



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 patrons. 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 for Pricing
Lease Rate:	\$32-\$34/sf
NNN:	\$12/sf
Number of Units:	19
Term:	60-144 month lease
TI Allowance:	Negotiable with Term
Available SF:	1,192 - 9,500 SF 1,600 SF suites available
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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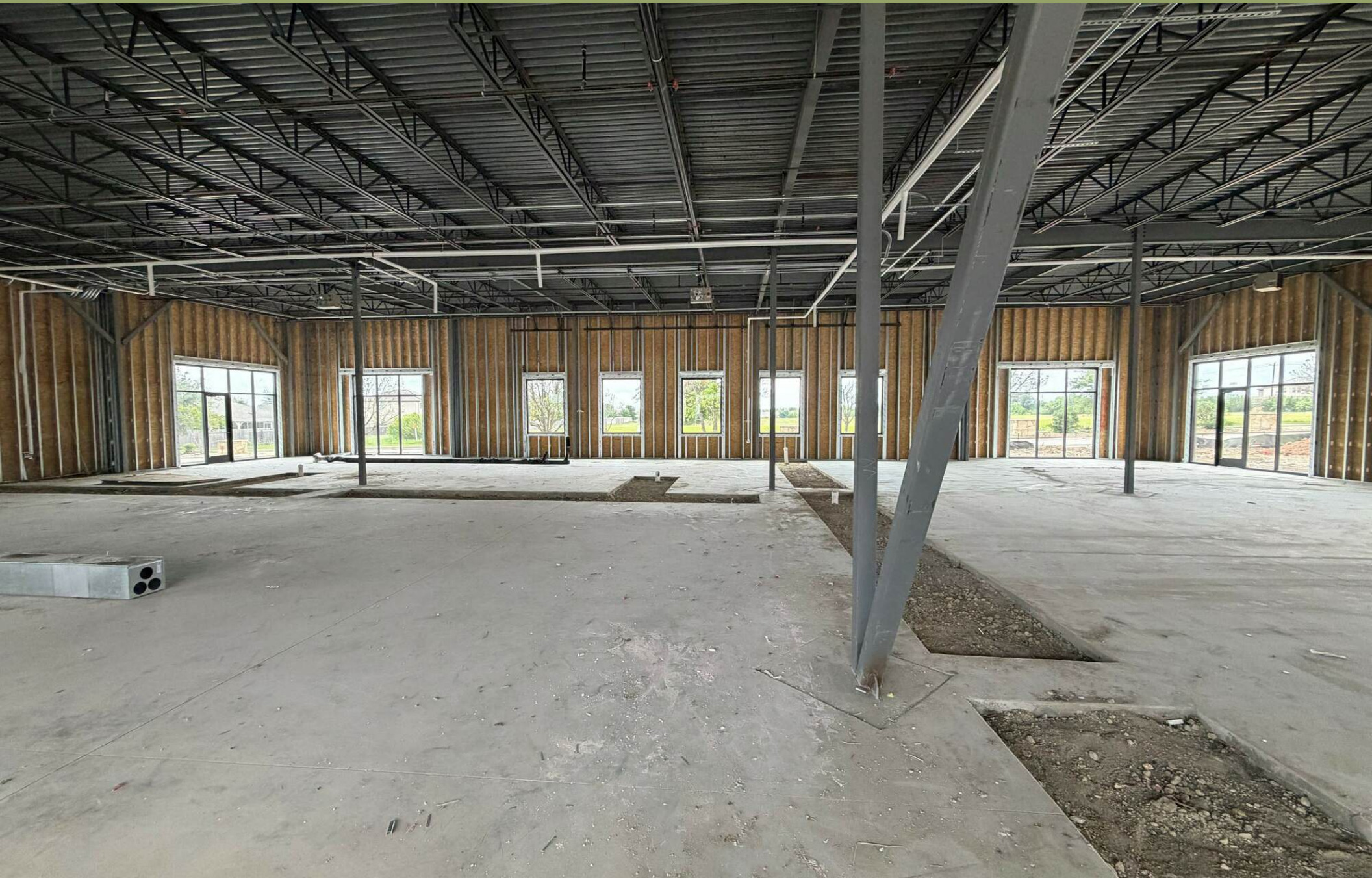
St. Croix Capital Realty Advisors
Office: 512.391.0718
www.stcroixcra.com



