



PROPERTY DESCRIPTION

The Shops at Bagdad Corner offers a premier retail destination in the rapidly expanding Leander, Texas market. This Class A neighborhood retail center showcases exceptional architectural design and meticulous craftsmanship—every element has been thoughtfully executed to create an inviting, high quality environment for both tenants and visitors. Positioned at a high growth corridor, it provides outstanding visibility, accessibility, and long term value.

PROPERTY HIGHLIGHTS

- Access to Bagdad Rd and Municipal Dr
- Up to 4,400 sf Drive Thru available for Lease or Purchase
- Parking ratio: 4.5/1000
- Shops consist of 4 Retail Buildings between 1,192sf–2,538sf suites
- Drive Thru Available

OFFERING SUMMARY

Sale Price:	Call Broker for Pricing
Lease Rate:	Negotiable SF/yr (NNN)
Number of Units:	19
Available SF:	1,192 – 9,500 SF
Lot Size:	3.12 Acres

Building Size:	Construction Delivered March 2026
	(Drive Thru) Building 1 – 4,433 sf
	Building 2 – 8,165 sf
	Building 3 – 9,760 sf
	Building 4 – 9,184 sf

FOR LEASE / FOR SALE

THE SHOPS AT BAGDAD CORNER

1012 MUNICIPAL DRIVE, LEANDER, TX 78641



**FOR MORE
INFORMATION:**

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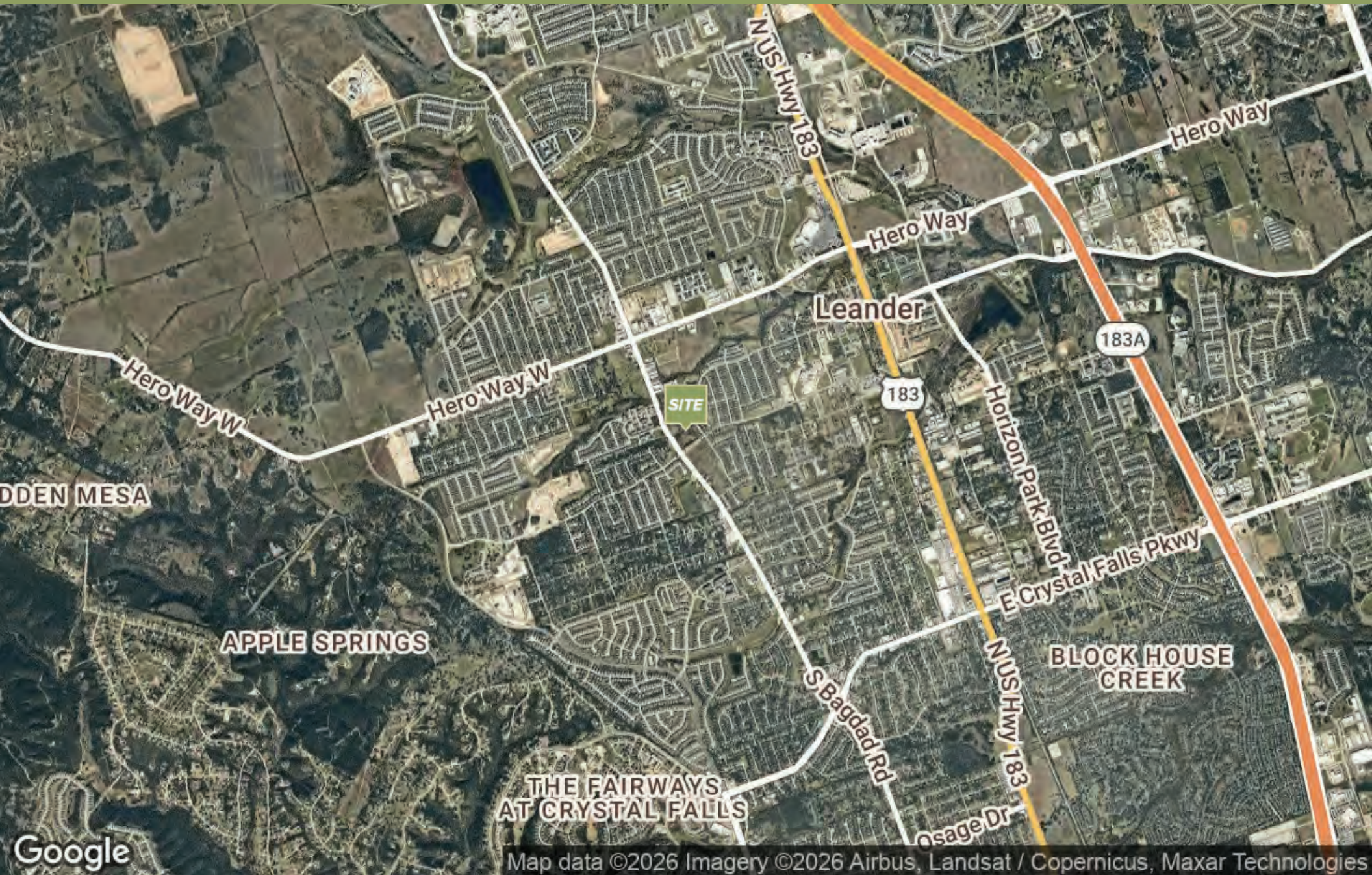
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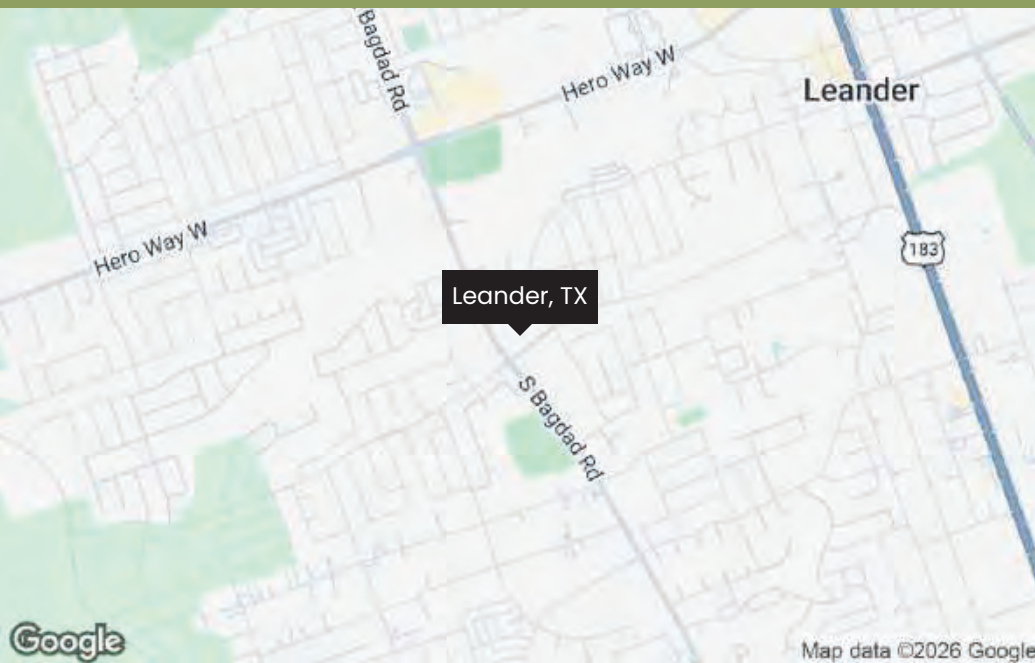
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LEANDER, TX

