



15101 RONALD REAGAN BLVD,
LEANDER, TX, 78641



A MIXED USE PROJECT

FOR SALE OR LEASE

MULTI-TENANT
RETAIL SPACE

COMING
SOON!



160,000 SF
PROJECT SIZE

10,000 SF
DAY CARE

80,000 SF
RETAIL

70,000 SF
OFFICE SPACE





- Pad Sites and Office/Retail Space For Lease
- Hard corner at a signalized intersection - AM traffic pattern
- 1,600 feet of frontage, multiple access points along Ronald Reagan
- Zoning in place for multiple opportunities including: Retail, Restaurants, Service, Day Care, Office and Hotel
- Over 2,500 residential lots within 1.5 miles
- Contact broker for info and showings

DEMOGRAPHICS (2020)	1 Mile	3 Mile	5 Mile
Population	5,324	43,045	154,723
Population (Daytime)	531	13,809	33,744
Median Age	29.4	31.3	33.1
Avg H.H. Income	\$106,301	\$102,935	\$105,726

MALLIK GILAKATTULA
 mallik@theprimedeveloper.com

512-761-8025

TRAFFIC COUNTS :

Ronald Reagan	18,000 VPD (2022)
East Crystal Falls Pkwy	9,000 VPD (2022)

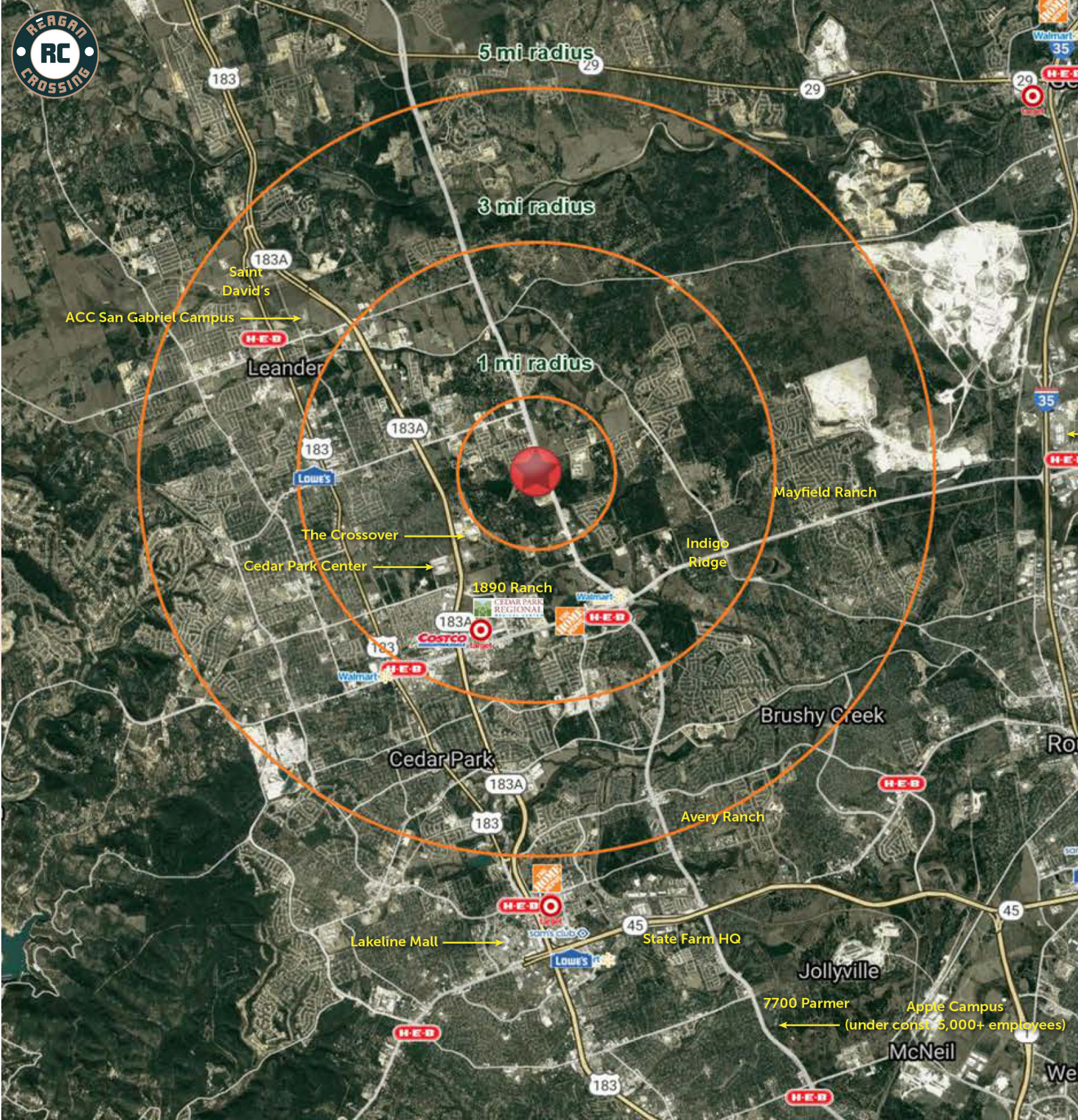


FOR MORE INFORMATION CONTACT

512-761-8025

MALLIK GILAKATTULA | mallik@theprimedeveloper.com



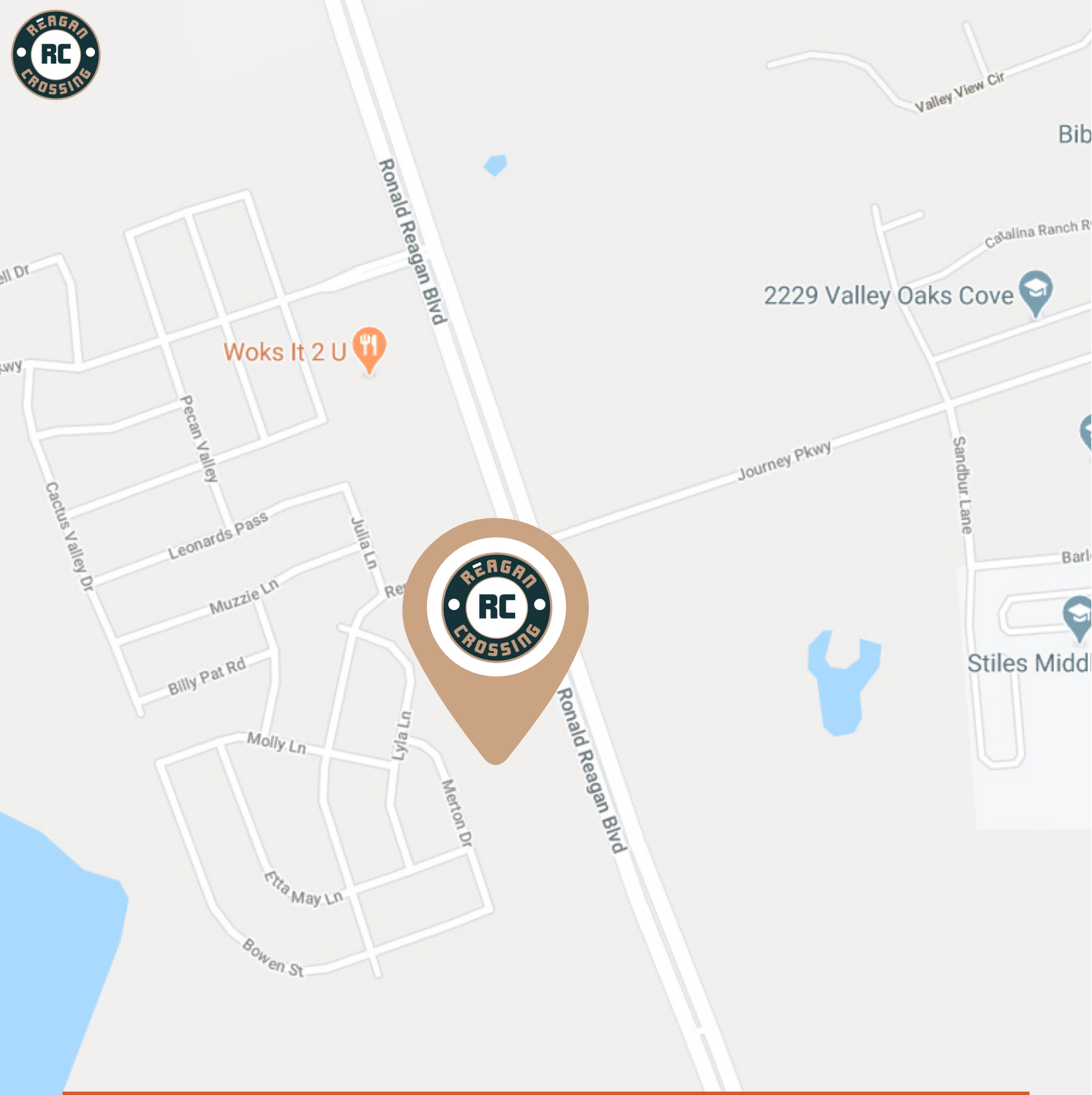


FOR MORE INFORMATION CONTACT

512-761-8025

MALLIK GILAKATTULA | mallik@theprimedeveloper.com





SITE

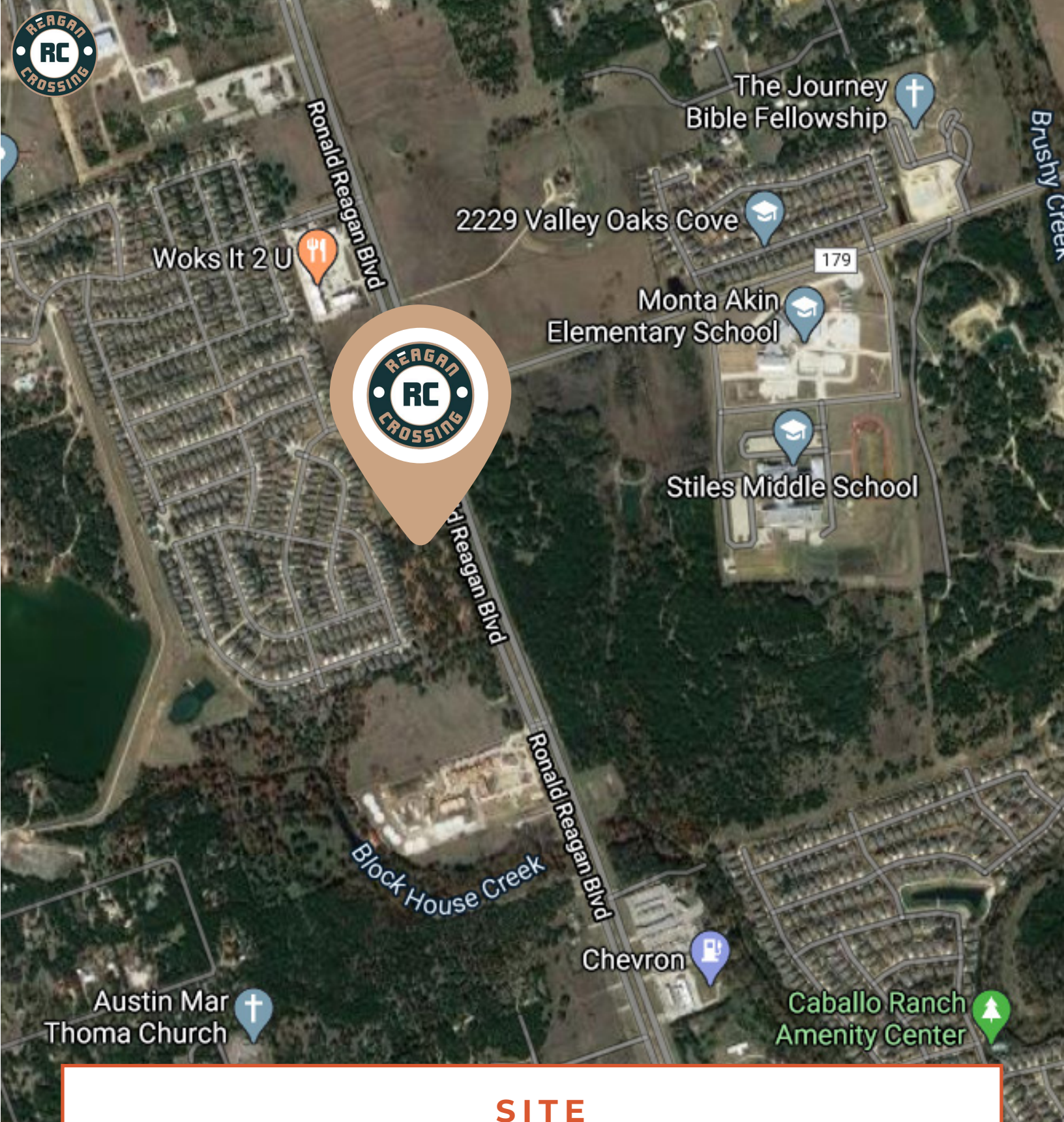


FOR MORE INFORMATION CONTACT

512-761-8025

MALLIK GILAKATTULA | mallik@thepriumedev.com





SITE



FOR MORE INFORMATION CONTACT

