

AVAILABLE FOR LEASE

## 15893 RONALD REAGAN BLVD

Prime Warehouses Leander is a unique combination of Commercial Warehouse space blended with Retail & Office features. Each unit accommodates a storefront look and feel which is inviting to foot traffic and walk-in customers.

- GC- General Commercial Zoning
- 3 Phase Power Available
- Insulated Overhead Doors up to 14' x 14'
- Glass Storefront
- Entry height clearance 20'

## AVAILABILITY

- 1,650 SQ FT & Up
- \$25 per SQ FT Base Rent
- \$7 per SQ FT NNNs (Estimate)

**TURNER COMMERCIAL**  
PROPERTIES

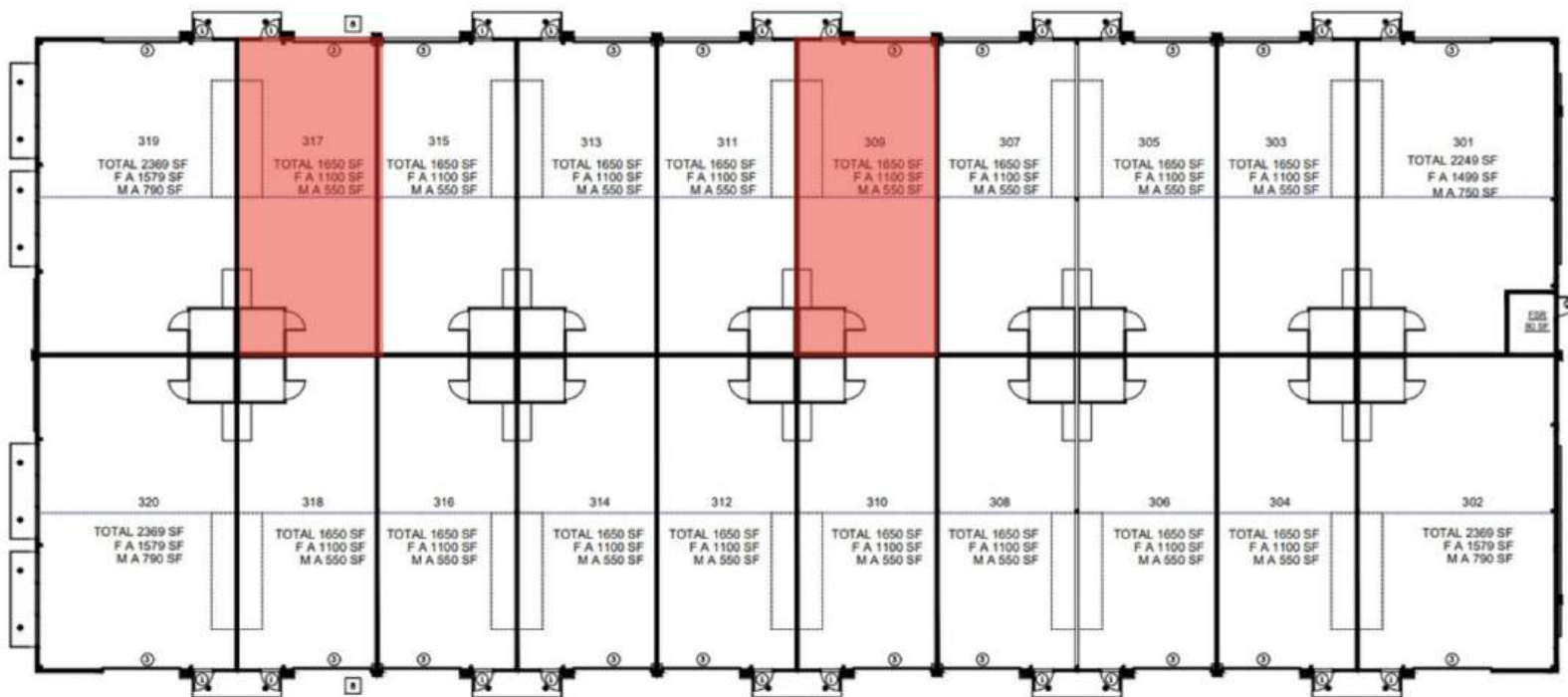
## CONTACT

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PRIME WAREHOUSES  
SITE PLAN | BLDG 3  
35,759 SQFT TOTAL



AVAILABILITY

309 | 1,650 SQ FT | 1,100 Floor + 550 Mezzanine

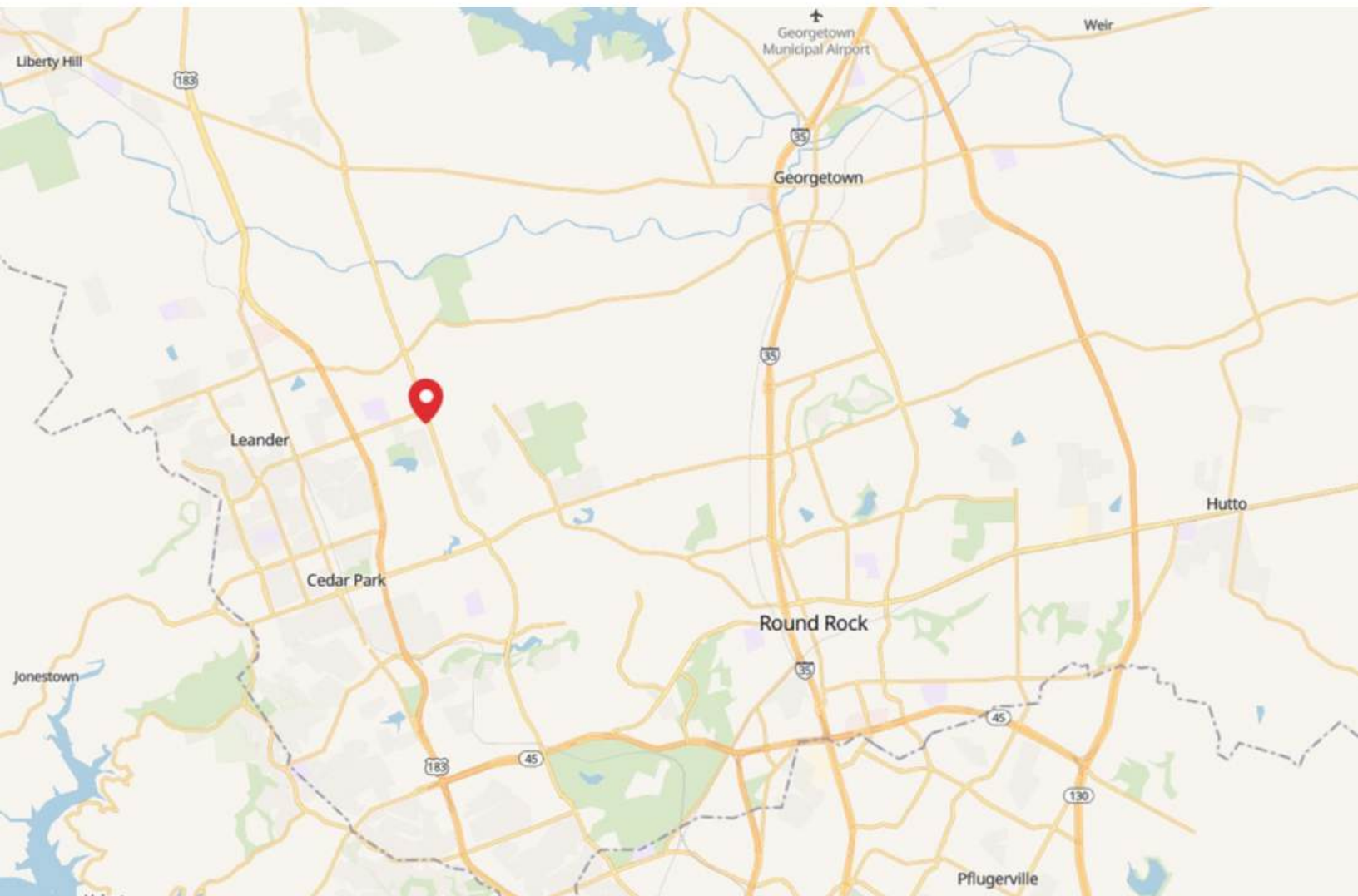
317 | 1,650 SQ FT | 1,100 Floor + 550 Mezzanine



