



15101 RONALD REAGAN BLVD,
LEANDER, TX, 78641



A MIXED USE PROJECT

FOR SALE OR LEASE

MULTI-TENANT
RETAIL SPACE

COMING
SOON!



160,000 SF
PROJECT SIZE

10,000 SF
DAY CARE

80,000 SF
RETAIL

70,000 SF
OFFICE SPACE





- Pad Sites and Office/Retail Space For Lease
- Hard corner at a signalized intersection - AM traffic pattern
- 1,600 feet of frontage, multiple access points along Ronald Reagan
- Zoning in place for multiple opportunities including: Retail, Restaurants, Service, Day Care, Office and Hotel
- Over 2,500 residential lots within 1.5 miles
- Contact broker for info and showings

DEMOGRAPHICS (2020)	1 Mile	3 Mile	5 Mile
Population	5,324	43,045	154,723
Population (Daytime)	531	13,809	33,744
Median Age	29.4	31.3	33.1
Avg H.H. Income	\$106,301	\$102,935	\$105,726

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TRAFFIC COUNTS :

Ronald Reagan	18,000 VPD (2022)
East Crystal Falls Pkwy	9,000 VPD (2022)

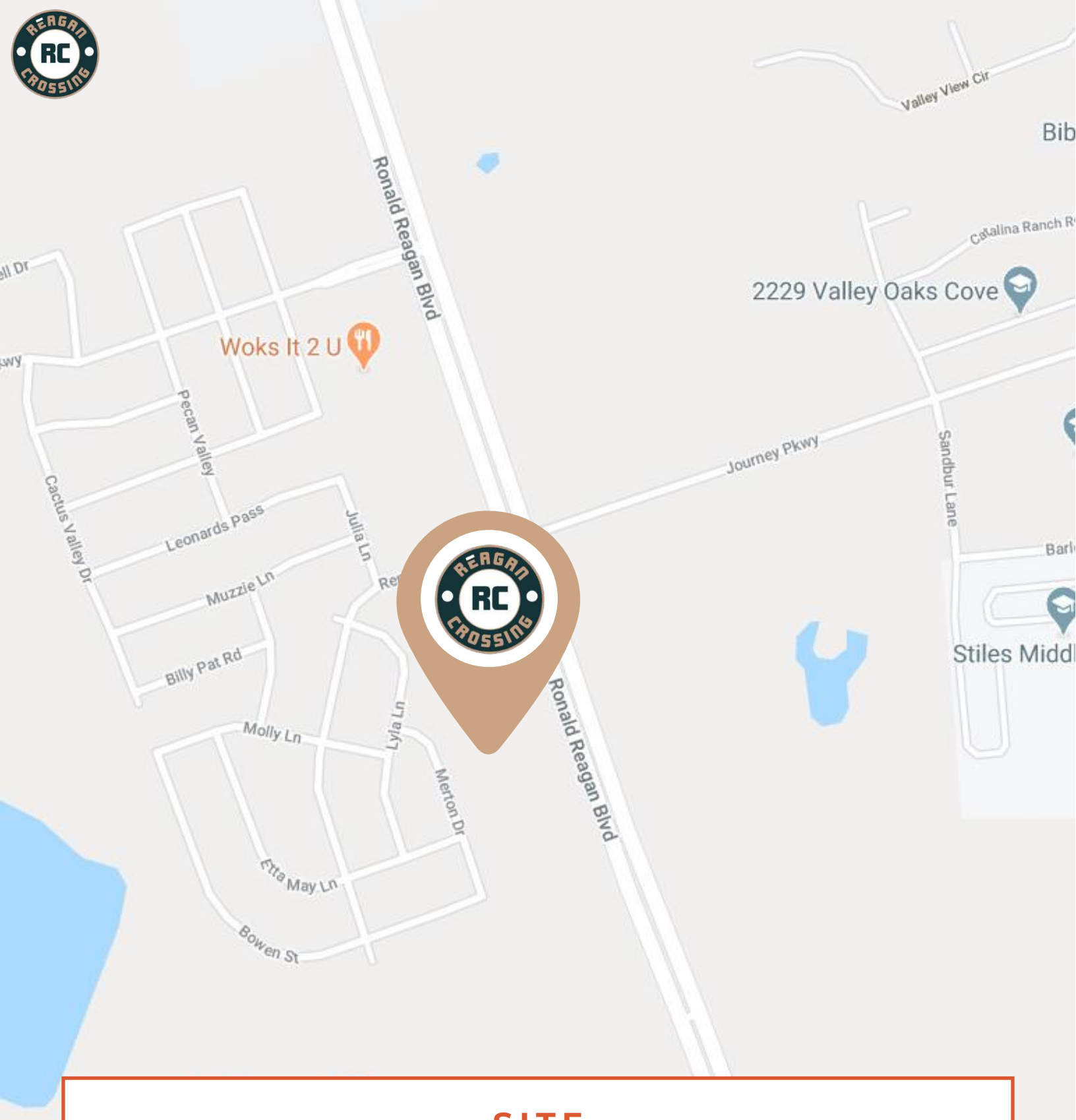


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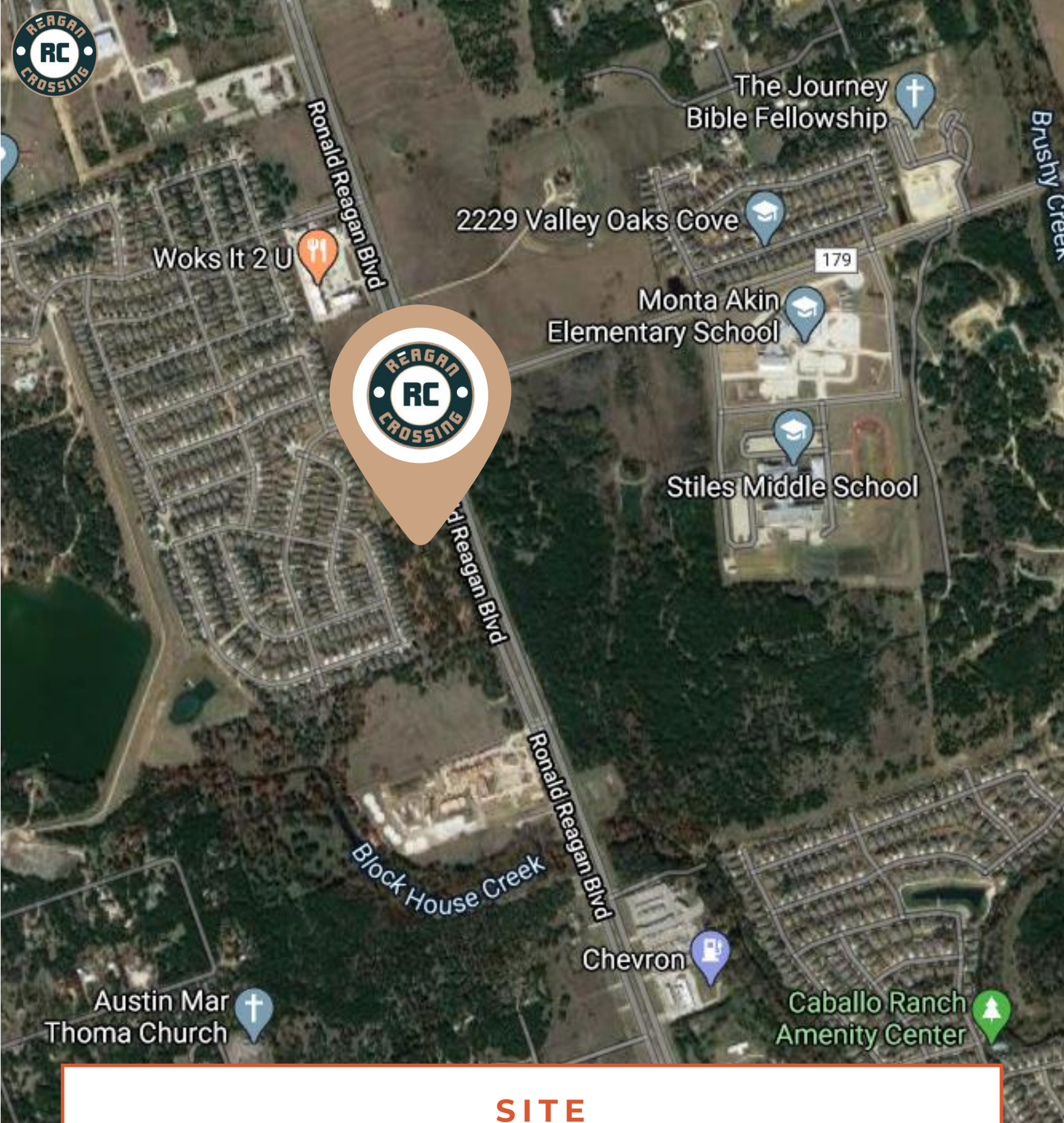
SITE



