




CENTRO PLAZA






FOR SALE

CENTRO PLAZA

 14300 Ronald Reagan Blvd
Leander, TX 78641, USA



MALLIK GILAKATTULA


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SUMMARY




Centro Plaza will consist of four(4) build-to-suite retail buildings totalling 33,000 SF and six(6) build-to-suite mixed use buildings totalling 117,000SF. Each building will be delivered on one-acre pads and are priced based upon buyer's or tenant's business needs. Centro Plaza is located about one mile North of the Ronald Reagan and 1431 intersection. The project is zoned for several uses such as retail, restaurants, services, medical and office.

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PROJECT DETAILS




Centro Plaza (14300 Ronald Reagan Blvd.) is an approximate 150,000 SF mixed-use development project on 15.5 acres about one mile North of the Ronald Reagan and 1431 intersection. This project potentially consists a total of ten (10) build-to-suite buildings. These buildings include four (4) 8,000 SF retail buildings located at front of site, six(6) buildings of Retail/Office ranging from 1000 SF to 26,000 SF. The site includes 753 SF of frontage with monument signage available providing prime visibility to oncoming traffic. The project is zoned for several uses such as retail, restaurants, services, medical, office and daycare. This allows for a variety of options for tenants/buyers looking for space in the fast-growing Leander/North Austin area.

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THERE'S A LOT TO CHOOSE FROM

We currently hold over 25, 000 square feet of office space and 5 buildings with unit sites in the 1,000 to 25,000 range. There's much diversity within our value propositions, and you can easily choose the option that best complements your business needs. But that's not all; you can also opt for buying, leasing, or 'build to suite'. Each member at Prime Office Warehouses strives to bring together those indulged in the business world and help you find the perfect plot!



- A project size spanning 150,000 square feet
- Total acres amounting to 15.5 in-ground size
- Operations in the light industrial zone
- 3 phase power available within units
- 1 per 1000 square feet in parking space
- Open Floor Plans for warehouses and offices
- Easy-glide/slide office Glass Entrance Doors
- 24-hour access to authorized individuals

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LOCATION

14300 Ronald Reagan is located just over one mile North of the Ronald Reagan and 1431 intersection, The property is located in a rapidly-growing segment of North Austin/ Leander Tx, with high population growth rates and strong demographics. 14300 Ronald Reagan Blvd provides quick and easy access to nearby roadways such as 1431/E Whitestone Blvd (2 minutes), Parmer Ln (3 minutes), 183A (6 minutes), and I-35 (11 minutes). Nearby amenities include Walmart, HEB, Target, Home Depot, Whole Foods, Costco, and many more.

Demographics

DEMOGRAPHICS (2021)	3 Miles	5 Miles	10 Miles
Population	62,513	18,559	4,98,588
Median Age	29.4	31.3	33.1
Avg H.H. Income	\$106,301	\$102,935	\$105,726

Estimated 5-year population growth of 18%



TRAFFIC COUNTS

Street Name	Vehicles Per Day
Ronald Reagan Blvd	17,930 VPD
1431 E Whitestone Blvd	43,107 VPD
Parmer Ln	39,052 VPD
US Hwy 183 Toll	58,014 VPD
Crystal Falls Pkwy	7,364 VPD



HIGHLIGHTS

- ▶ Brand New Development Project
- ▶ Strong Demographics in Surrounding Area with Entire Project for Sale
- ▶ Zoning Allows for Multiple Uses: Retail, Restaurant, Medical and Services
- ▶ High Visibility with Signage Opportunities