Explosive Population Growth:

Leander is one of the fastest growing cities in the U.S., with population increases reported at 8.62% year over year, reflecting sustained demand for retail, services, and lifestyle amenities.

Affluent Consumer Base:

Leander households have exceptional buying power, with a median household income of approximately \$140,180, significantly higher than Texas and Austin metro averages. This positions retailers to tap into a strong, discretionary spending consumer market.

Highly Educated & Family Driven Community:

The area attracts families seeking high quality schools—Leander ISD is among the fastest growing districts in the U.S., serving nearly 40,000 students across 42 campuses. This drives demand for neighborhood services, dining, health, and family oriented retail.

Strong Commuter Patterns & Mobility:

Residents report an average 30 minute commute, with the overwhelming majority traveling by car. High car dependency supports inline retail, quick service tenants, and convenience driven shopping.

Established Economic Growth & Stability:

Leander has a diversified economic environment supported by technology, manufacturing, and healthcare, with excellent regional connectivity via US 183A and proximity to booming Austin area employment centers.

High Homeownership & Long Term Residency Patterns:

With a 75.6% homeownership rate, Leander attracts stable, long term residents—ideal for retailers seeking predictable foot traffic and repeat clientele.

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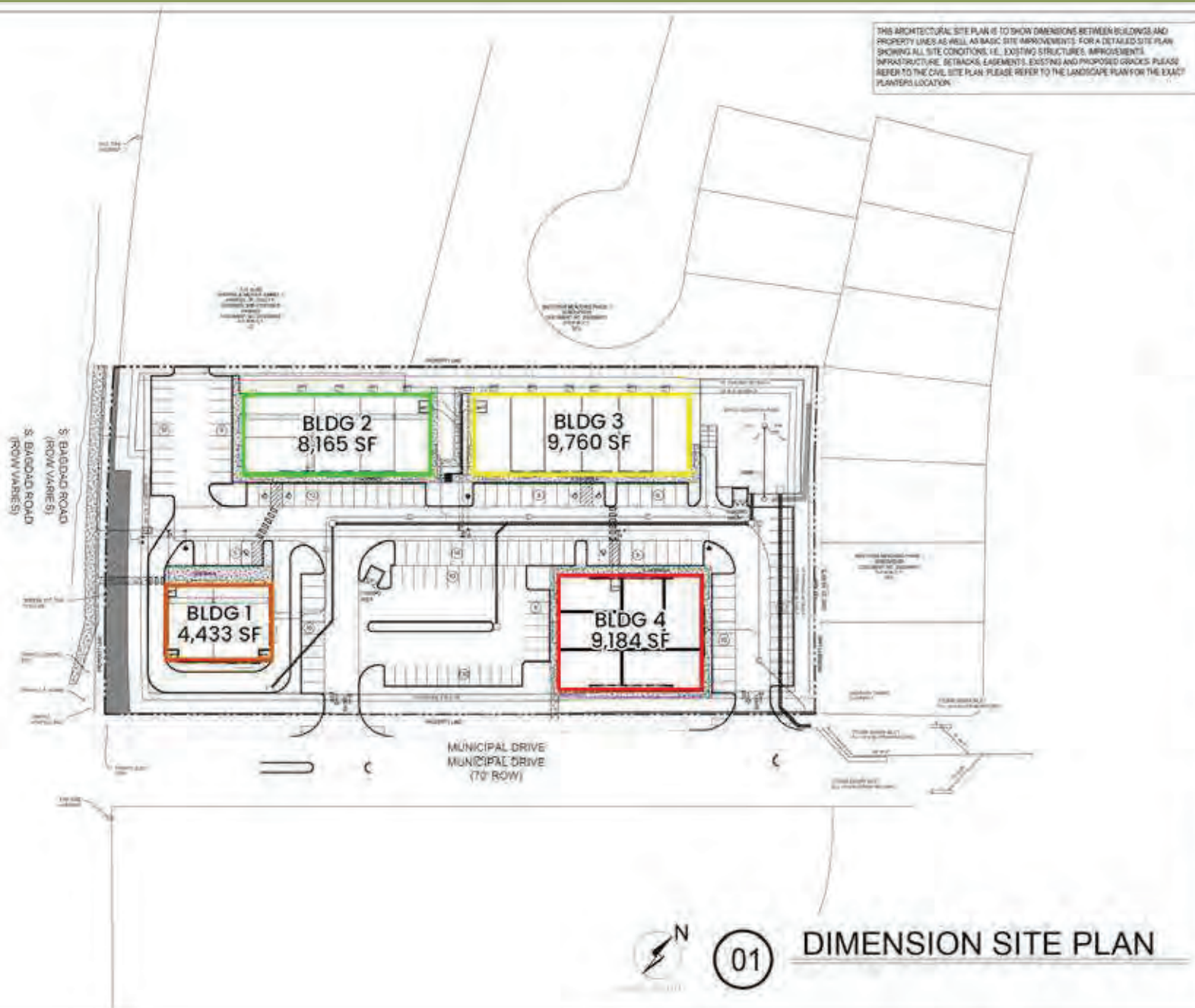
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THE SHOPS AT BAGDAD CORNER