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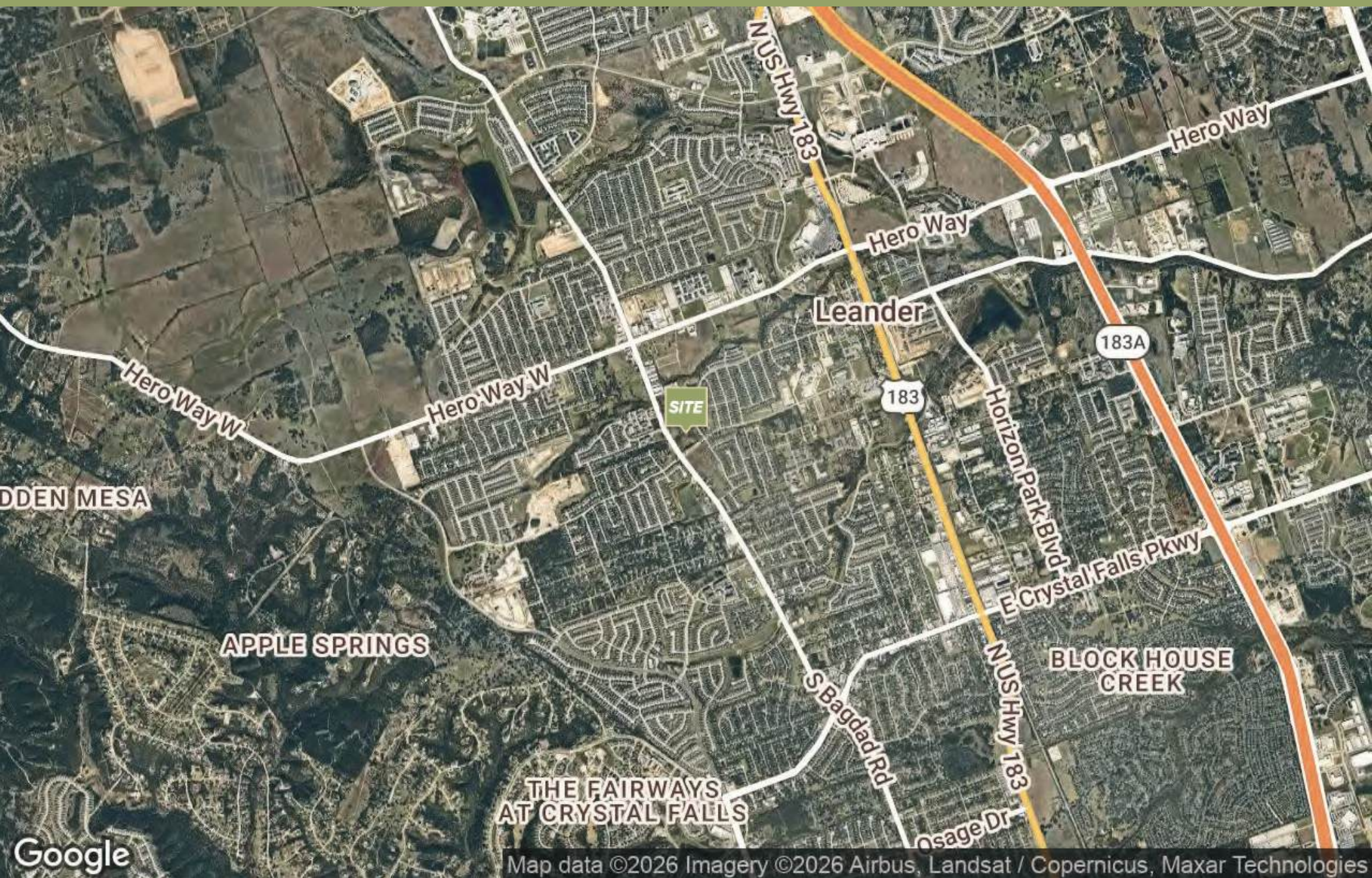
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Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

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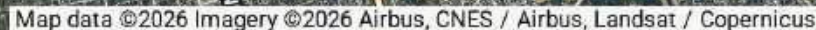
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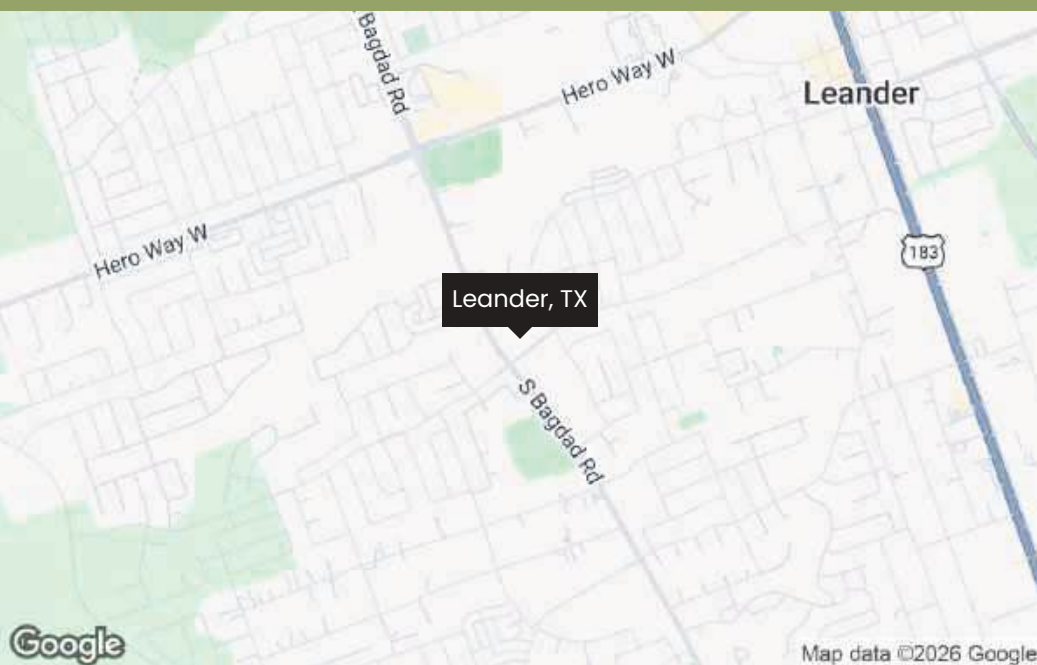
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LEANDER, TX

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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BUILDING 1