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AERIAL VIEW





AERIAL VIEW



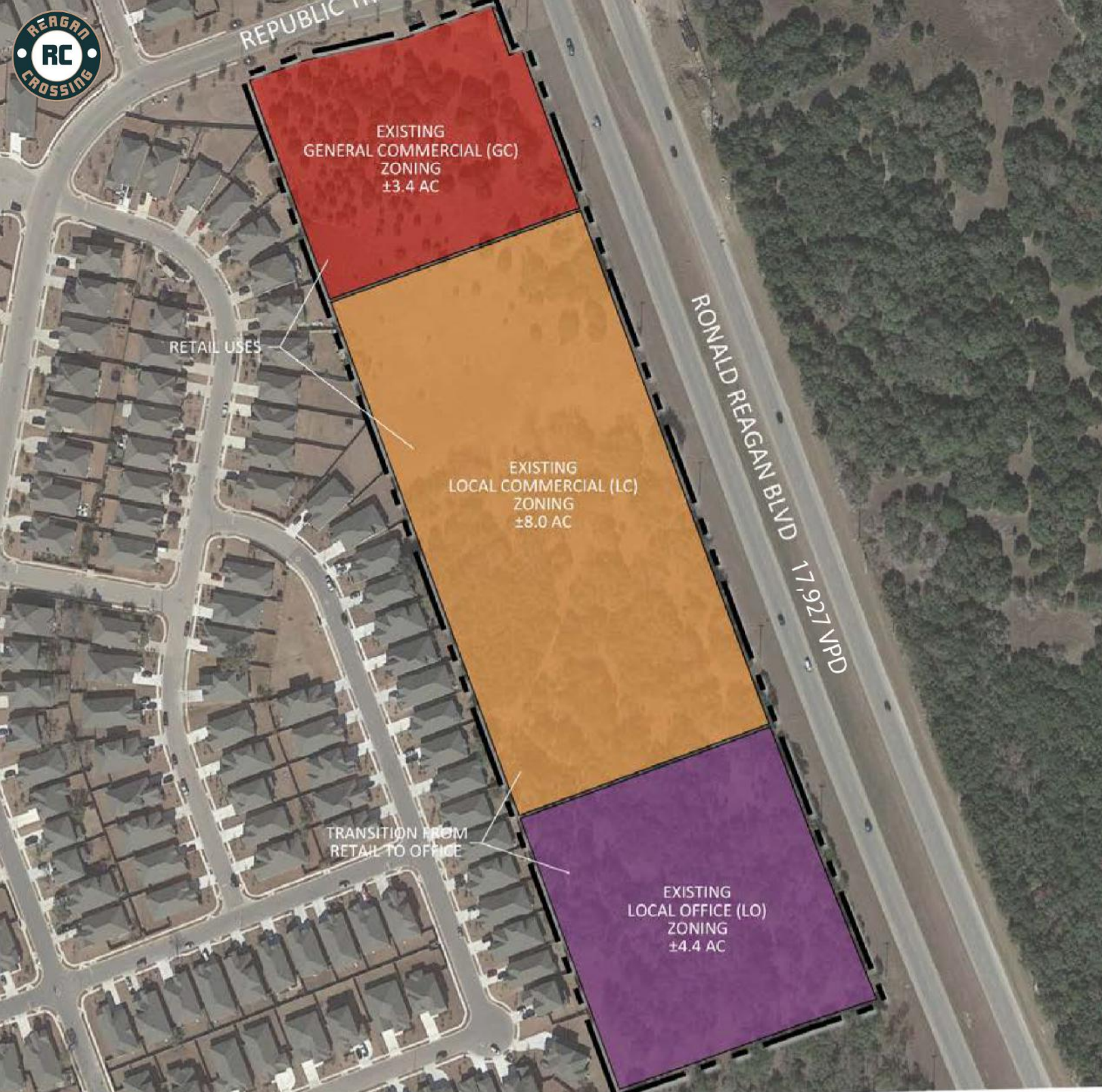