1012 MUNICIPAL DRIVE, LEANDER, TX 78641



fx design
10000 Bagdad Place
Suite 318
Leander, Texas 78641
www.fxdesign.com



Original Date:
Issue Log

REVISIONS

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BUILDING 1



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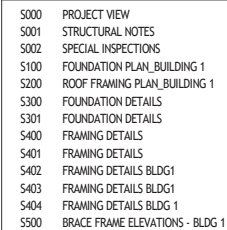
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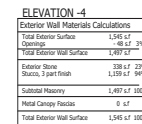
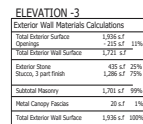
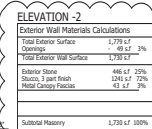


SHOPS AT BAGDAD CORNER
RETAIL CENTER, BUILDING 1
3.22 ACRE LOT ON
BAGDAD RD AND MUNICIPAL DR.
LEANDER, TEXAS 78641

KINGSSE Project No.	Date
230402	03/04/24
Drawn by AK	Checked by PA
Phase: 100% C/D	

**FOR MORE
INFORMATION:**

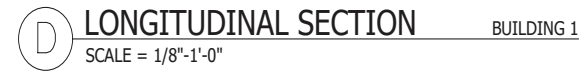
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Sheet Number:
A109-1

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Sheet Number:
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BUILDING 2



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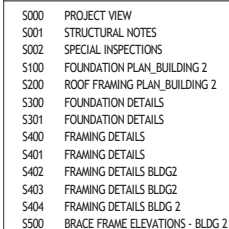
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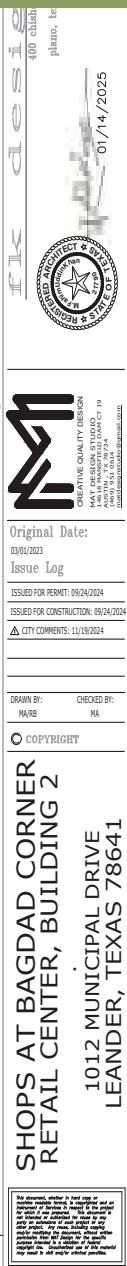


SHOPS AT BAGDAD CORNER
3.22 ACRE LOT ON
BAGDAD RD AND MUNICIPAL DR.
LEANDER, TEXAS 78641

KINGSSE Project No.	Date
230402	03/04/24
Drawn by AK	Checked by PA
Phase: 100% C/D	

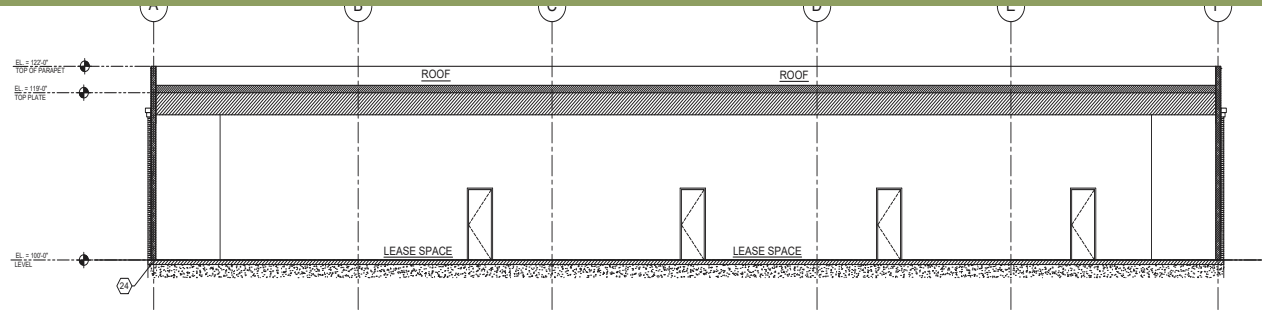
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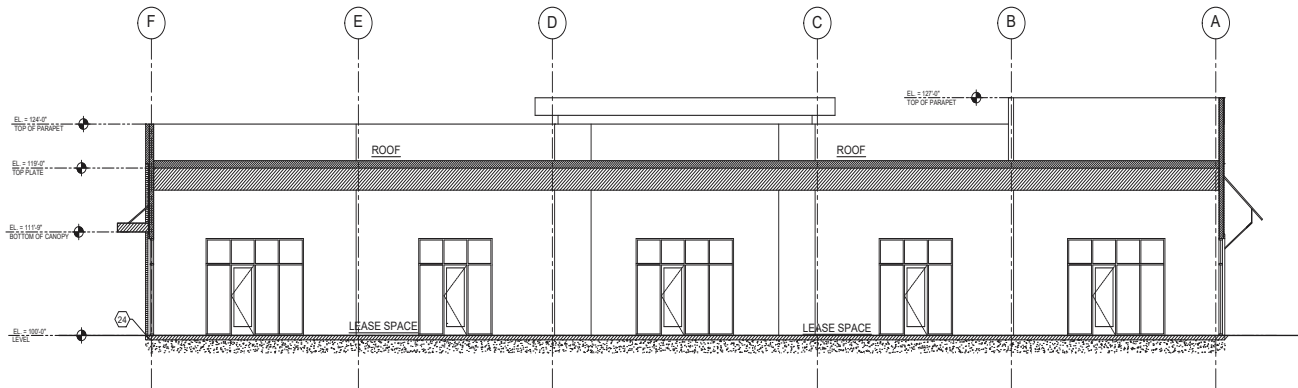


