

REAGAN CROSSING

15101 Ronald Reagan Blvd, Leander, TX 78641, United States



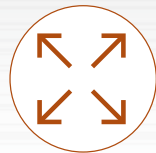
PROPERTY HIGHLIGHTS

- Prime visibility along Ronald Reagan Blvd with high traffic counts.
- Flexible suite sizes available to accommodate a range of tenants.
- Ample parking with easy access from Republic Trails Blvd.
- Surrounded by rapid residential and commercial growth.
- Ideal for retail, office, medical, and service-based businesses.



FOR LEASE

\$31 NNN



AVAILABLE SPACE

1,262 to 2,599 SF



TRAFFIC COUNT

19.22/1,000 SF
RONALD REAGAN BLVD

RAVI ALGURI

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916-529-1008

www.realravi.com

PROPERTY OVERVIEW

SPACE AVAILABILITY

SPACE	SIZE	CEILING	TERM	RENTAL RATE	RENT TYPE
1st Floor, Ste 11130	1,262SF	18'	2 Years	\$31.00 /SF/YR	Triple Net (NNN)
1st Floor, Ste 11140	1,337 SF	18'	2 years	\$31.00 /SF/YR	Triple Net (NNN)

PROPERTY FACTS

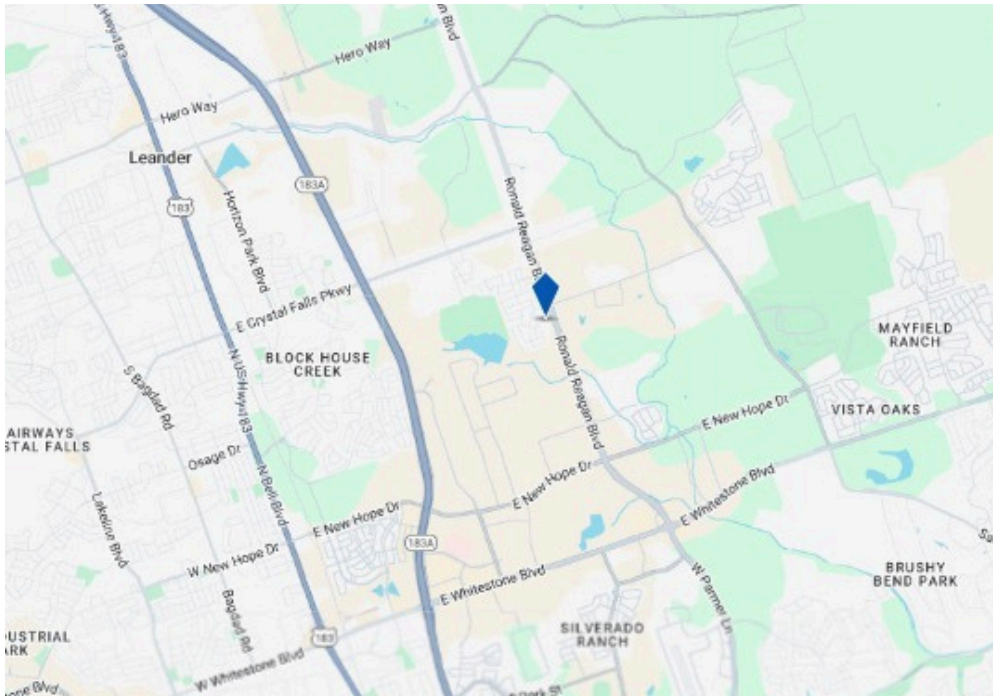
Total Space Available: **2,674 SF**
 Min. Divisible: **1,262 SF**
 Property Type: **Retail**
 Property Subtype: **Storefront Retail/Office**
 Gross Leasable Area: **12,490 SF**
 Total Land Area: **15.00 AC**
 Year Built: **2024**
 Parking Ratio: **19.22/1,000 SF**

TRAFFIC COUNTS

RonaldReaganBlvd: 27,164 VPD

Crystal Falls Pkwy: 7,248 VPD

(CoStar 2022)