LOCATION  
**15839 RONALD REAGAN BLVD**  
LEANDER, TEXAS

Located on Ronald Reagan Blvd. near the intersection of Crystal Falls Pkwy. Between Highway 29 in Georgetown and Whitestone Blvd. (FM 1431) in Cedar Park. Flex spaces are ideal for an array of professional business uses and specialties.

- 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



# PRIME WAREHOUSES AREA OVERVIEW LEANDER, TEXAS

## People

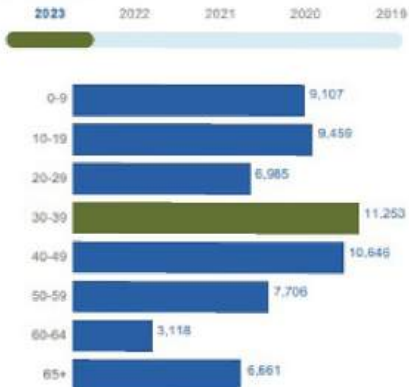
The total population of Leander is 64,935. The median age is 35.45

64,935

Total Population



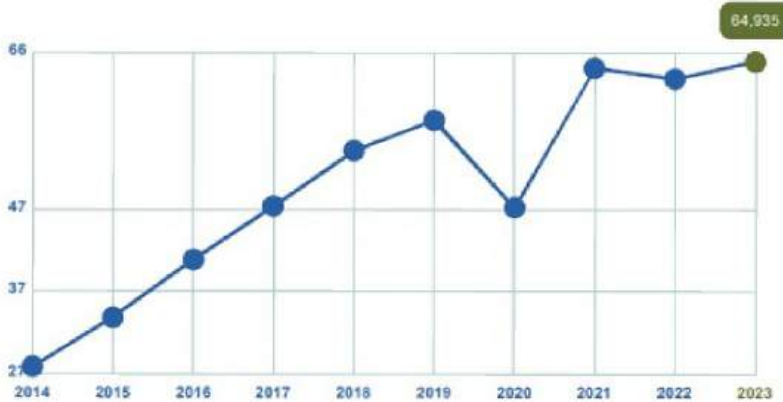
### Age Distribution



### 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.



\$124,370

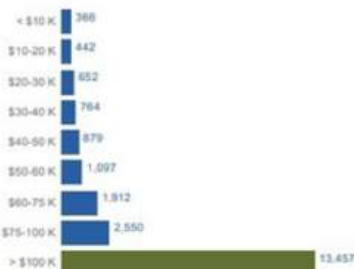
Median Household Income

