

2.02 ACRES ON SOUTH BAGDAD RD

NWQ BAGDAD RD & OSAGE DR
2505 & 2509 Bagdad Rd, Leander 78641



VIEW ON
YouTube

**FOR
SALE**

AVAILABLE SPACE
2.02 AC

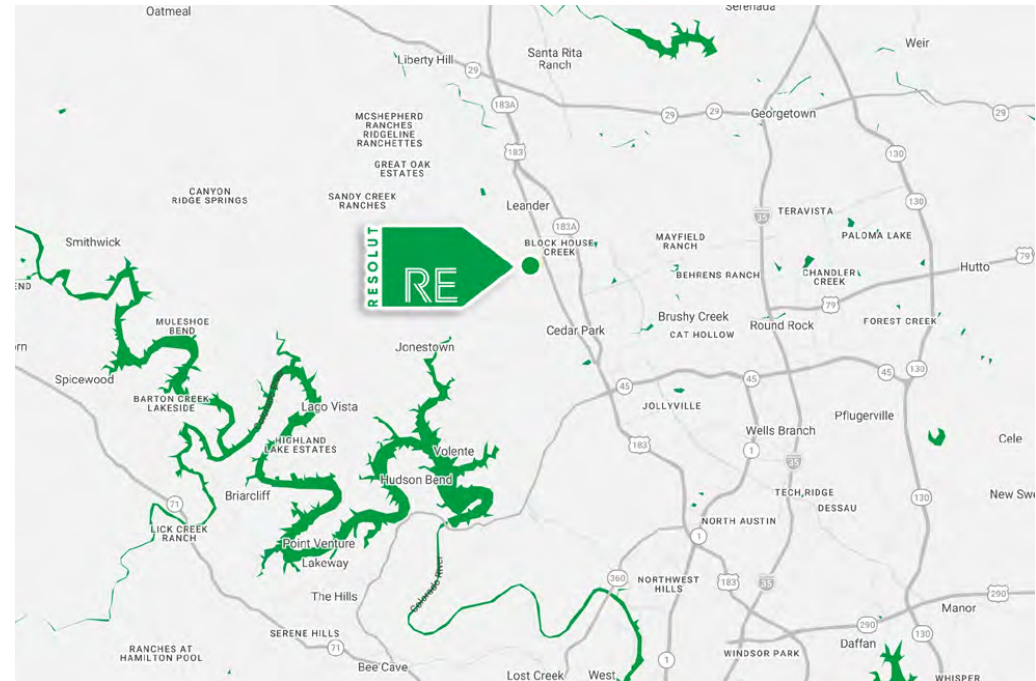
RATE
Call for Pricing

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PROPERTY HIGHLIGHTS

- **2.02 Acres | ±413' of Bagdad Rd Frontage** – Two platted lots fronting 22,398 VPD.
- **Zoned GC-3-C, General Commercial** – Broad commercial uses permitted such as retail, restaurant, medical and dental, hospitality, office, entertainment, and personal service uses.
- **Utilities**– Water and sewer on site. Conceptual site plan available.
- **Adjacent to Leander High School & the 10,200-Seat Bible Memorial Stadium** – 2,400 people on campus daily, plus Friday nights and weekend event traffic year-round.
- **Western Gateway to the New Hope Corridor** – Nearly a dozen major projects underway east of the site.
- **5 Minutes to CedarView** – 117 acres anchored by SCHEELS and Nebraska Furniture Mart. \$95M Marriott hotel and convention center coming.
- **217% Population Growth Since 2000** – Leander is still building.



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2026



78,720
POPULATION
3-MILE RADIUS



\$177,087
AVG HH INCOME
3-MILE RADIUS



39,885
DAYTIME POPULATION
3-MILE RADIUS



TRAFFIC COUNTS
Bagdad Rd: 22,398 VPD
(TxDot 2025)

CEDARVIEW ENTERTAINMENT & MIXED-USE

A Regional Destination 5 minutes away



Just a 5-minute drive from the property, the 117-acre CedarView Entertainment & Mixed-Use District is transforming the New Hope corridor into one of Central Texas' premier destinations for shopping, dining, entertainment, hospitality, and business.

CedarView is expected to become a major regional destination, attracting visitors, creating jobs, generating tourism, and driving long-term commercial growth throughout Cedar Park and Leander. For businesses locating along the corridor, it represents a significant catalyst for increased traffic, visibility, and consumer spending.