Sheet Number:
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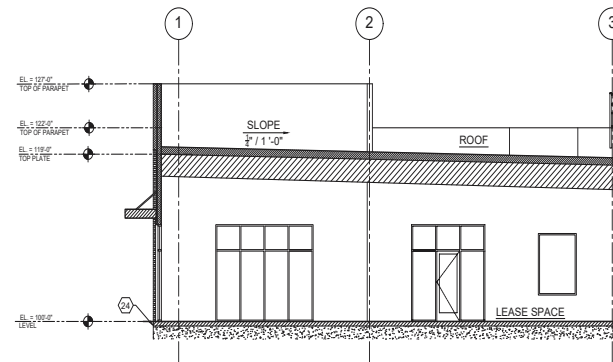
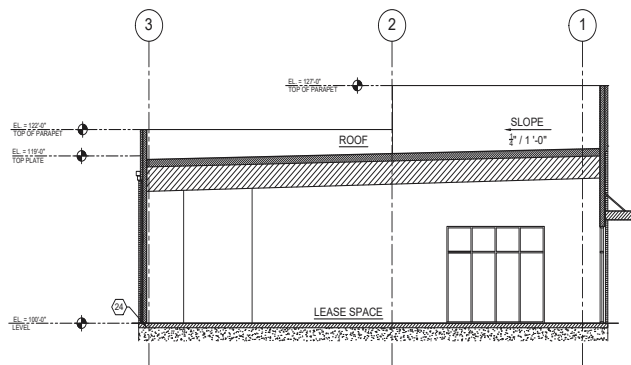
BUILDING 2



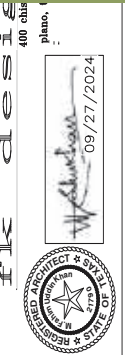
C LONGITUDINAL SECTION BUILDING 2
SCALE = 1/8"=1'-0"



D LONGITUDINAL SECTION BUILDING 2
SCALE = 1/8"=1'-0"



CROSS SECTION



Original Date: 03/01/2023
Issue Log
ISSUED FOR PERMIT: 09/24/2024
ISSUED FOR CONSTRUCTION: 09/24/2024
CITY COMMENTS: 09/24/2024

DRAWN BY: CHECKED BY: JVA

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**SHOPS AT BAGDAD CORNER
RETAIL CENTER, BUILDING 2
1012 MUNICIPAL DRIVE
LEANDER, TEXAS 78641**

See also drawings for Building 1 and Building 3. This drawing is intended to be used in conjunction with the other drawings in this set. It is not to be used in isolation. The design is the property of the designer and is not to be reproduced without the written consent of the designer. The designer is not responsible for any errors or omissions in this drawing or any other drawings in this set.

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BUILDING 3



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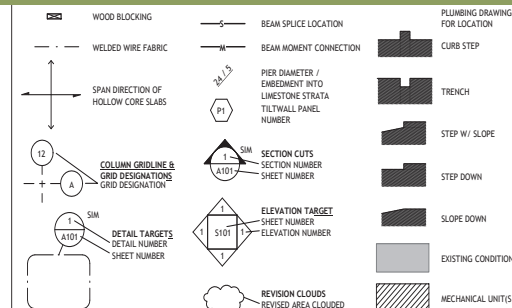
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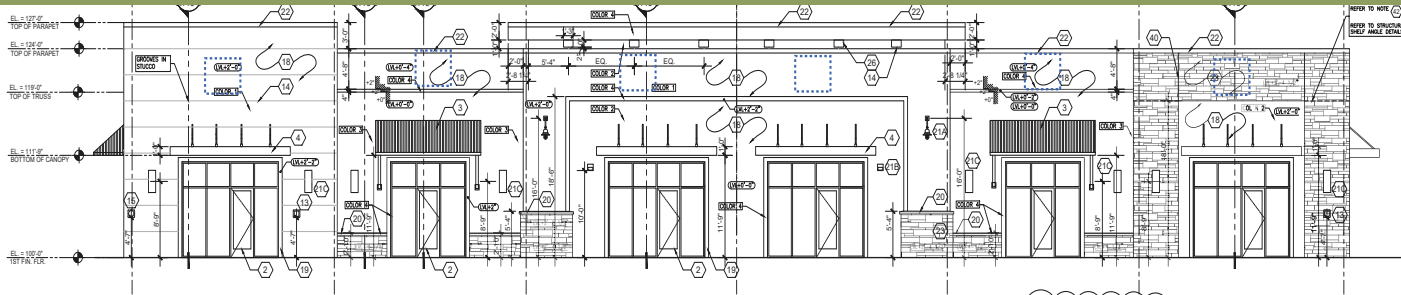
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S000	PROJECT VIEW
S001	STRUCTURAL NOTES
S002	SPECIAL INSPECTIONS
S100	FOUNDATION PLAN_BUILDING 3
S200	ROOF FRAMING PLAN_BUILDING 3
S300	FOUNDATION DETAILS
S301	FOUNDATION DETAILS
S400	FRAMING DETAILS
S401	FRAMING DETAILS
S402	FRAMING DETAILS BLDG 3
S403	FRAMING DETAILS BLDG 3
S404	FRAMING DETAILS BLDG 3
S500	BRACE FRAME ELEVATIONS - BLDG 3

[illegible]

KINGSSE Project No.	Date
230402	03/04/24
Drawn by AK	Checked by PA
Phase: 100% CDs	

BUILDING 3



1 ROAD FACING ELEVATION
SCALE = 1/8"-1'-0"
BUILDING 3
MUNICIPAL DRIVE FACING ELEVATION

ELEVATION -1
Exterior Wall Materials Calculations

Total Exterior Surface	5,176.17	17%
Opening	1,351.17	
Total Exterior Wall Surface	3,825.00	
Exterior Stone	2,825.17	74%
Stucco, 3 part finish	2,825.17	74%
Metal Canopy Facade	61.83	1%
Subtotal Masonry	3,394.17	100%

FUTURE TENANT RTU

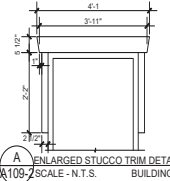
NOTE:

- All permanent exterior lighting shall be non-flashing and shielded such that the light source is not visible from the public right-of-way or adjacent residential uses at the property line. Wall pack lighting and other lighting that directs the light in a horizontal direction without an adequate shield is not permitted if there are streets or residential uses in the direction of the light.
- All site utility lines are proposed to be located underground.
- Windows shall have a maximum exterior reflectivity of (20%) percent.

REFERENCE: FOR CITY OF LEANDER, PER TABLE C401.1 (2015 SEC.)
THE SPECIFICATIONS REQUIRE A MINIMUM OF R-5 CONTINUOUS INSULATION
EXTERIOR INSULATION. THIS CAN BE ACHIEVED WITH SUPPLYWALL® 4 (500 SERIES) SYSTEM OR APPROVED EQUAL.