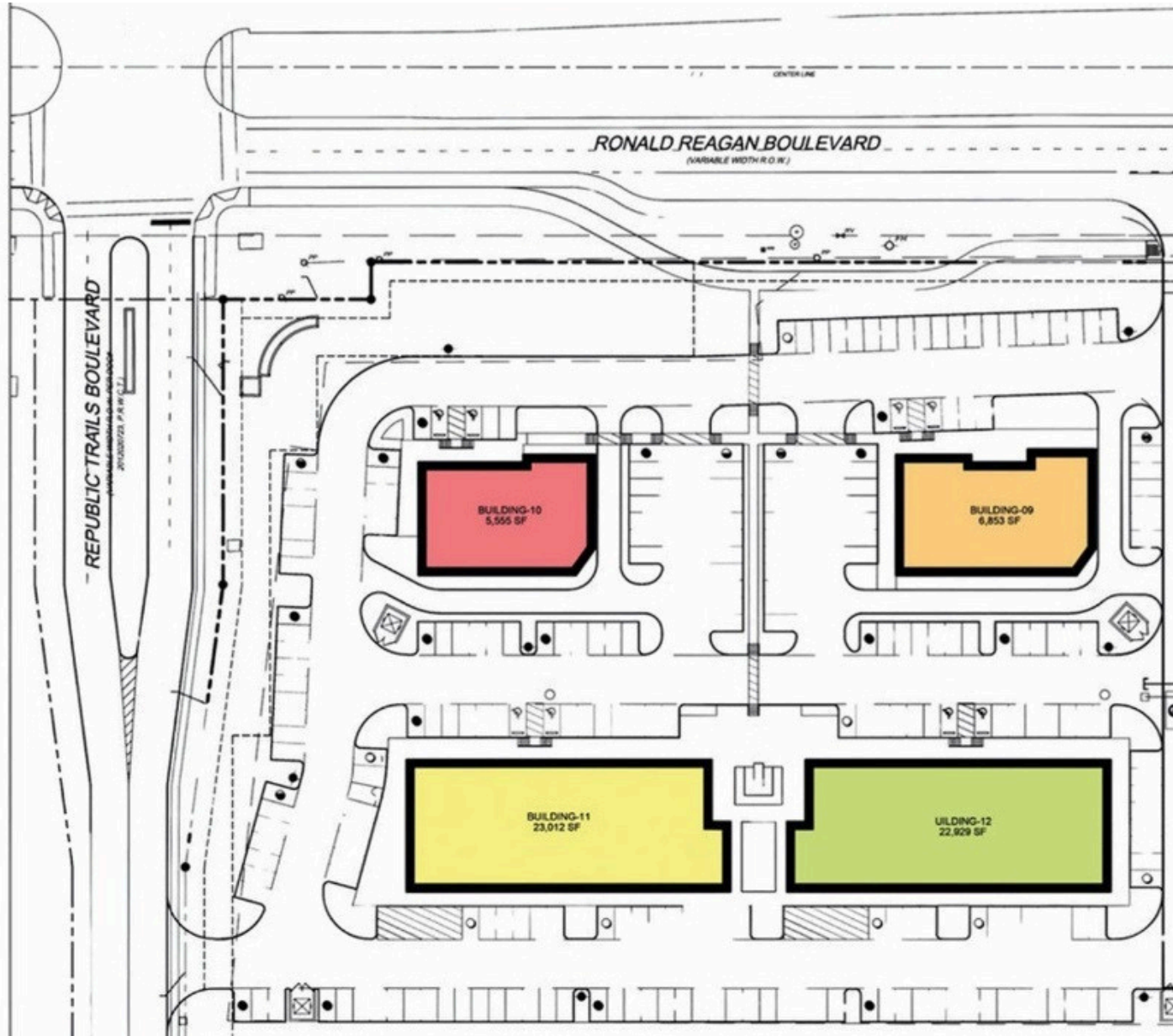
AREA TRAFFIC GENERATORS



PROPERTY SNAPSHOT

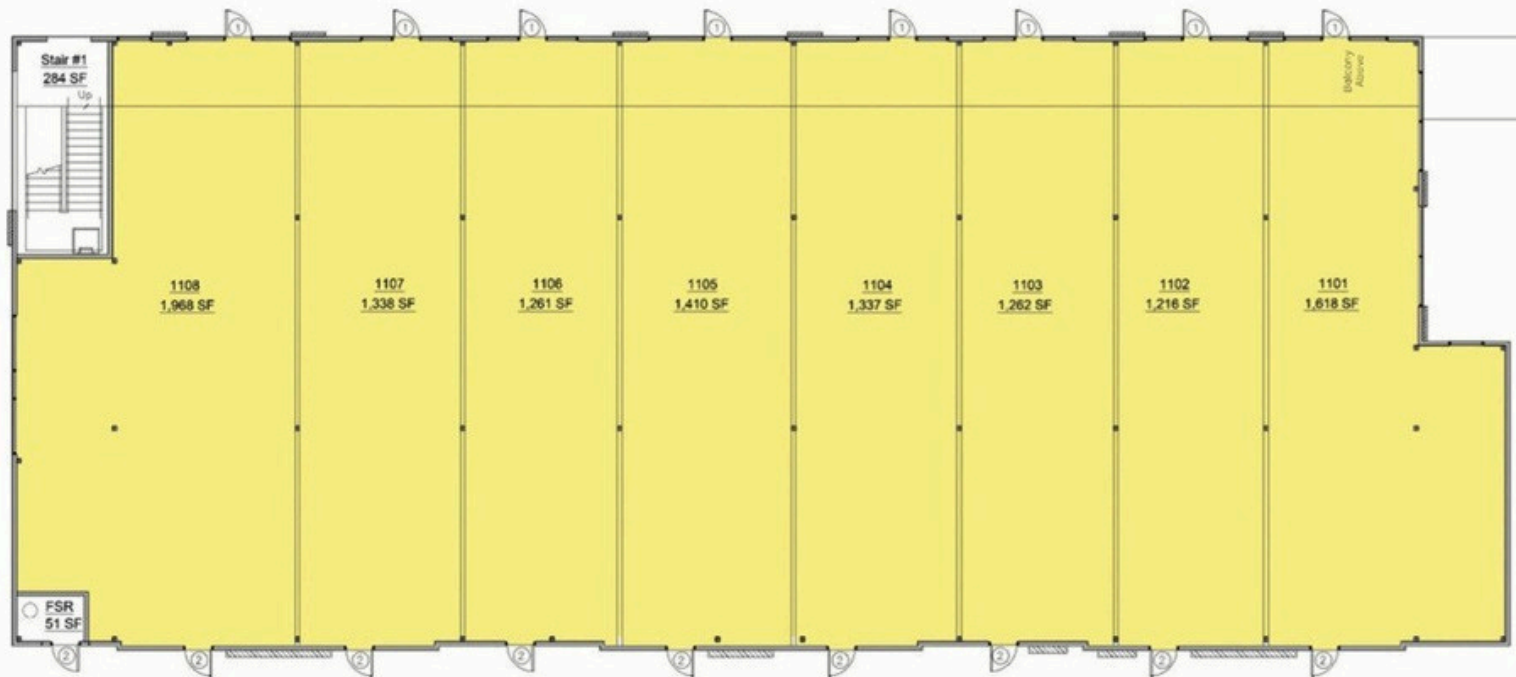
50,910 2023 POPULATION 3 MILE RADIUS
 24,291 2023 DAYTIME POPULATION 3 MILE RADIUS
 \$143,166 2023 AVERAGE INCOME 3 MILE RADIUS