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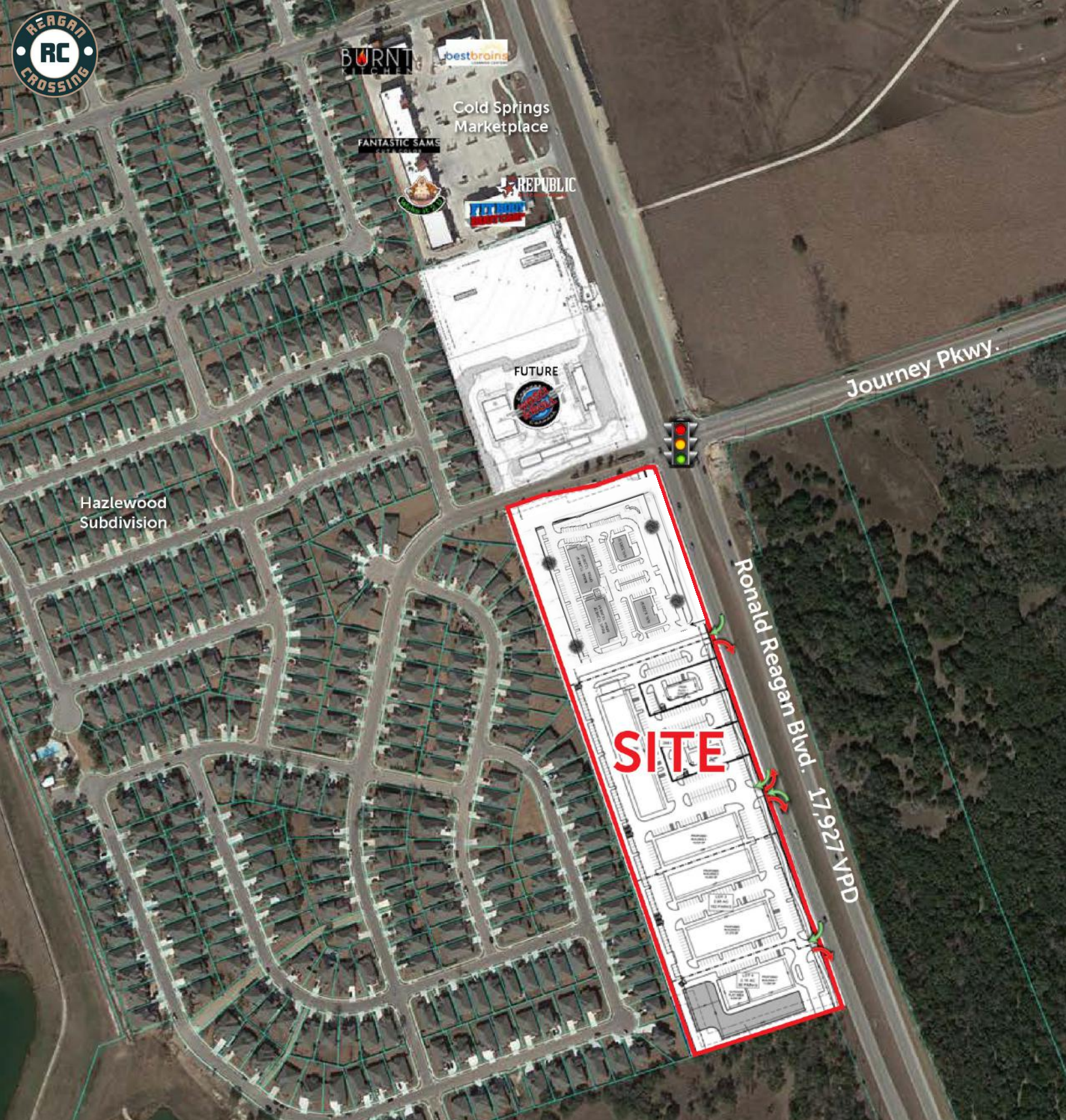