KEYNOTE LEGEND

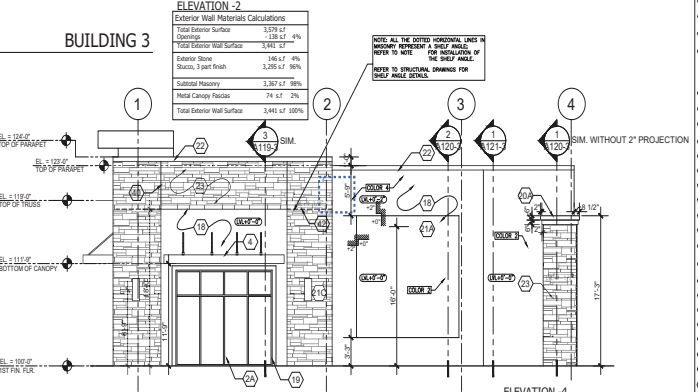
- 1 NOT USED
- 2 GLAZED ALUMINUM STOREFRONT PER DOOR SCHEDULE
- 3 METAL BRACKET, EXTERIOR SHADING AND STANDING SEAM SLUICING CANOPY ON TOP, 4" DEEP WITH SUPPORT BRACKET. REFER ELEVATION FOR HEIGHTS. CANOPY SLOPE WILL BE DESIGN BUILT BY CANOPY SUBCONTRACTOR. PROVIDE TENSILE WIRE STAYS AND SEALED SHOP DRAWING.
- 4 IF DEEP CANOPY DESIGN IN ALUMINUM DESIGN, REFER ELEVATION FOR HEIGHTS. CANOPY SCOPE TO BE DESIGN BUILT BY THE CANOPY SUBCONTRACTOR. PROVIDE TENSILE WIRE STAYS AND SEALED SHOP DRAWING FOR REVIEW.
- 5 NOT USED
- 6 FIBER GLAZED ALUMINUM WINDOW PER DOOR SCHEDULE
- 7 FIBER RISER ROOM DOOR
- 8 NOT USED
- 9 FIRE DEPARTMENT APPROVED INDOOR KEY BOX (4400 SERIES) RECESSED INTO THE WALL SYSTEM. MOUNT AT 48" AFF. JOINTING CONTRACTOR SHALL FIELD LOCATE WITH FIRE CODE OFFICIAL BEFORE INSTALLATION. FIRE DEPARTMENT APPROVED INDOOR KEY BOX (4400 SERIES) - RECESSED INTO THE WALL SYSTEM. MOUNT AT 48" AFF. JOINTING CONTRACTOR SHALL FIELD LOCATE WITH FIRE CODE OFFICIAL BEFORE INSTALLATION.
- 10 STUCCO - GROOVE PER MANUF. SPECS
- 11 PROVIDE AN APPROVED FIRE DEPARTMENT CONNECTION PER FIRE DEPT. CODES AND SPECS. REFER TO CHL 101 FOR EXACT LOCATION. ALL FIRE DEPARTMENT CONNECTIONS FOR AUTOMATIC FIRE SPRINKLER WILL REQUIRE LOCKING AND FOR COPS, CONTRACTOR TO COORDINATE THE FIRE LOCATION WITH CHL PLANS. THE FIRE DEPARTMENT CONNECTION (FDC) NEEDS A SIGN TO ASSIST WITH IDENTIFYING ITS LOCATION. IT SHALL HAVE A RED BACKGROUND WITH WHITE LETTERS THAT READ "FDC". IT SHALL BE MOUNTED HIGH ABOVE THE CONNECTION AS TO NOT BE OBSTRUCTED BY VEHICLES, LANDSCAPING, ETC.
- 12 1/2" STUCCO TOP FROM W/ 1/2" SIDE TRIM (SEE ELEVATION)
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- 96 1/2" STUCCO TOP FROM W/ 1/2" SIDE TRIM (SEE ELEVATION)
- 97 1/2" STUCCO TOP FROM W/ 1/2" SIDE TRIM (SEE ELEVATION)
- 98 1/2" STUCCO TOP FROM W/ 1/2" SIDE TRIM (SEE ELEVATION)
- 99 1/2" STUCCO TOP FROM W/ 1/2" SIDE TRIM (SEE ELEVATION)
- 100 1/2" STUCCO TOP FROM W/ 1/2" SIDE TRIM (SEE ELEVATION)



3 SIDE ELEVATION
SCALE = 1/8"-1'-0"
BUILDING 3
SOUTH BAGDAD FACING ELEVATION

ELEVATION -3
Exterior Wall Materials Calculations

Total Exterior Surface	1,461.17	14%
Opening	1,351.17	
Total Exterior Wall Surface	1,351.17	
Exterior Stone	73.17	5%
Stucco, 3 part finish	1,351.17	95%
Subtotal Masonry	1,351.17	100%
Metal Canopy Facade	0.00	
Total Exterior Wall Surface	1,351.17	100%



4 SIDE ELEVATION
SCALE = 1/8"-1'-0"
BUILDING 3

ELEVATION -4
Exterior Wall Materials Calculations

Total Exterior Surface	1,459.17	14%
Opening	1,351.17	
Total Exterior Wall Surface	1,351.17	
Exterior Stone	105.17	7%
Stucco, 3 part finish	1,351.17	93%
Subtotal Masonry	1,351.17	99%
Metal Canopy Facade	16.00	1%
Total Exterior Wall Surface	1,351.17	100%

ALUMINUM STOREFRONT
COLOR: SLATE GRAY 22 GAUGE
UN. CLAD OR APPROVED EQUAL
P. 8000 426-7337
PAINT:
COLOR: 1 SHERWIN WILLIAMS SW
COLOR: 2 SHERWIN WILLIAMS SW
COLOR: 3 SHERWIN WILLIAMS SW
COLOR: 4 SHERWIN WILLIAMS SW

METAL COPING
COLOR: SLATE GRAY 22 GAUGE
UN. CLAD OR APPROVED EQUAL
P. 8000 426-7337
PAINT:
COLOR: 1 SHERWIN WILLIAMS SW
COLOR: 2 SHERWIN WILLIAMS SW
COLOR: 3 SHERWIN WILLIAMS SW
COLOR: 4 SHERWIN WILLIAMS SW