BUILDING 11

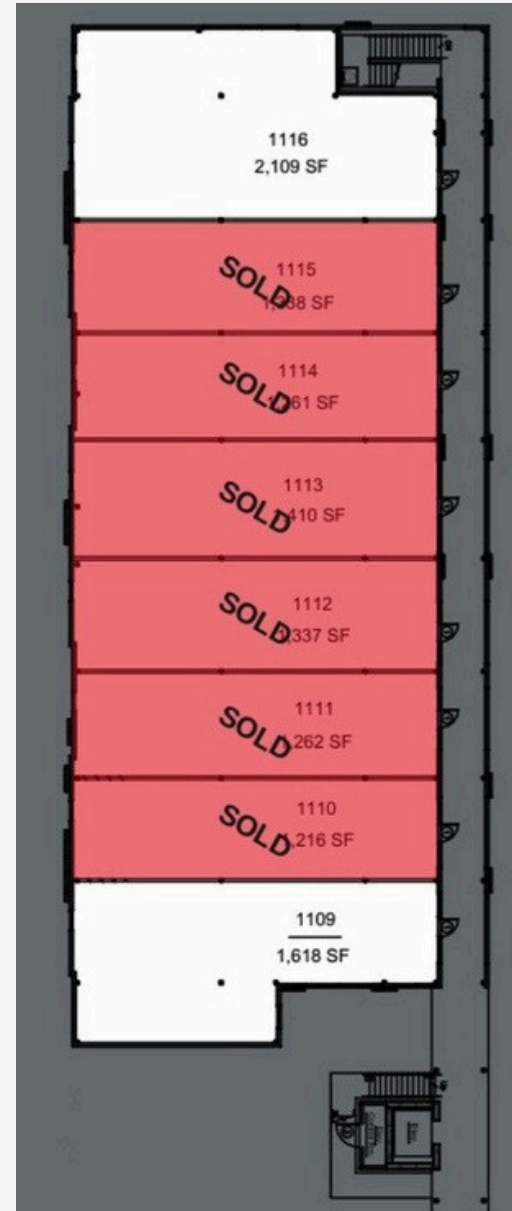
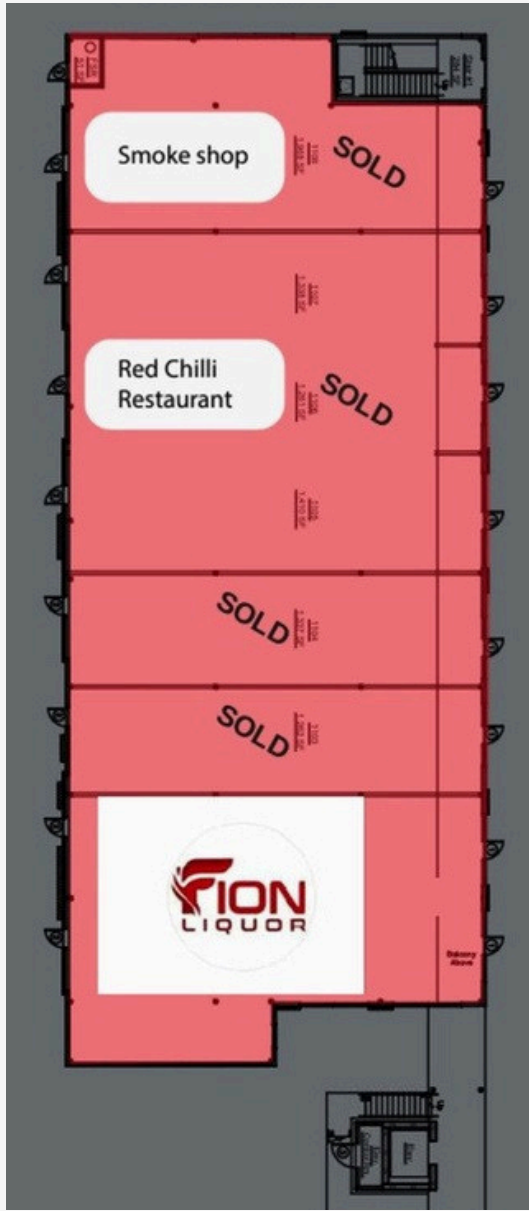
FIRST FLOOR