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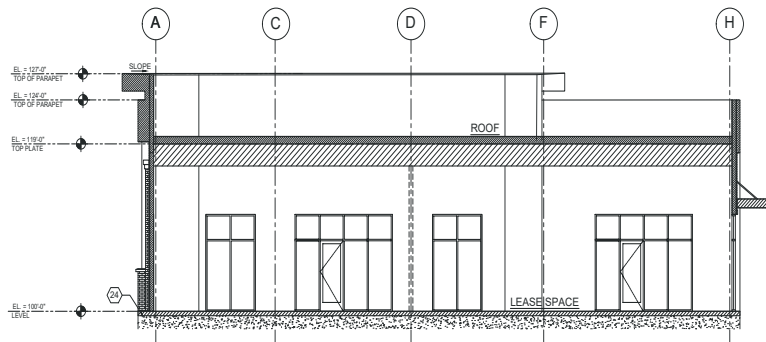
S000	PROJECT VIEW
S001	STRUCTURAL NOTES
S002	SPECIAL INSPECTIONS
S100	FOUNDATION PLAN_BUILDING 1
S200	ROOF FRAMING PLAN_BUILDING 1
S300	FOUNDATION DETAILS
S301	FOUNDATION DETAILS
S400	FRAMING DETAILS
S401	FRAMING DETAILS
S402	FRAMING DETAILS BLDG1
S403	FRAMING DETAILS BLDG1
S404	FRAMING DETAILS BLDG1
S500	BRACE FRAME ELEVATIONS - BLDG 1

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

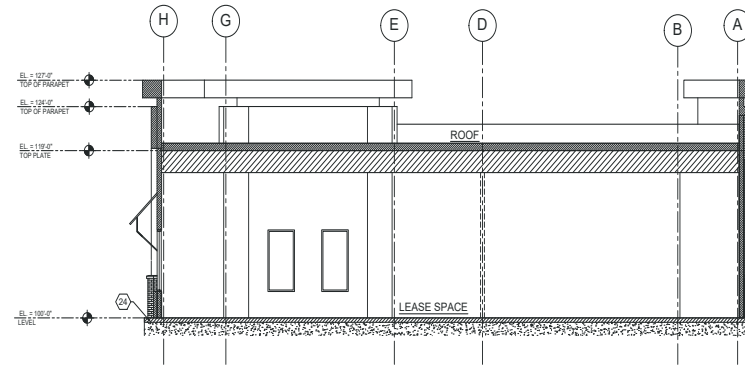
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Drawn by AK	Checked by PA
Phase: 100% CDs	

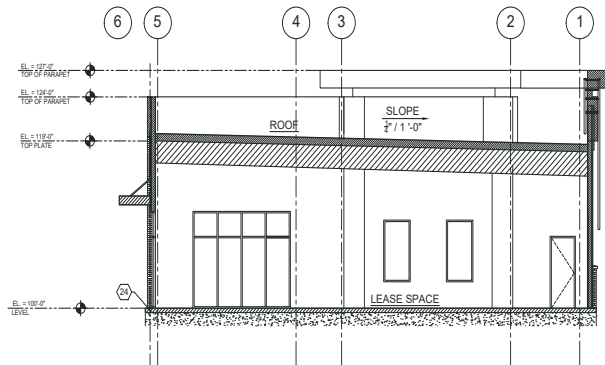
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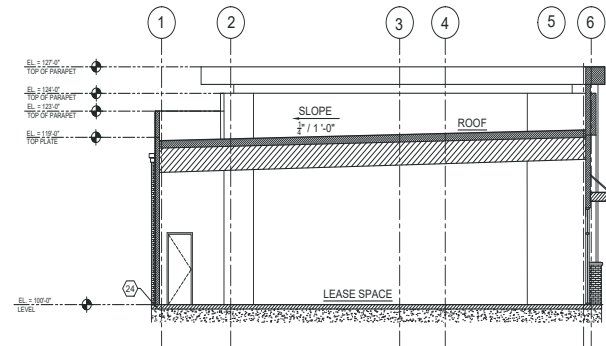
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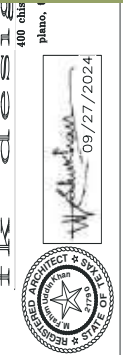
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SCALE = 1/8"-1'-0"



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



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



Original Date: 03/10/2023
Issue Log
ISSUED FOR PERMIT: 08/24/2024
ISSUED FOR CONSTRUCTION: 08/24/2024
CITY COMMENTS: 08/24/2024

DRAWN BY: JVA CHECKED BY: JVA

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SHOPS AT BAGDAD CORNER
RETAIL CENTER, BUILDING 1
1012 MUNICIPAL DRIVE
LEANDER, TEXAS 78641

Sheet Number:
A110-1

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BUILDING 2



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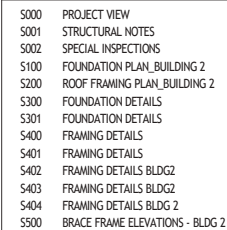
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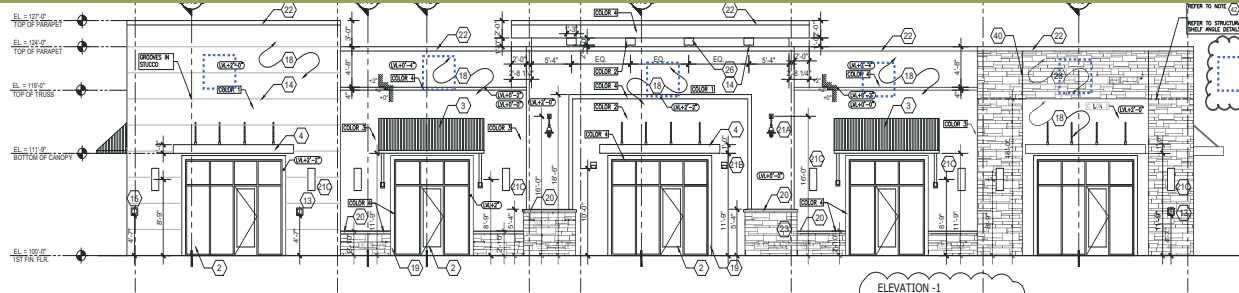
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RETAIL CENTER, BUILDING 2
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KINGSSE Project No.	Date
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Drawn by AK	Checked by PA
Phase: 100% CDs	

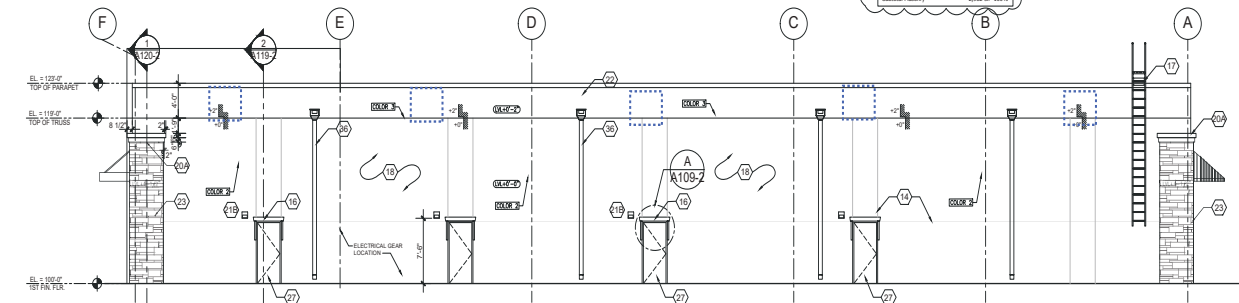
BUILDING 2



1 ROAD FACING ELEVATION
SCALE = 1/8"=1'-0"

BUILDING 2
MUNICIPAL DRIVE FACING ELEVATION

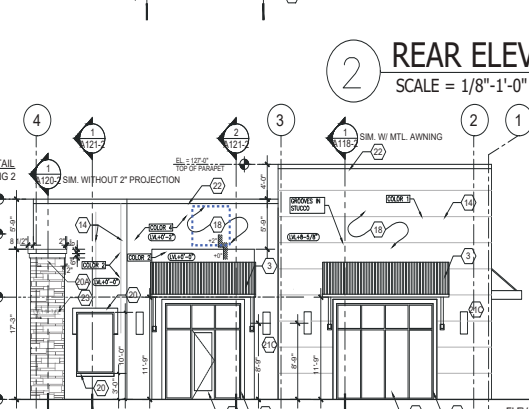
ELEVATION -1 Exterior Wall Materials Calculations	
Total Exterior Surface	3,600.47
Openings	1,093.47
Total Exterior Wall Surface	2,506.97
Exterior Stone	180.47
Stucco, 3 part finish	2,326.50
Subtotal Masonry	1,326.47
Metal Canopy Finishes	48.47
Subtotal Masonry	2,362.47
	100%



2 REAR ELEVATION
SCALE = 1/8"=1'-0"

BUILDING 2

ELEVATION -2 Exterior Wall Materials Calculations	
Total Exterior Surface	3,570.47
Openings	1,154.47
Total Exterior Wall Surface	2,415.97
Exterior Stone	180.47
Stucco, 3 part finish	2,235.50
Subtotal Masonry	1,326.47
Metal Canopy Finishes	74.47
Total Exterior Wall Surface	2,445.47
	100%



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

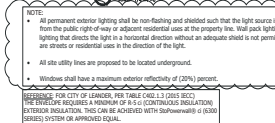
BUILDING 2
SOUTH BAGDAD FACING ELEVATION

ELEVATION -3 Exterior Wall Materials Calculations	
Total Exterior Surface	1,461.47
Openings	188.47
Total Exterior Wall Surface	1,272.97
Exterior Stone	73.47
Stucco, 3 part finish	1,200.50
Subtotal Masonry	1,326.47
Metal Canopy Finishes	0.47
Total Exterior Wall Surface	1,326.47
	100%

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

BUILDING 2

ELEVATION -4 Exterior Wall Materials Calculations	
Total Exterior Surface	1,461.47
Openings	188.47
Total Exterior Wall Surface	1,272.97
Exterior Stone	450.47
Stucco, 3 part finish	1,000.47
Subtotal Masonry	1,326.47
Metal Canopy Finishes	36.47
Total Exterior Wall Surface	1,390.47
	100%



