



### 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:    | (Demisable)             | 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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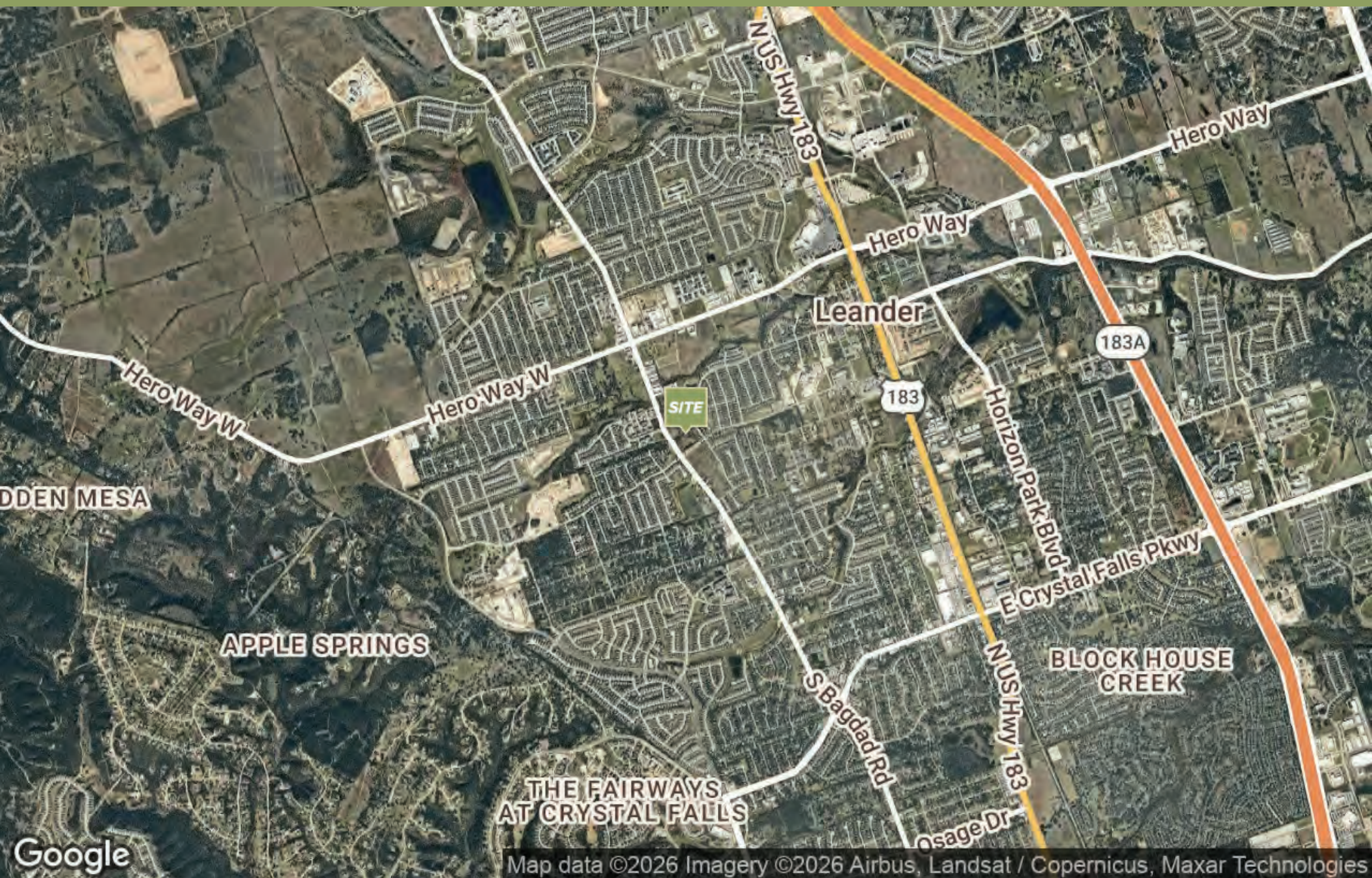
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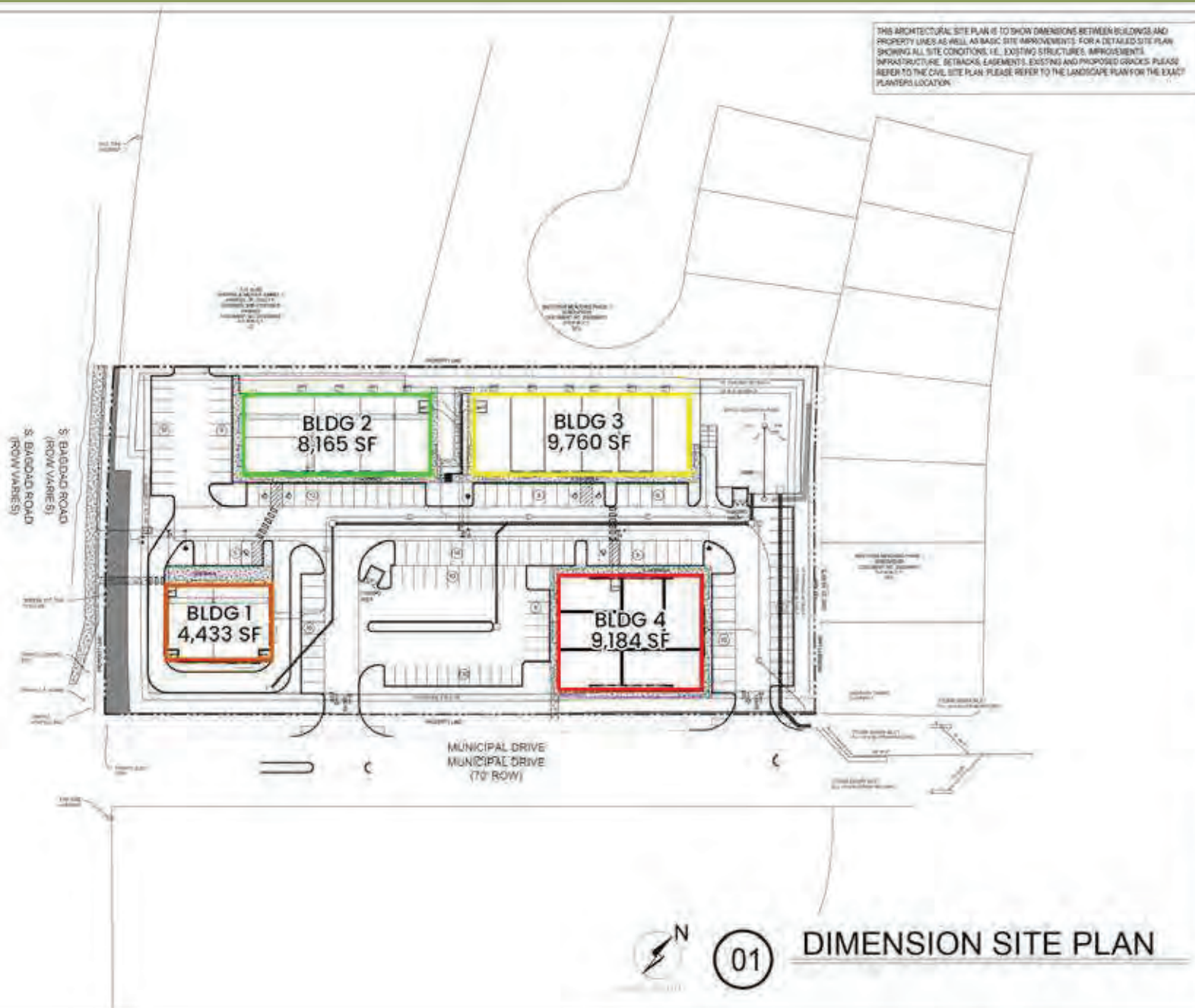
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## THE SHOPS AT BAGDAD CORNER

1012 MUNICIPAL DRIVE, LEANDER, TX 78641



fx design  
10000 Highway 101  
Suite 318  
Plano, Texas 75075



Original Date:  
Issue Log

REVISIONS

01 CORRECTION

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

10/1/2023

Sheet Number:  
A101

Project Number:  
23-011

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# BUILDING 1



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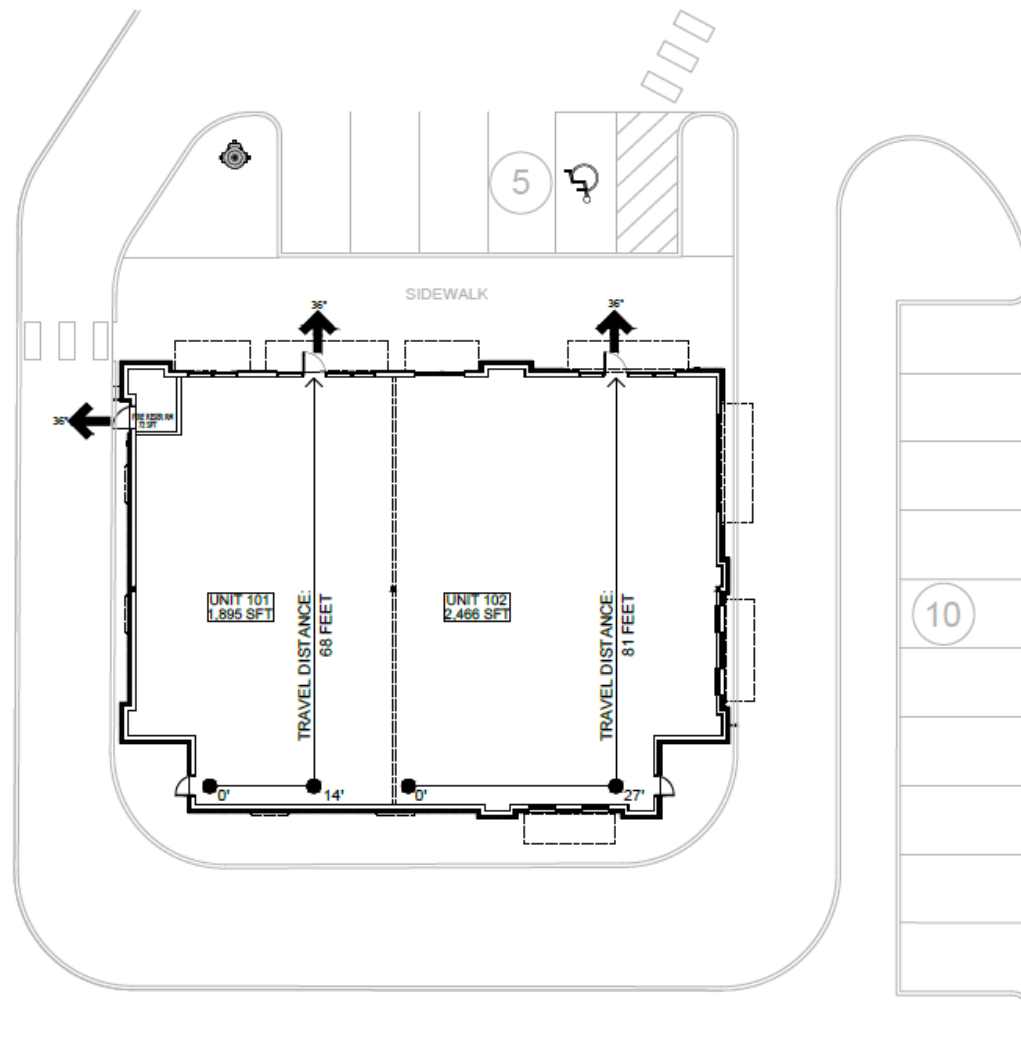
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# BUILDING 1



Demisable

01

LIFE SAFETY PLAN

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

BUILDING 1

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# BUILDING 2



**FOR MORE  
INFORMATION:**

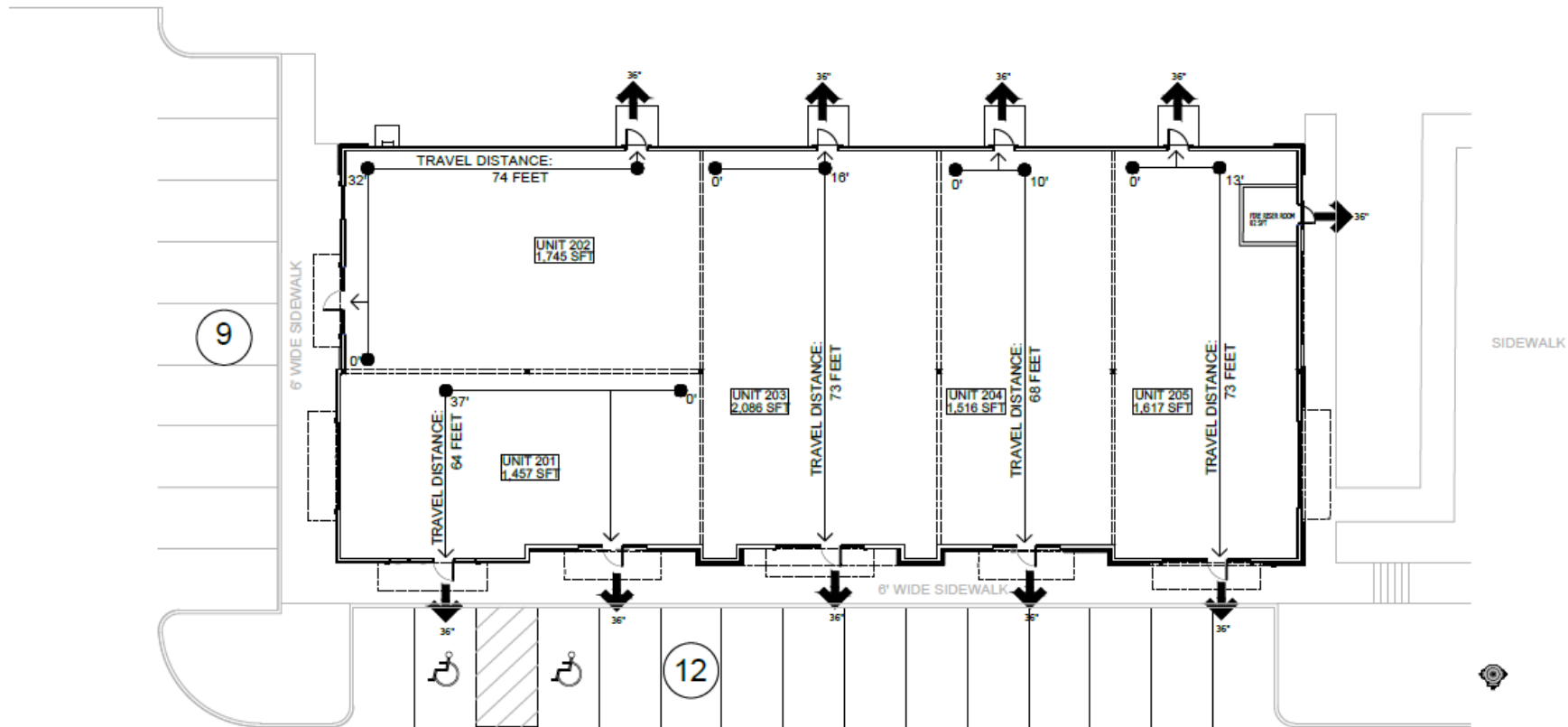
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# BUILDING 2



Demisable

**01** LIFE SAFETY PLAN  
SCALE: 1/8"=1'-0"  
BUILDING 2

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# BUILDING 3



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The floor plan shows a building with six residential units and a fire room. The units are labeled as follows:

- UNIT 301: 1,609 SFT, Travel Distance: 73 FEET
- UNIT 302: 1,516 SFT, Travel Distance: 68 FEET
- UNIT 303: 1,668 SFT, Travel Distance: 73 FEET
- UNIT 304: 1,669 SFT, Travel Distance: 68 FEET
- UNIT 305: 1,516 SFT, Travel Distance: 68 FEET
- UNIT 306: 1,700 SFT, Travel Distance: 73 FEET

The fire room is located at the top left of the building. The building is situated on a street with a 36'-0" wide sidewalk and a 6'-0" wide sidewalk. The plan also shows a fire room, a fire room, and a fire room.

01

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

BUILDING 3

# BUILDING 4



**FOR MORE  
INFORMATION:**

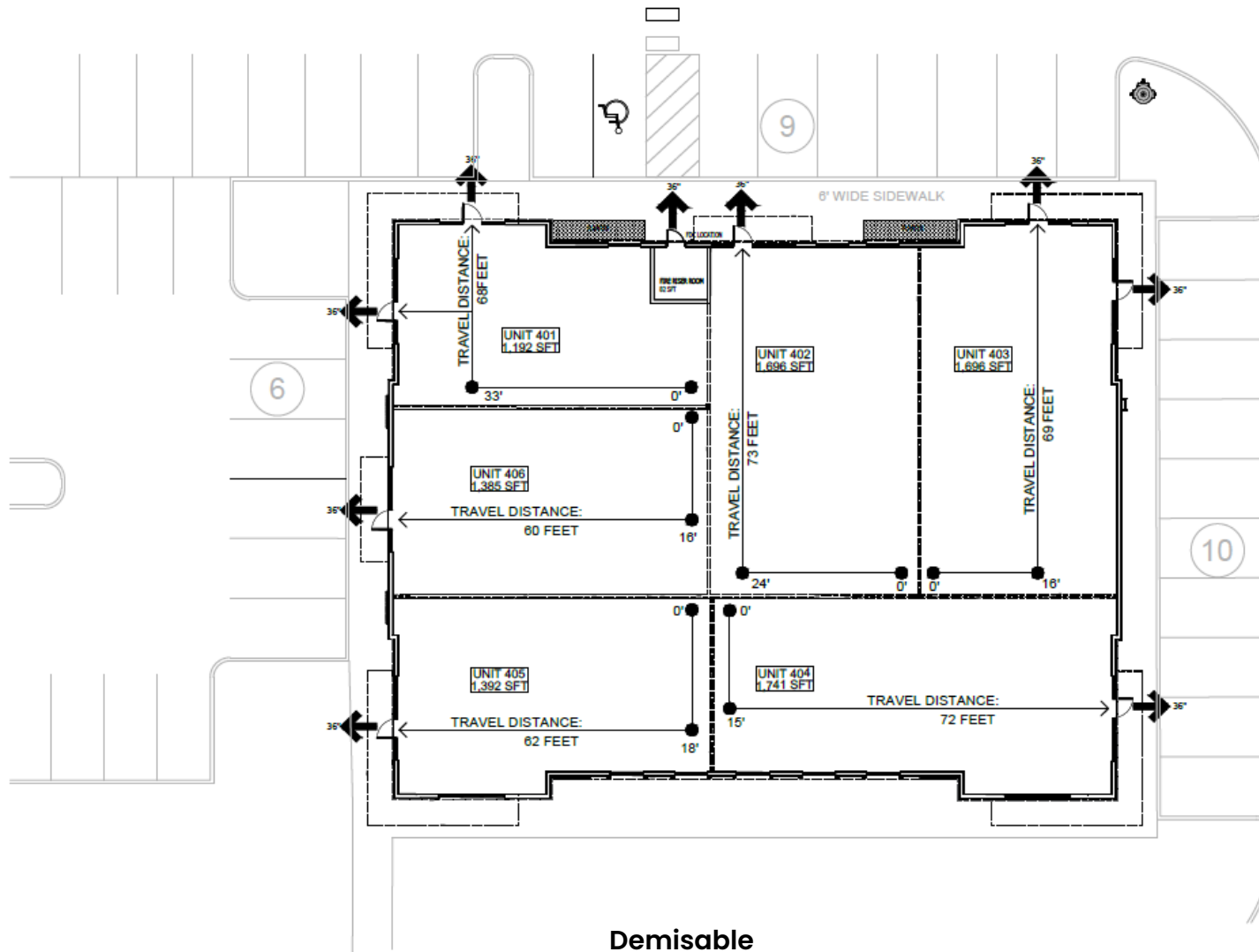
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# BUILDING 4



01 LIFE SAFETY PLAN  
SCALE: 1/8"=1'-0"  
BUILDING 4

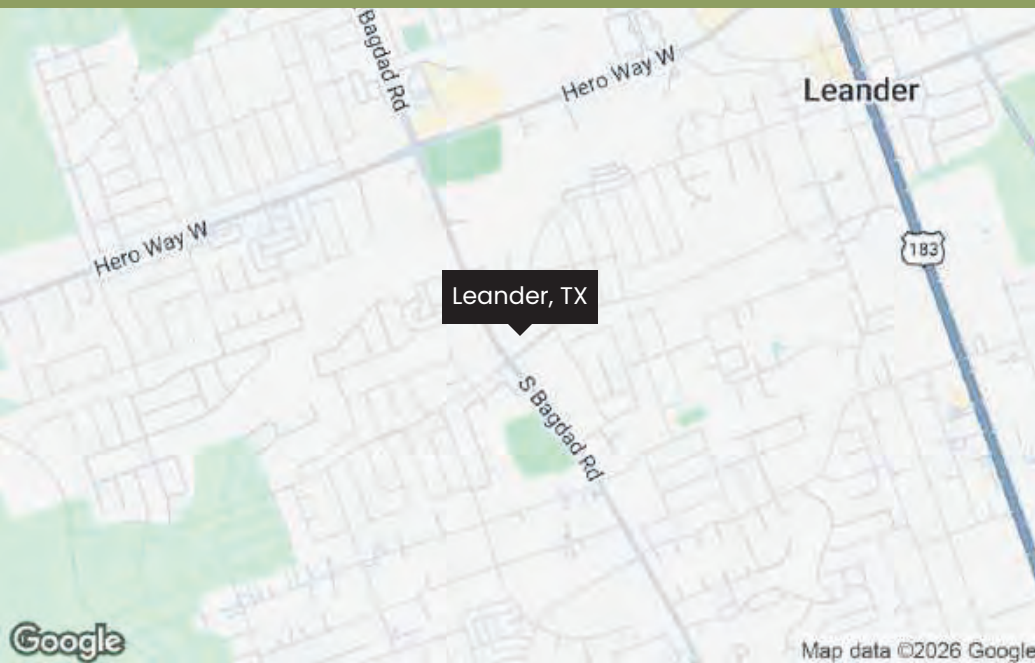
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### LEANDER, TX

#### **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:**

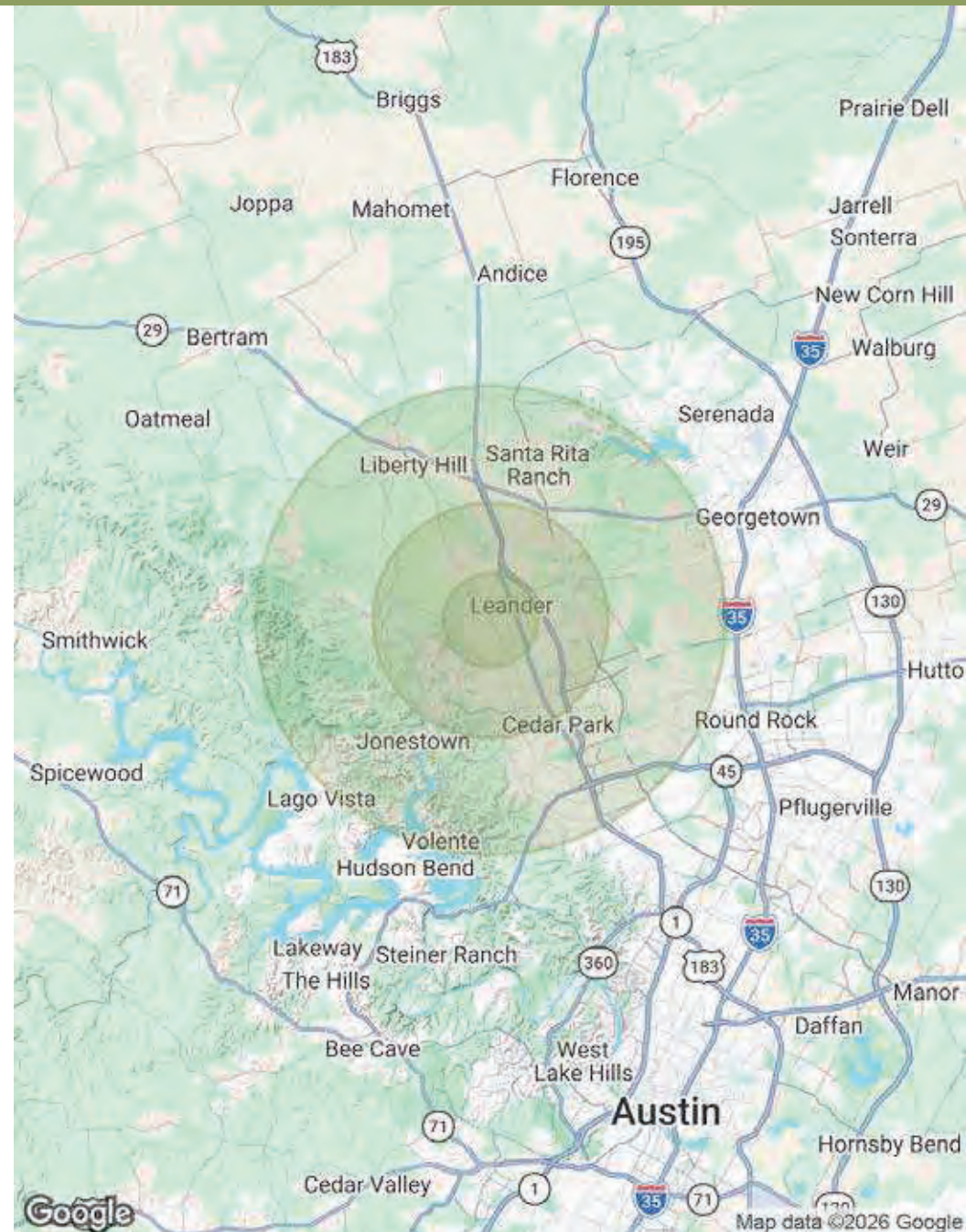
With a 75.6% homeownership rate, Leander attracts stable, long term residents—ideal for retailers seeking predictable foot traffic and repeat clientele.

# FOR LEASE / FOR SALE

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| 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.

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

|                                       |      |
|---------------------------------------|------|
| Buyer/Tenant/Seller/Landlord Initials | Date |
|---------------------------------------|------|

**Regulated by the Texas Real Estate Commission**  
TXR-2501

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

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Jared Vincent

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Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwlf.com](http://www.lwlf.com)

Fax: IABS 1-0 Date IABS Form