512-761-8025

MALLIK GILAKATTULA | mallik@theprimedeveloper.com



PRIME
DEVELOPER
www.theprimedeveloper.com



AERIAL VIEW

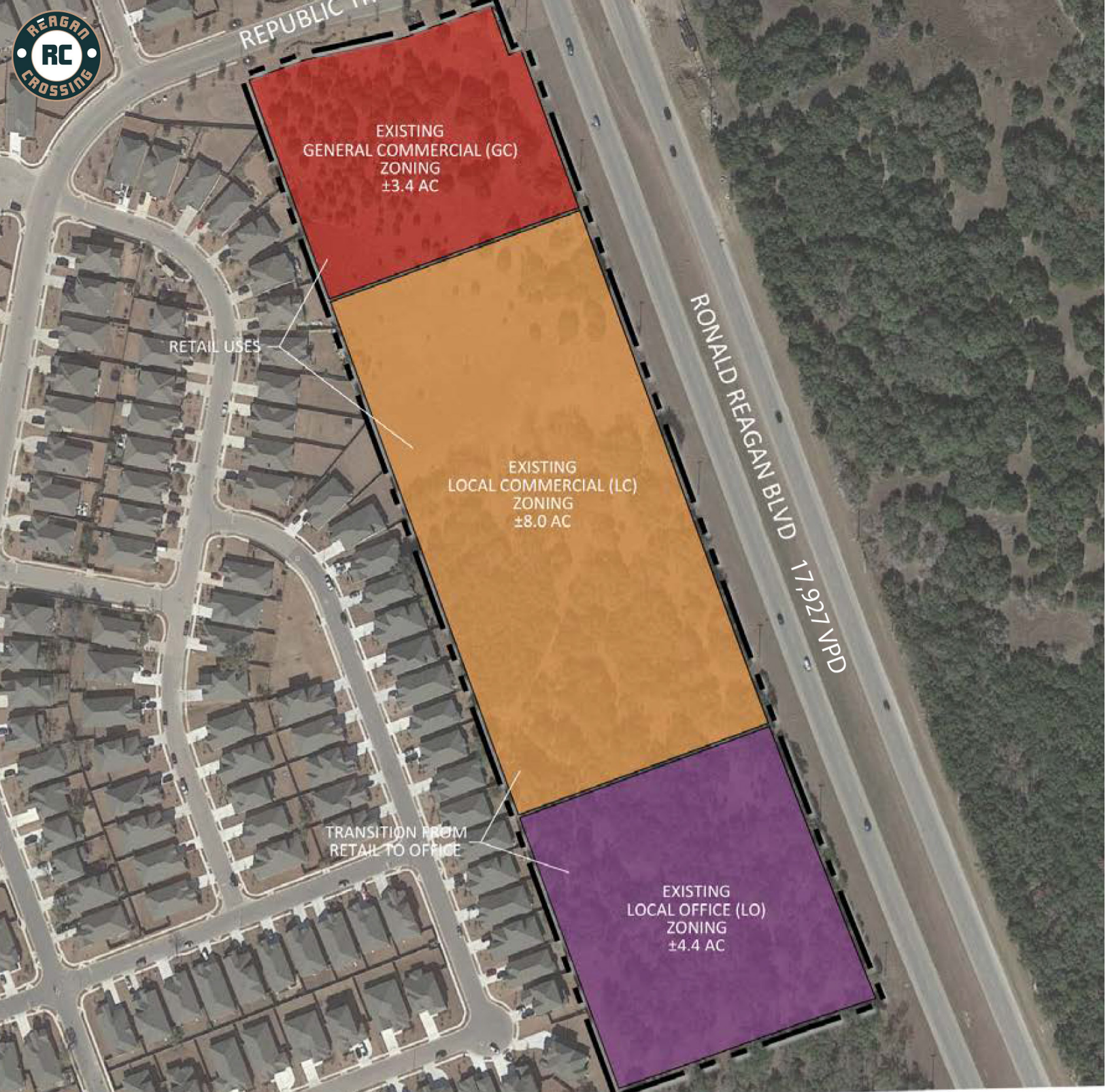


FOR MORE INFORMATION CONTACT

512-761-8025

MALLIK GILAKATTULA | mallik@theprimedeveloper.com





FOR MORE INFORMATION CONTACT

📞 512-761-8025

MALLIK GILAKATTULA | mallik@theprimedeveloper.com





BURNI | bestbroins

Cold Springs Marketplace

FANTASTIC SAMS

REPUBLIC

FUTURE

Journey Pkwy.