KEYNOTE LEGEND

1. NOT USED
2. GLAZED ALUMINUM STOREFRONT PER DOOR SCHEDULE
3. GLAZED ALUMINUM STOREFRONT PER WINDOW SCHEDULE
4. METAL BRACKET, EXTERIOR SHAKING AND STANDING SEAM SLOPING CANOPY TOP, 4" DEEP WITH SUPPORT BRACKET, REFER ELEVATION FOR HEIGHTS, CANOPY SLOPE WILL BE DESIGN BOLD BY CANOPY SUBCONTRACTOR, PROVIDE TRIM PER SCHEDULE AND SEALED SHOP DRAWING
5. 4" DEEP CANOPY DESIGN IN ALUMINUM DESIGN, REFER ELEVATION FOR HEIGHTS, CANOPY SLOPE TO BE DESIGN BOLD BY THE CANOPY SUBCONTRACTOR, PROVIDE TRIM PER SCHEDULE AND SEALED SHOP DRAWING FOR REVIEW
6. NOT USED
7. FIBER GLAZED ALUMINUM WINDOW PER DOOR SCHEDULE
8. FIBER GLAZED ALUMINUM WINDOW PER DOOR SCHEDULE
9. FIBER GLAZED ALUMINUM WINDOW PER DOOR SCHEDULE
10. NOT USED
11. FIRE DEPARTMENT APPROVED WINDOW KEY BOX (4400 SERIES) RECESSED INTO THE WALL SYSTEM, MOUNT AT 48" ON WALL, WINDOW CONTRACTOR SHALL FIELD LOCATE WITH FIRE CODE OFFICIAL BEFORE INSTALLATION, FIRE DEPARTMENT APPROVED WINDOW KEY BOX (4400 SERIES) RECESSED INTO THE WALL SYSTEM, MOUNT AT 48" ON WALL, WINDOW CONTRACTOR SHALL FIELD LOCATE WITH FIRE CODE OFFICIAL BEFORE INSTALLATION
12. STUCCO V-GROOVE PER MANUF. SPECS
13. PROVIDE AN APPROVED FIRE DEPARTMENT CONNECTION PER FIRE DEPT. CODES AND SPECS, REFER TO CHL 100 FOR EXACT LOCATION, ALL THE DRAINAGE 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 PROTECTED HIGH ABOVE THE CONNECTION AS TO NOT BE OBSTRUCTED BY VEHICLES, LANDSCAPING, ETC.
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01/14/2025

CREATIVE QUALITY DESIGN
1515 W. WINDYBROOK BLVD. SUITE 100
DALLAS, TX 75243
(214) 343-0000

Original Date:
03/01/2023
Issue Log
ISSUED FOR PERMIT: 09/24/2024
ISSUED FOR CONSTRUCTION: 09/24/2024
CITY COMMENTS: 12/18/2024

DRAWN BY: HARB CHECKED BY: HARB

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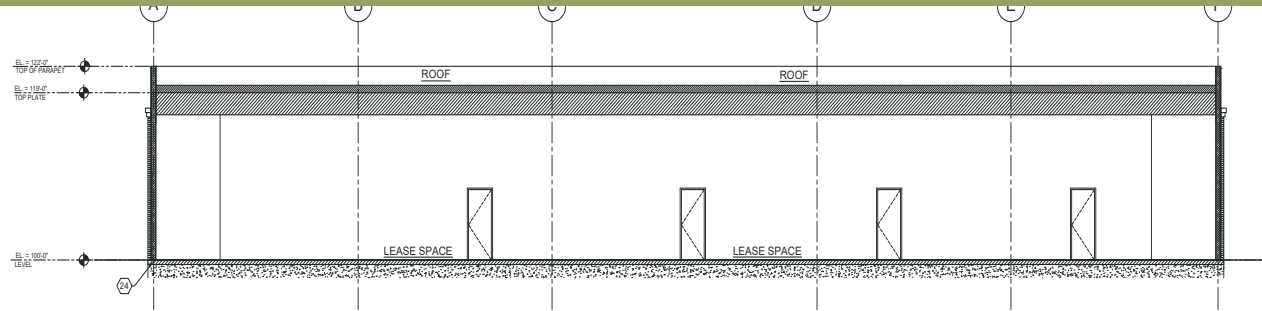
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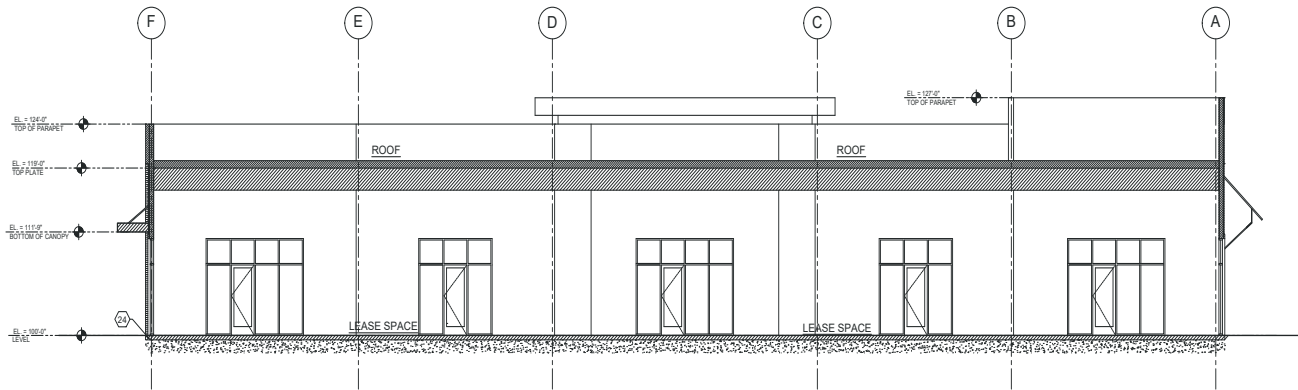


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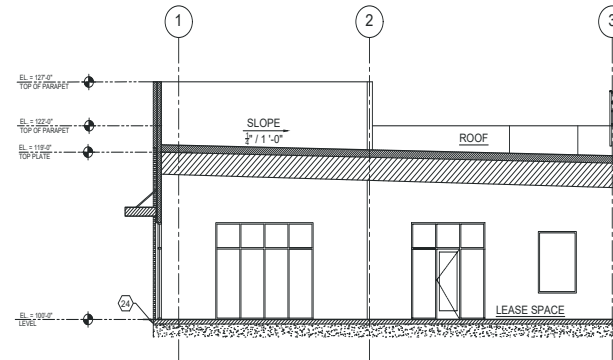
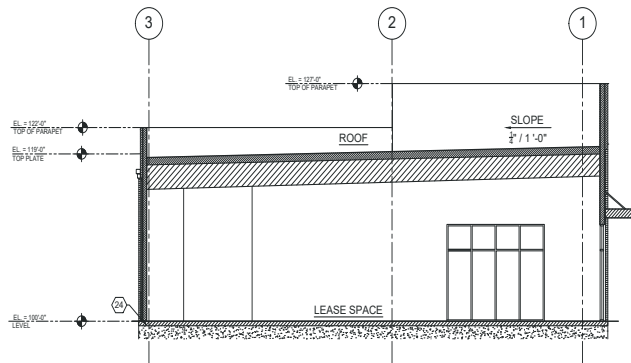
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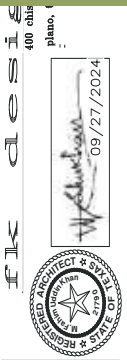
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SCALE = 1/8"=1'-0"



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**

Sheet Number:
A110-2

**FOR MORE
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BUILDING 3



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DRAWING INDEX

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

KINGS STRUARCHURAL, INC.
1000 Heritage Center Circle,
Round Rock, Texas 78664
Phone: (512) 271-7331
Fax: (512) 271-7133
e-mail: info@kingsse.com
TBPE Registration No. F-13346
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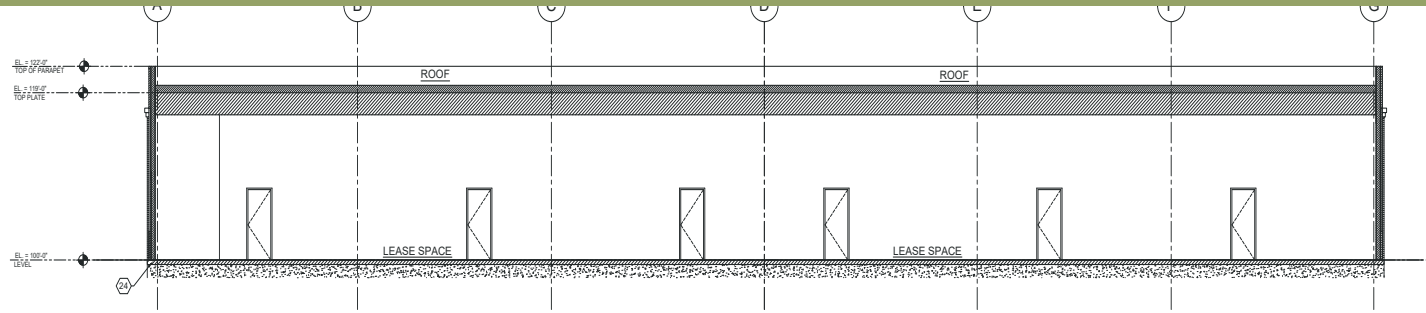


