

## AVAILABLE SPACE

100% Leased

## PROPERTY HIGHLIGHTS

- General commercial zoning
- Ideal for office, retail, or warehouse
- Semi Dock
- Tenant improvement allowance available

## TRAFFIC COUNT

Bagdad Rd: 16,251 VPD  
Crystal Falls: 14,637 VPD  
(TXDOT 2019)

## AREA TRAFFIC GENERATORS



# CALL FOR MORE INFO

## 2ND GEN RESTAURANT



## PROPERTY SNAPSHOT



**86,563**  
2021 POPULATION  
3 MILE RADIUS



**38,318**  
2021 DAYTIME POPULATION  
3 MILE RADIUS



**\$100,882**  
2021 AVERAGE INCOME  
3 MILE RADIUS



**16,251 VPD**  
BAGDAD RD

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# Bagdad Center

SEC BAGDAD & CRYSTAL FALLS PKWY  
1904 BAGDAD RD LEANDER, TX 78641

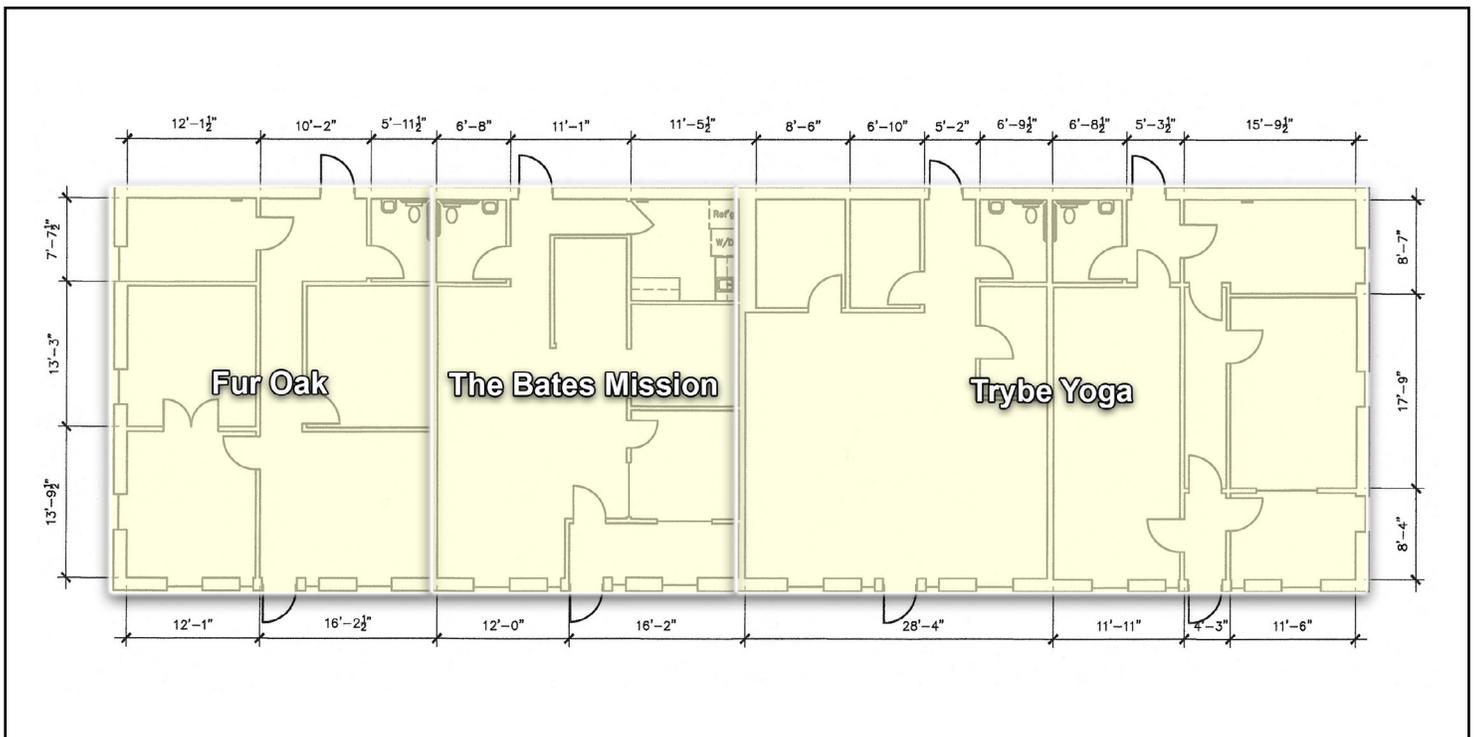


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## SUITE 1908-B



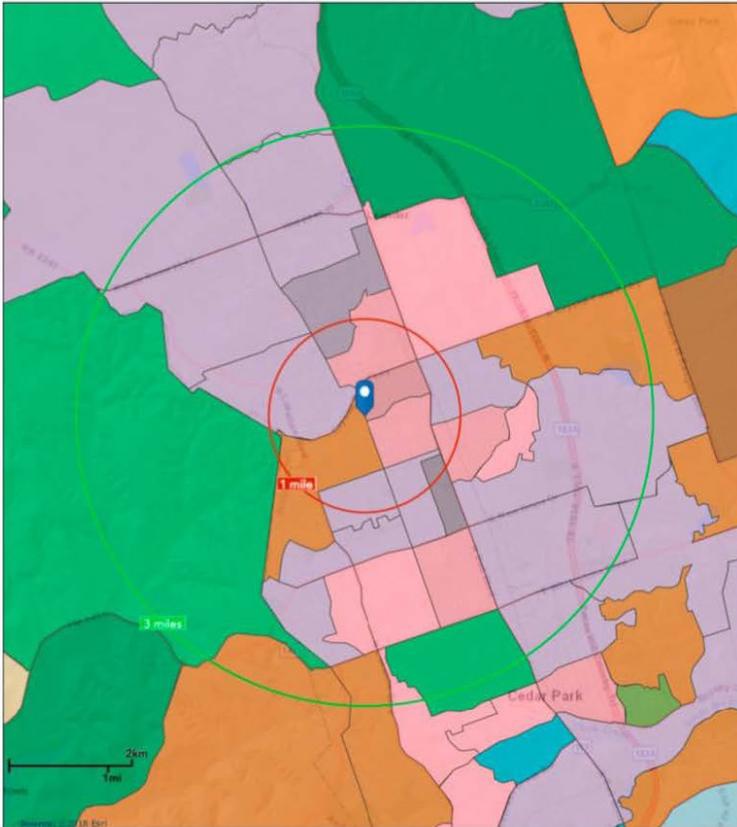
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## Bagdad Center Tapestry Segmentation



Dominate Tapestry Segmentation		
1 Mile Radius		
Tapestry Segment	Percent (%)	Cumulative Percent (%)
Up and Coming Families (7A)	52.0%	52.0%
Boomburbs	18.0%	70.0%
3 Mile Radius		
Up and Coming Families	48.9%	48.9%
Soccer Moms (4A)	17.4%	66.3%

**1C Boomburbs**

Household Married Couples: 34.0  
Housing Single Family: \$113k

Median Age: 34.0  
Median Income: \$113k  
Households: 2,004,400

Prof/Mgmt  
College Degree  
White

- Hold gym membership; own home equipment
- Have home mortgage
- Prioritize physical fitness
- Own, use latest devices
- Prefer SUVs, luxury cars, minivans

**7A Up and Coming Families**

Household Married Couples: 31.4  
Housing Single Family: \$72k

Median Age: 31.4  
Median Income: \$72k  
Households: 2,901,200

Prof/Svcs  
College Degree  
White

- Visit theme parks, zoos
- Hold student loans, mortgages
- Contract for home and landscaping services
- Go online to shop, bank, for entertainment
- Own late model compact car, SUV