Ronald Reagan Blvd. 17,927 VPD

SITE

Hazlewood Subdivision

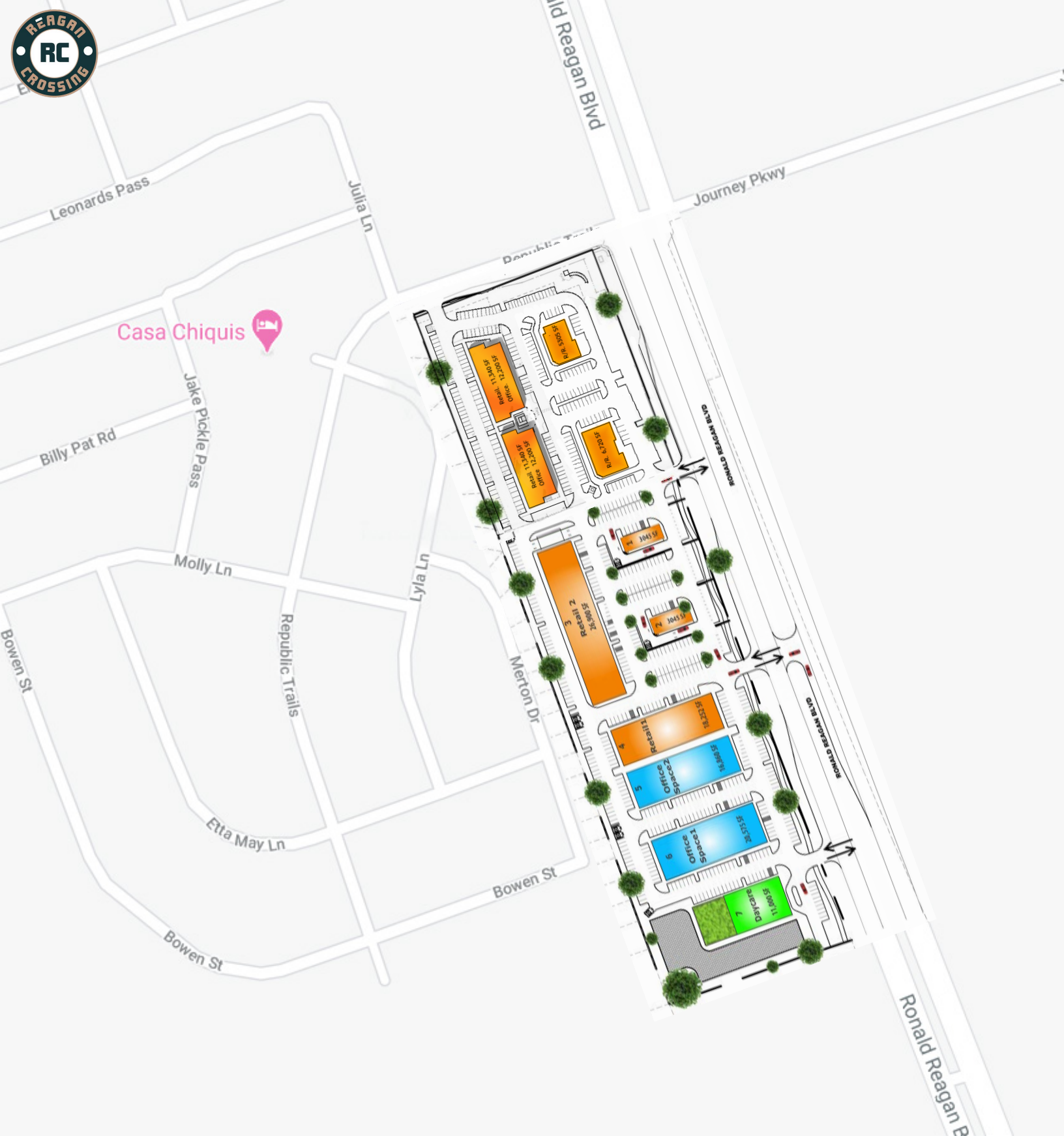


FOR MORE INFORMATION CONTACT

512-761-8025

MALLIK GILAKATTULA | mallik@theprimedeveloper.com





Casa Chiquis

FOR MORE INFORMATION CONTACT

512-761-8025

MALLIK GILAKATTULA | mallik@theprimedeveloper.com





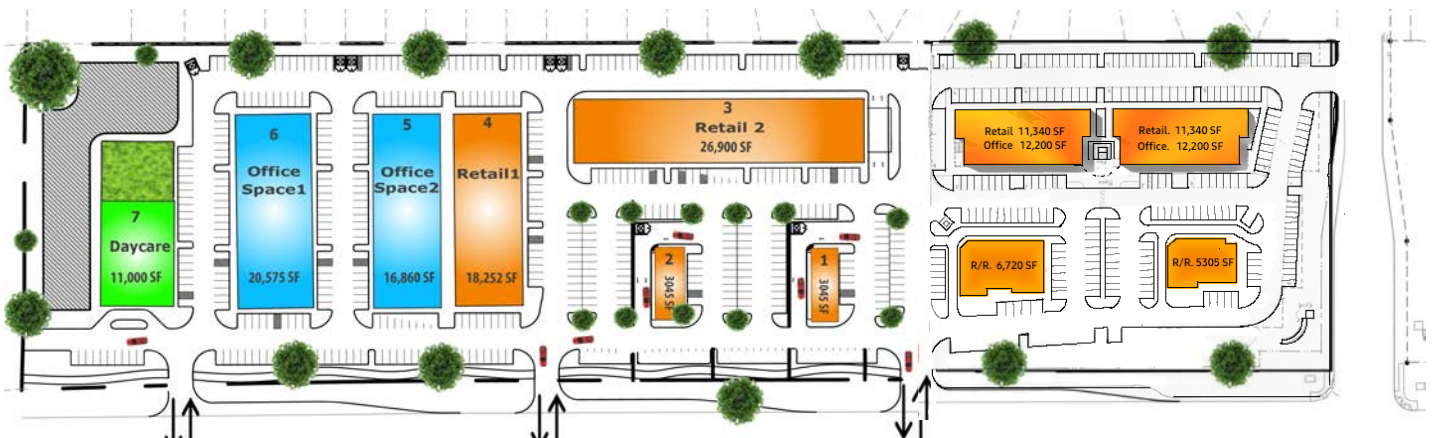
PROJECT DETAILS

Building Highlights:

- **Allowed Uses:** Retail, Office, Drive thru, Daycare
- **Est Construction Start Date:** Nov 2020
- **Est Delivery Date:** Dec 2022
- **Location:** 15101 Ronald Reagan Blvd, Leander, TX, 78641
- **Adjacent businesses:** 10,000 SF Daycare, 45,000 SF Retail Buildings, Wash N Roll, Cold Springs Retail Market place, 300 Unit Leander Junction Apartments, Hazlewood Community
- **Project Size:** 160,000 SF (Office space, Retail, Drive- thrus, Daycare)
- **Land Size Total:** 15.69 Acres
- Building & Monument Signage Available
- Project is a shell & metal beam building, on Ronald Reagan Blvd road facing.
- Modern looking elevations

Surrounding Area:

- **Traffic Counts:** ~23,000 VPD (2022)
- Curb-cut across Ronald Reagan, so this site will have 4 way access and great visibility.
- Surrounded by dense neighborhood and apartments
- City is planning to expand the Ronald Reagan Blvd to 6 lanes in near future



FOR MORE INFORMATION CONTACT

512-761-8025

MALLIK GILAKATTULA | mallik@theprimedeveloper.com





FOR MORE INFORMATION CONTACT

512-761-8025

MALLIK GILAKATTULA | mallik@thepriumedevloper.com





FOR MORE INFORMATION CONTACT

📞 512-761-8025

MALLIK GILAKATTULA

mallik@theprimedeveloper.com

