

TURNER COMMERCIAL

PROPERTIES





PROPERTY DETAILS | OFFICE WAREHOUSE BLDGS. 1-4

15901 RONALD REAGAN BLVD. | LEANDER, TX 78641

The Prime Office Warehouses project is a unique combination of Warehouse blended with Retail & Office features. Each unit accommodates a storefront look and feel which is inviting to foot traffic and walk-in customers. Each unit can be customized to be proper office space, or warehouse with open floor plans to suit your business needs.

Located on Ronald Reagan Blvd. between Highway 29 and Whitestone Blvd. (FM 1431); this space is ideal for an array of professional business uses and specialties.

Under construction in 2024, the exterior will feature a modern touch with a combination of materials including, glass, stone, and metal.

BLDG 1 | 100% LEASED

BLDG 2 | 1,100 - 35,759 SQ FT AVAILABLE

BLDG 3 | 1,100 - 35,759 SQ FT AVAILABLE

BLDG 4 | 1,100 - 35,759 SQ FT AVAILABLE

RENTAL RATE:

OFFICE/WH | \$26.00 - 28.00 per SQ FT
+ NNNs

- GC- General Commercial Zoning
- 3 Phase Power Available
- Mezzanine Option | 50% of Floor Area
- Insulated Overhead Doors up to 14' x 14'
- Glass Storefront
- Entry height clearance 20'
- Rear height clearance 25'
- 400 parking spaces total