STUCCO WALL SYSTEM
COMPARABLE TO (TEBO SERIES) SYSTEM
OR APPROVED EQUAL
INTEGRATED STUCCO WALL SYSTEM
MANUFACTURED MASONRY
MANUFACTURER: CULTURED STONE
PATTERN: COUNTRY LESTERSTONE
COLOR: ECHO RIDGE
NOTES:

NOTE:

- Please ensure the address is visible on the exterior of the building. Please see Article 505.1 in the Leander Code of Ordinance for more information. Building numbers and unit addressing shall be visible from the Fire Lane. Illuminated and contrasting in color from the background. The following criteria shall be applied for proper sizing and is based on the distance from the fire lane: 4" MIN. Height; Up to 50' = 4" MIN. Height 51' - 100'.
- Provide a minimum 36-inch horizontal and 72-inch vertical clearance around all



Original Date:
03/01/2023
Issue Log
ISSUED FOR PERMIT: 09/24/2024
ISSUED FOR CONSTRUCTION: 09/24/2024
CITY COMMENTS: 11/18/2024

DRAWN BY:
HAB
CHECKED BY:
HAB

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SHOPS AT BAGDAD CORNER
RETAIL CENTER, BUILDING 3
1012 MUNICIPAL DRIVE
LEANDER, TEXAS 78641

Sheet Number:
A109-3

FOR MORE
INFORMATION:

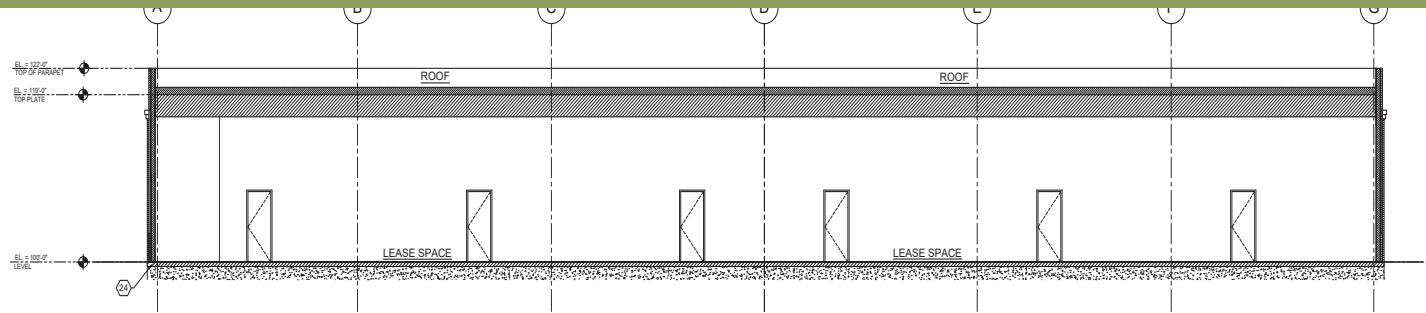
JARED VINCENT
512.391.0718 x146
jvincent@stcroixca.com

JOHN W. COLLINS IV
512.645.6353
jcollins@stcroixca.com

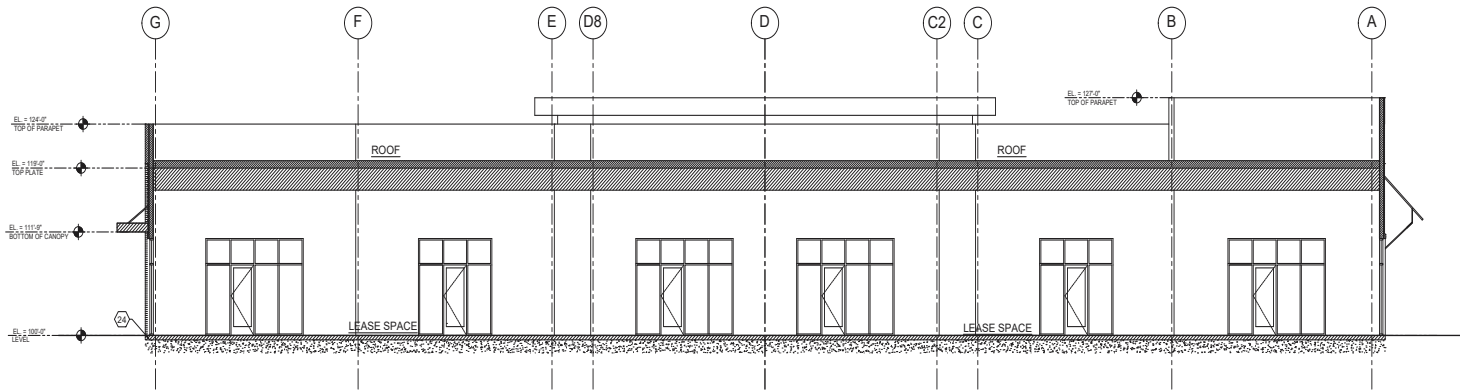
St. Croix Capital Realty Advisors
Office: 512.391.0718
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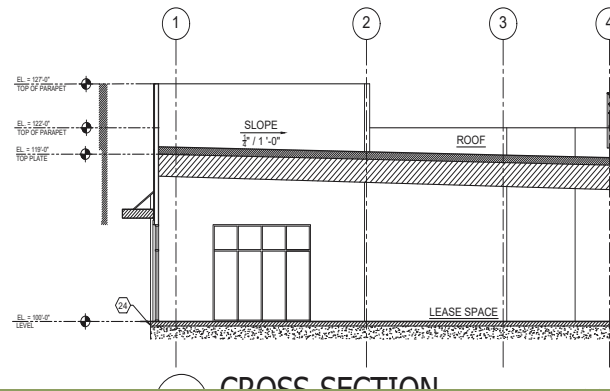
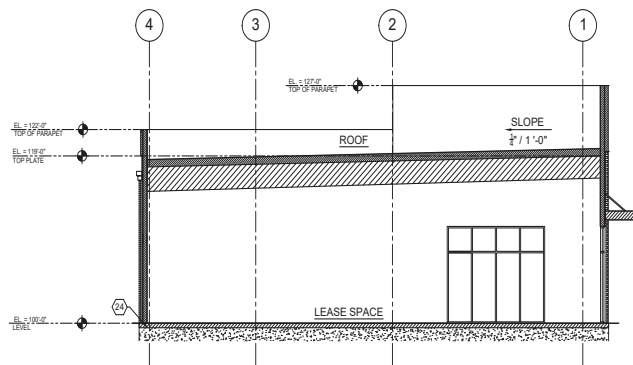
BUILDING 3



