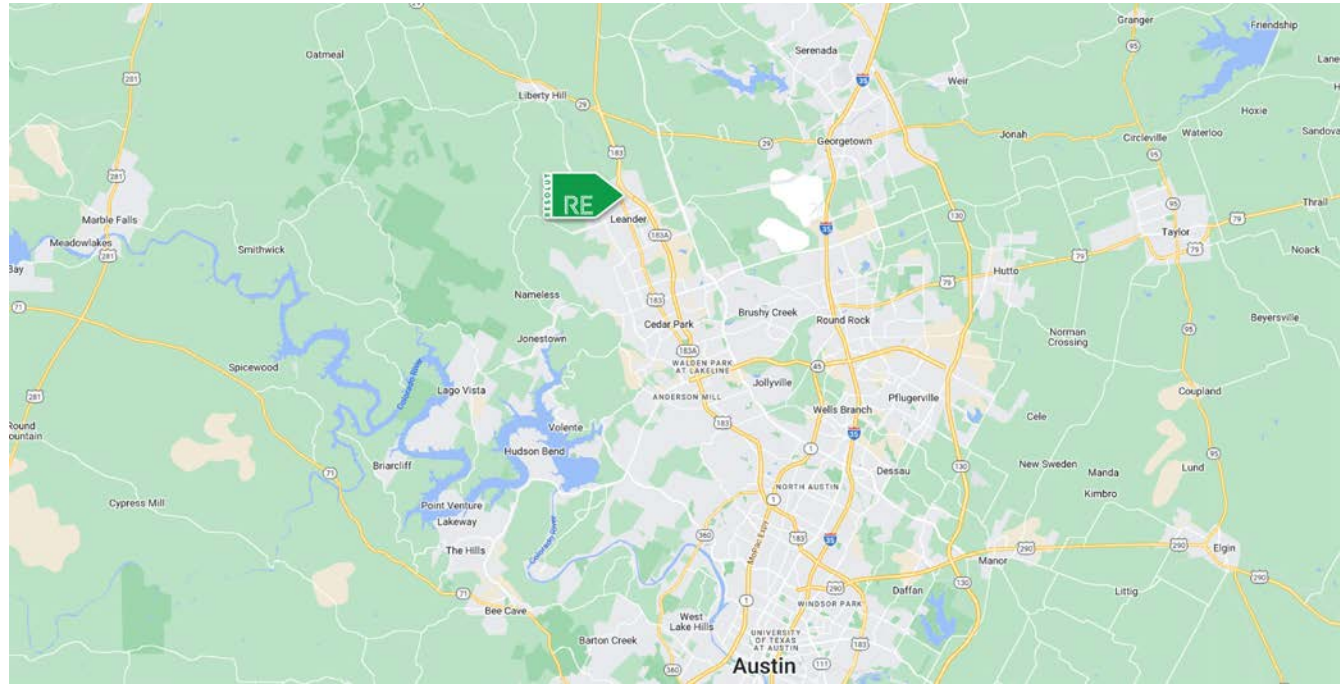
**Austin Aguilar**  
aaguilar@resolutre.com  
512.474.5557

**Joey Mendez**  
joey@resolutre.com  
512.474.5557

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**PROPERTY HIGHLIGHTS**

- Site located on the northwest corner of the 183A Tollway and Hwy 183, with high visibility
- Adjacent to Bryson, a 530 Acre master-planned community in Leander
- Since 2000, the Leander population has grown from 7,600 residents to more than 88,939
- Located north of the new St David’s Hospital, ACC, and the Northline development



**AREA TRAFFIC GENERATORS**




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**DEMOGRAPHIC SNAPSHOT 2025**

 **61,053**  
**POPULATION**  
3-MILE RADIUS

 **\$163,434.00**  
**AVG HH INCOME**  
3-MILE RADIUS

 **16,035**  
**DAYTIME POPULATION**  
3-MILE RADIUS

 **TRAFFIC COUNTS**  
N US Hwy-183: 20,295 VPD  
Tollway 183A: 29,864 VPD  
(Costar 2024)













# 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.



### 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>Reliance Retail LLC OR Texas RS LLC dba "RESOLUTRE"</b>	<b>603091 OR 9003193</b>	<b>leads@resolutre.com</b>	<b>512-474-5557</b>
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>David J. Simmonds OR Gavin Fite</b>	<b>459263 OR 438039</b>	<b>leads@resolutre.com</b>	<b>512-474-5557</b>
Designated Broker of Firm	License No.	Email	Phone
<b>David J. Simmonds OR Gavin Fite</b>	<b>459263 OR 438039</b>	<b>leads@resolutre.com</b>	<b>512-474-5557</b>
Licensed Supervisor of Sales Agent / Associate	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)