

PREMIER PRE-LEASING OPPORTUNITY BENBROOK PLAZA – PHASE 1

964 NORTH BAGDAD ROAD
LEANDER, TX 78641



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INVESTMENT SUMMARY

Secure your space in one of the fastest-growing corridors in Central Texas. Benbrook Plaza offers modern, versatile shell space perfectly suited for **Retail, Medical Office, and Professional Services**. With a strategic location on N Bagdad Rd, these new-construction buildings provide high visibility and easy access for the booming residential population of Leander.

AVAILABLE SPACE & DELIVERY

- **Building 3: 7,730 GSF** (Freestanding Retail/Medical Office/Professional Services Building)
- **Building 4: 8,850 GSF** (Freestanding Retail/Medical Office Building)
- **Tenant Delivery:** Q4 2026 (Perfect for interior build-outs)
- **Target Grand Opening:** Q1 2027
- Spaces Available from 1,500 to 16,580 GSF Available

RENTAL RATE	Call for Pricing
NNN	\$9.00/SF
LOT ACRES	5.056 AC
LEASEABLE SF	16,240 SF
DELIVERING	Q4 2026





PROPERTY HIGHLIGHTS

PRIME ACCESSIBILITY

Located on N Bagdad Rd, a primary north-south artery serving Leander's newest residential communities.

FLEXIBLE FLOOR PLANS

Building 3 offers ~7,730 SF of divisible space, ideal for medical clinics, urgent care, dental offices, or boutique retail.

ABUNDANT PARKING

Designed with patient and customer convenience in mind, the site features extensive wraparound parking and dedicated ADA-accessible van spaces.

MODERN AESTHETICS

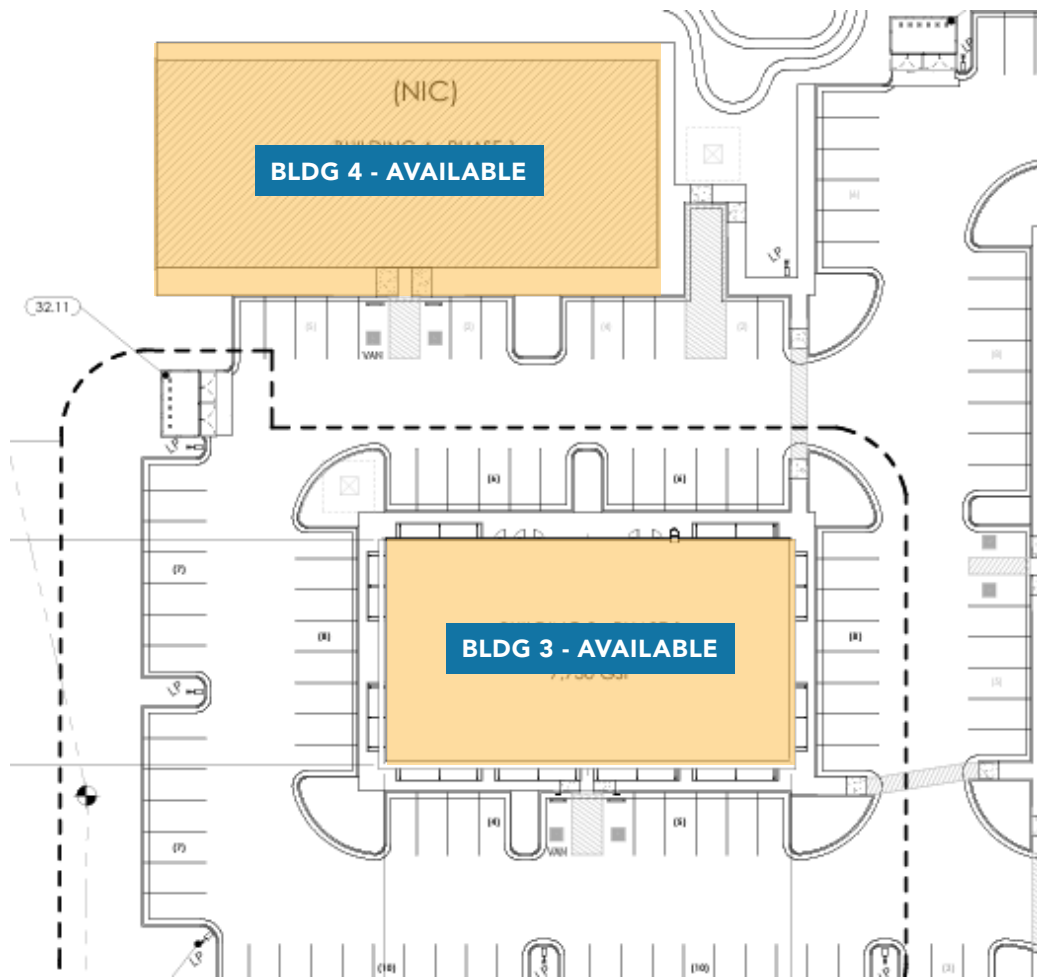
New "Phase 1" construction featuring contemporary design and professional landscaping.

STRATEGIC GROWTH AREA

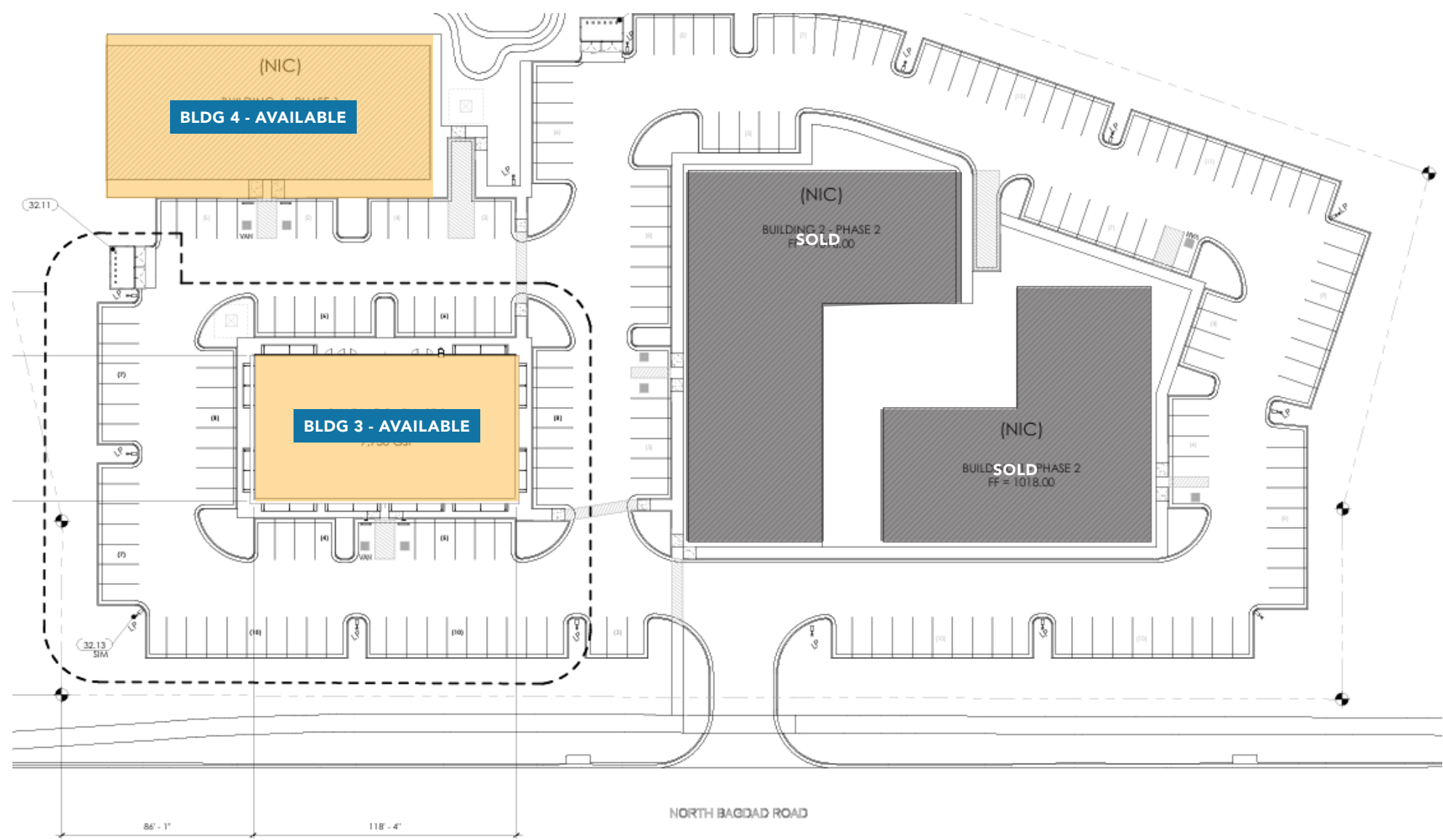
Situated in a high-income, high-growth submarket with a massive influx of new rooftops and commercial development.

IDEAL FOR

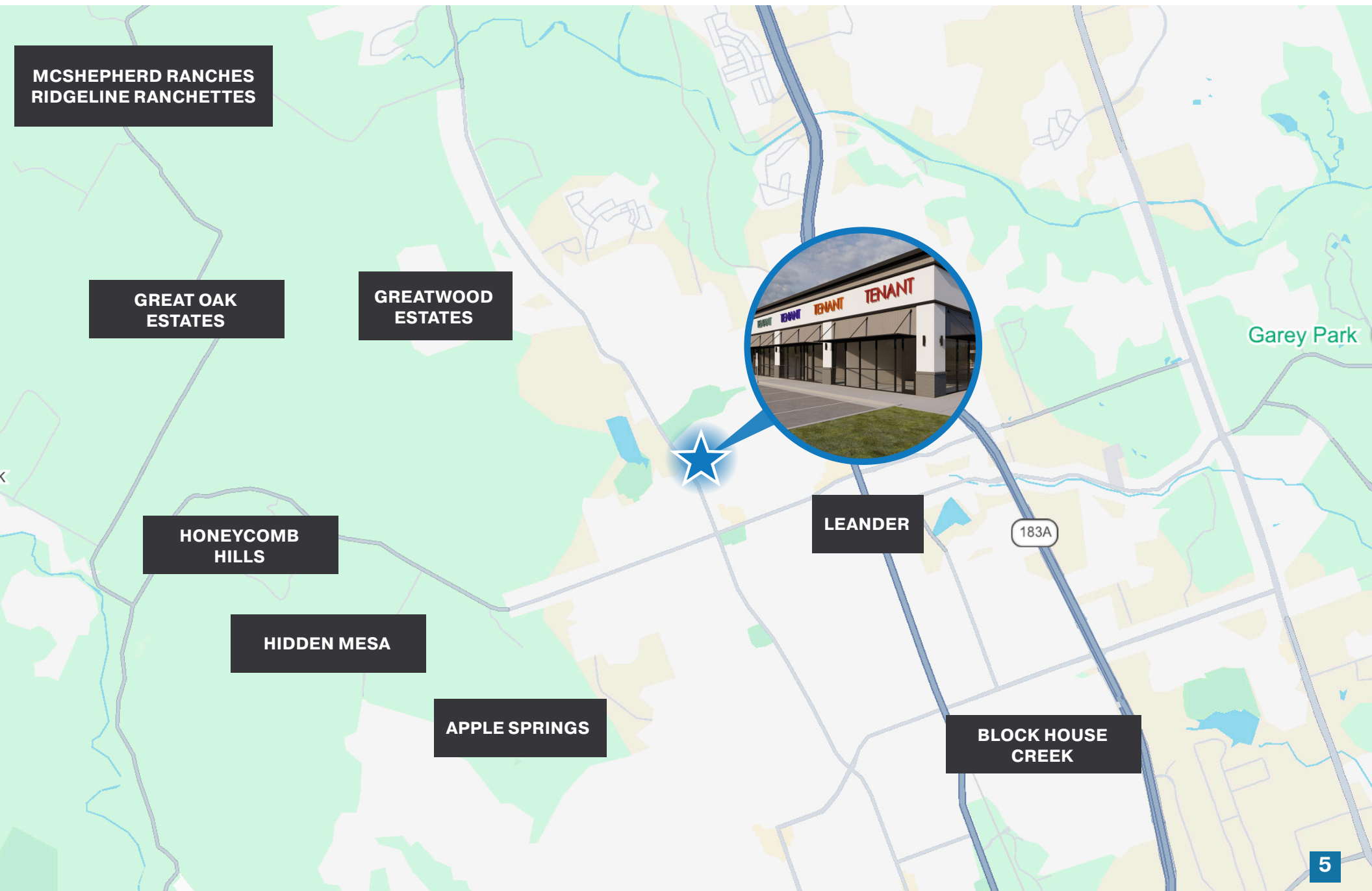
Family Medicine, Specialized Clinics, Veterinary Services, Professional Law/Insurance Firms, and National or Local Retailers.



PLAZA SITE PLAN



PRIME LOCATION IN LEANDER



MASTER-PLANNED & ESTABLISHED COMMUNITIES

NEIGHBORHOOD	EST. TOTAL ROOFTOPS	FROM 964 N BAGDAD
CRYSTAL FALLS	5,000+	~3 MILES SOUTHWEST
MASON HILLS	1,019	~2 MILES SOUTH
BENBROOK RANCH	~850	~1 MILE NORTH
SAVANNA RANCH	373	~1.5 MILES NORTH
DEERBROOKE	~500	~2.5 MILES NORTHEAST
NORTH CREEK	~450	ADJACENT (WEST)
OAK CREEK	~425	~2 MILES EAST



FUTURE DEVELOPMENTS

These projects have been approved by the City of Leander and are either in the "dirt-moving" stage or have secured zoning and utility agreements for upcoming residential units.

LEANDER SPRINGS

A high-profile 78-acre mixed-use project entitled for up to 1,600 multi-family units and a 4-acre crystal lagoon.

CRYSTAL VILLAGE

A 65-acre project at 183A and Crystal Falls Pkwy entitled for multi-family housing and significant commercial space.

GABRIEL'S HORN

A newly registered mixed-use development expected to break ground in mid-2026, which will include residential components alongside retail.

THE SQUARE AT CRYSTAL FALLS

Primarily retail/commercial shell construction starting in 2025/2026, designed to support the surrounding high-density residential growth.



RECENTLY OPENED (2025–2026)

These communities currently have active model homes, are selling "quick move-in" inventory, or have recently opened their first phases.

SOUTH BROOK

A new David Weekley development located off S. Bagdad Rd. Homes are actively selling with completions scheduled through mid-2026.

NORTHLINE

Leander's "new downtown" mixed-use district (116 acres). While the retail core is under construction, residential phases including townhomes and apartments (like The Evergrove) are now active.

YARDHOMES HERO WAY

A "horizontal apartment" concept featuring detached rental homes with private yards, catering to those who want a neighborhood feel without a mortgage.

BAR W RANCH

A massive master-planned community located just north/northeast on Ronald Reagan Blvd. It continues to expand with new phases and a dedicated retail village.

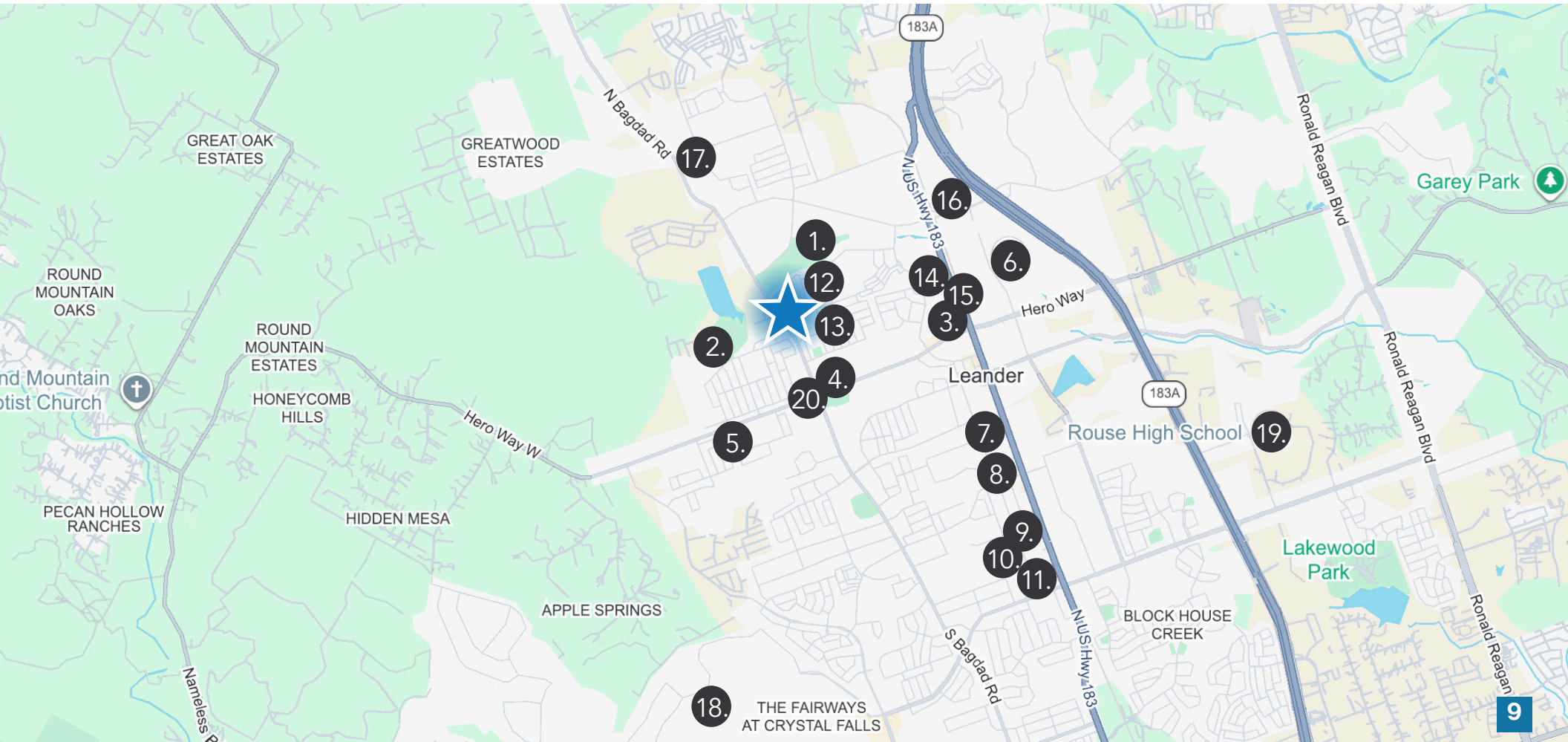
HORIZON LAKE

Located near the intersection of 183A and San Gabriel Pkwy, featuring waterfront amenities and active builds by builders like Pulte and Taylor Morrison.

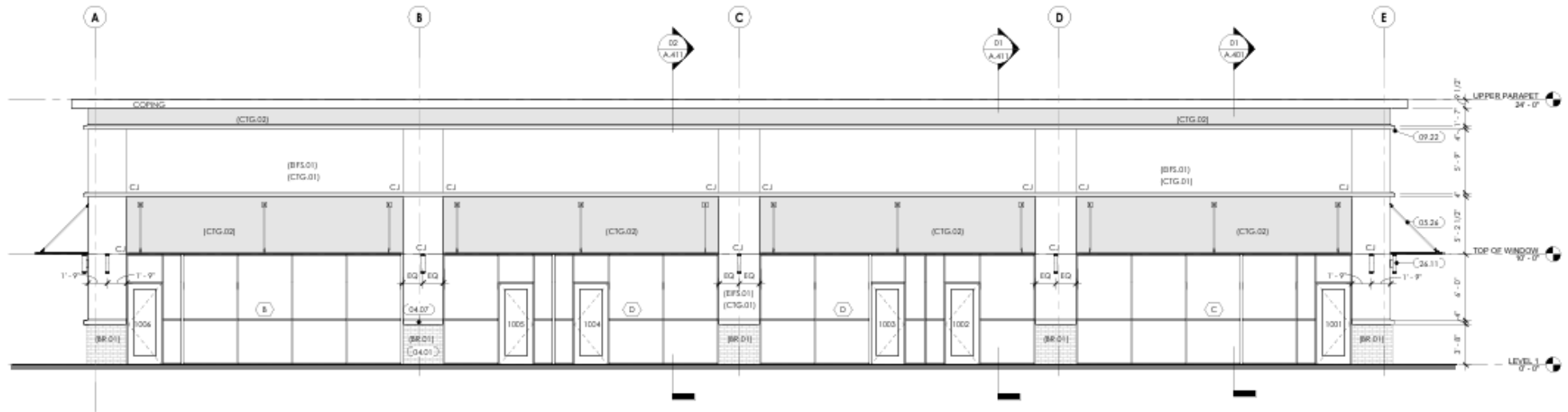


NEARBY BUSINESSES

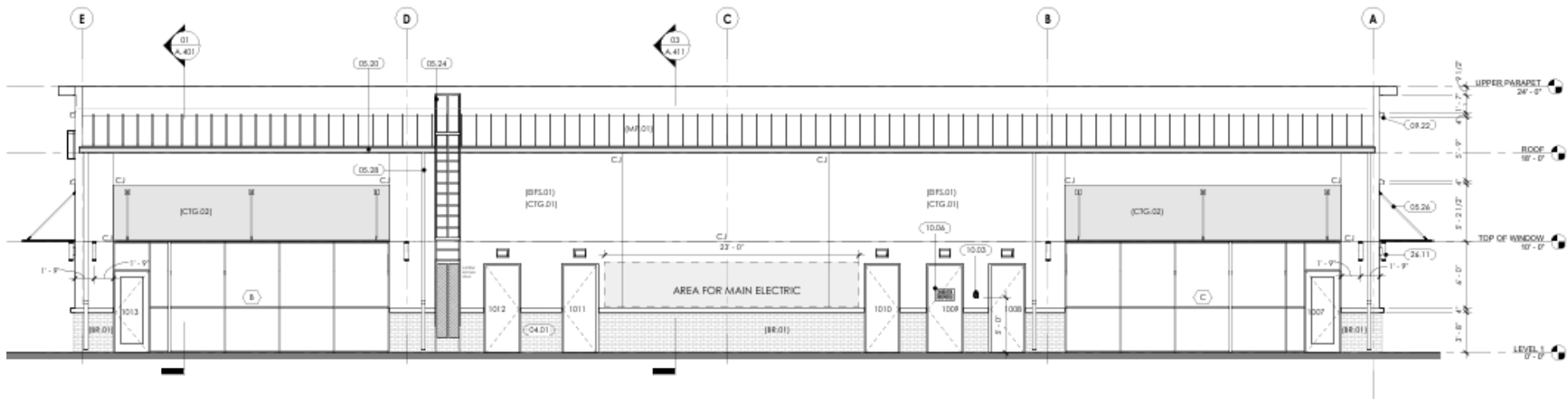
- | | | | |
|------------------------------------|--------------------------|----------------------------|-----------------------------|
| 1. Benbrook Ranch Park - Disc Golf | 6. ACC San Gabriel | 11. Lowe's | 16. St David's Emergency |
| 2. Devine Lake Park | 7. Leander Middle School | 12. Plain Elementary | 17. Glenn High School |
| 3. H-E-B Plus | 8. Summer Moon | 13. Tina's Sweet Treats | 18. Crystal Falls Golf Club |
| 4. Blue Corn Harvest Bar & Grill | 9. Chick Fil A | 14. Paris Baguette | 19. Rouse High School |
| 5. Sharks Burger | 10. Kohl's | 15. Chipotle Mexican Grill | 20. CVS |



BUILDING 3 - ELEVATION

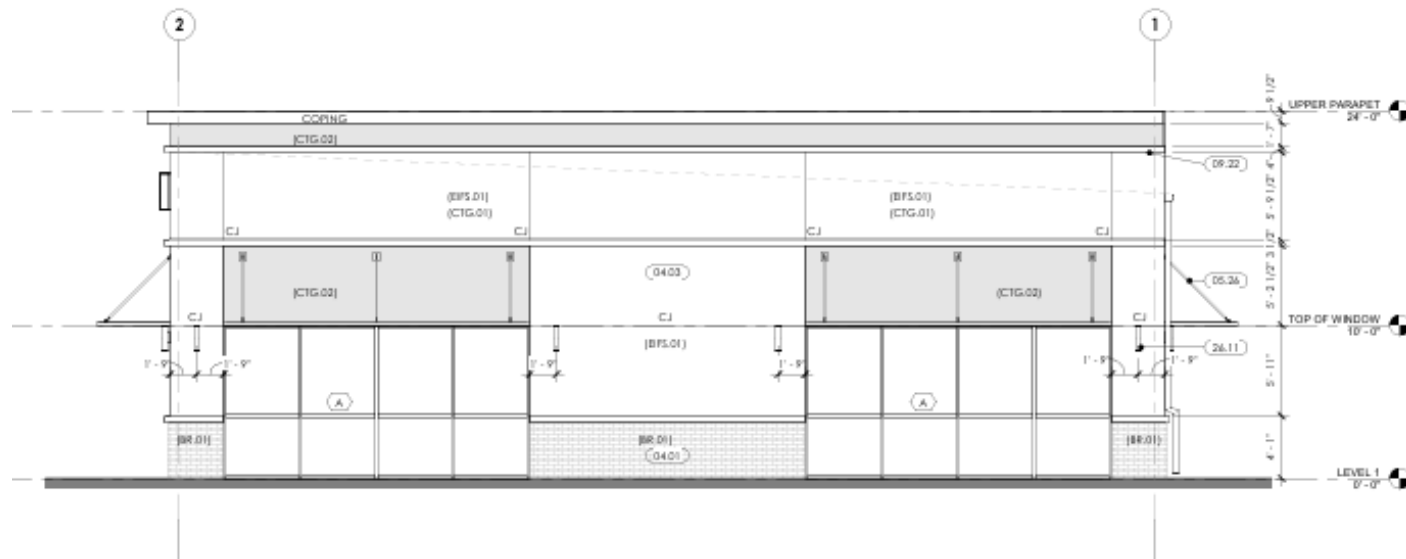


01 South Elevation
SCALE: 3/16" = 1'-0"



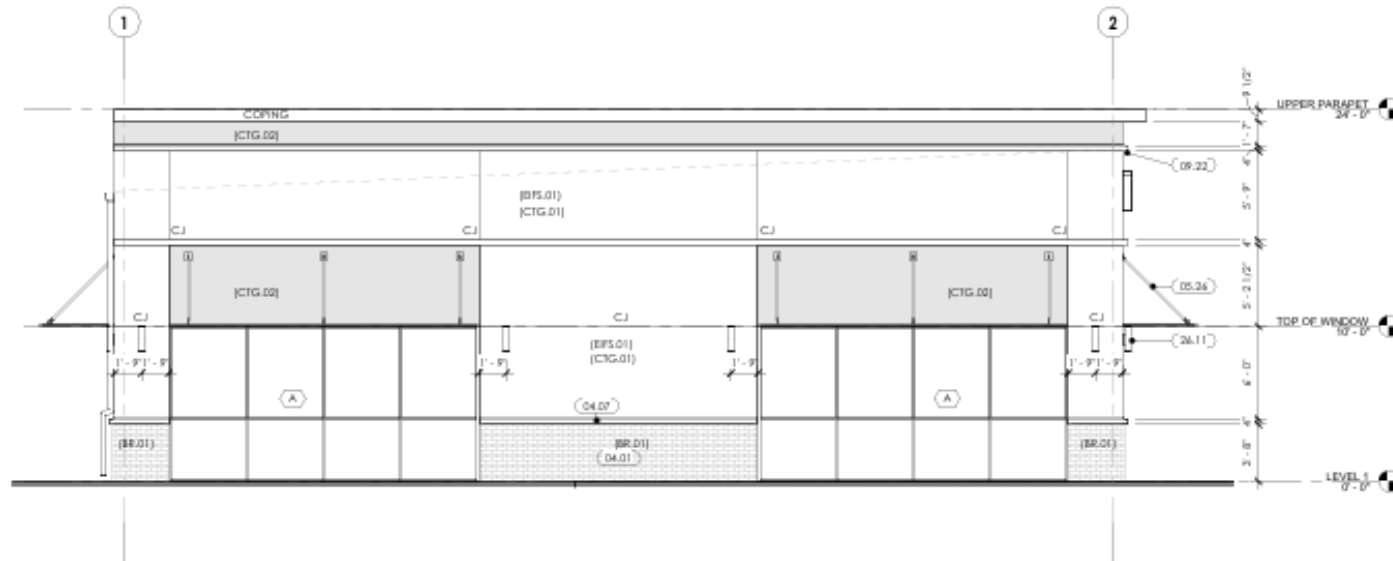
02 North Elevation
SCALE: 3/16" = 1'-0"

BUILDING 3 - ELEVATION



03 East Elevation

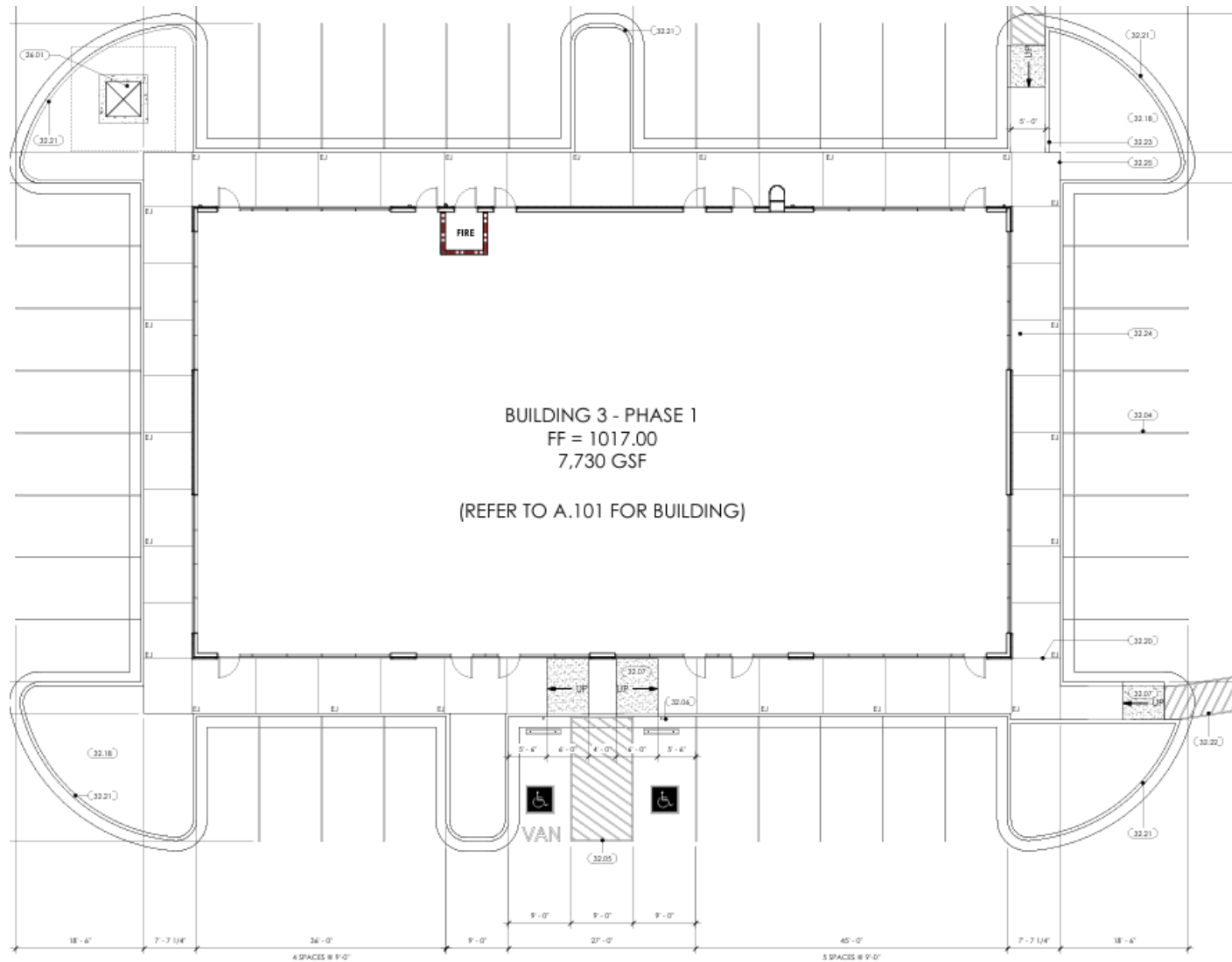
SCALE: 3/16" = 1'-0"



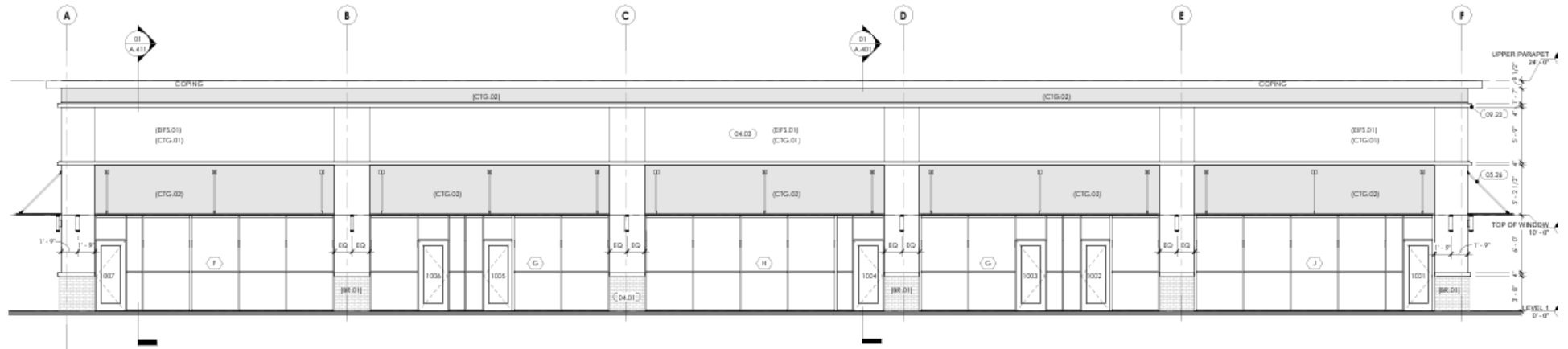
04 West Elevation

SCALE: 3/16" = 1'-0"

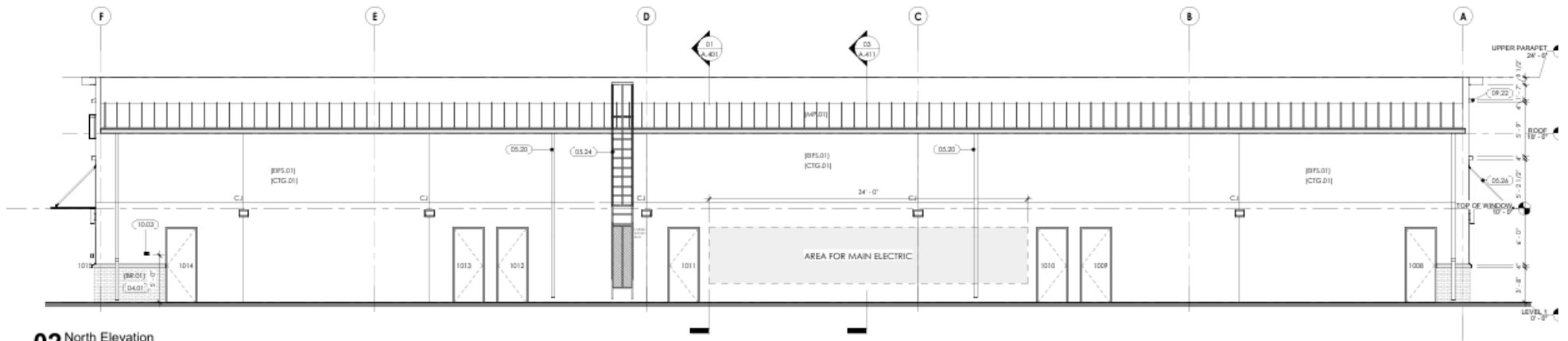
BUILDING 3 - PARKING



BUILDING 4 - ELEVATION

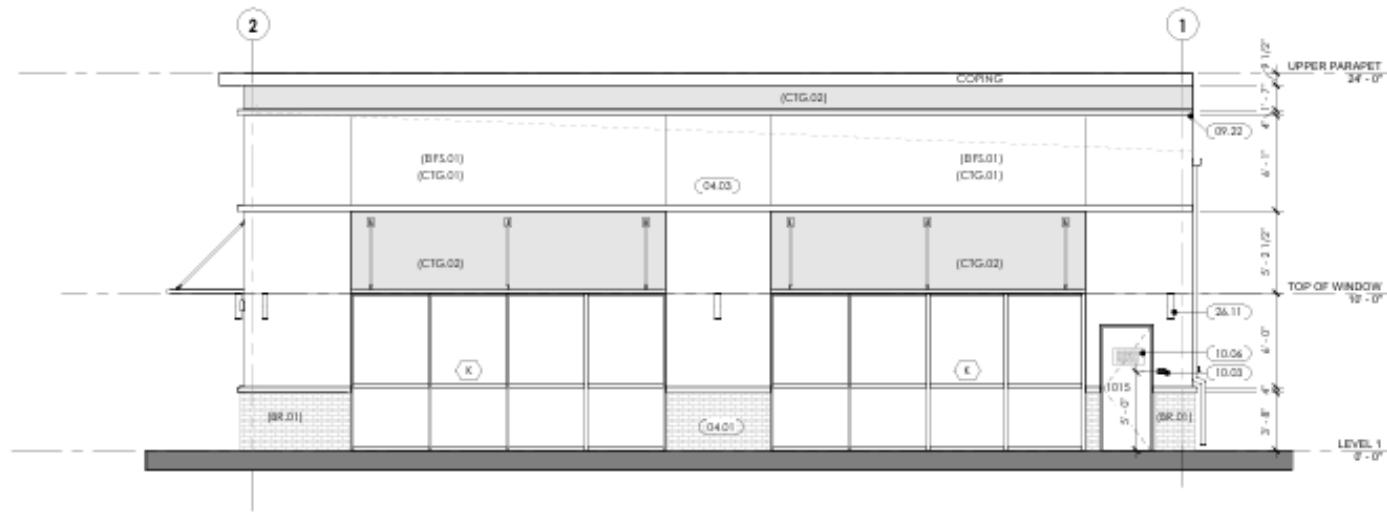


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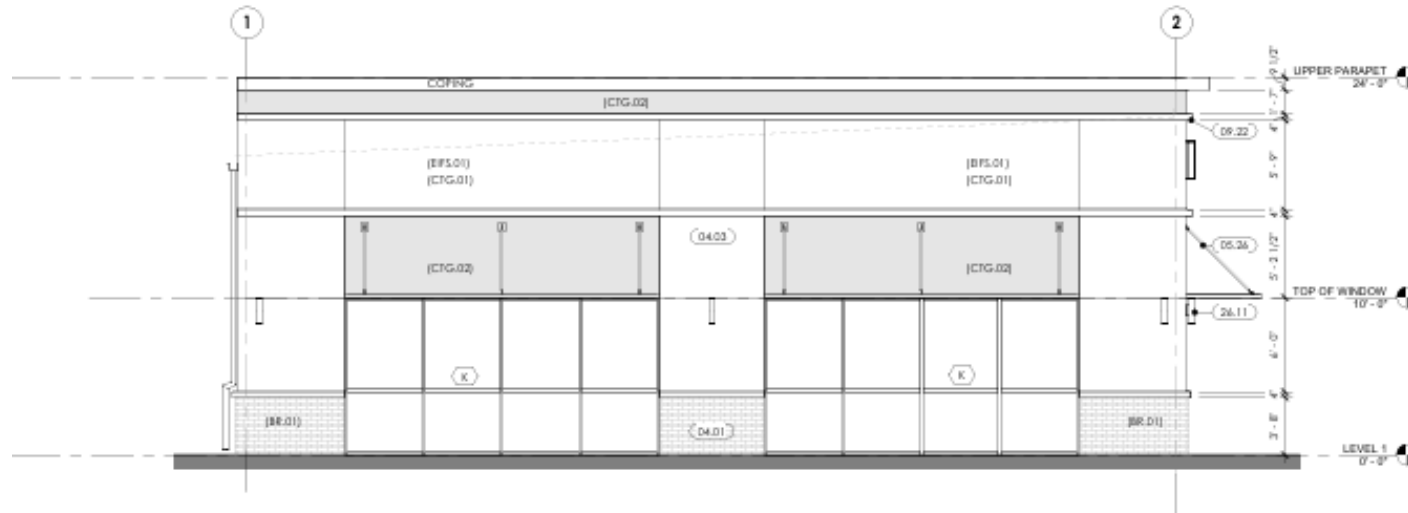


02 North Elevation
SCALE: 3/16" = 1'-0"

BUILDING 4 - ELEVATION

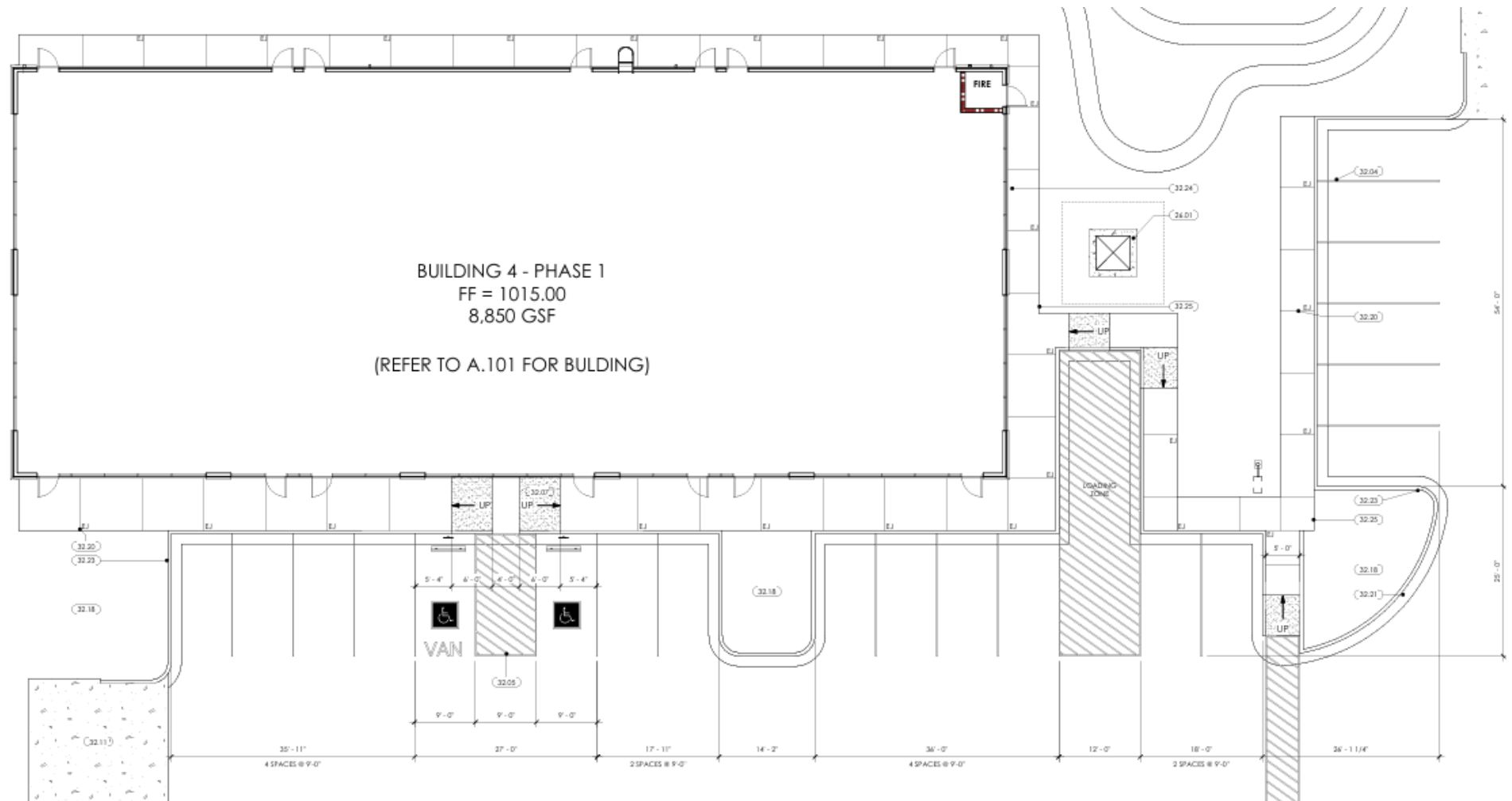


03 East Elevation
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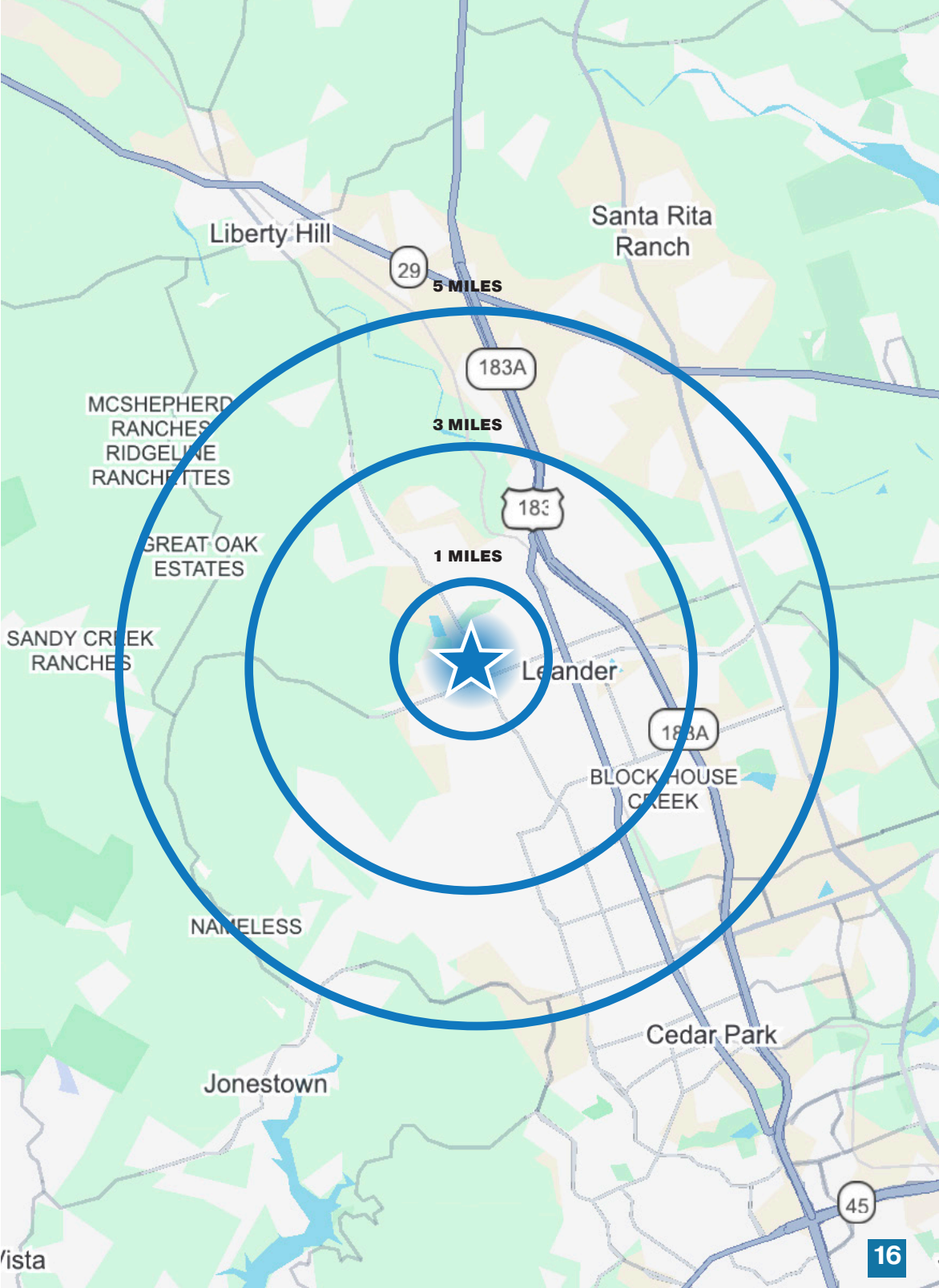
04 West Elevation
SCALE: 3/16" = 1'-0"