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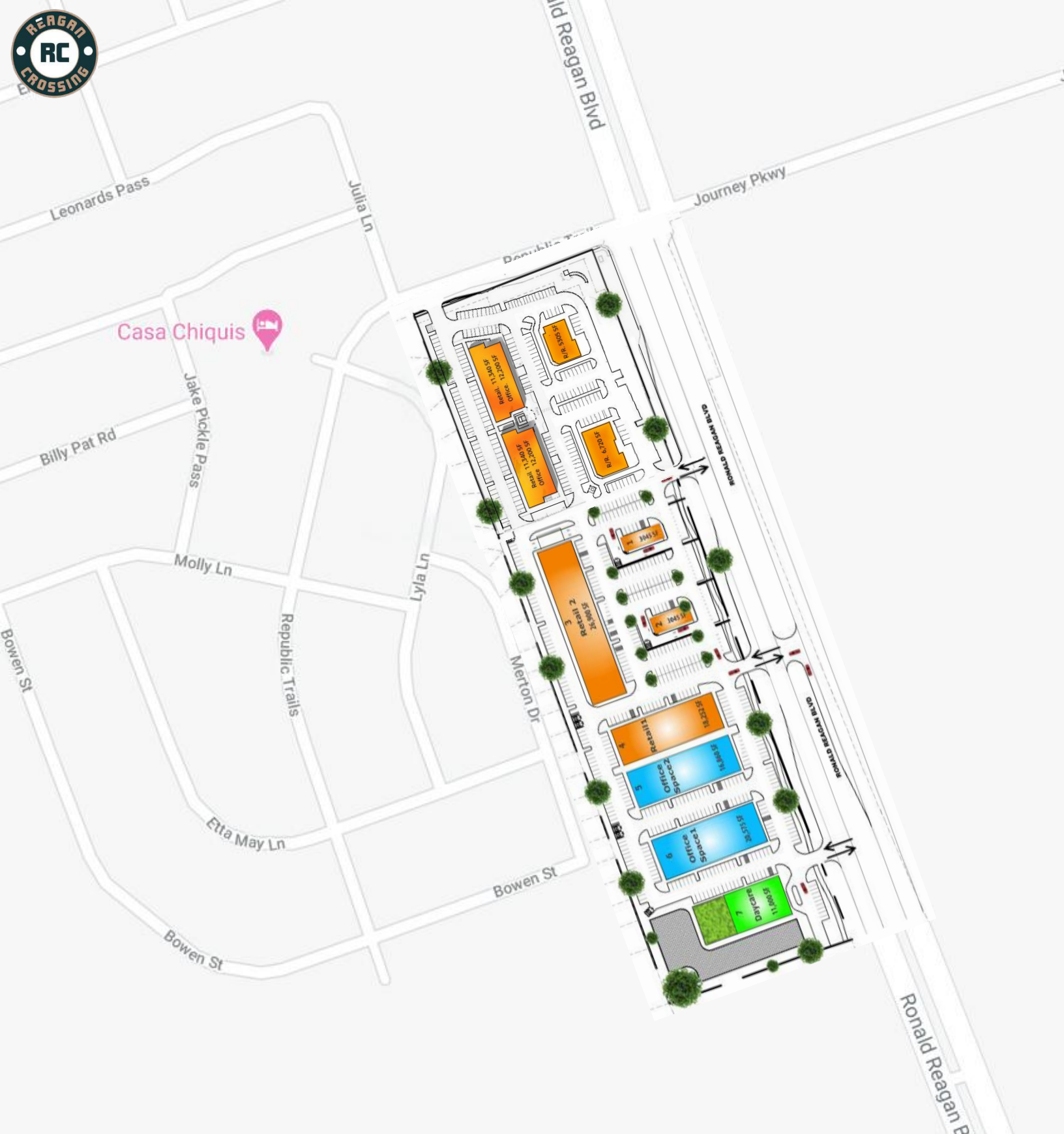


