



**15281, Ronald Regan Blvd,  
Building 12, Unit 12270, Leander, TX-78641**

## HIGHLIGHTS

Brand-new commercial complex along Ronald Reagan Blvd, a highly trafficked road outside of Austin with traffic counts exceeding 57,000 vehicles daily.

Leander is seeing rapid growth, with high household incomes with a 26.5% of the population with \$200,000 annually

Great tenant mix, including a Malabar Gold & Diamond, House of Chettinad, Yoga 6, The Liquor Cabinet, Dumpling King, Maha Beauty MedSpa, UPS Store, Ked's Ice Cream and Seven Oaks Coffee.

Versatile suites offer 1216 Square feet of high-quality space, with options for buyers to construct the shell inside depending on the choice of the tenant.

Broad zoning allows for many different businesses to thrive at this location, ranging from retail, office and restaurant or other services

Near a high concentration of traffic-driving retail locations, including Malabar Gold & Diamond Jewellery and House of Chettinad Restaurant and other popular local shops.

## SPACE AVAILABILITY

- **SPACE** : Second Floor, Suite 12270
- **SPACE USE** : Office
- **CONDITION** : Shell SpaceReady to Build as per your/tenant need)
- **SIZE** : 1216 Square Feet
- **PRICE** : Negotiable, Contact the Agent for help

Don't miss this exceptional opportunity to lease a road-facing retail space in a vibrant commercial center spanning over 100,000 SF. Located on one of the most heavily traveled corridors in the area, this property offers maximum visibility and exposure to consistent daily traffic. The center is anchored by popular restaurants and well-known retailers, creating strong foot traffic and drawing a steady stream of customers. Ideal for retail, service, or specialty users looking to position their brand in a thriving and high-growth location.



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## PROPERTY FACTS

Total Space Available: **1,216 SQFT**

Property Type: **Office**

Year Built: **2024**

### ABOUT THE PROPERTY

Ronald Reagan Crossing is revitalizing the retail landscape of Leander, Texas. The vibrant shopping center includes four retail buildings totaling over 33,000 square feet with additional flex space. Broad zoning allows tenants to create an on-site dynamic and synergistic mix. The zoning allows for retail, restaurant, medical, and service use. The land benefits from 750 feet of frontage on Ronald Reagan Boulevard, a major arterial road between Cedar Park and Liberty Hill that is highly trafficked and sees upward of 57,000 vehicles daily. There is an opportunity for monument signage on Ronald Reagan Boulevard, allowing businesses to make their stake in this main thoroughfare.

Leander benefits from its proximity to Austin and its labor market, which continues to show a healthy growth rate. The region's business-friendly environment, lack of state corporate or income taxes, higher quality of life, and deep talent pool appeal to businesses considering moving to Austin. That talent is sourced in-house from the University of Texas at Austin. The world-class institution regularly ranks as one of the best schools in the world for STEM (science, technology, engineering, and math) graduates. Job growth and company relocations continue to drive population growth ahead of any other primary market in the country. Since 2010, Austin's population has outperformed the second-fastest-growing market, Raleigh, by more than 7.5%, growing by 33% between 2010 and 2020.

Ronald Reagan Crossing is part of the Leander community, approximately 30 minutes outside of Downtown Austin. Leander is famous for the fastest-growing cities in the country. Ronald Reagan Crossing benefits from frontage on Ronald Reagan Boulevard and proximity to US Route 183.

- 24 Hour Access
- Signage
- Signalized Intersection





# REVENUE GROWTH (Around the Property)

This unit can be leased with Triple Net Leases(NNN) which passes nearly all operating expenses through to the tenants. The asking base rental rates for fully built office shell space in the immediate vicinity on Ronald Reagan Blvd (including Reagan Crossing) generally fall in the range of \$28-\$36 per square foot/Year

**Base Lease Rate (NNN): \$28.00 - \$36.00 per SF/Year**

Center Location (Approximate)	Asking Rate (NNN)
Reagan Crossing (1501/15161/15201 Ronald Reagn Blvd)	\$31-\$36/SF/YR
Shops at Reagan's Hope (1320 Ronald Reagan Blvd)	\$29-\$37/SF/YR
Ronald Reagan Retail Center (14105 Ronald Reagan Blvd)	\$28/SF/YR

## +NNN Expenses (Additional Rent)

Since the original description specifically mentions a Triple Net (NNN) lease, you must account for the additional operating expenses, often referred to as "Additional Rent" or "NNN Fees."

