

- Pads for sale or ground lease
- Access to Ronald Reagan Blvd. & FM 2243
- Regional detention in place
- Between 2010 and 2019, FM 2243 saw a 168% increase in daily traffic volumes





Space Available

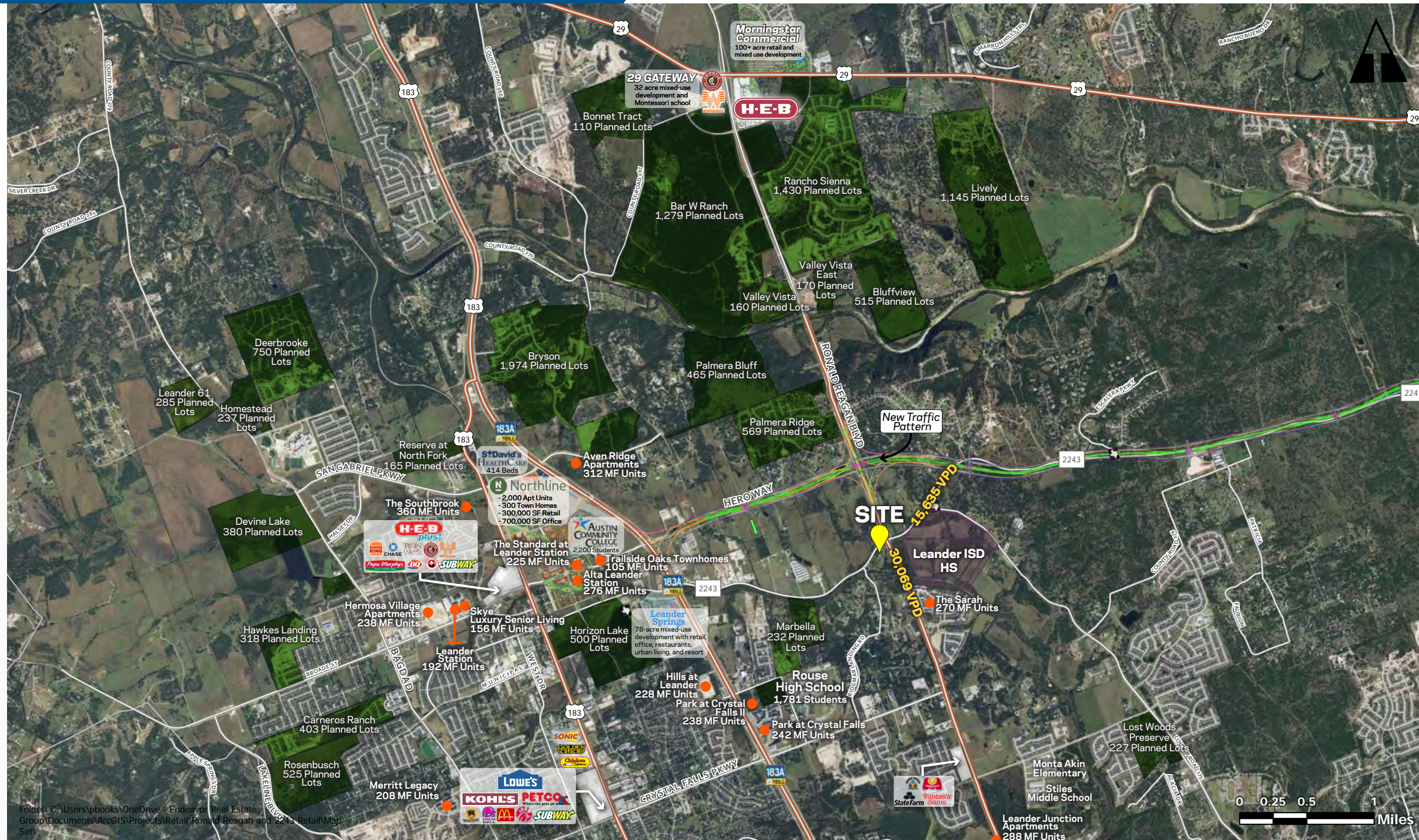
- .75 - 1.5 acre pads

Rates

- Please call broker for pricing

Demographics

	1 mi	3 mi	5 mi
 Population Estimate	2,196	35,891	121,532
 Daytime Population	941	14,694	52,885
 Median Household Income	\$103,569	\$114,372	\$104,308
 Traffic Counts	<ul style="list-style-type: none"> • 45,700 VPD (At intersection of Ronald Reagan Blvd & FM 2243) • 30,069 VPD (Ronald Reagan Blvd) • 15,635 VPD (FM 2243) 		

