

RONALD REAGAN CROSSING

FOR SALE / FOR LEASE

37,000 ± SF Professional/Medical Office/Condos

- Prime location in Leander, one of the fastest growing cities in the country.
- Austin MSA—#1 fastest growing metro area in the nation.
- Number of Leander households has increased more than 200% from 2000 to 2010, a rate which is similar to the rate of population growth in the city over the same period.
- Approximately 30% of Leander residents have a bachelor's degree or higher.



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<https://www.ronaldreagancrossing.com>

OFFICE—DELIVERY Q3 2021

15101 Ronald Reagan Blvd • Leander, TX 78641

Southwest Quadrant of Ronald Reagan Blvd and Journey Pkwy/Republic Trails Blvd

 **PRACTICE**
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SITE LOCATION

2,500± Single Family Homes Within A 1.5 Mile Radius Of The Project By 2022

LEANDER NEIGHBORHOODS	LOTS
Borho	180
Bluffs at Crystal Falls	827
Bryson	1,474
Carnero's Ranch	315
Catalina Ranch	110
Cold Springs Sec 7	54
Connelly's Crossing	60
Crystal Springs	266
Fairways at Crystal Falls Sec 6	98
Grand Mesa, Sec 8	152
Greatwoods	124
Hawkes Landing	260
Hazlewood	169
Leander Crossing	120
Magnolia Creek	108
Marbella	217
Mason Ranch	779
Northside Meadow	58
Oak Creek	446
Palmera Ridge	536
Parker Tract	7
Pecan Creek	148
Rancho Sienna	724
Reagans Overlook	47
Savanna Ranch	116
Stewart Crossing	223
Travisso	3,242
Wedemeyer	2,970
TOTAL LOTS	13,830

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LEANDER JUNCTION APARTMENTS
300 ± Units

LEANDER EXPERIENCE
PROPOSED DAY CARE

SITE

HAZELWOOD
347± Lots

Cold Springs Market Place

17,926 ± VPD

15,961 ± VPD Ronald Reagan Blvd

Journey Pkwy

Stiles MS

Monta Akin ES

CATALINA RANCH
110 ± Lots

ROCKPOINTE Church

Waterfall gourm...
N

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CONCEPTUAL SITE PLAN

RONALD REAGAN CROSSING

46,339 ± SF Horizontal Mixed-Use Development on 8.69 Acres



45,000 ± SF Retail
6,000 ± SF Drive-thru
37,000 ± SF Office
10,000 ± SF Daycare
Zoned for multiple opportunities

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CONCEPTUAL BUILDING



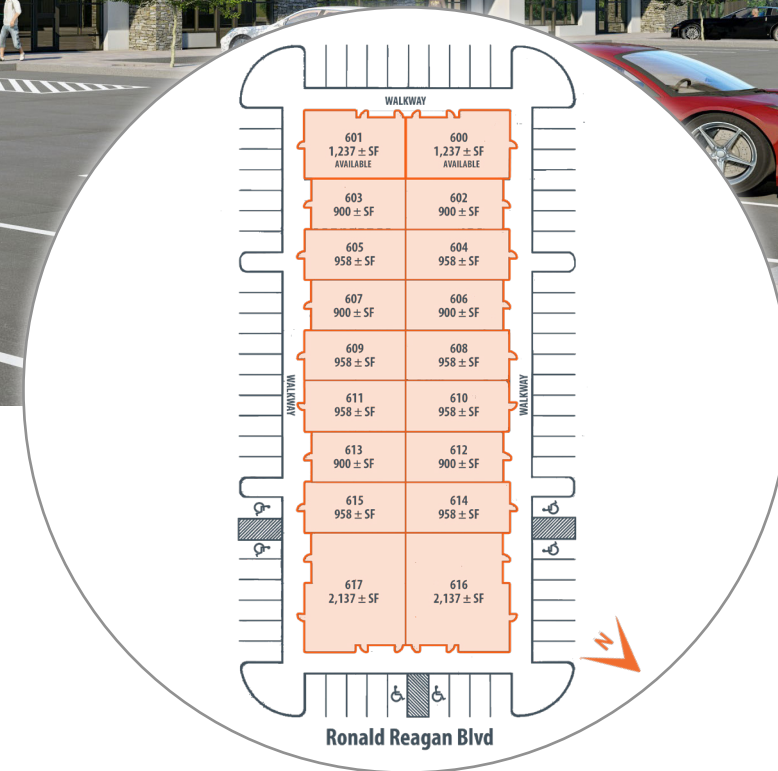
OFFICE—SPACE 1

For Sale or For Lease



BLDG 6—20,575 TOTAL GLA

Designed to offer small business professionals an attractive and cost-effective alternative to high priced office space.