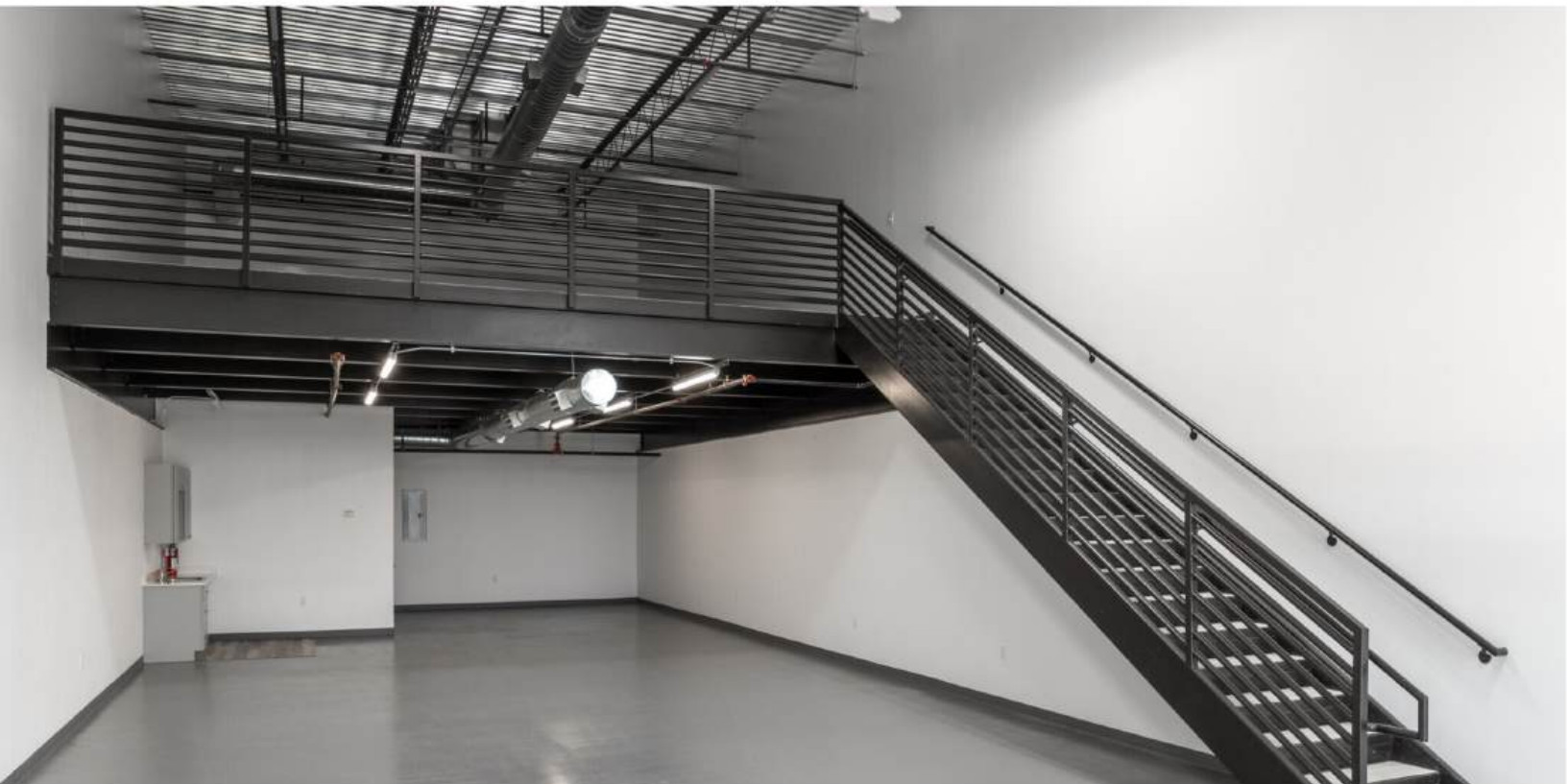
17% more than the county

72% more than the state

65% more than the nation

### Income Distribution







# TURNER COMMERCIAL

## PROPERTIES



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## Information About Brokerage Services

*Texas law requires all real estate licensees 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<u>Turner Commercial Properties, LLC</u>	<u>9014779</u>	<u>info@turnerprop.com</u>	<u>(512)930-2800</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Mason Turner</u>	<u>663187</u>	<u>mason@turnerprop.com</u>	<u>(512)930-2800</u>
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

**Regulated by the Texas Real Estate Commission**

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**