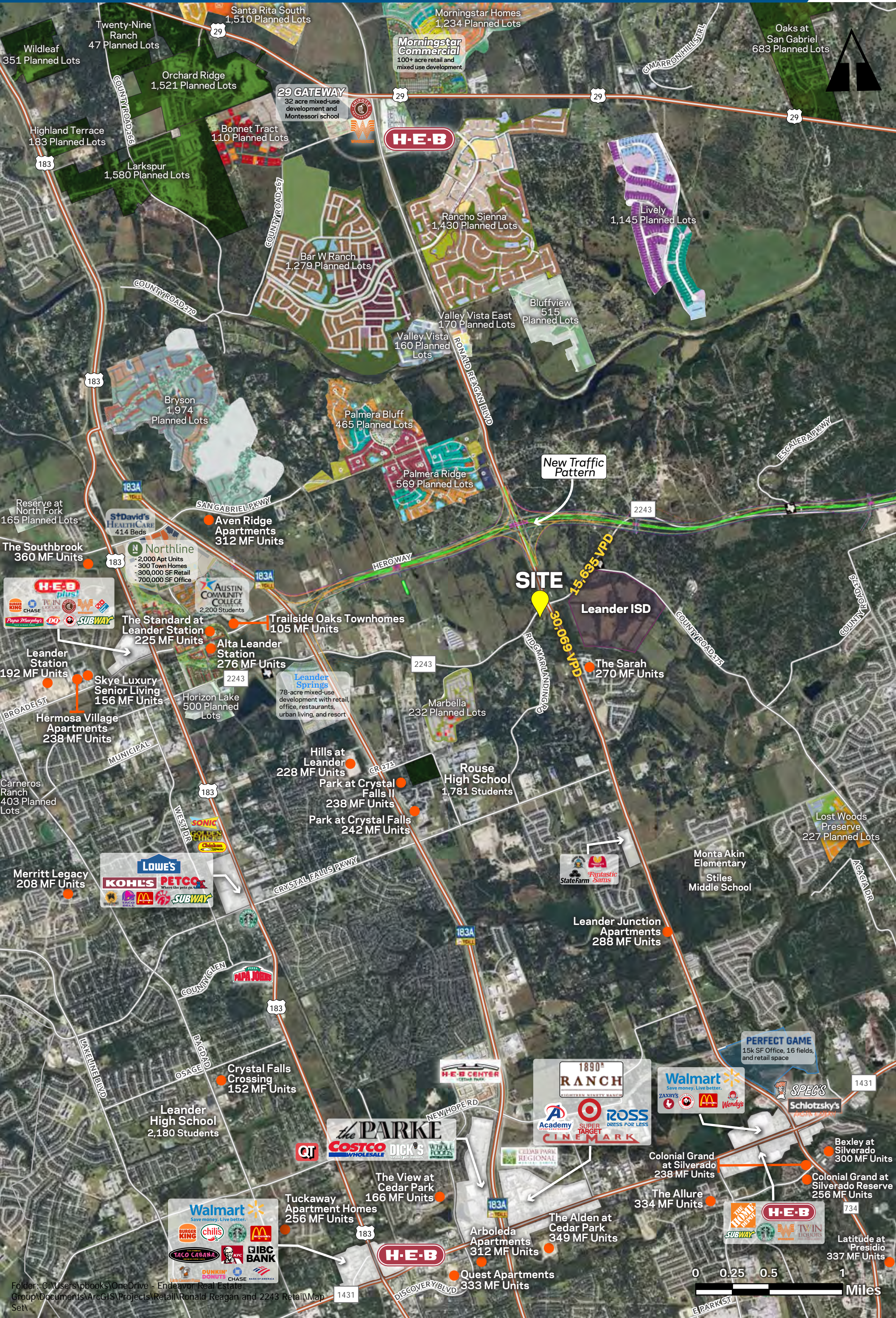


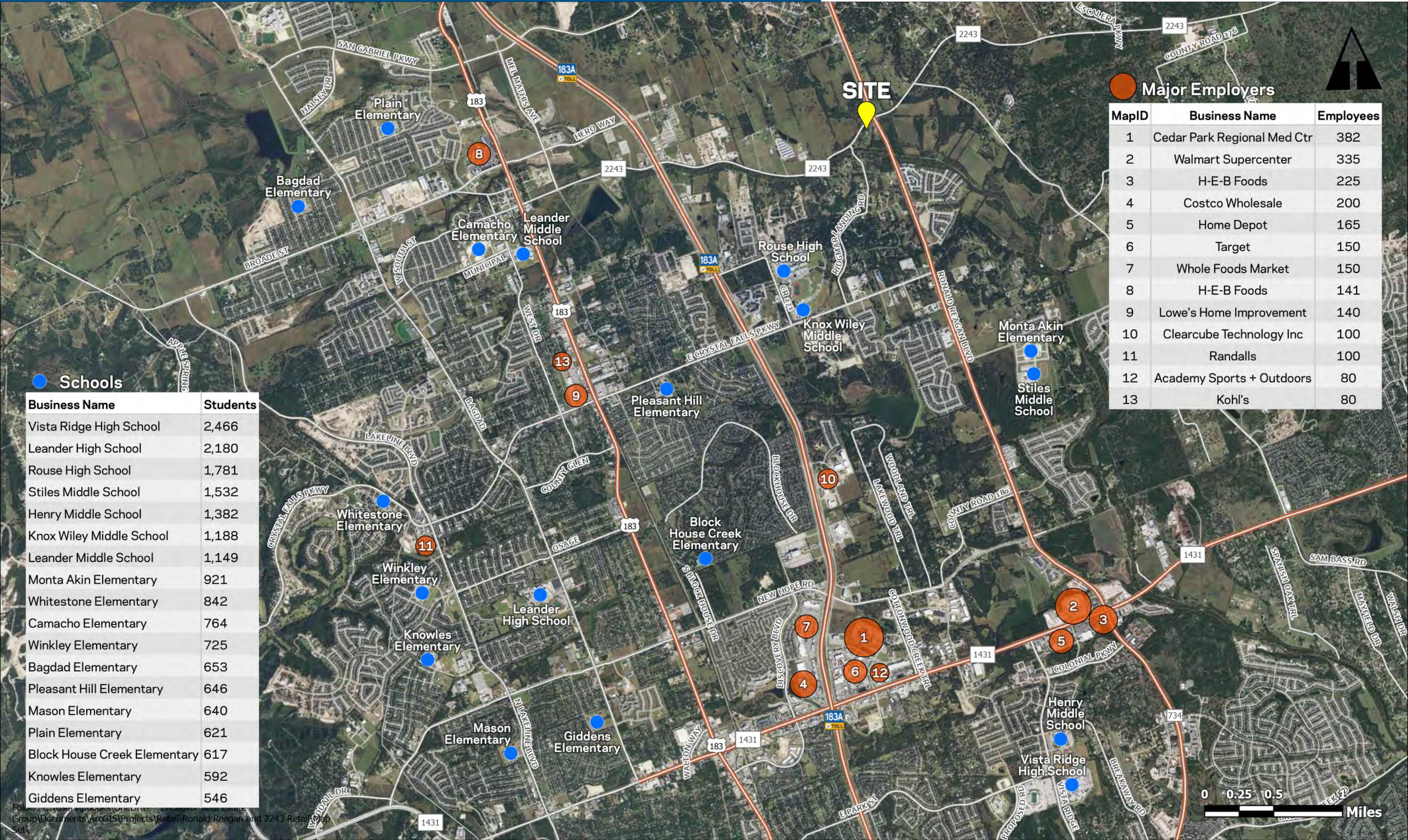
Area Retailers



SWC of Ronald Reagan Blvd & 2243

Leander, TX 78641



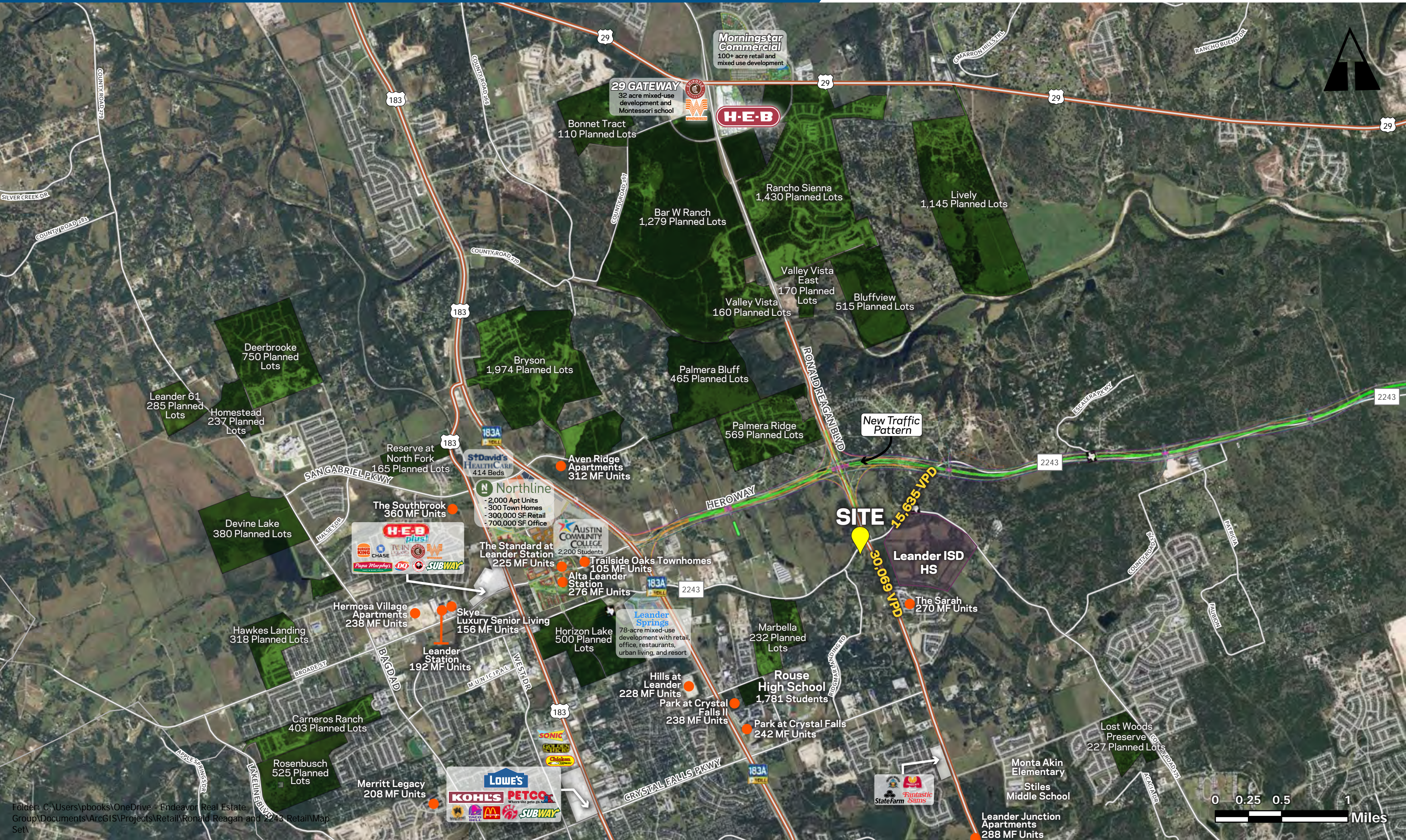


Schools

Business Name	Students
Vista Ridge High School	2,466
Leander High School	2,180
Rouse High School	1,781
Stiles Middle School	1,532
Henry Middle School	1,382
Knox Wiley Middle School	1,188
Leander Middle School	1,149
Monta Akin Elementary	921
Whitestone Elementary	842
Camacho Elementary	764
Winkley Elementary	725
Bagdad Elementary	653
Pleasant Hill Elementary	646
Mason Elementary	640
Plain Elementary	621
Block House Creek Elementary	617
Knowles Elementary	592
Giddens Elementary	546

Major Employers

MapID	Business Name	Employees
1	Cedar Park Regional Med Ctr	382
2	Walmart Supercenter	335
3	H-E-B Foods	225
4	Costco Wholesale	200
5	Home Depot	165
6	Target	150
7	Whole Foods Market	150
8	H-E-B Foods	141
9	Lowe's Home Improvement	140
10	Clearcube Technology Inc	100
11	Randalls	100
12	Academy Sports + Outdoors	80
13	Kohl's	80





**Future LISD
High, Middle, and
Elementary Schools**

**4,500 Estimated Students
(HS Off Campus Lunch)
500 Estimated Staff**

Opening 2025





RONALD REAGAN BLVD (30,069 VPD)

**T
X
B**

Lot 2
1-1.5 ac





Lot 3
1-1.5 ac

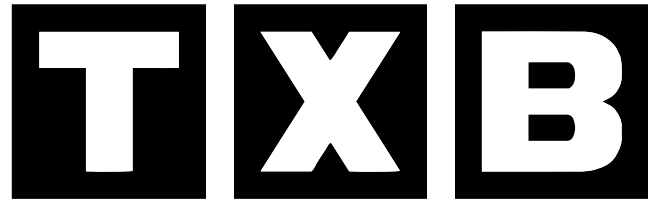
Lot 4
1-1.5 ac

Lot 5
1-1.5 ac

RANCH TO MARKET ROAD 2243 (15,069 VPD)

STORM WATER
MANAGEMENT FACILITY

-  Available
-  Lease Executed
-  Signed LOI/Negotiating Lease
-  LOI Working



TXB, or Texas Born, is a family of restaurant-style convenience stores serving fresh-made food, such as hand-breaded, never frozen, juicy chicken tenders and specialty, made-to-order tacos on tortillas pressed daily in-store. TXB offers guests delicious menu items at multiple Market locations and a line of private label products, including jerky, water, coffee and more. With the motto, "Leave 'Em Better," TXB is continually looking for ways to give guests high-quality food items and first-class service, all stemming from the Texas roots upon which the brand was built. Headquartered in beautiful Spicewood, Texas, TXB has 48+ locations across Texas and Oklahoma.

Learn more about TXB on their website.



Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know, because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

ACKNOWLEDGMENT: Please acknowledge your receipt of this information, for Broker's records

OWNER (LANDLORD) OR BUYER (TENANT) OR AUTHORIZED REPRESENTATIVE

Date: _____

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)