C LONGITUDINAL SECTION BUILDING 3
SCALE = 1/8"=1'-0"



D LONGITUDINAL SECTION BUILDING 3
SCALE = 1/8"=1'-0"



CROSS SECTION

FLK design
400 dms
plans

09/27/2024



Original Date:

03/01/2023

Issue Log

ISSUED FOR PERMIT: 09/24/2024

ISSUED FOR CONSTRUCTION: 09/24/2024

CITY COMMENTS: 09/24/2024

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SHOPS AT BAGDAD CORNER
RETAIL CENTER, BUILDING 3
1012 MUNICIPAL DRIVE
LEANDER, TEXAS 78641

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A110-3

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BUILDING 4



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A 3D perspective cutaway diagram of a building's structural frame. The diagram shows the roof structure with a series of parallel wooden joists supported by a network of red steel beams and trusses. The floor structure below is also visible, showing a similar joist system. The walls and foundation are shown in a light gray, semi-transparent style, revealing the internal structural components. The overall layout is rectangular with a complex internal support system for the roof.

①



DRAWING INDEX

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BOARD, AND IT IS TO BE IN ACCORDANCE
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PRACTICE ACT.

KINGS STRUARCHURAL, INC.
1000 Heritage Center Circle,
Round Rock, Texas 78664
Phone: (512) 271-7331
Fax: (512) 271-7133
e-mail: info@kingsse.com
TBPB Registration No. F-13346
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SHOPS AT BAGDAD CORNER
RETAIL CENTER, BUILDING 4
3.22 ACRE LOT ON
BAGDAD RD AND MUNICIPAL DR.
LEANDER, TEXAS 78641

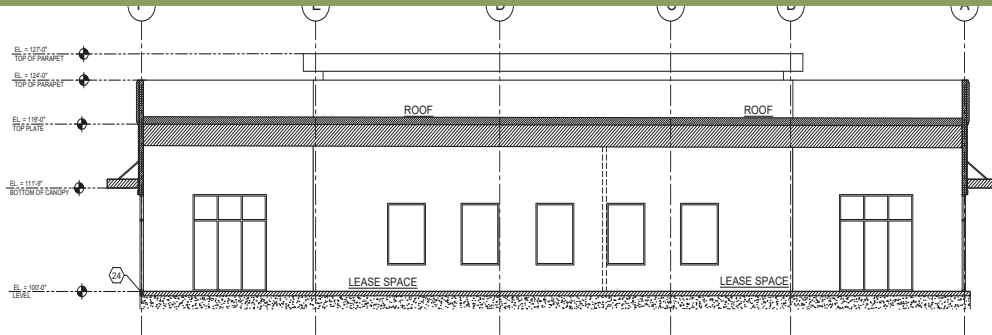
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KINGSSE Project No.	Date
230402	03/04/24
Drawn by AK	Checked by PA
Phase: 100% CDs	

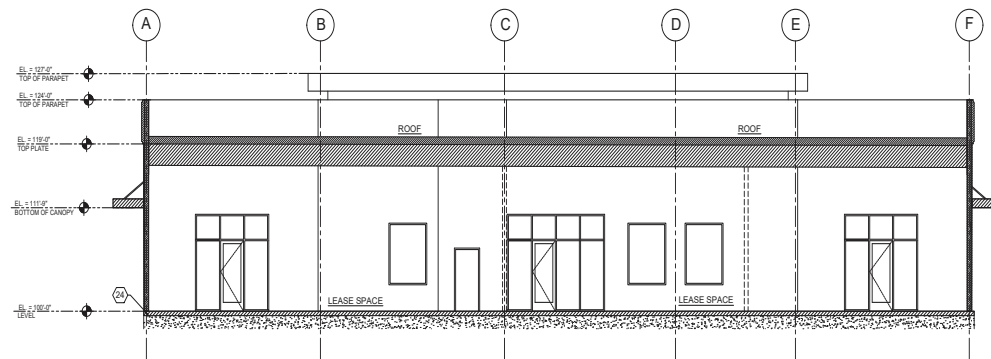
CROIX
FURNITURE, BED & BATH, DECOR AND MORE



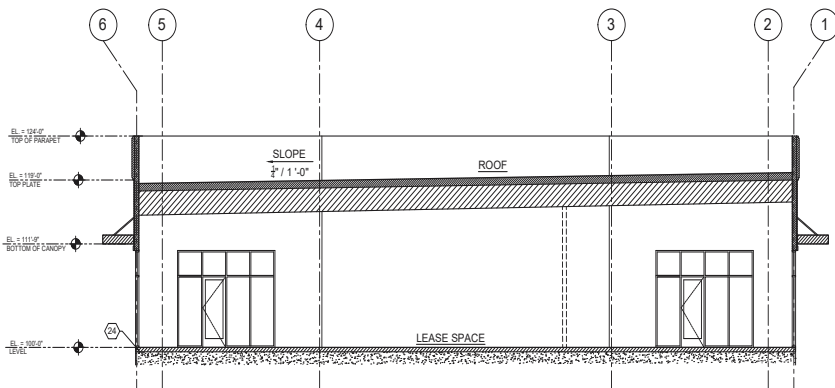
BUILDING 4



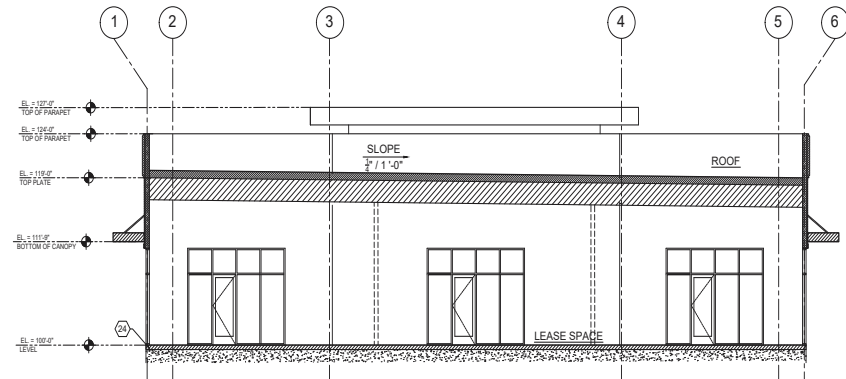
D LONGITUDINAL SECTION BUILDING 4
SCALE = 1/8"=1'-0"