SHOPS AT BAGDAD CORNER
3.22 ACRE LOT ON
BAGDAD RD AND MUNICIPAL DR.
LEANDER, TEXAS 78641

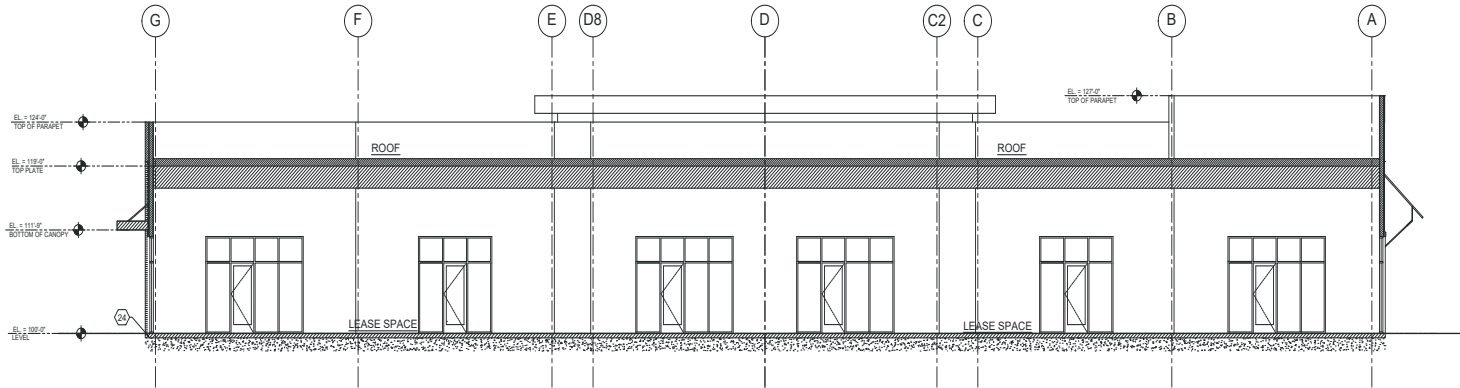
REVISIONS		
No.	Description	Date

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

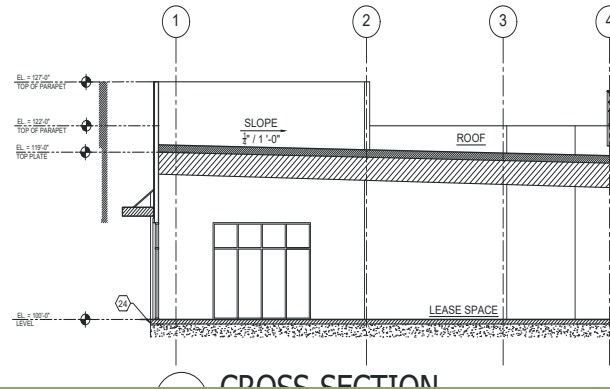
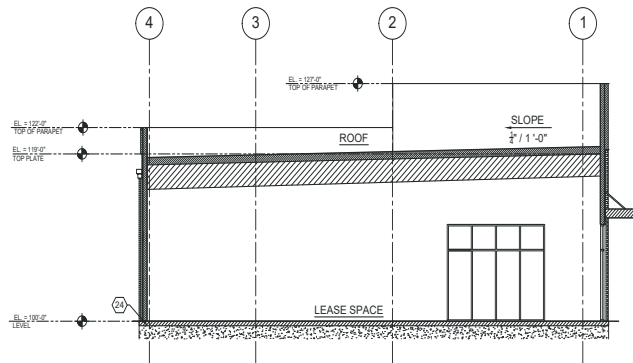
BUILDING 3



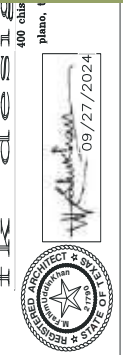
C LONGITUDINAL SECTION BUILDING 3
SCALE = 1/8"=1'-0"



D LONGITUDINAL SECTION BUILDING 3
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: MA/RS CHECKED BY: MA/RS

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

FOR ANY REVISIONS TO THIS SET OF DRAWINGS, THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

Sheet Number:
A110-3

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BUILDING 4



**FOR MORE
INFORMATION:**

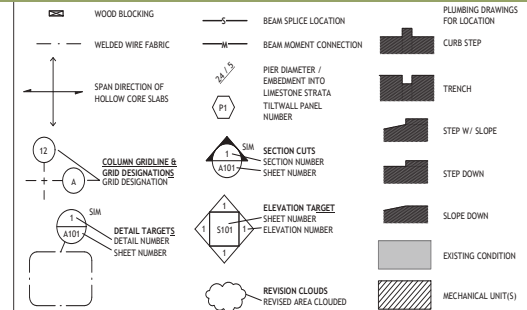
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1 PROJECT VIEW



ABBREVIATIONS

[illegible]

DRAWING INDEX

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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

[illegible]

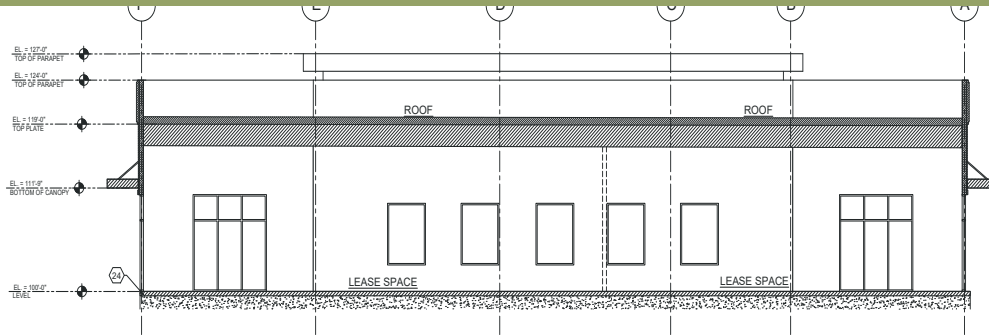
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230402	03/04/24
Drawn by AK	Checked by PA
Phase: 100% CDs	

Sheet Number:
A109-4

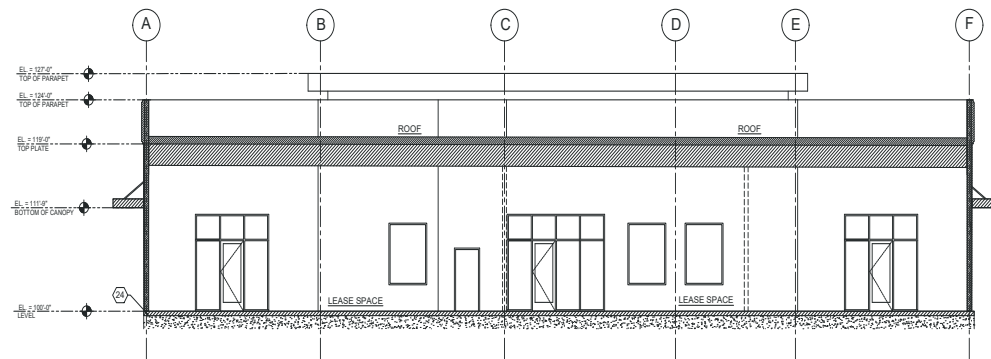
CROIX
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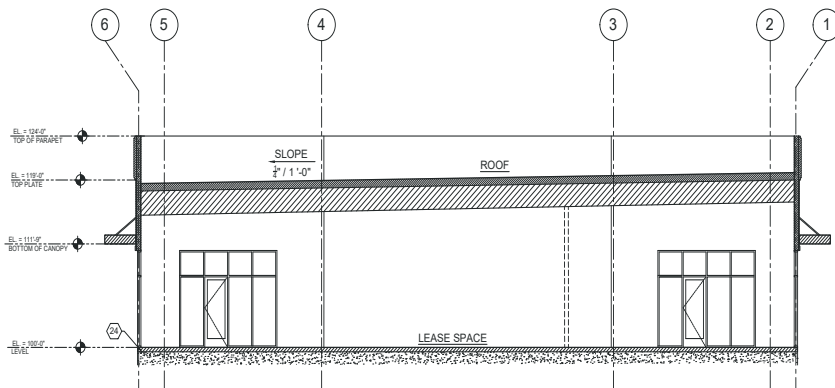
BUILDING 4



