

15201 Ronald Reagan Crossing #208 For LEASE



Representative images from Prime Developer

PROPERTY OVERVIEW

- Located in heart of Leander
- 18' high ceilings
- Proposed use as Professional space, Medical office or flex space
- High traffic area and Great visibility
- Located in a commercial center facing Ronald Reagan Blvd
- Surrounded by 100k+ commercial SF
- Close to many neighborhoods and schools

LISTING DETAILS

- Lease Price:** \$28 - \$32/sqft
NNN: \$12-13/sqft/yr
Available Sqft: 1465 sqft
Type of space: Shell space
Zoning: Local Office , Local Comm
Use: Office, Medical Office ,Flex
Retail, Restaurant
Offers: Call the agent for more details

Tenants are responsible to check if this space is suitable for their use and verify anything related to zoning and permits. Neither the landlord nor the landlord's broker is responsible for this.

SWARNA MOHAN

520-223-3722
swarna@fullcircle-realestate.com

Chandu Lalapeta
305-803-0528

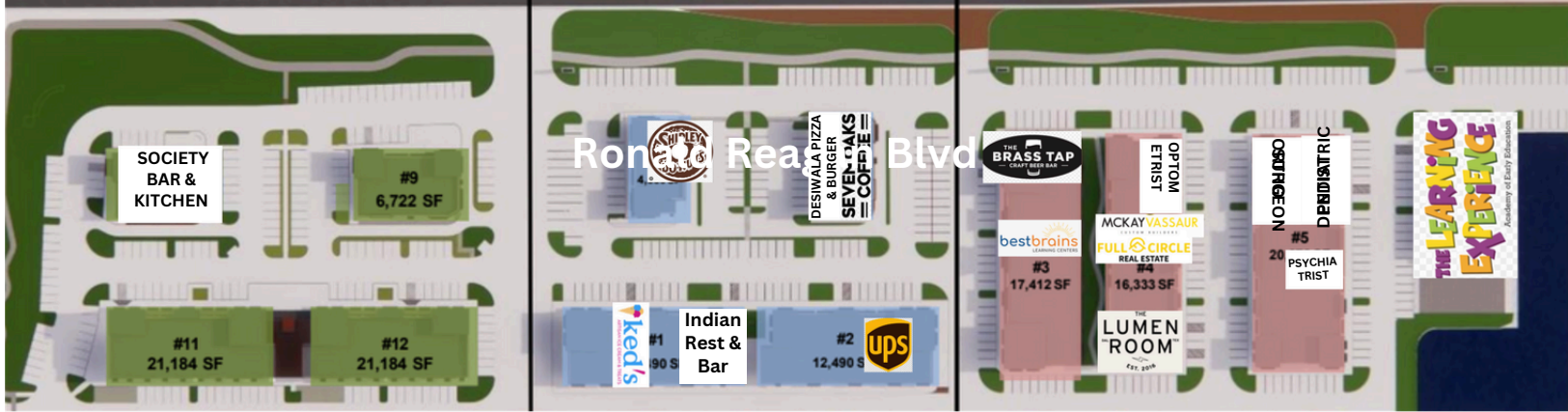
clalatre@gmail.com

FULL CIRCLE
COMMERCIAL GROUP

15160 Ronald Reagan Blvd #408, Leander, TX, 78641

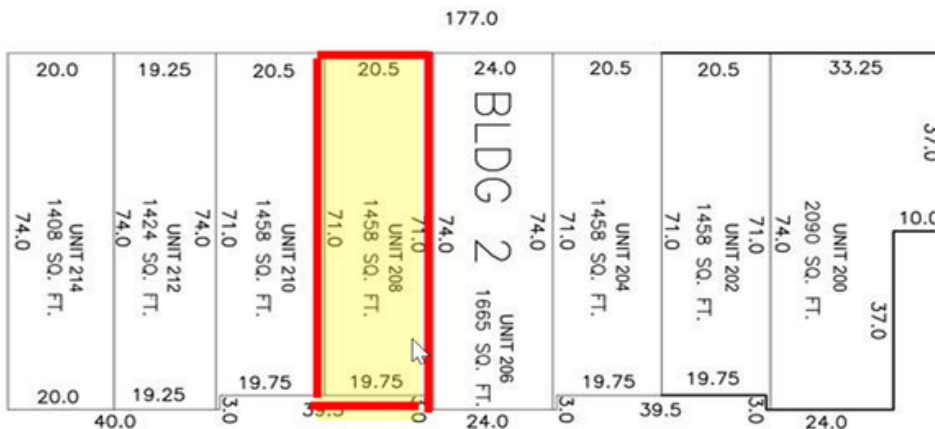
15201 Ronald Reagan Crossing #208 For LEASE