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THE CORRIDOR BEGINS HERE

Where Leander's daily demand meets Central Texas regional growth

117 ACRES

CEDARVIEW DISTRICT

A 5-minute drive from the site

1M+

ANNUAL VISITORS

H-E-B Center at Cedar Park

\$95M

MARRIOTT & CONVENTION

297 rooms, 50,000+ SF meeting space

CEDARVIEW ANCHORS

- SCHEELS — 300,000 SF, 75 specialty shops, 65-foot indoor Ferris wheel, 500+ employees
- Nebraska Furniture Mart — 1.1 million SF, one of Texas' largest home furnishing retailers
- Marriott Hotel & Convention Center — 297 rooms, 50,000+ SF of meeting space
- JPI Development Group — 425 luxury multifamily units
- Destination dining — Haywire and J. Alexander's
- H-E-B Center at Cedar Park — 150+ events a year, next door

WHO YOU CAPTURE

- 2,400 people daily at Leander High School, adjacent
- 1M+ annual visitors to the H-E-B Center
- Regional traffic drawn to CedarView shopping, dining, and entertainment
- Leander's expanding residential and employment base
- Nearly a dozen major projects underway along New Hope Drive
- 22,398 vehicles per day on Bagdad Road (TxDOT 2025)

Unlike destination retail centers, this site serves the everyday convenience needs of the residents, employees, students, and visitors who travel this corridor every day.

ADJACENT TO LEANDER HIGH SCHOOL & THE **10,200-SEAT** BIBLE MEMORIAL STADIUM

A built-in daytime customer base, plus regional event traffic every night and weekend



Leander High School campus and Bible Memorial Stadium, adjacent to the property

10,200

STADIUM SEATS

Leander ISD regional athletic facility

2,400

ON CAMPUS DAILY

2,265 students + 150 faculty and staff

6A

UIL CLASS

Texas' largest high school classification

KEY DEMAND DRIVERS

- Varsity football, soccer, and UIL playoff games
- Marching band competitions and performances
- District-wide graduation ceremonies
- Year-round school and community events
- Multiple Leander ISD schools served by the stadium
- Continued enrollment growth across the district