**4A Soccer Moms**

Household Married Couples: 37.0  
Housing Single Family: \$90k

Median Age: 37.0  
Median Income: \$90k  
Households: 3,541,300

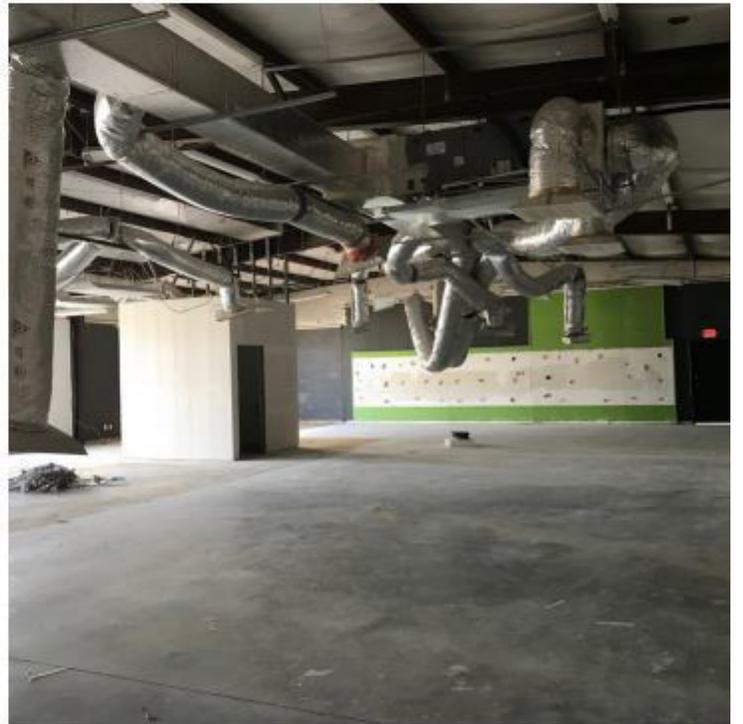
Prof/Mgmt  
College Degree  
White

- Go jogging, biking, golfing, boating
- Carry high level of debt
- Visit theme parks, zoos
- Shop, bank online
- Own 2+ vehicles (minivans, SUVs)



# Bagdad Center

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The Austin area is getting a crystal lagoon. Courtesy rendering

**A** massive new development is underway in the Austin area, promising retail, restaurants, entertainment, a hotel, office and residential space, and 4-acre crystalline lagoon.

**Leander Springs** will be located on the southwest corner of FM 2243 and 183A, about 25 miles north of downtown Austin. Once fully developed, the 78-acre mixed-use development is expected to be valued at \$1 billion, according to the City of Leander.

Source: [https://austin.culturemap.com/news/city-life/10-22-20-1-billion-development-crystal-lagoon-austin-suburb-leander-springs/?utm\\_source=daily-digest&utm\\_medium=email&utm\\_campaign=website&utm\\_source=CultureMap+Austin+-+Daily+Digests&utm\\_campaign=dc89698905-EMAIL\\_CAMPAIGN\\_2020\\_10\\_23\\_11\\_55&utm\\_medium=email&utm\\_term=0\\_73e166414d-dc89698905-12715525&mc\\_cid=dc89698905&mc\\_eid=55262591a1](https://austin.culturemap.com/news/city-life/10-22-20-1-billion-development-crystal-lagoon-austin-suburb-leander-springs/?utm_source=daily-digest&utm_medium=email&utm_campaign=website&utm_source=CultureMap+Austin+-+Daily+Digests&utm_campaign=dc89698905-EMAIL_CAMPAIGN_2020_10_23_11_55&utm_medium=email&utm_term=0_73e166414d-dc89698905-12715525&mc_cid=dc89698905&mc_eid=55262591a1)

#### 500-home Leander development on the horizon

Mar 6, 2020

LEANDER – SEC Planning LLC is working on Horizon Lake, a 201-acre residential development at the corner of US 183 and E. South St.

The project calls for 500 single-family homes on 40- to 60-ft-wide lots. Homes will range from 1,500 to 3,700 sf.

Homebuilders include PulteGroup and Taylor Morrison.

There will also be a 9.5-acre commercial project with 75,000 sf of retail and office space as well as 89.5 acres of parkland.

The city council approved the initial plans this week.

Source: *Austin Business Journal*



# 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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Designated Broker of Firm	License No.	Email	Phone
David Simmonds or Gavin Fite	459263 or 438039	leads@resolutre.com	512.474.5557
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date