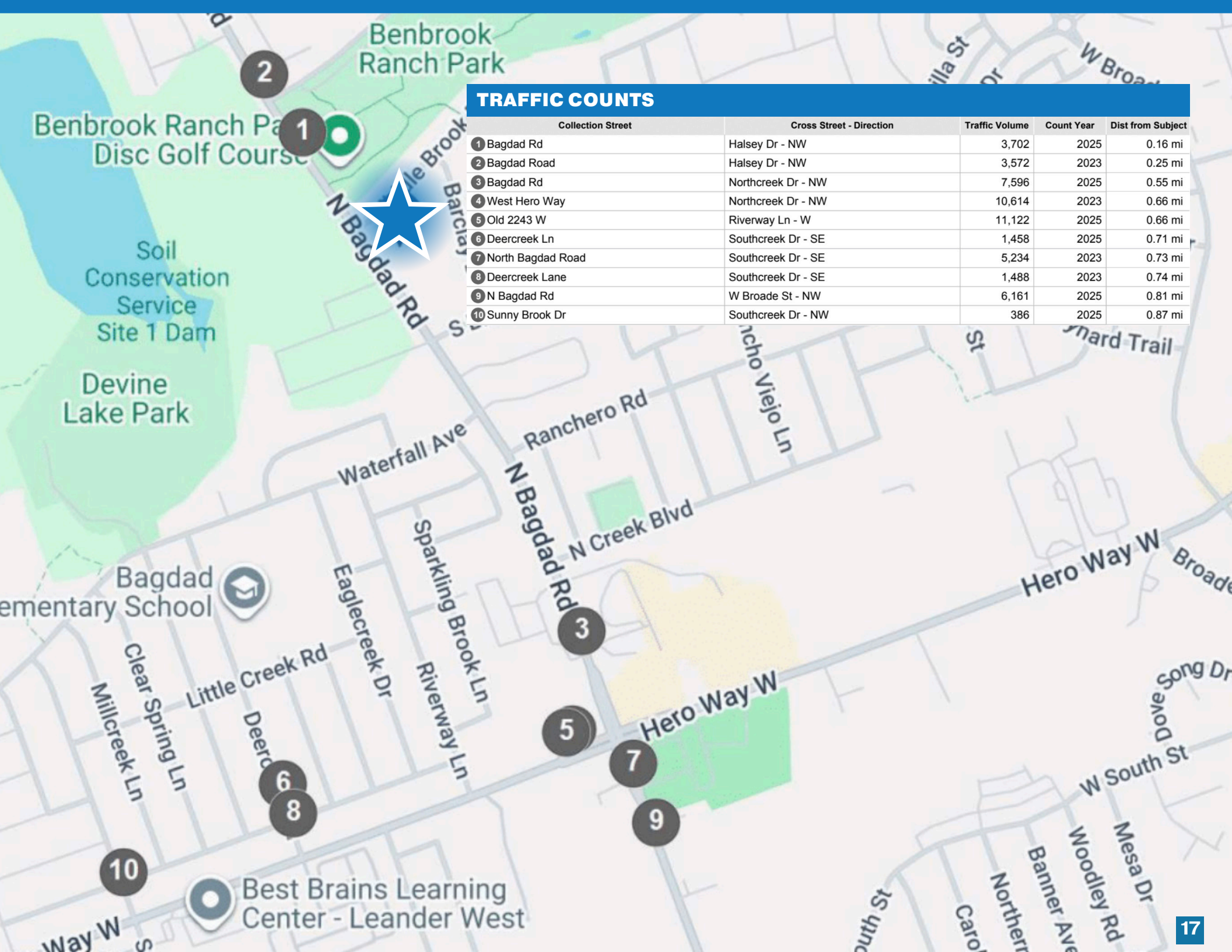
BUILDING 4 - PARKING



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Population	12,834	50,753	119,976
5 Yr Growth	30.5%	28.6%	26.3%
Employment	778	7,396	14,466
RACE / ETHNICITY			
White	63%	63%	64%
Black	6%	5%	5%
Hispanic	26%	26%	24%
HOUSEHOLD			
Households	4,582	17,424	41,114
5 Yr Growth	31.1%	29.3%	27.0%
Media Household Income	\$94,744	\$103,830	\$111,147
Average Household Income	\$107,509	\$122,625	\$130,547
HOUSING			
Median Homes Value	\$364,026	\$385,648	\$393,582
Median Year Built	2010	2010	2010
Owner / Renter Occupied	72% / 28%	76% / 24%	77% / 23%



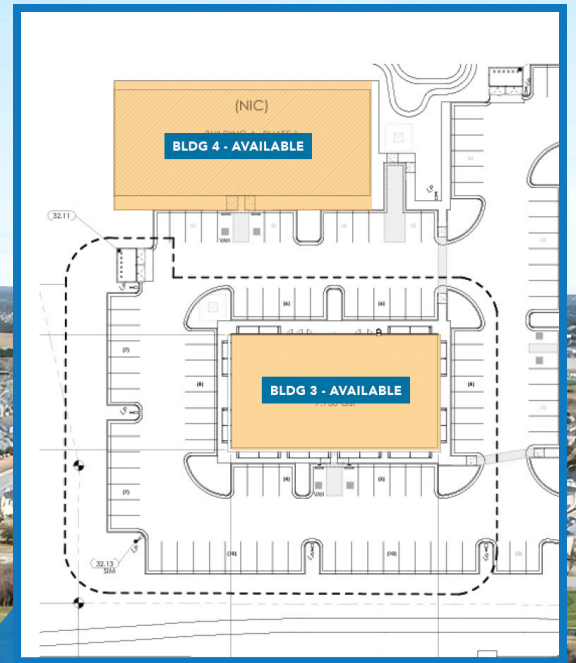


TRAFFIC COUNTS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 Bagdad Rd	Halsey Dr - NW	3,702	2025	0.16 mi
2 Bagdad Road	Halsey Dr - NW	3,572	2023	0.25 mi
3 Bagdad Rd	Northcreek Dr - NW	7,596	2025	0.55 mi
4 West Hero Way	Northcreek Dr - NW	10,614	2023	0.66 mi
5 Old 2243 W	Riverway Ln - W	11,122	2025	0.66 mi
6 Deercreek Ln	Southcreek Dr - SE	1,458	2025	0.71 mi
7 North Bagdad Road	Southcreek Dr - SE	5,234	2023	0.73 mi
8 Deercreek Lane	Southcreek Dr - SE	1,488	2023	0.74 mi
9 N Bagdad Rd	W Broade St - NW	6,161	2025	0.81 mi
10 Sunny Brook Dr	Southcreek Dr - NW	386	2025	0.87 mi



DELIVERING Q4 2026



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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.

<u>Keller Williams Realty</u>	<u>9010968</u>		<u>(512) 448-4111</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>ME Cook</u>	<u>357270</u>	<u>meccook@kw.com</u>	<u>(512) 263-9090</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Linda Ramsey</u>	<u>364174</u>	<u>lindar Ramsey@kw.com</u>	<u>(512) 448-4111</u>
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<u>Joaquin Lopez</u>	<u>657845</u>	<u>joaquin@localreg.com</u>	<u>(512) 368-2229</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

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