THREE TRAFFIC PEAKS — WEEKDAY DAYTIME, FRIDAY NIGHT, AND WEEKENDS

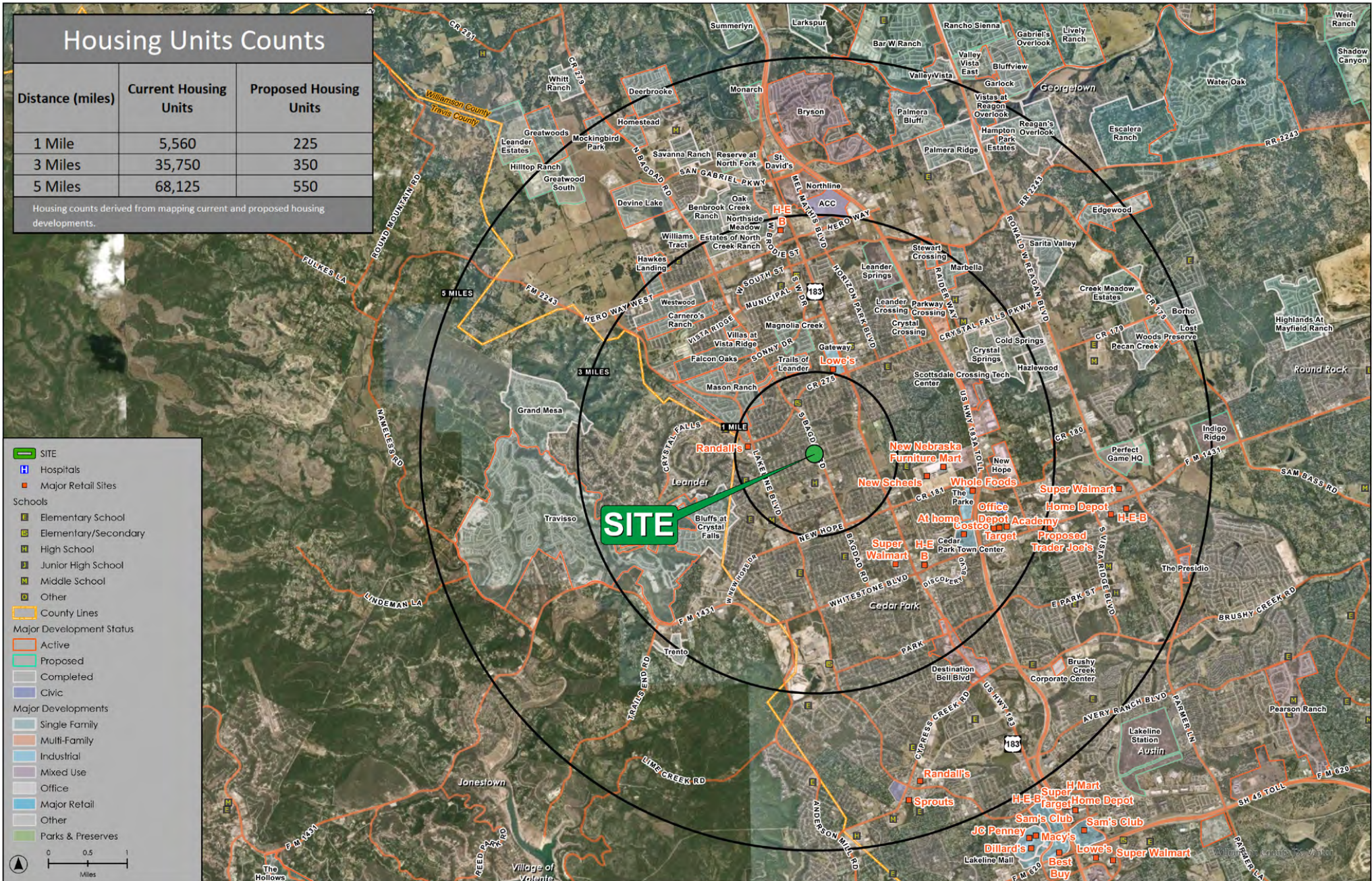
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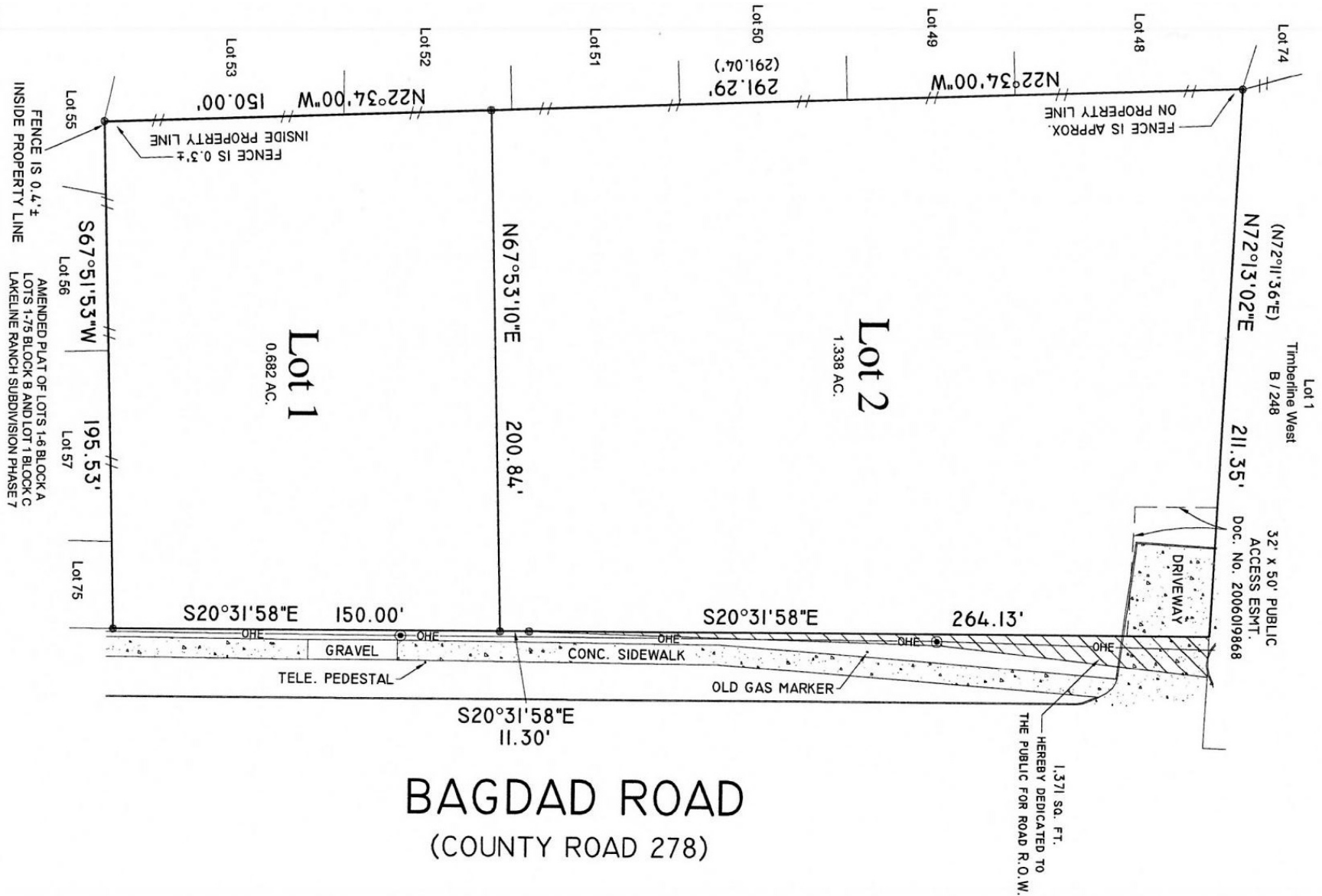
Housing Units Counts

Distance (miles)	Current Housing Units	Proposed Housing Units
1 Mile	5,560	225
3 Miles	35,750	350
5 Miles	68,125	550

Housing counts derived from mapping current and proposed housing developments.



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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.

11-03-2025



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 on 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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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