

PRIME OFFICE WAREHOUSE - UNIT # 320

15893 Ronald Reagan Blvd, Leander, TX 78641



PROPERTY HIGHLIGHTS

- Zoning General Commercial
- Close to major schools and office
- Cost-effective alternative to high-priced office spaces
- Glass storefront

LISTING DETAILS

- Lease rate: \$21- 24/ sq ft/ yr
- NNN: \$8-\$10 / sq ft/yr
- Leaseable area 1650 sq ft
- Mezzanine area 550 sq ft
- 22 feet ceiling height
- Overhead doors 12W X 14H
- Available from August 2025
- Three phase electricity
- 120 amps.

*Tenant is responsible for checking with the city for permitted use.

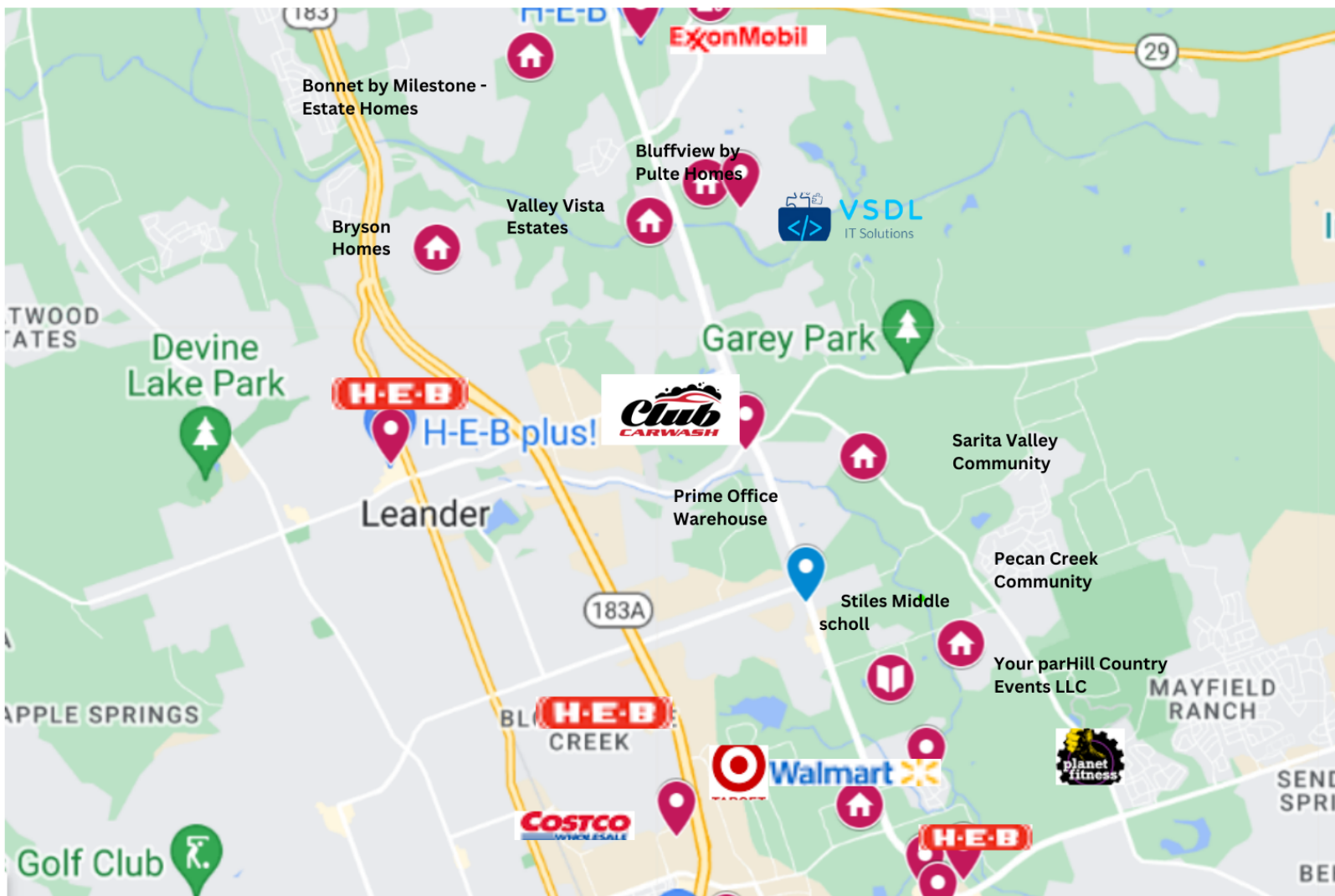


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LOCATION OVERVIEW

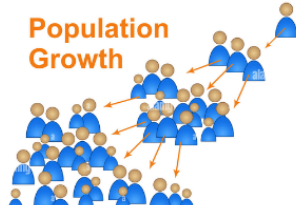
It is located in one of the most prime locations in Leander, strategically positioning itself at the intersection of Ronald Reagan Blvd and Crystal Falls Parkway. The property is surrounded by major residential communities nearby and occupies a hard corner at a signalized intersection with significant morning traffic.