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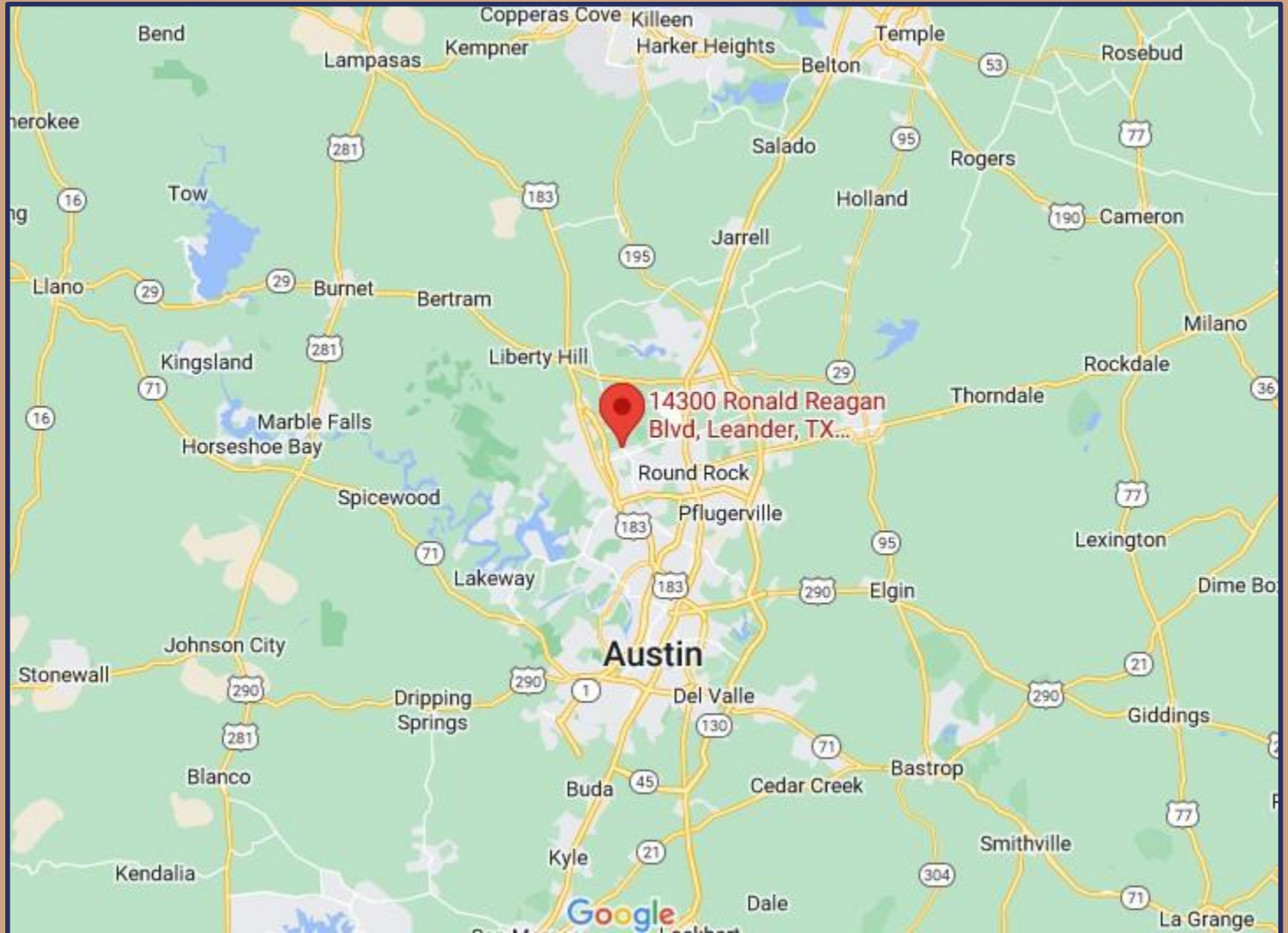
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LOCATION IN MAPS






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5 REASONS WHY YOU SHOULD CLAIM OWNERSHIP

To better fit your business standards, claiming ownership is always the best bet. Each unit can be customized into a proper professional setting at double the benefits of leasing/renting.

- Customizable units designed according to specific requirements
- Mortgage plans that help you build equity and save on rent
- Considerable financial protection with fixed-rate financing up to 25 years
- Unbeatable tax benefits for investors and business owners
- Cost-effective plans to maximize savings



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