Mason Turner | Broker | 512.930.2800 | mason@turnerprop.com



OFFICE WAREHOUSE OFFERING SUMMARY

BUILDINGS 1 - 4

BLDG 1 | 100% LEASED

BLDG 2 | 1,110 - 35,759 SQ FT AVAILABLE

BLDG 3 | 1,110 - 35,759 SQ FT AVAILABLE

BLDG 4 | 1,110 - 35,759 SQ FT AVAILABLE

RENTAL RATE: \$26.00 - 28.00 per SQ FT
+ NNNs

TI ALLOWANCE: \$30.00 per SQ FT

TOTAL FLOOR AREA | 23,836 SQ FT

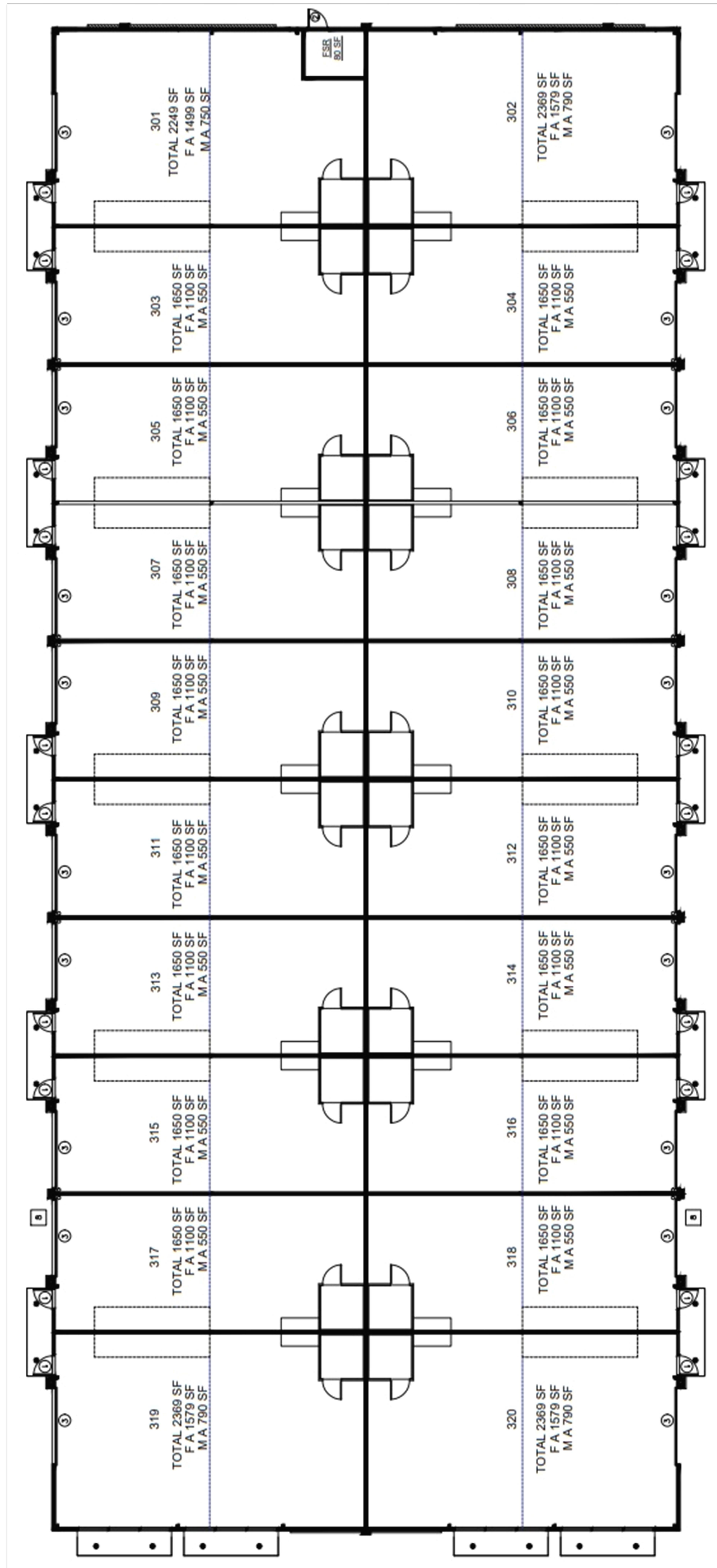
TOTAL MEZZANINE AREA | 11,920 SQ FT

TOTAL SIZE AREA | 35,759 SQ FT

* Sizes are per Building

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Units starting at 1,100 SQ FT + Optional Mezzanine area (550 SQ FT)



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PRIME
DEVELOPER
www.theprimedeveloper.com