Ronald Reagan Blvd , 52,214AADT(Annual Average Daily Traffic, TXDOT)



TENANTS IN THE CENTER

- Learning experience (Day Care)
- Niva Dental Specialists
- Optometrist
- Best Brains
- Brass Tap
- Lumen Room (Photo Studio)
- Mckay Vassaur Custom Home Builder Office
- Society Bar & kitchen
- Seven Oaks Coffee shop
- Ked's Ice Cream Shop
- UPS store
- Shipleys Donuts
- Photo Studio
- Real Estate Brokerage Office



PROPERTY PHOTOS



Tenants are responsible to check if this space is suitable for their use and verify anything related to zoning and permits. Neither the landlord nor the landlord's broker is responsible for this.

SWARNA MOHAN
520-223-3722
swarna@fullcircle-realestate.com

Chandu Lalapeta
305-803-0528
clalotxra@gmail.com

FULL CIRCLE
COMMERCIAL GROUP

15160 Ronald Reagan Blvd #408, Leander, TX, 78641

PROPERTY PHOTOS



Representative images from Prime Developer

Tenants are responsible to check if this space is suitable for their use and verify anything related to zoning and permits. Neither the landlord nor the landlord's broker is responsible for this.

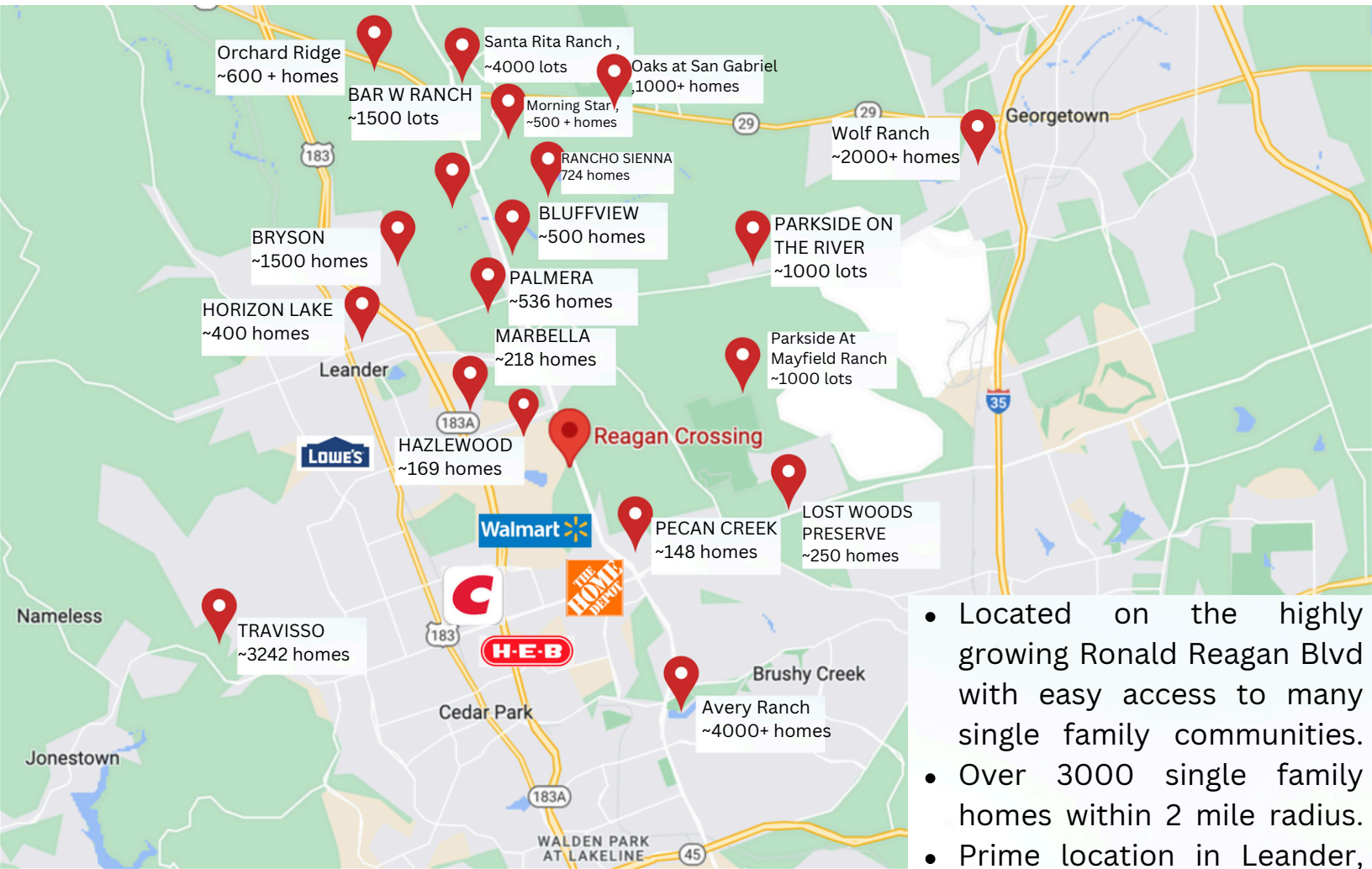
SWARNA MOHAN
520-223-3722
swarna@fullcircle-realestate.com

Chandu Lalapeta
305-803-0528
clalotxra@gmail.com

FULL CIRCLE
COMMERCIAL GROUP

15160 Ronald Reagan Blvd #408, Leander, TX, 78641

LOCATION HIGHLIGHTS



- Located on the highly growing Ronald Reagan Blvd with easy access to many single family communities.
- Over 3000 single family homes within 2 mile radius.
- Prime location in Leander, one of the fastest growing cities in the country



TRAFFIC COUNT
52,214 AADT (Annual Average Daily Traffic, TXDOT)



DAYTIME POPULATION
187,660 within 3 miles radius

Information obtained from third-party resource, subject to change.

SWARNA MOHAN
520-223-3722
swarna@fullcircle-realestate.com

Chandu Lalapeta
305-803-0528
clalatre@gmail.com



15160 Ronald Reagan Blvd #408, Leander, TX, 78641

Why Leander is best for your business?

Convenient Transportation



US 183, US 183A,
Ronald Reagan Blvd



CAP Metro Commuter
Rail



Transit Oriented
Development Area

Age of Leander Population

< 18 Years of Age	29%
18 – 65 Years of Age	59%
> 65 Years of Age	12%

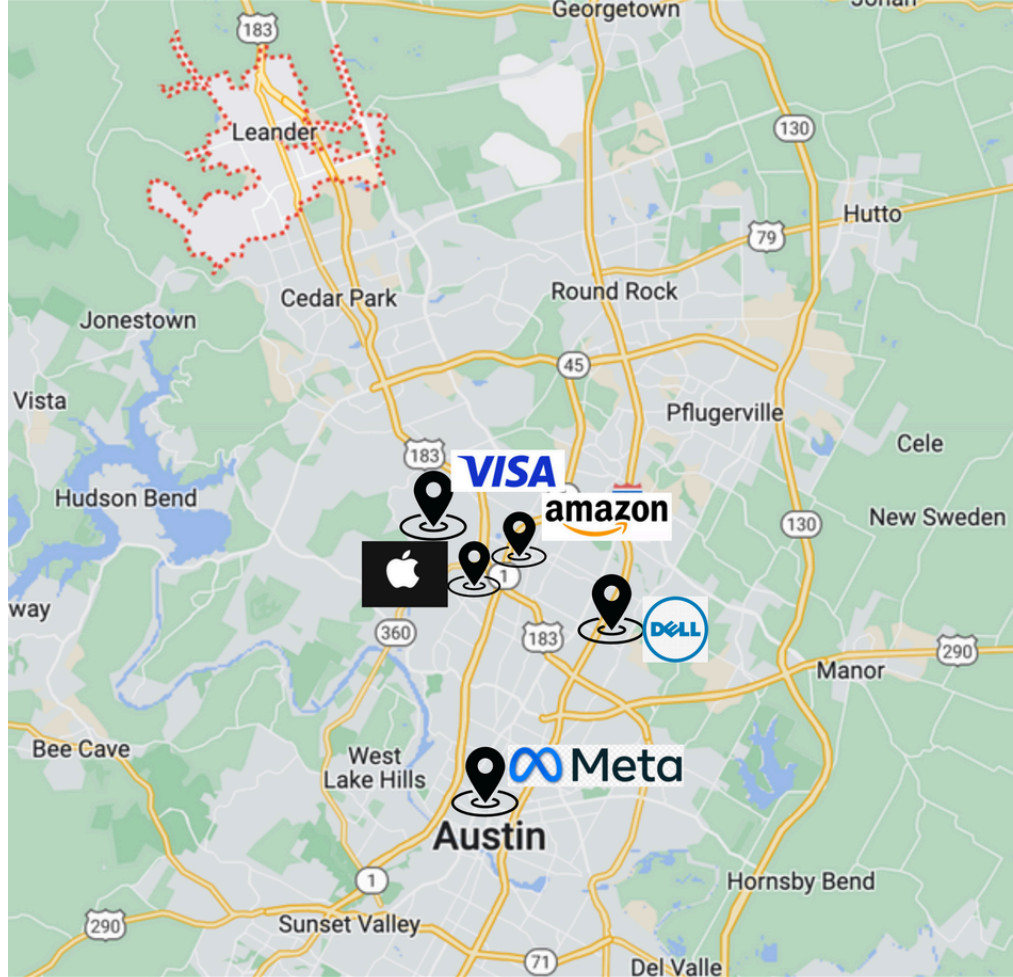
Lot of consumers and talent pool.

Drive Times

Austin Downtown
30 Min

The Domain Northside
20 Min

Austin Bergstrom International
Airport
30 Min



Leander's current population is 90,990 with 10.1% growth rate , Leander is ranked #2 in The Nation's 15 Fastest-Growing Large Cities 2021.

- US Census Bureau

LOCATION DEMOGRAPHICS



1 Mile	3 Miles	5Miles
6,274	51,496	174,943

POPULATION



16.15%	4.36%	3.79%
--------	-------	-------

FORECASTED ANNUAL GROWTH RATE



\$121,507	\$115,448	\$113,270
-----------	-----------	-----------

MEDIAN HOUSEHOLD INCOME



\$496,191	\$323,059	\$308,308
-----------	-----------	-----------

MEDIAN NET WORTH



1,918	17,728	58,985
-------	--------	--------

HOUSEHOLDS

RADIUS 1 Mile 3 Miles 5Miles

Annual Healthcare Expenditure

Blue Cross/Blue Shield	\$1673.8	\$1698.8	\$1677.4
Medicare Payments	\$924.7	\$971.1	\$948.6
Physician Services	\$400.1	\$411.1	\$405.8
Dental Services	\$627.7	\$641.6	\$626.0
Eyecare Services	\$104.9	\$106.6	\$105.3
Lab Tests/ X-Rays	\$105.5	\$110.3	\$108.3
Hospital Room & Service	\$340.8	\$361.3	\$352.3
Nursing Homecare			
Annual Health Insurance Expense	\$42.8	\$40.3	\$40.2
Medical Care	\$5977	\$6155	\$6023
	\$3122	\$3212	\$3151

Annual Spending Per Household

Apparel	\$3,199	\$3,225	\$3,208
Personal Care	\$1,373	\$1,376	\$1,365
Health Care	\$9,099	\$9,327	\$9,174
	\$2,723	\$2,725	\$2,710
Diner	\$4896	\$4,913	\$4,854
Entertainment	\$2601	\$2,452	\$2,455
Education			

Information obtained from third-party resource, subject to change.

SWARNA MOHAN
520-223-3722
swarna@fullcircle-realestate.com

Chandu Lalapeta
305-803-0528
clalotkre@gmail.com

FULL CIRCLE
COMMERCIAL GROUP

15160 Ronald Reagan Blvd #408, Leander, TX, 78641



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

FULLCIRCLE RE	9012625	admin@fullcircle realestate.com	512 375 3245
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
CHAKRADHAR KARRI	687874	chak@fullcircle realestate.com	913 284 9662
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Swarna Mohan	657184	swarna@fullcircle realestate.com	520 223 3722
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Chandra Sekhar Lalapeta	828841	clalatxre@gmail.com	305 803 0528
Name of Sales Agent/Associate	License No.	Email	Phone