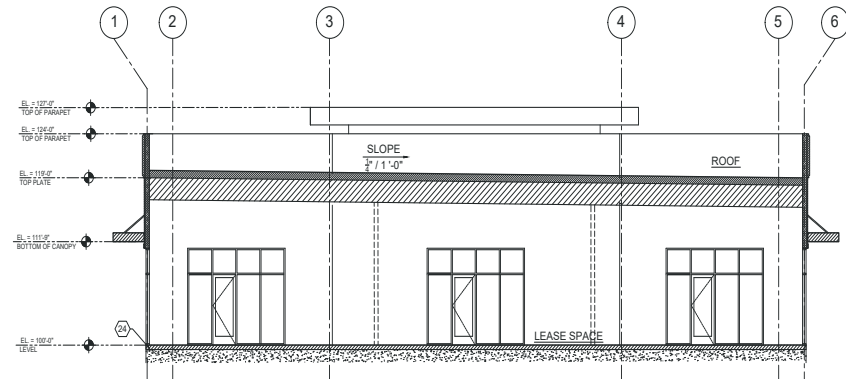
D LONGITUDINAL SECTION BUILDING 4
SCALE = 1/8"=1'-0"



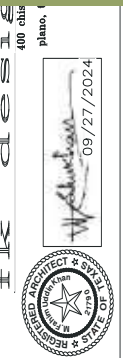
C LONGITUDINAL SECTION BUILDING 4
SCALE = 1/8"=1'-0"



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



A CROSS SECTION BUILDING 4



Original Date: 09/01/2023
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 4
1012 MUNICIPAL DRIVE
LEANDER, TEXAS 78641

Sheet Number:
A110-4

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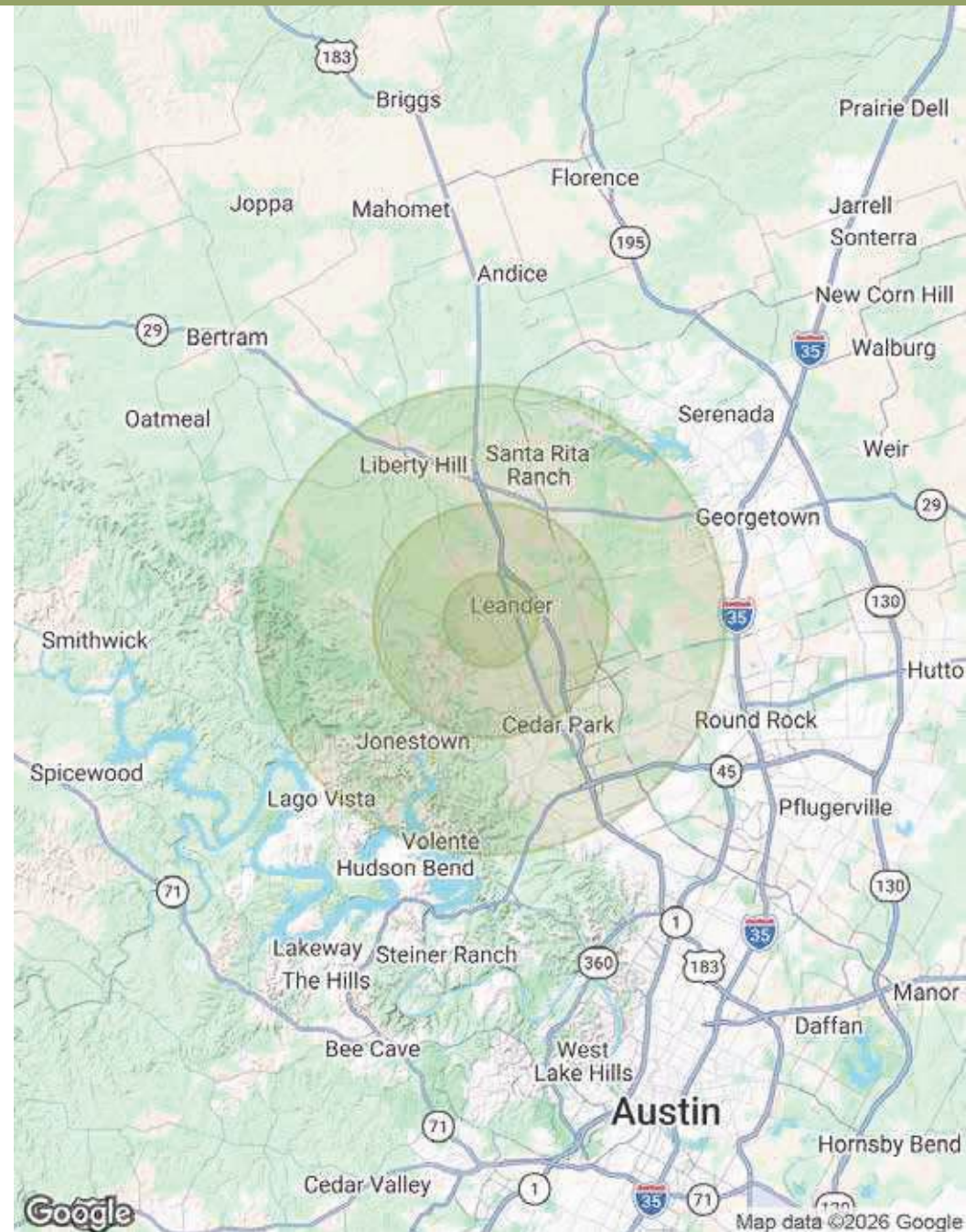
FOR LEASE / FOR SALE

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