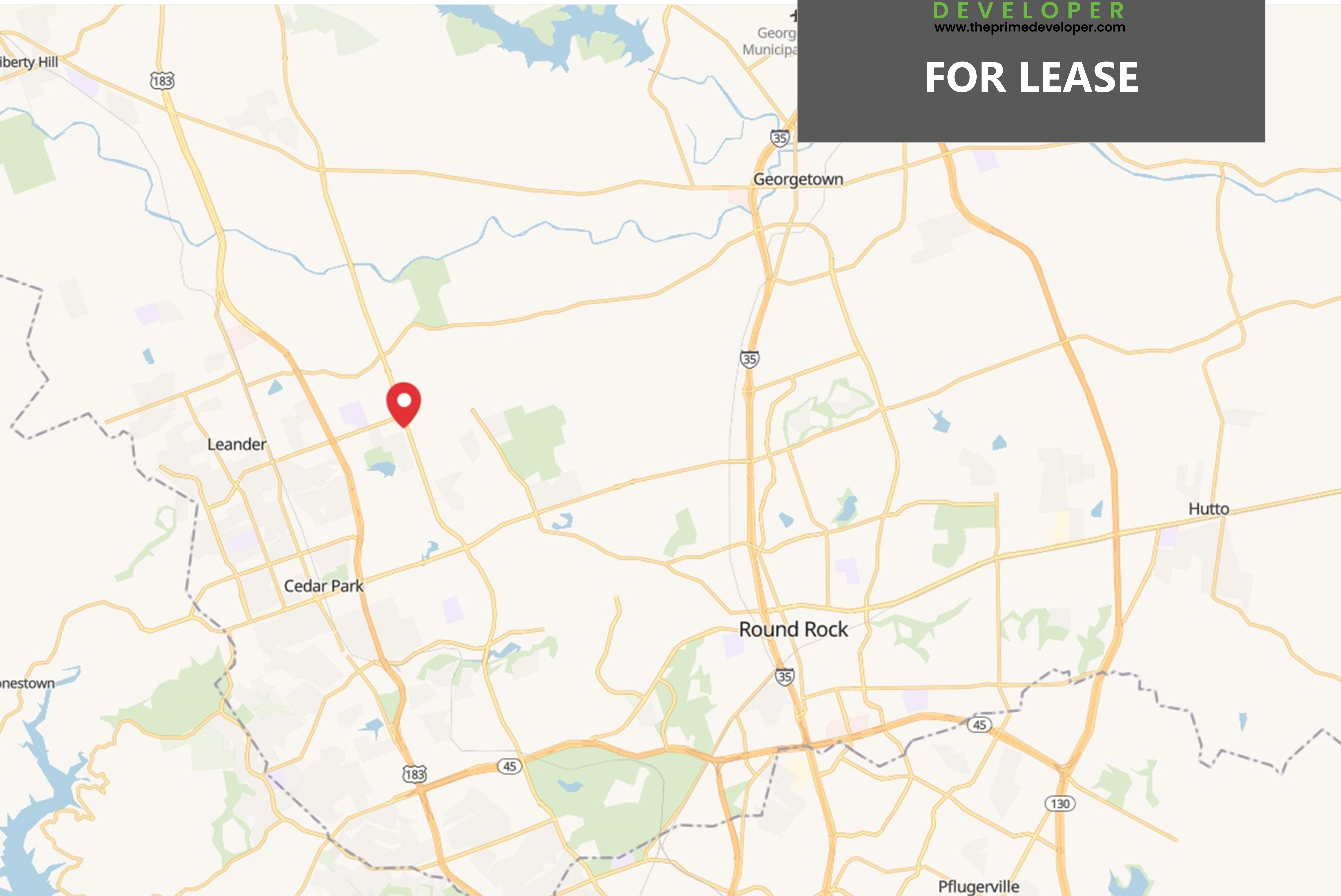
FOR LEASE



[PRIME LEANDER - YouTube](#)

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LOCATION

15901 RONALD REAGAN BLVD. | LEANDER, TX 78641

Located near the intersection of Ronald Reagan Blvd. & Crystal Falls Pkwy.

Approx. 5 miles south of Highway 29

Approx. 2.5 miles north of Whitestone Blvd. (FM 1434)

Approx. 2 miles north of Perfect Game Cedar Park

Approx. 9.5 miles north of Apple Campus

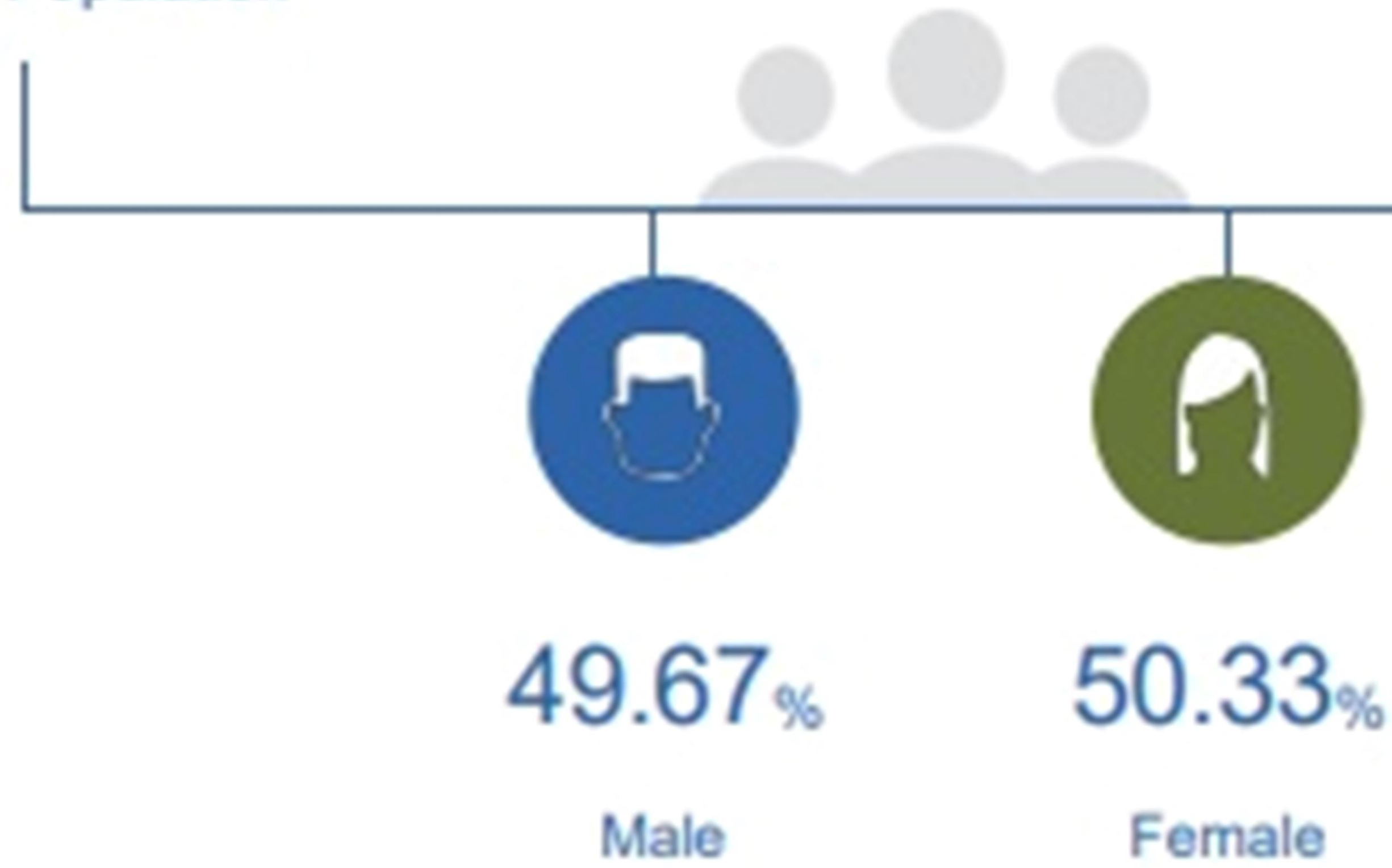
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People