**The market rate for these expenses in the new Leander retail centers is typically:**

**Estimated NNN Expenses: \$10.00 - \$13.00 per SF/Year**

## Calculating Total Occupancy Cost

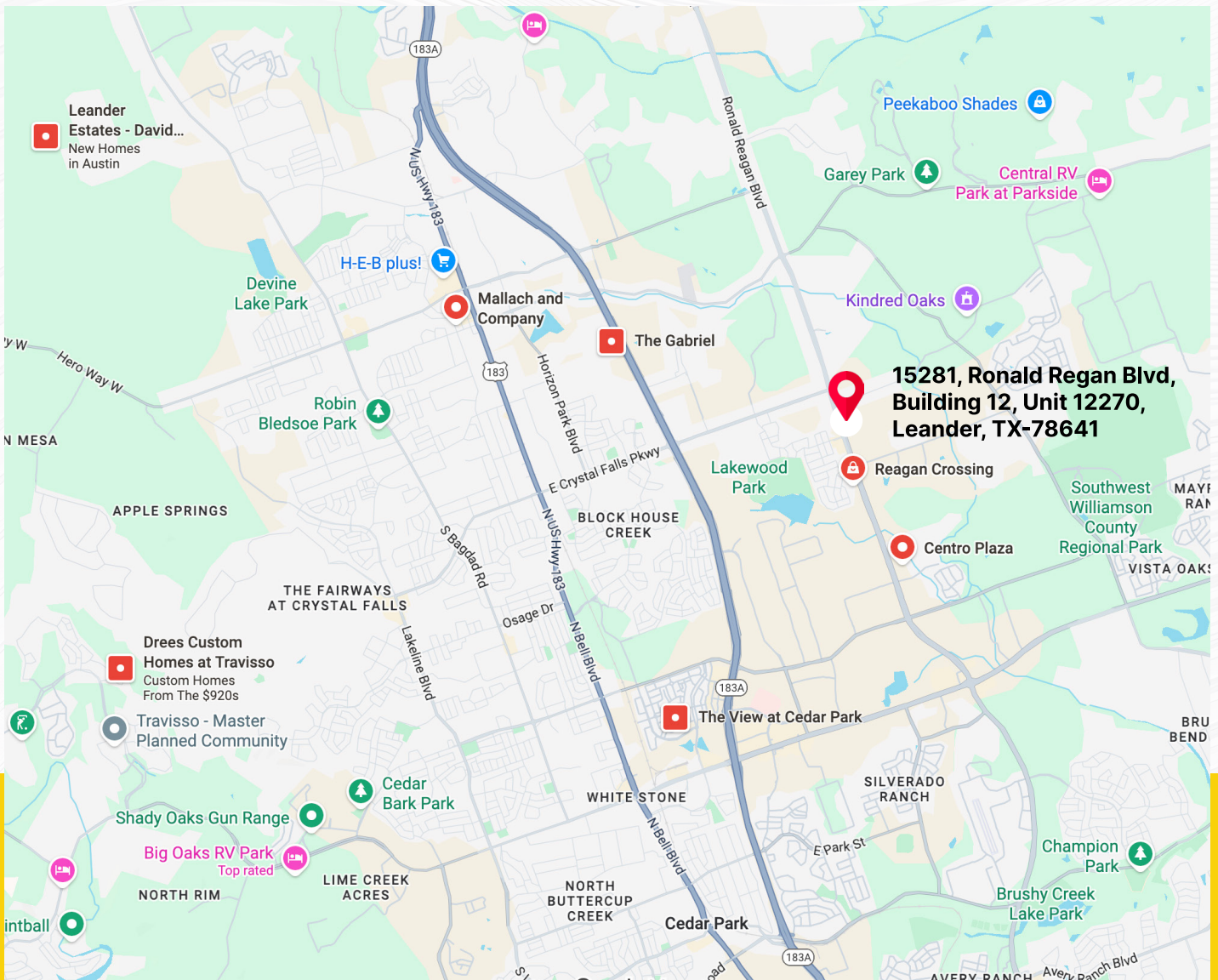
Your total annual occupancy cost per square foot will be the sum of the Base Lease Rate and the NNN Expenses.

**Total Annual Cost/SF = Base Lease Rate + NNN Expenses**

For a space priced at the middle of the range (e.g., \$32.00 NNN Base Rate and \$12.00 in NNN expenses), the approximate total annual cost would be \$44.00 per square foot.



# FULL CIRCLE REAL ESTATE



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