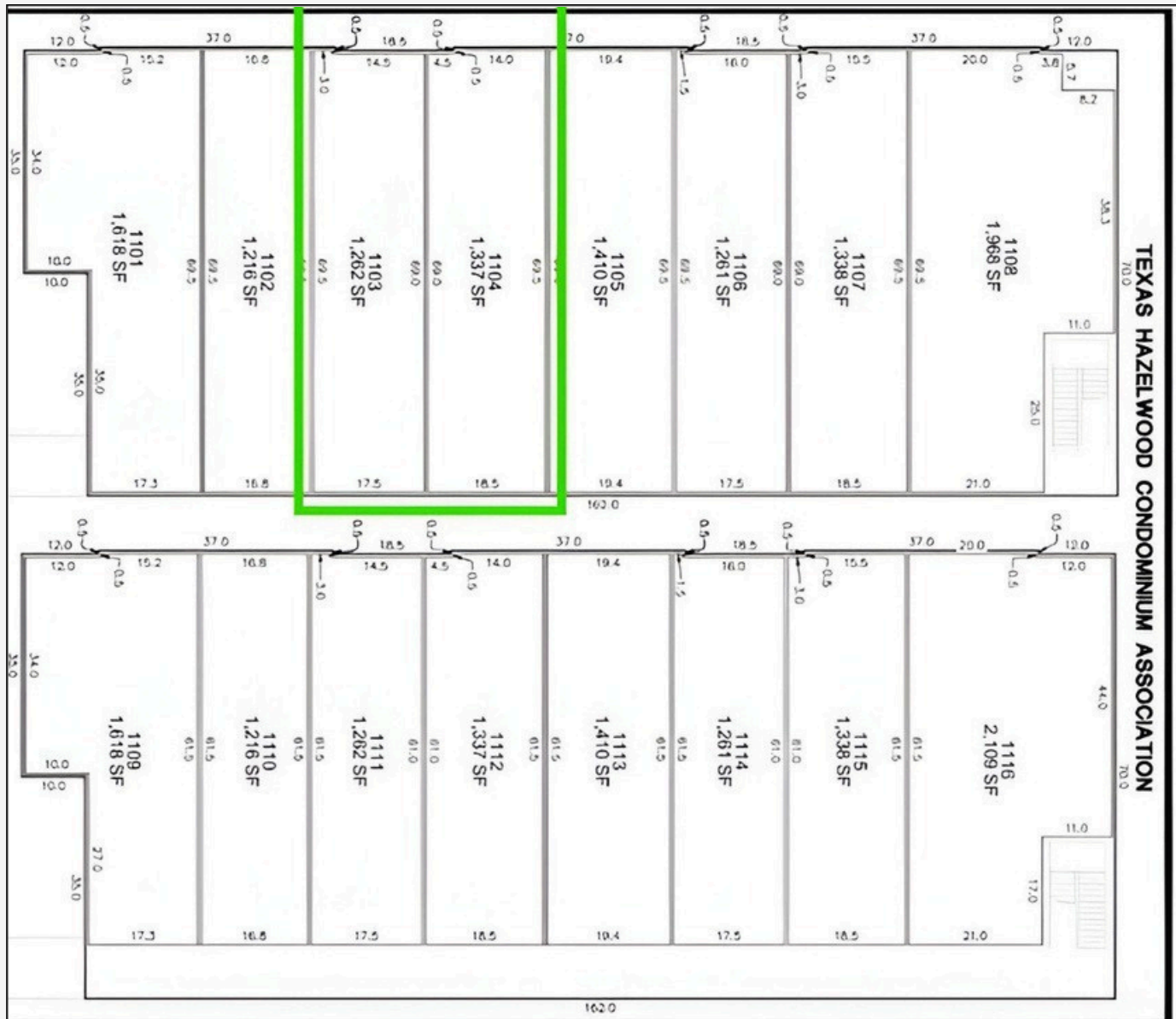


FIRST FLOOR

SECOND FLOOR

FOR LEASE
FOR LEASE













DEMOGRAPHICS

3-MILE RADIUS

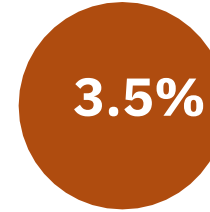
KEY FACTS



50,034
POPULATION



34.0 MEDIAN
AGE



3.5% SOME HIGH
SCHOOL (GRADE
LEVEL 9 TO 11)



AVG.
HOUSEHOLD
SIZE

\$99,308
AVG HOUSEHOLD
INCOME



16.9%
HIGH SCHOOL
GRADUATE



\$110,206
MEDIAN HOUSEHOLD
INCOME



\$34,366
PER CAPITA INCOME



\$874,345
MEDIAN NET WORTH



20.7%
SOME COLLEGE



47.1%
BACHELOR/GRAD/
PROF DEGREE



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:

- **ABROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **ASALEAGENT** must be sponsored by a broker and works with clients on behalf of the broker.

ABROKER'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 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.