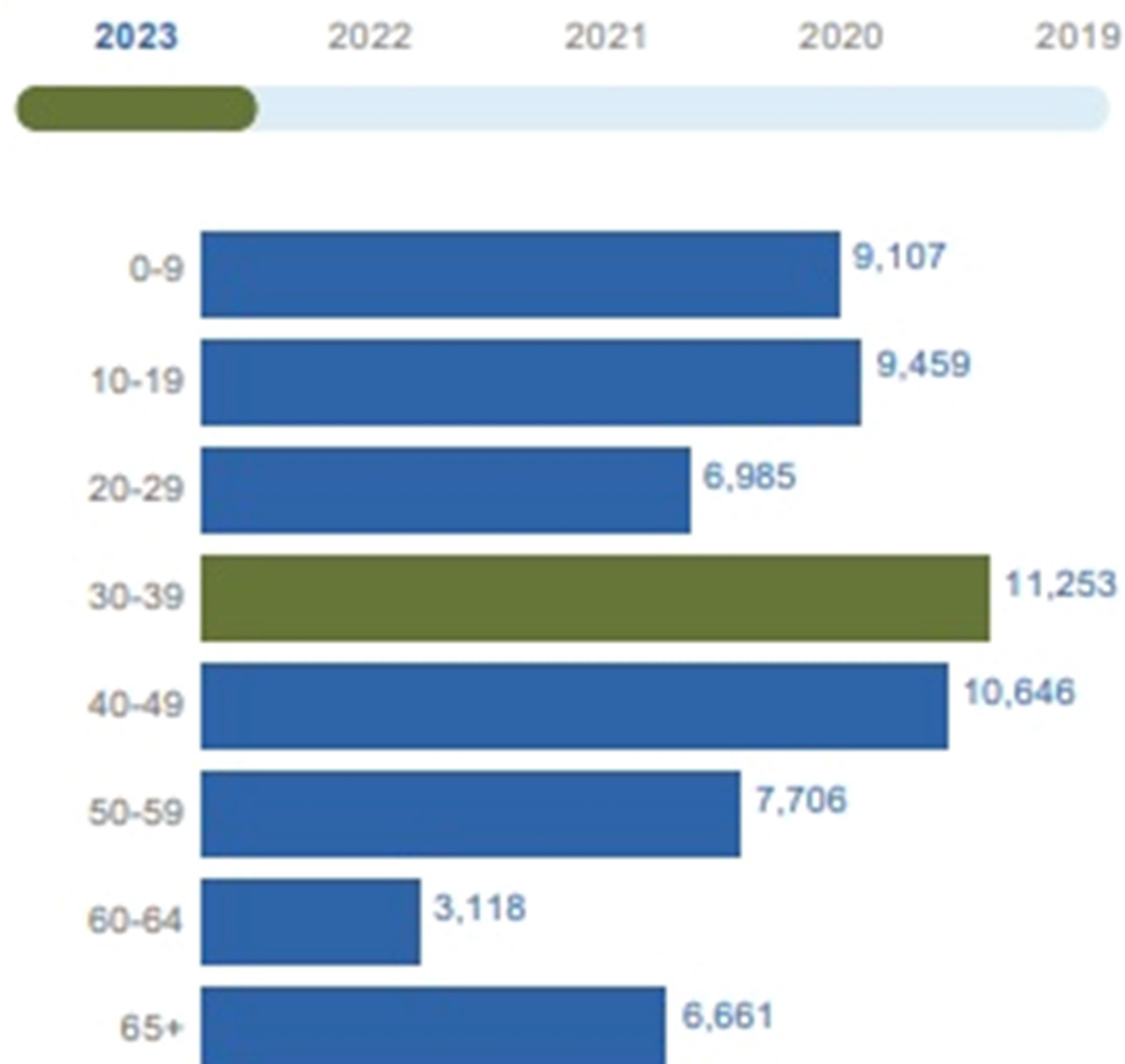
The total population of Leander is 64,935. The median age is 35.45

64,935

Total Population



Age Distribution



Median Age

35

Population Growth (in thousands)



Income and Spending

Households in Leander earn a median yearly income of \$124,370. 60.84% of the households earn more than the national average each year. Household expenditures average \$98,640 per year. The majority of earnings get spent on Shelter, Transportation, Food and Beverages, Health Care, and Utilities.