TRAFFIC COUNT
DATA

VPD/Average
Annual
Daily Count is
52,214

Population Growth



Leander has a 2024 population of 86,469. Leander is currently growing at a rate of 8% annually and its population has increased by 42.08% since the most recent census, which recorded a population of 60,860 in 2020.



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DEMOGRAPHICS

Leander, TX 78641: Population Comparison

Total Population

This chart shows the total population in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 78641



Average Household Income

This chart shows the average household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



Median Household Income

This chart shows the median household income in an area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

■ 2023
■ 2028 (Projected)



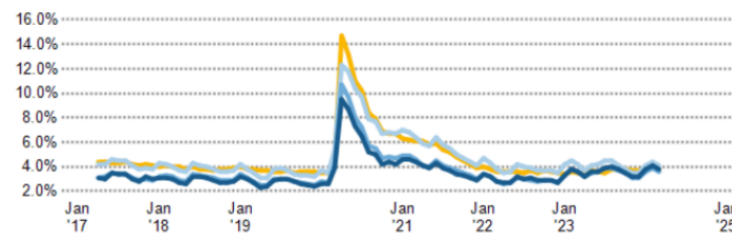
Unemployment Rate

This chart shows the unemployment trend in an area, compared with other geographies.

Data Source: Bureau of Labor Statistics via PolicyMap

Update Frequency: Monthly

■ Leander
■ Williamson County
■ Texas
■ USA



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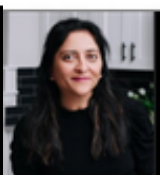
Picture credit: Prime Developers

PROPERTY POTENTIAL USES

This property offers a dynamic blend of office space and warehouse versatility, ideal for a range of uses:

- Creative Offices: Perfect for innovative teams seeking an inspiring workspace.
- Designer's Center: A hub for creatives to collaborate and bring ideas to life.
- Personal Workshop: An excellent setting for professional gatherings and hands-on workshops.
- E Commerce Fulfillment Centers: With the rise of online shopping, flex warehouses are ideal for managing inventory, packing, and shipping goods to customers.
- Showroom/Studio: Showcase products or pieces in a space designed for visual appeal.
- Retail Specialty: Tailored for niche markets with unique product offerings.
- Architects/Engineering Offices: Facilitate brainstorming and project development for technical teams.
- Assembly Area: A functional space for production lines and business operations.

This versatile property adapts to various needs, making it a valuable asset for diverse business applications.

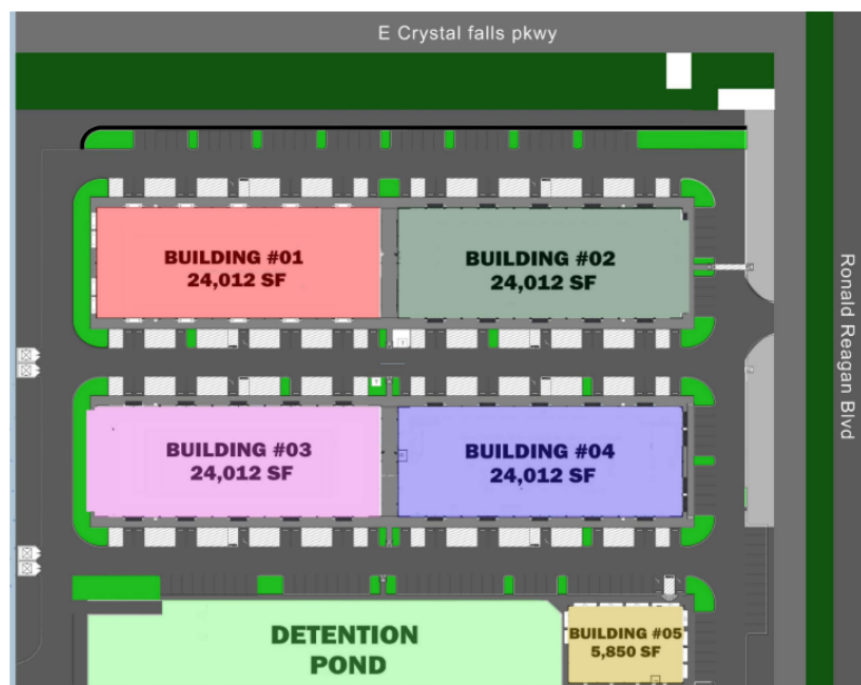


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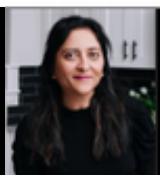
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Picture credit: Prime Developers



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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.

2-10-2025



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 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. **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.

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.

FULL CIRCLE RE	9012625	admin@fullcircle-realestate.com	(512)375-3245
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Chakradhar Karri	687874	ckarri@gmail.com	(913)284-9662
Designated Broker of Firm	License No.	Email	Phone
Swarna Mohan	657184	swarna@fullcircle-realestate.com	(520)223-3722
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sheetal Patel	750010	sheetalpateltx@gmail.com	(408)666-8593
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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