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CONCEPTUAL BUILDING



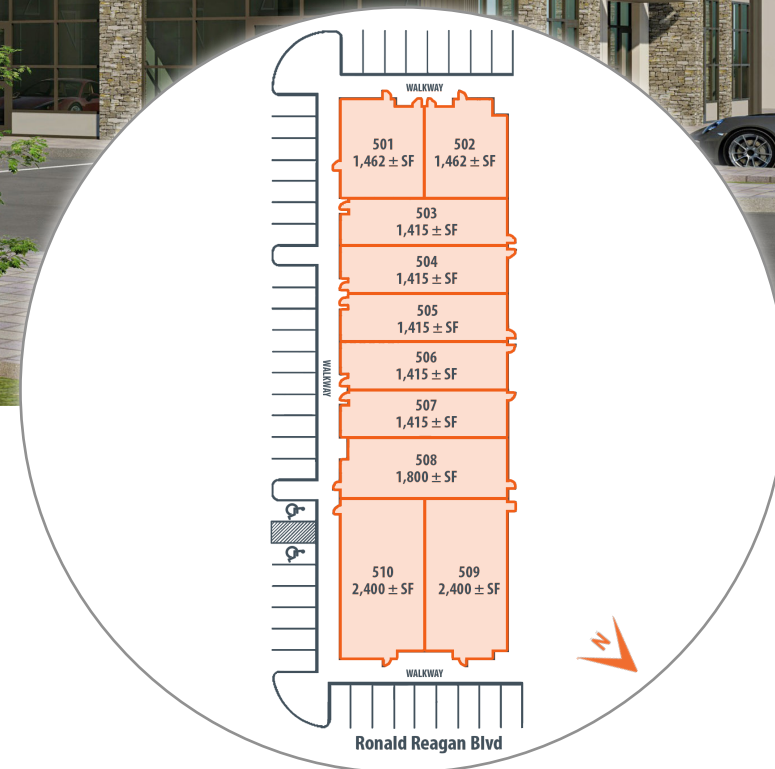
OFFICE—SPACE 2

For Sale or For Lease



BLDG 5—16,860 TOTAL GLA

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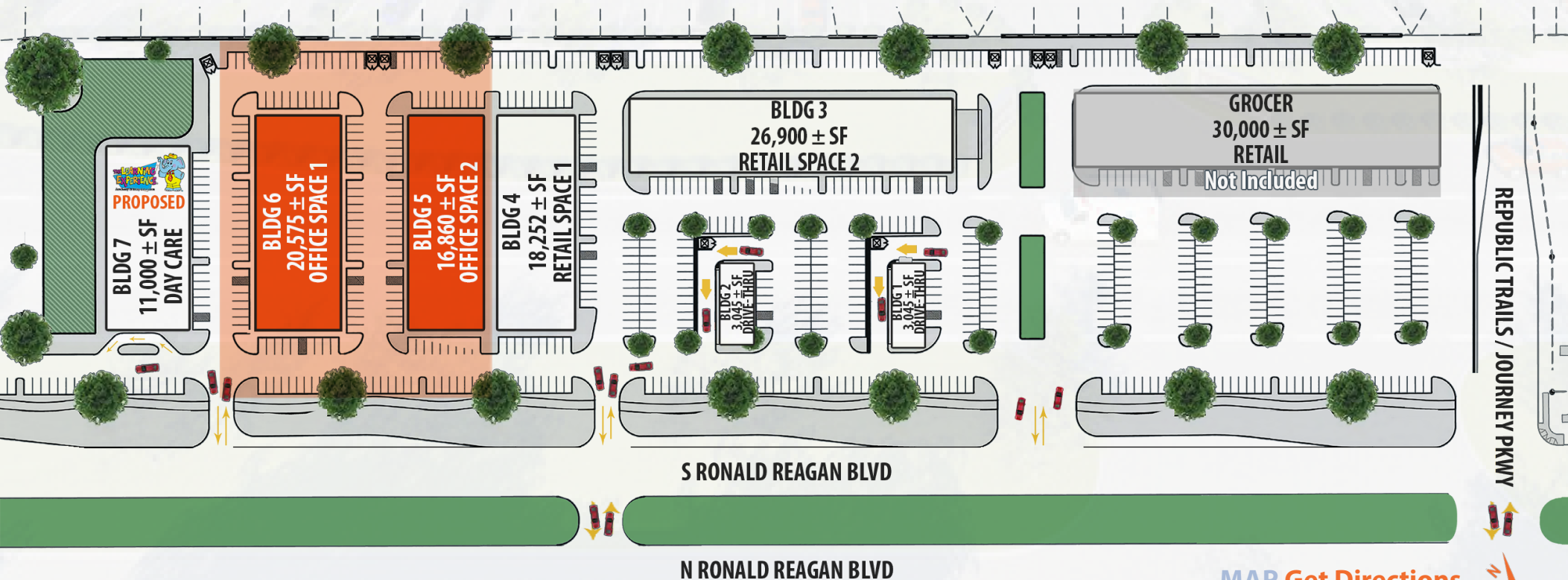


SITE PLAN

RONALD REAGAN CROSSING—OFFICE

Property Area

- 1,000 foot frontage on Ronald Reagan Blvd.
- Three (3) curb cuts and one (1) median cross-over for southbound "PM Traffic" convenient ingress/egress.
- Project is ideally located on the northbound "AM Traffic" pattern.
- Surrounded by a captive audience of adjacent neighborhood's—Hazelwood, Leander Junction, Caballo...



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FLOOR PLAN

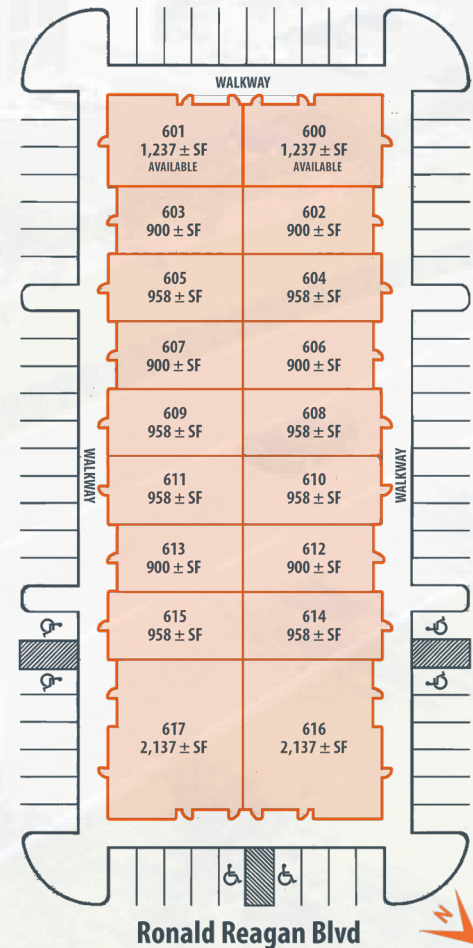
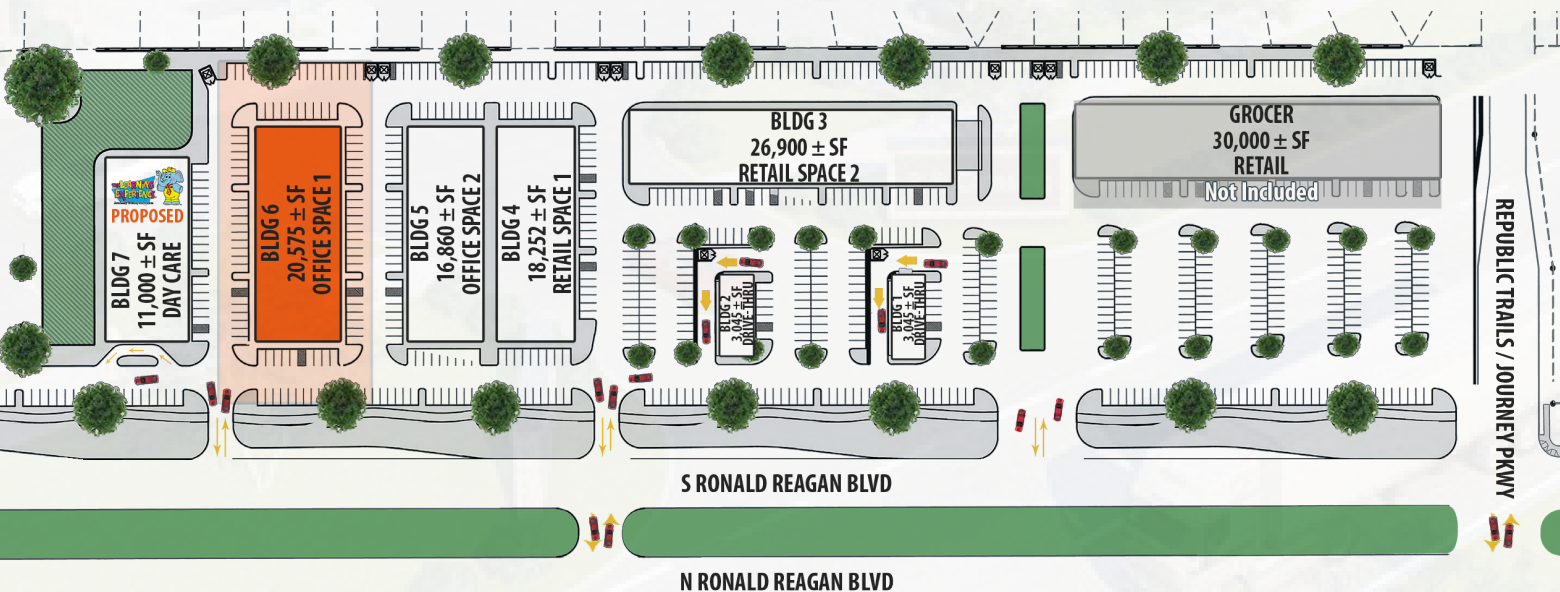
OFFICE SPACE 1

For Sale or For Lease

BLDG 6—20,575 TOTAL GLA

Designed to offer small business professionals an attractive and cost-effective alternative to high priced office space.

- Shell delivery
- Front-end reserved parking
- Monument signage available



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FLOOR PLAN

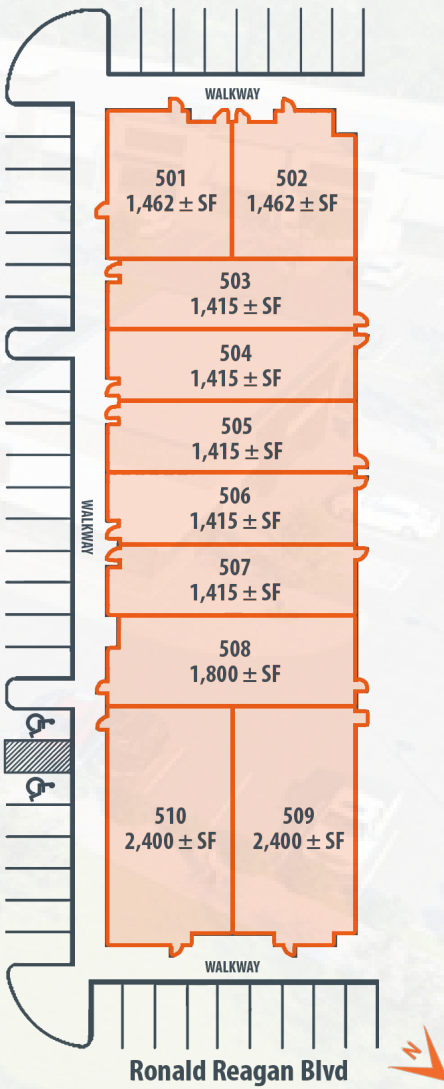
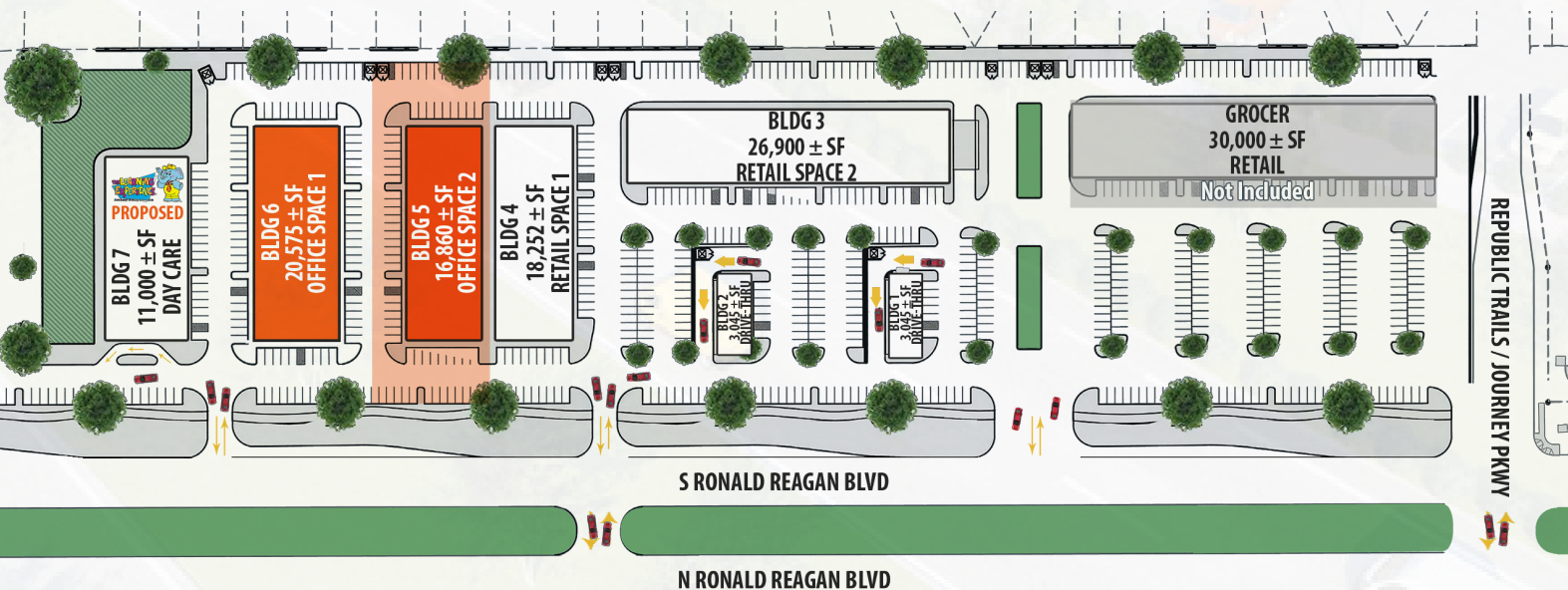
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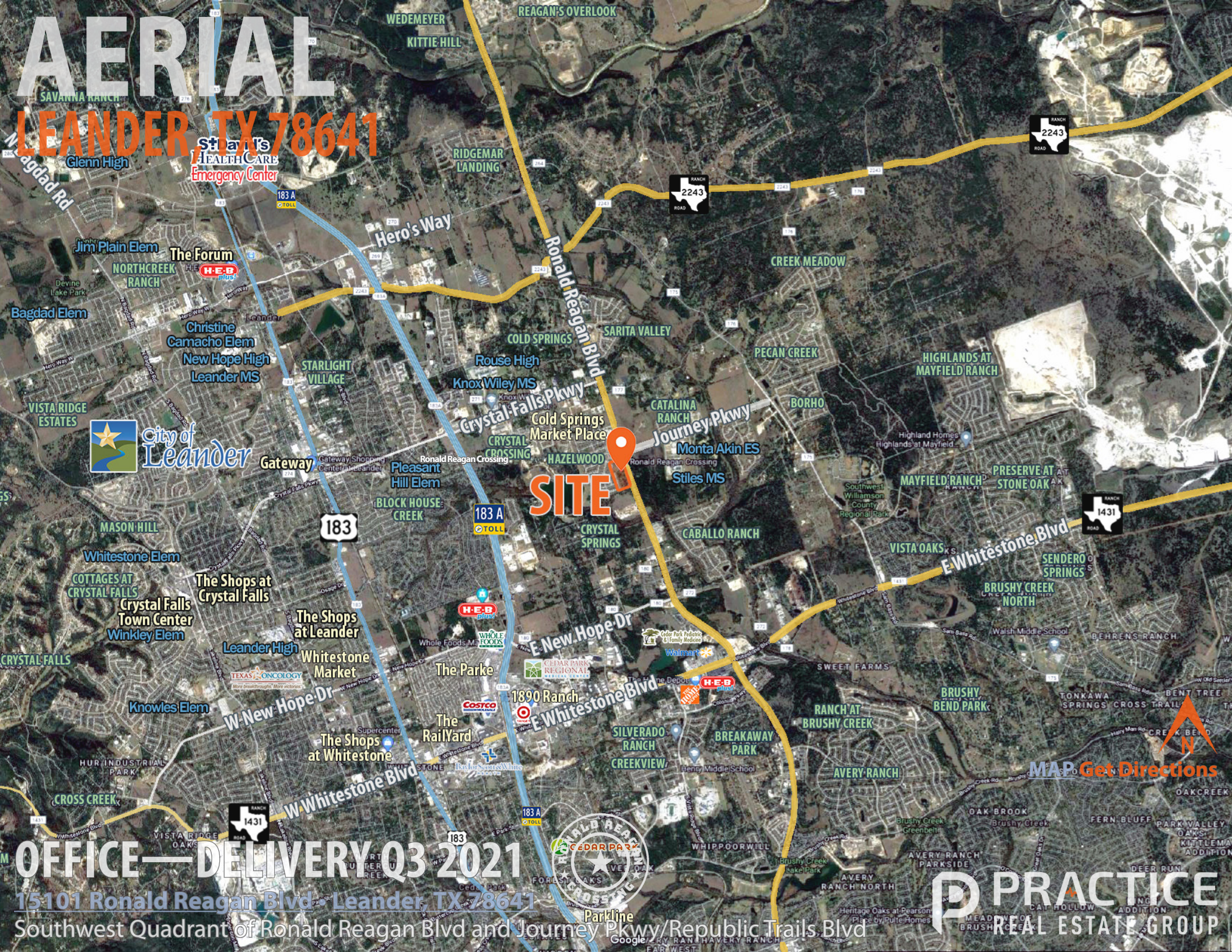
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AERIAL