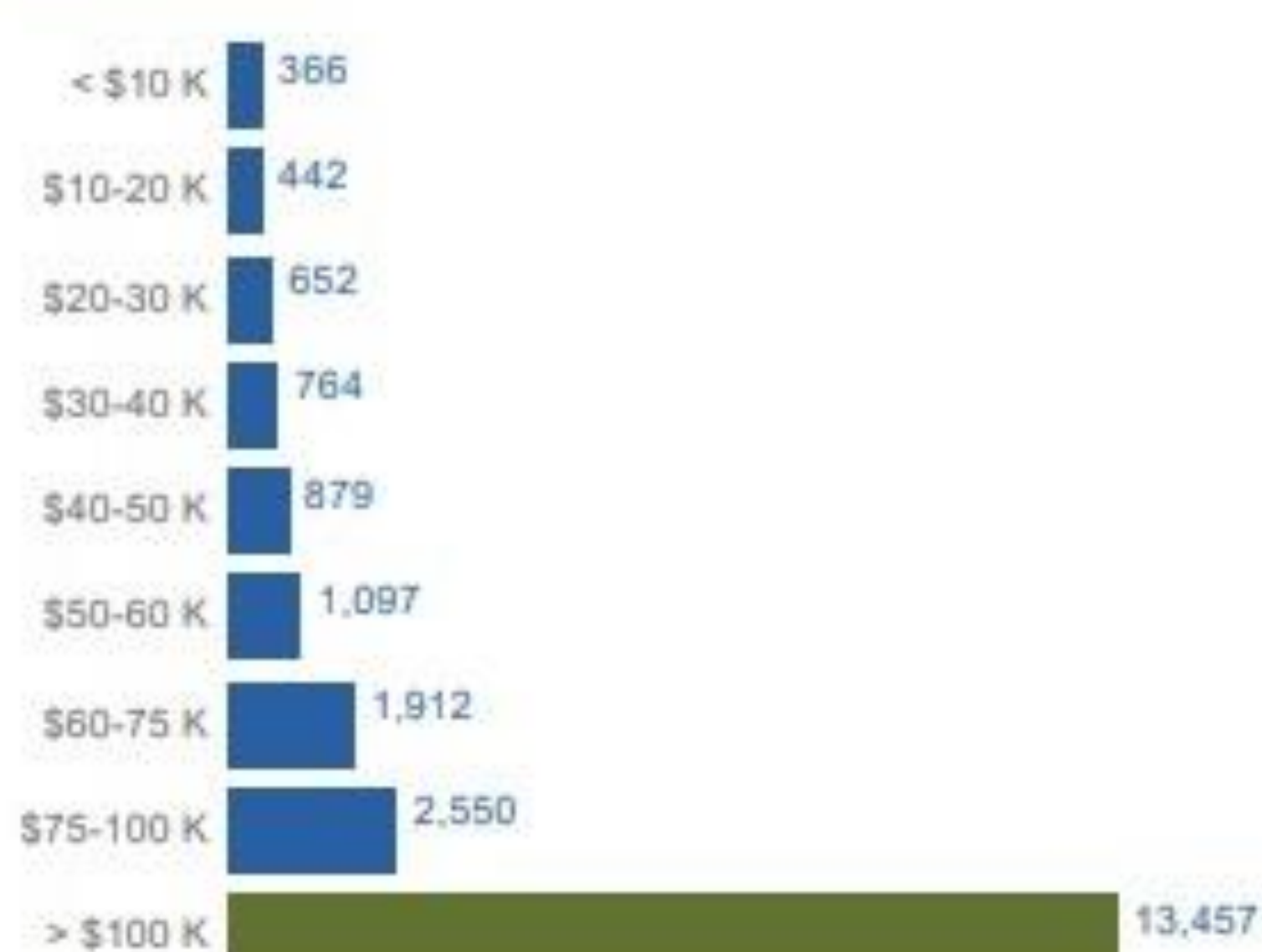
How do people spend most of their money?
PER HOUSEHOLD



\$124,370

- 17% more than the county
- 72% more than the state
- 65% more than the nation

Income Distribution



\$98,640

Median Household Expenditure

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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.

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.

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.

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.

Mason Turner	663187	mason@turnerprop.com	(512) 930-2800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date