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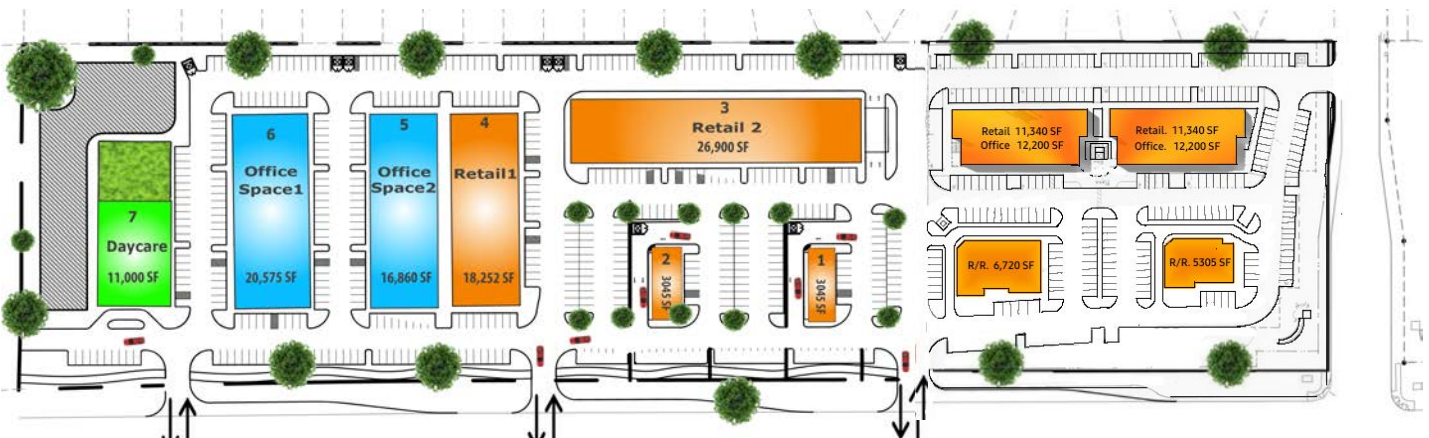
PROJECT DETAILS

Building Highlights:

- **Allowed Uses:** Retail, Office, Drive thru, Daycare
- **Est Construction Start Date:** Nov 2020
- **Est Delivery Date:** Dec 2022
- **Location:** 15101 Ronald Reagan Blvd, Leander, TX, 78641
- **Adjacent businesses:** 10,000 SF Daycare, 45,000 SF Retail Buildings, Wash N Roll, Cold Springs Retail Market place, 300 Unit Leander Junction Apartments, Hazlewood Community
- **Project Size:** 160,000 SF (Office space, Retail, Drive- thrus, Daycare)
- **Land Size Total:** 15.69 Acres
- Building & Monument Signage Available
- Project is a shell & metal beam building, on Ronald Reagan Blvd road facing.
- Modern looking elevations

Surrounding Area:

- **Traffic Counts:** ~23,000 VPD (2022)
- Curb-cut across Ronald Reagan, so this site will have 4 way access and great visibility.
- Surrounded by dense neighborhood and apartments
- City is planning to expand the Ronald Reagan Blvd to 6 lanes in near future



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