

REAGAN CROSSING UNIT 309 FOR LEASE

15101 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
- 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:	\$32/sqft
NNN:	\$10-13/sqft/yr
Available Sqft:	1667 sqft
Type of space:	Shell space
Zoning:	Local Commercial
Use:	Flex, Retail, Medical Office Restaurant, Office
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

520-223-3722
swarna@fullcircle-realestate.com

PRISMA VASAVI

617-694-1971
prisma@fullcircle-realestate.com

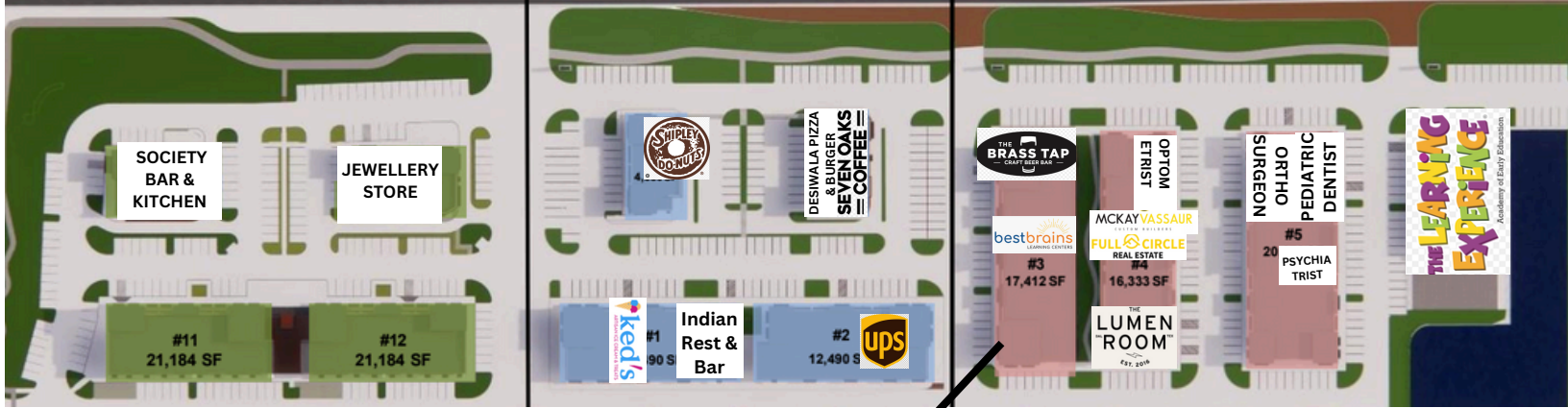
FULL CIRCLE
COMMERCIAL GROUP

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

REAGAN CROSSING UNIT 309 FOR LEASE

15101 Ronald Reagan Boulevard Leander, TX 78641

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



BUILDING 3

1667 SF , Unit 309
Available for
Lease



TENANTS IN THE CENTER

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

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PROPERTY PHOTOS



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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%

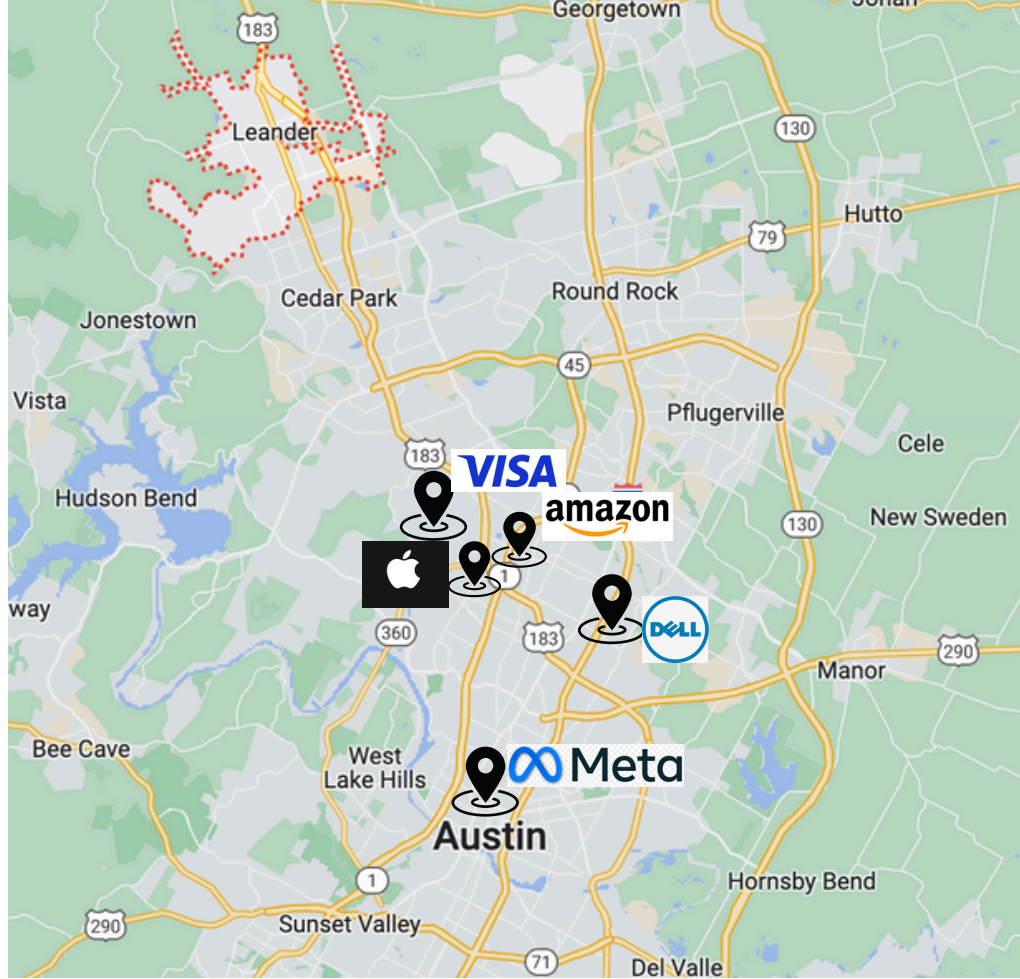
Lot of consumers and talent pool.

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
POPULATION	6,274	51,496	174,943

POPULATION



FORECASTED ANNUAL GROWTH RATE	16.15%	4.36%	3.79%
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FORECASTED ANNUAL GROWTH RATE



MEDIAN HOUSEHOLD INCOME	\$121,507	\$115,448	\$113,270
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MEDIAN HOUSEHOLD INCOME



MEDIAN NET WORTH	\$496,191	\$323,059	\$308,308
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MEDIAN NET WORTH



HOUSEHOLDS	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.



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:
 - 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.

FULL CIRCLE RE	9012625	teamfc@realfullcircle.com	913-284-9662
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Chakradhar Karri	687874	ckarri@gmail.com	913-284-9662
Designated Broker of Firm	License No.	Email	Phone
Swarna Mohan	657184	swarna@realfullcircle.com	520-223-3722
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Prisma	780366	prisma@realfullcircle.com	512-591-8468
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