LEANDER, TX 78641



SITE

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DEMOGRAPHICS

LEANDER, TX 78641

DEMOGRAPHICS ESTIMATES 2017/2019

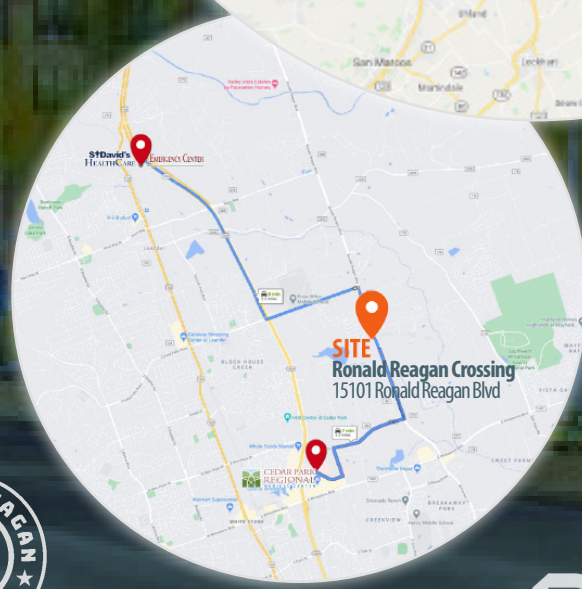
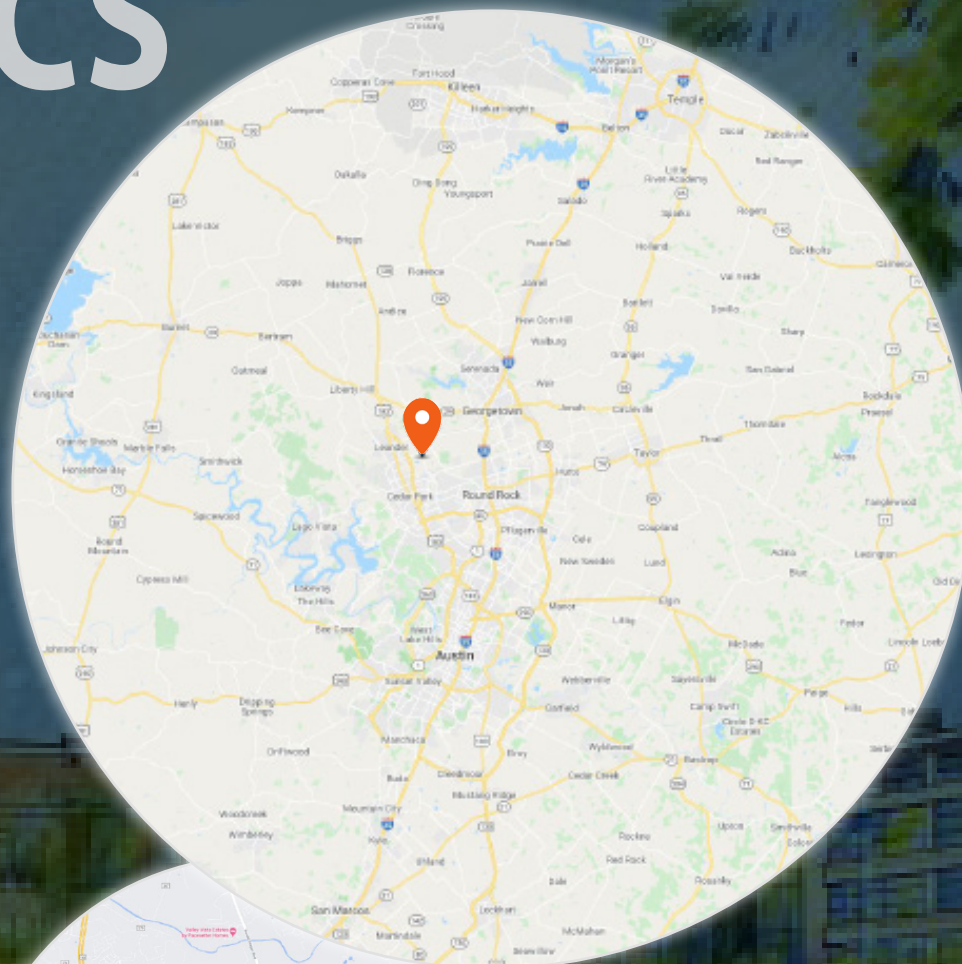
TYPE	3-MILE	5-MILE	10-MILE
Total Population	5,324	43,045	154,723
Households	14,597	24,936	105,705
Daytime Population	531	28,217	84,178
Average HH Income	\$106,301	\$102,935	\$105,726

DISTANCE & DRIVE TIME FROM / TO SITE LOCATION

FROM	MILES	DRIVE TIME MINS
Austin	8.3	6
Baylor Scott and White Medical Center Leander	4	9
Cedar Park	9.6	20
Cedar Park Regional Medical Center	7	3.3
Hutto	17	8.5
Killeen-Temple-Fort Hood, TX, Texas	12.5	18
Liberty Hill	8	3.6
Pflugerville	5.3	7
Round Rock	23.9	28
Seton Hospital Williamson County	16.8	23
St. David's Health Center Leander	5.3	8
St. David's Emergency Center Leander	3.3	7
St. David's Medical Center North Austin	26.3	28
St. David's Medical Center Round Rock	48.7	58

TRAFFIC COUNT Estimates

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	YEAR	DISTANCE
Ronald Reagan Blvd	Grand Lake Pkwy	1,261	2015	1.4 mi
Ronald Reagan Blvd	Crystal Falls Pkwy	7,364	2015	6.6 mi
Ronald Reagan Blvd	Caballo Ranch Blvd	17,930	2015	0.9 mi



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EXPERTS

LEASE • BUY • DEVELOP • GROW • TRANSITION • LEANDER

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BUILT TO SERVE MEDICAL REAL ESTATE SERVICES FOR THE UNIQUE NEEDS OF THE CENTRAL TEXAS HEALTHCARE SECTOR

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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.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date