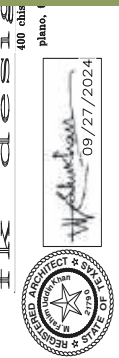
C LONGITUDINAL SECTION BUILDING 4
SCALE = 1/8"=1'-0"



B CROSS SECTION BUILDING 4
SCALE = 1/8"=1'-0"



A CROSS SECTION BUILDING 4
SCALE = 1/8"=1'-0"



Original Date: 09/24/2024
Issue Log
ISSUED FOR PERMIT: 09/24/2024
ISSUED FOR CONSTRUCTION: 09/24/2024
CITY COMMENTS: 09/24/2024

DRAWN BY: CHECKED BY: JVA

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SHOPS AT BAGDAD CORNER
RETAIL CENTER, BUILDING 4
1012 MUNICIPAL DRIVE
LEANDER, TEXAS 78641

Sheet Number:
A110-4

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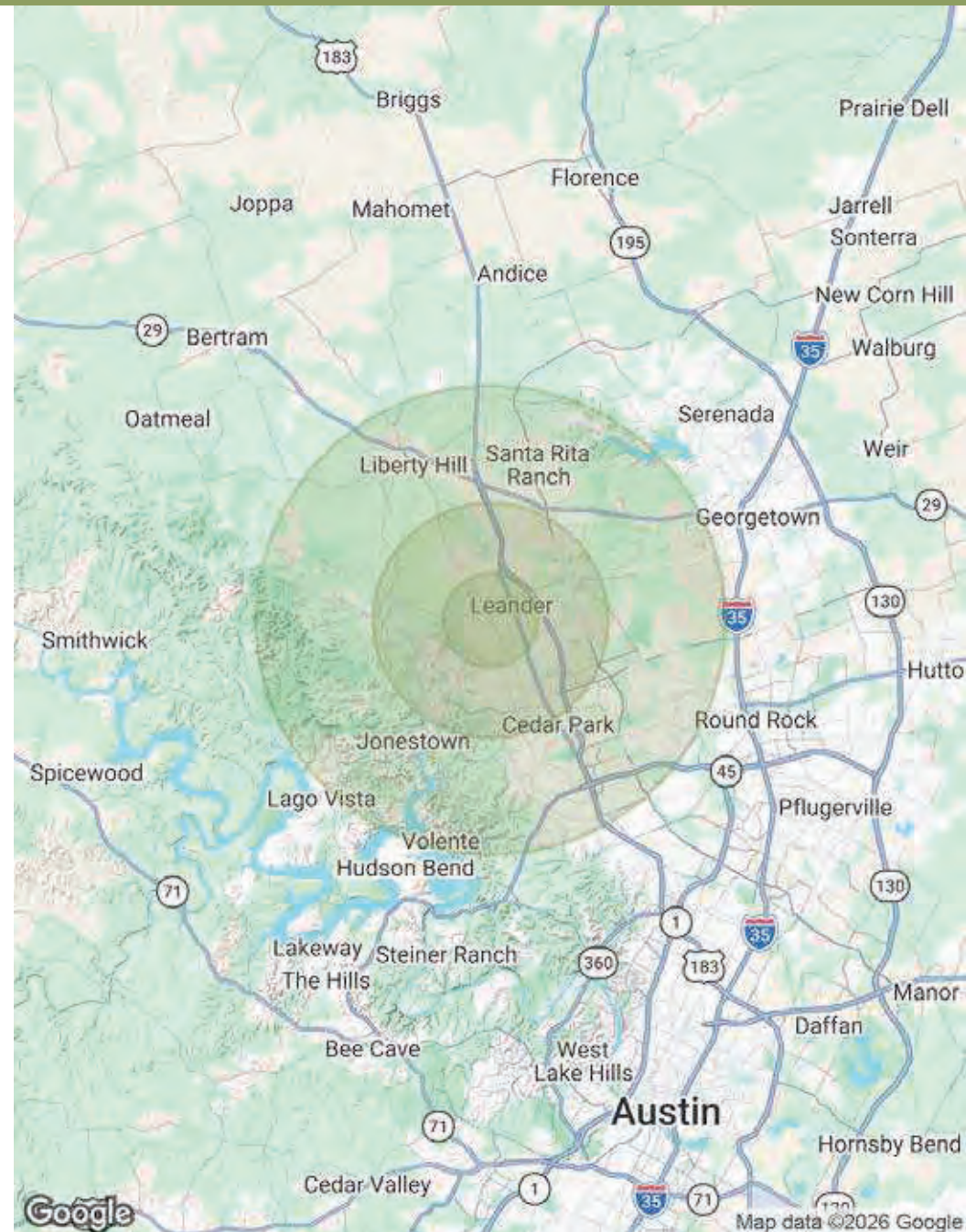


FOR LEASE / FOR SALE

THE SHOPS AT BAGDAD CORNER

1012 MUNICIPAL DRIVE, LEANDER, TX 78641

POPULATION	2 MILES	5 MILES	10 MILES
Total Population	36,085	127,081	363,064
Average Age	36	37	37
Average Age (Male)	35	36	37
Average Age (Female)	37	38	38
HOUSEHOLDS & INCOME	2 MILES	5 MILES	10 MILES
Total Households	12,392	44,113	131,707
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$136,561	\$144,579	\$161,732
Average House Value	\$470,894	\$522,614	\$576,739



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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:
 - 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.

St. Croix Capital Realty Advisors, LLC	90033153	jcollins@stcroixca.com	(512)391-0718
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
John W. Collins IV	561707	jcollins@stcroixca.com	(512)391-0718
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jared Vincent	758362	jvincent@stcroixca.com	(512)391-0718
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov