



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:	\$395/sf
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:**

JARED VINCENT
512.391.0718 x146
jvincent@stcroixca.com

JOHN W. COLLINS IV
512.645.6353
jcollins@stcroixca.com

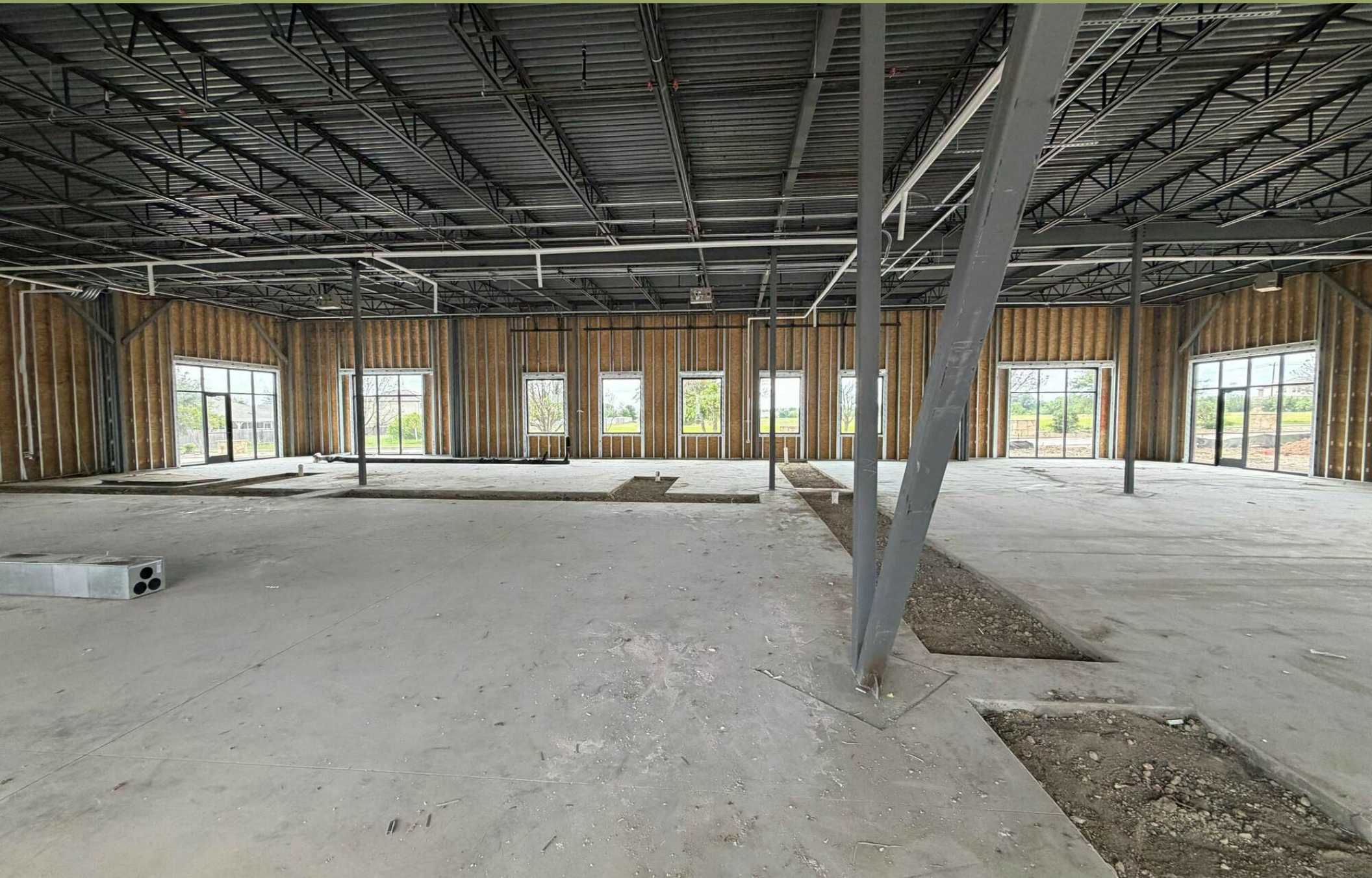
St. Croix Capital Realty Advisors
Office: 512.391.0718
www.stcroixcra.com



FOR LEASE / FOR SALE

THE SHOPS AT BAGDAD CORNER

1012 MUNICIPAL DRIVE, LEANDER, TX 78641



**FOR MORE
INFORMATION:**

JARED VINCENT
512.391.0718 x146
jvincent@stcroixca.com

JOHN W. COLLINS IV
512.645.6353
jcollins@stcroixca.com

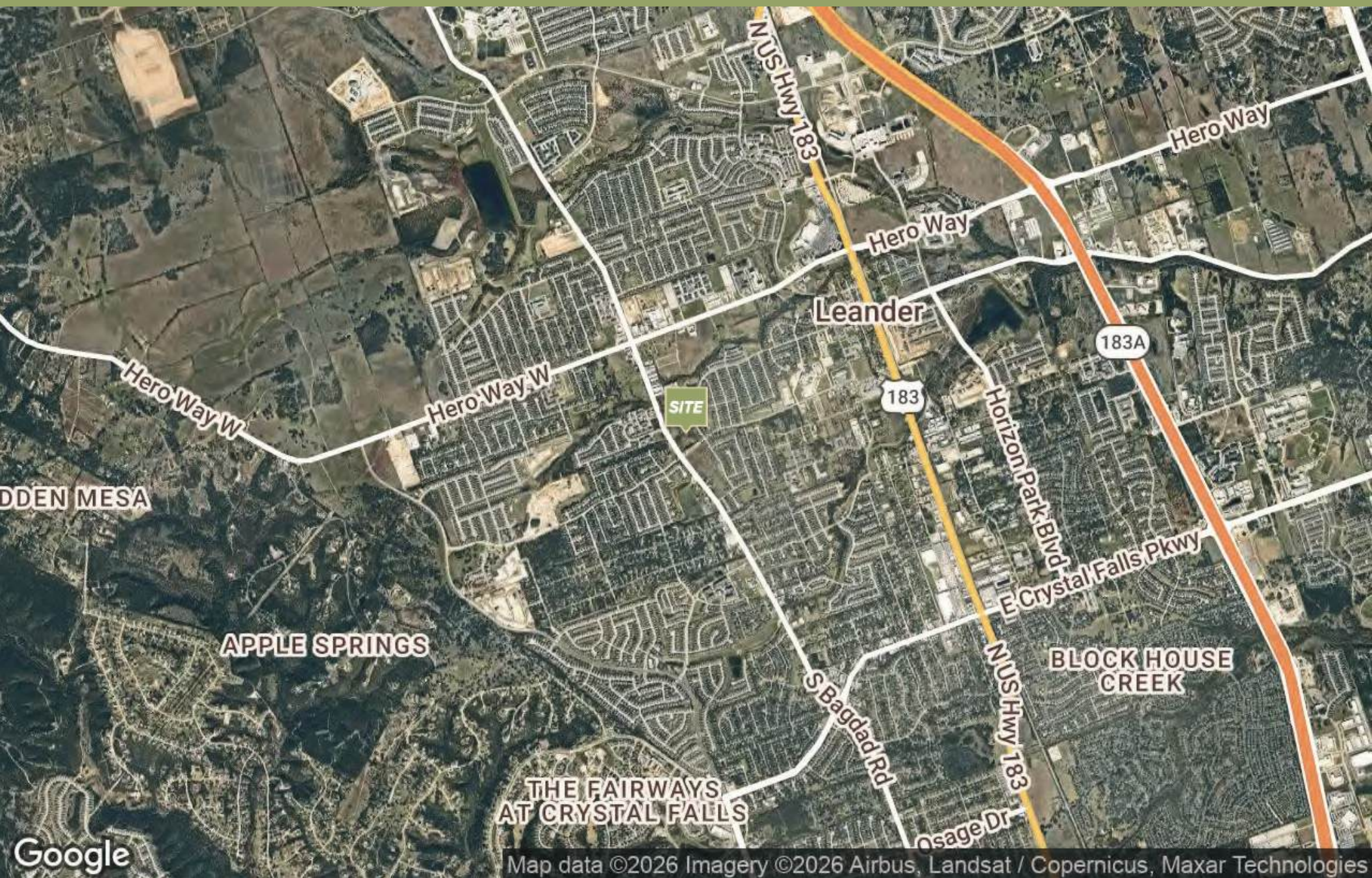
St. Croix Capital Realty Advisors
Office: 512.391.0718
www.stcroixcra.com



FOR LEASE / FOR SALE

THE SHOPS AT BAGDAD CORNER

1012 MUNICIPAL DRIVE, LEANDER, TX 78641



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

**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
www.stcroixcra.com



FOR LEASE / FOR SALE

THE SHOPS AT BAGDAD CORNER

1012 MUNICIPAL DRIVE, LEANDER, TX 78641



Map data ©2026 Imagery ©2026 Airbus, CNES / Airbus, Landsat / Copernicus

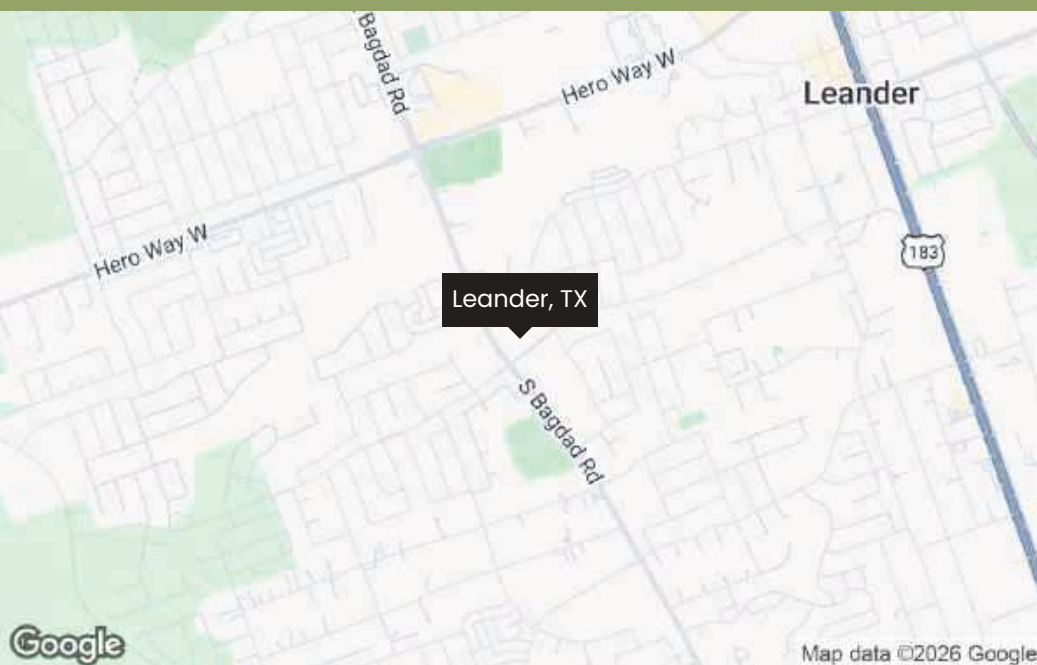
**FOR MORE
INFORMATION:**

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
www.stcroixcra.com





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.

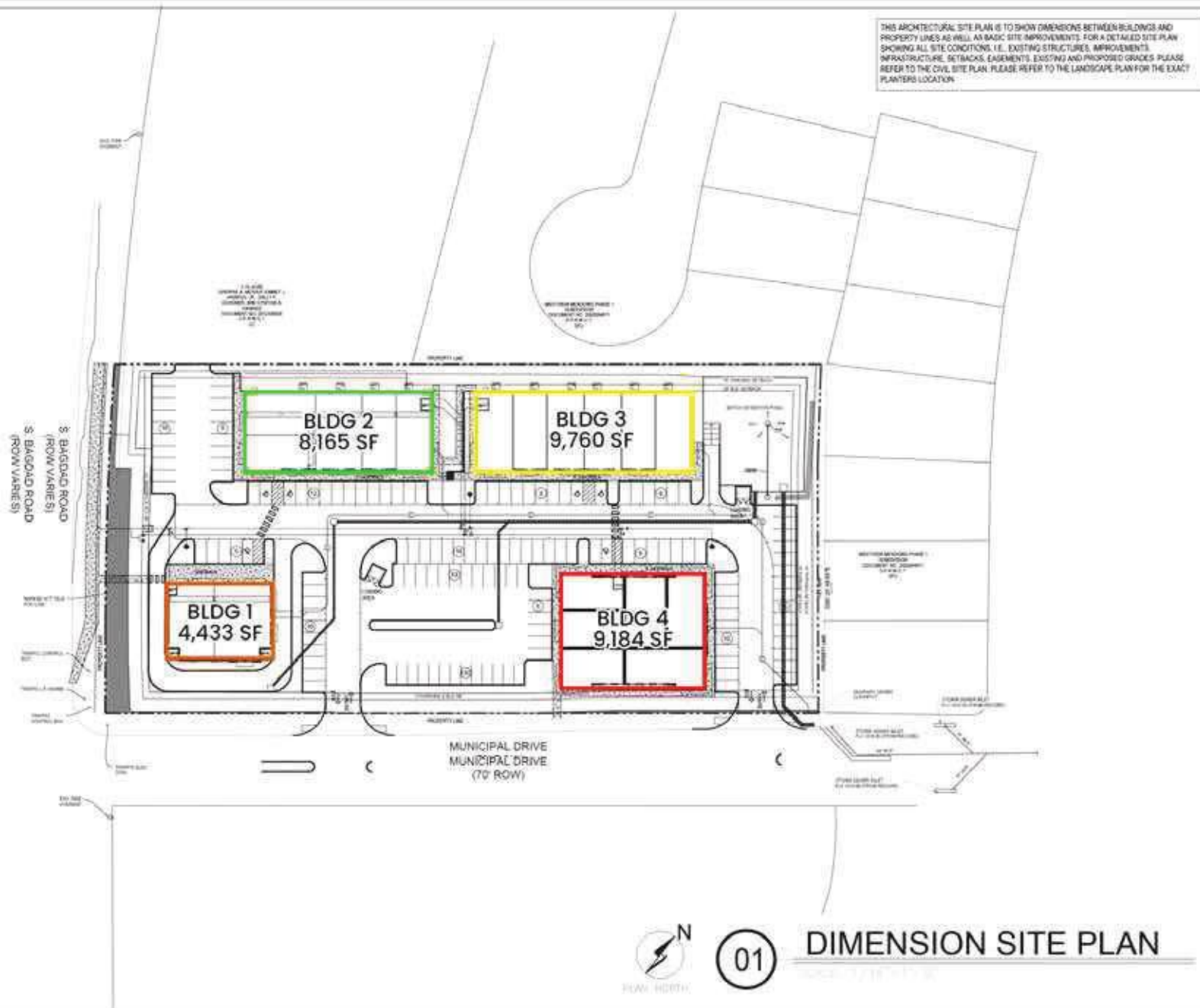
High Homeownership & Long Term Residency Patterns:

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

THE SHOPS AT BAGDAD CORNER

1012 MUNICIPAL DRIVE, LEANDER, TX 78641



flx design
1000 Chisholm Street, Suite 318
Leander, Texas 78641
07/27/2024



Original Date:
Issue Log

BLDG 1A NAME: BLDG 1A
BLDG 1B NAME: BLDG 1B

BLDG 2 NAME: BLDG 2
BLDG 3 NAME: BLDG 3

BLDG 4 NAME: BLDG 4

BLDG 5 NAME: BLDG 5

BLDG 6 NAME: BLDG 6

BLDG 7 NAME: BLDG 7

BLDG 8 NAME: BLDG 8

BLDG 9 NAME: BLDG 9

BLDG 10 NAME: BLDG 10

BLDG 11 NAME: BLDG 11

BLDG 12 NAME: BLDG 12

BLDG 13 NAME: BLDG 13

BLDG 14 NAME: BLDG 14

BLDG 15 NAME: BLDG 15

BLDG 16 NAME: BLDG 16

BLDG 17 NAME: BLDG 17

BLDG 18 NAME: BLDG 18

BLDG 19 NAME: BLDG 19

BLDG 20 NAME: BLDG 20

BLDG 21 NAME: BLDG 21

BLDG 22 NAME: BLDG 22

BLDG 23 NAME: BLDG 23

BLDG 24 NAME: BLDG 24

BLDG 25 NAME: BLDG 25

BLDG 26 NAME: BLDG 26

BLDG 27 NAME: BLDG 27

BLDG 28 NAME: BLDG 28

BLDG 29 NAME: BLDG 29

BLDG 30 NAME: BLDG 30

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
www.stcroixcra.com



BUILDING 1



**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
www.stcroixcra.com



**FOR MORE
INFORMATION:**

JOHN W. COLLINS IV
512.645.6353
jcollins@stcroixca.com



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 BLDG 1
S500	BRACE FRAMING ELEVATIONS - BLDG 1

KINGS STRUARCHURAL, INC.
 1000 Heritage Center Circle,
 Round Rock, Texas 78664
 Phone: (512) 271-7131
 Fax: (512) 271-7133
 e-mail: info@kings.com
 TBPB Registration No. F-1346
 © 2012 KINGS

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% C/D	

**FOR MORE
INFORMATION:**

JOHN W. COLLINS IV
512.645.6353
jcollins@stcroixca.com



This document, whether in hard copy or machine readable format, is copyrighted and an instrument of Services in respect to the project for which it was prepared. This document is not intended or distributed for reuse by any party on activities of such project or any other project. Any reuse, including copying and/or modifying the document, without written permission from MCI Design for the specific purpose intended is a violation of federal copyright law. Unauthorized use of this material may result in civil and/or criminal penalties.

Sheet Number:
A110-1

BUILDING 2



**FOR MORE
INFORMATION:**

JARED VINCENT
512.391.0718 x146
jvincent@stcroixca.com

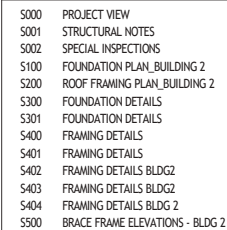
JOHN W. COLLINS IV
512.645.6353
jcollins@stcroixca.com

St. Croix Capital Realty Advisors
Office: 512.391.0718
www.stcroixcra.com



**FOR MORE
INFORMATION:**

JOHN W. COLLINS IV
512.645.6353
jcollins@stcroixca.com



SHOPS AT BAGDAD CORNER
RETAIL CENTER, BUILDING 2
3.22 ACRE LOT ON
BAGDAD RD AND MUNICIPAL DR.
LEANDER, TEXAS 78641

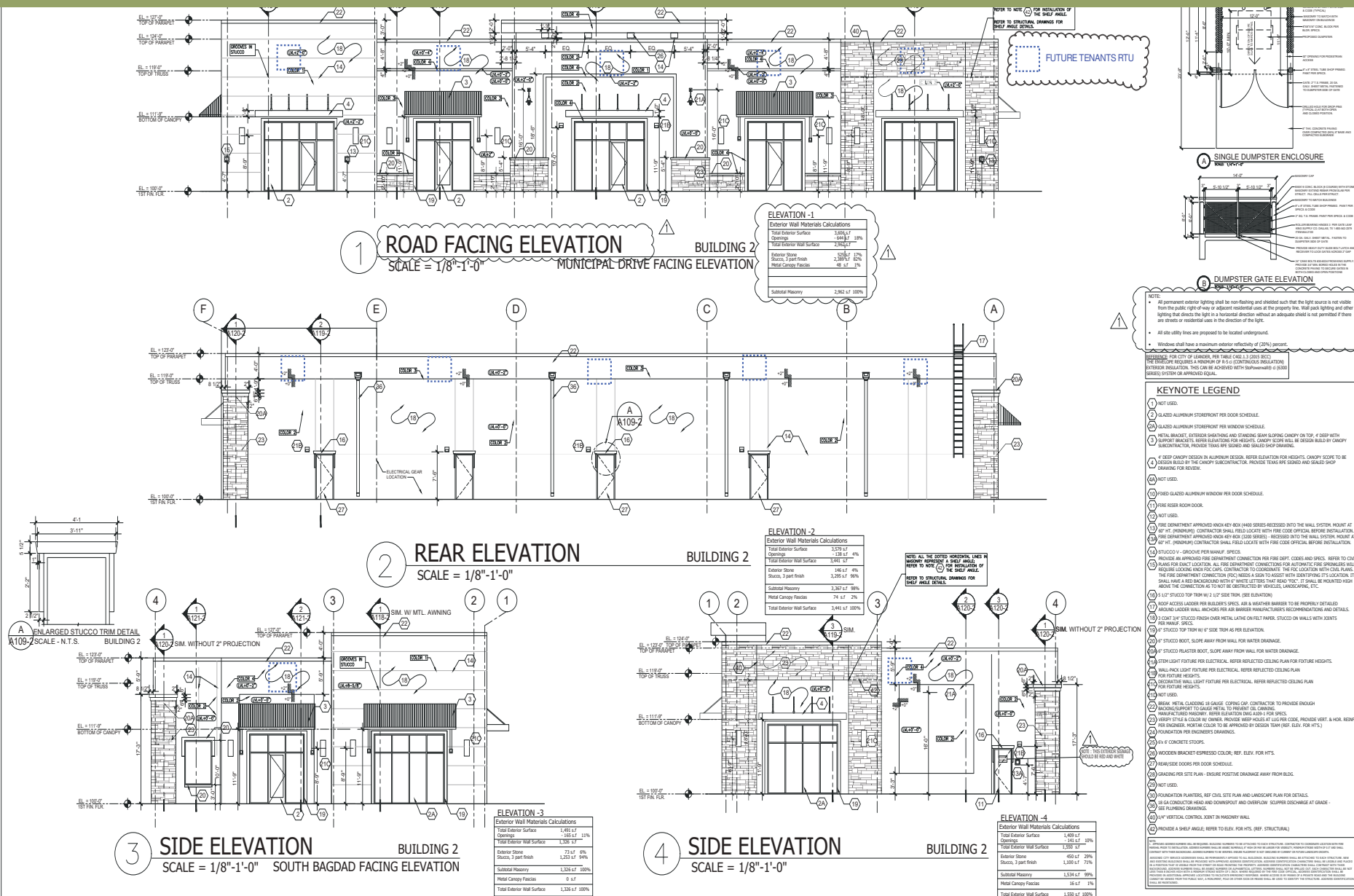
KINGSSE Project No.	Date
230402	03/04/24
Drawn by AK	Checked by PA
Phase:	
100% C/D	

FOR MORE INFORMATION:

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
www.stcroixcra.com



400 chish
plano, te
01/14/2025



CREATIVE QUALITY DESIGN
MAT DESIGN STUDIO
14018 MANFIELD DAM CT 19
AUSTIN, TX 78734

Original Date:	03/01/2023
Issue Log	
ISSUED FOR PERMIT: 09/24/2024	
ISSUED FOR CONSTRUCTION: 09/24/2024	
⚠ CITY COMMENTS: 11/19/2024	

DRAWN BY:	CHECKED BY:
MA/RR	MA

 COPYRIGHT

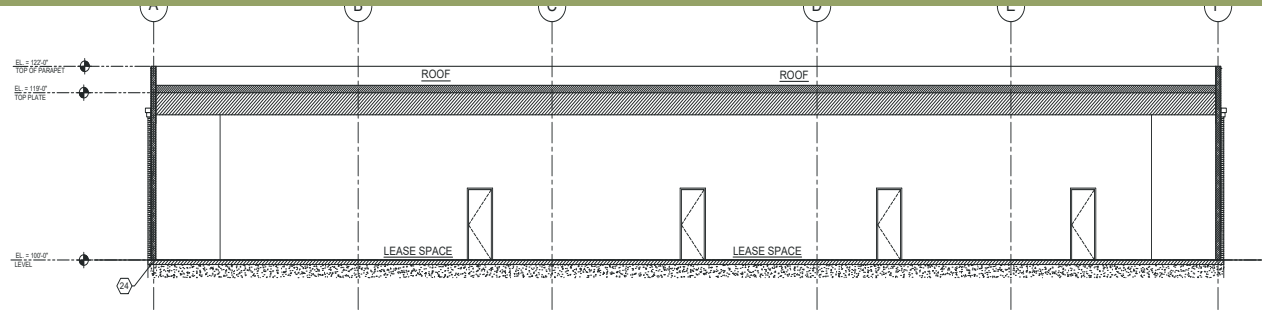
2

1012 MUNICIPAL DRIVE
LEANDER, TEXAS 78641

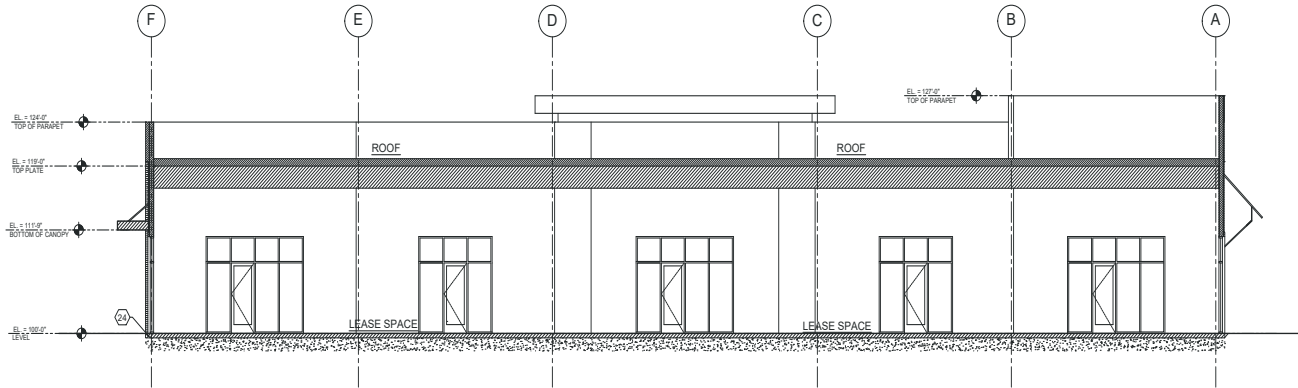
Sheet Number:

A109-2

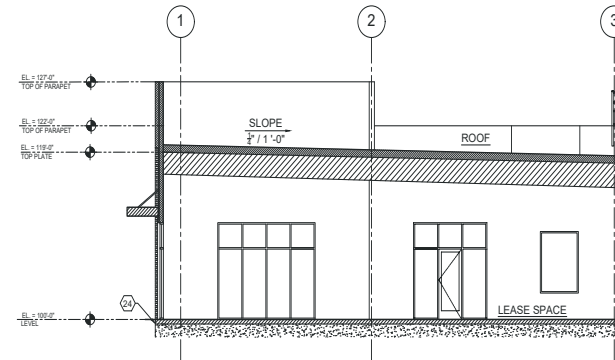
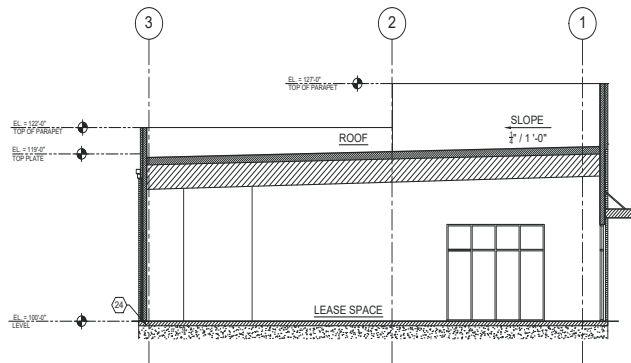
BUILDING 2



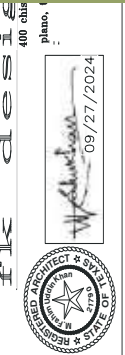
C LONGITUDINAL SECTION BUILDING 2
SCALE = 1/8"=1'-0"



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

© COPYRIGHT

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

Sheet Number:
A110-2

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
www.stcroixcra.com



BUILDING 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
www.stcroixcra.com



FOR MORE INFORMATION:

JOHN W. COLLINS IV
512.645.6353
jcollins@stcroixca.com



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



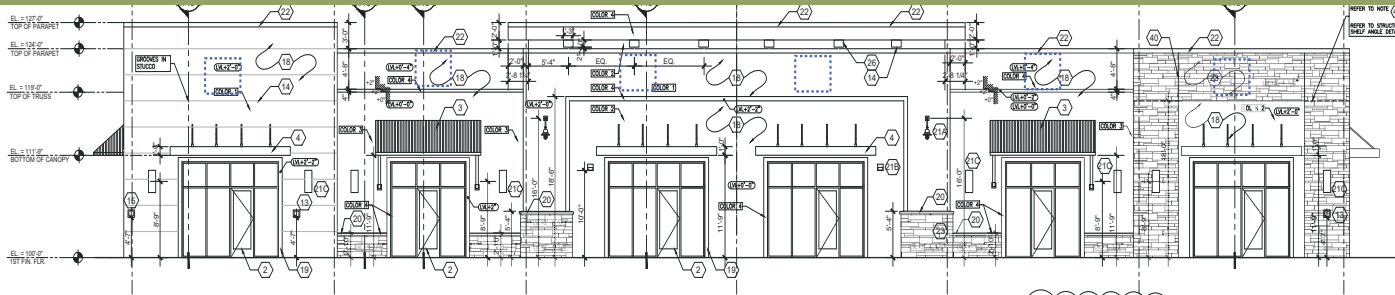
KINGSLEY

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

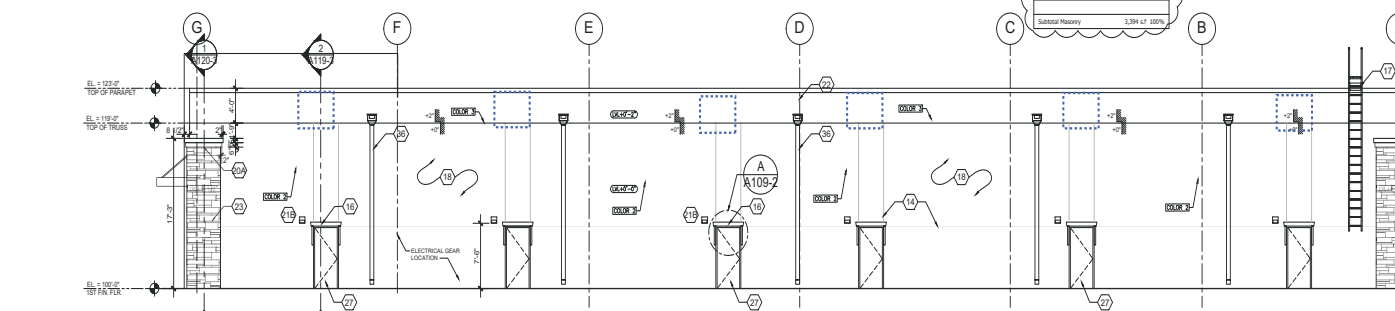
REVISIONS		
No.	Description	Date

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

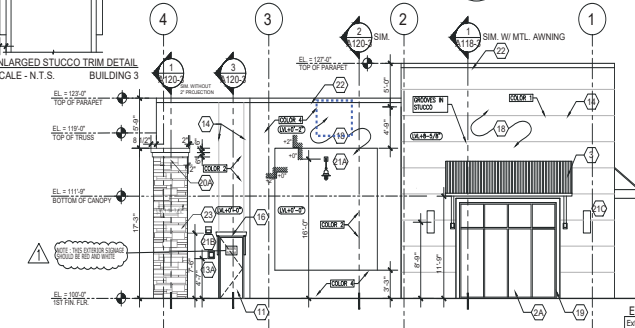
BUILDING 3



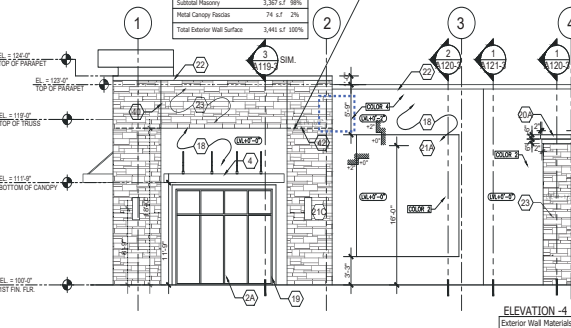
1 ROAD FACING ELEVATION
SCALE = 1/8"=1'-0"
BUILDING 3
MUNICIPAL DRIVE FACING ELEVATION



2 REAR ELEVATION
SCALE = 1/8"=1'-0"
BUILDING 3



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



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

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 REC) THE SPECIFIC REQUIREMENTS FOR A MINIMUM OF 5% CONTRAST 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. GLAZED ALUMINUM STOREFRONT PER WINDOW SCHEDULE
4. METAL BRACKET, EXTERIOR SHAKENING AND STANDING SEAM SCUPING CANOPY ON TOP, 4" DEEP WITH SUPPORT BRACKET. REFER ELEVATION FOR HEIGHTS. CANOPY SCUPING WILL BE DESIGN BUILT BY CANOPY SUBCONTRACTOR. PROVIDE TENSILE WIRE SCUPING AND SEALED SHOP DRAWING.
5. IF ONLY CANOPY DESIGN IN ALUMINUM DESIGN, REFER ELEVATION FOR HEIGHTS. CANOPY SCUPING TO BE DESIGN BUILT BY THE CANOPY SUBCONTRACTOR. PROVIDE TENSILE WIRE SCUPING AND SEALED SHOP DRAWING FOR REVIEW.
6. NOT USED
7. FIBER GLAZED ALUMINUM WINDOW PER DOOR SCHEDULE
8. NOT USED
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. PROVIDER 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. PROVIDER CONTRACTOR SHALL FIELD LOCATE WITH FIRE CODE OFFICIAL BEFORE INSTALLATION.
12. STUCCO - GROOVE PER MANUF. SPECS.
13. PROVIDE AN APPROVED FIRE DEPARTMENT CONNECTION FOR FIRE DEPT. CODES AND SPECS. REFER TO CHAL. PLANS FOR EXACT LOCATION. ALL FIRE DEPARTMENT CONNECTIONS FOR AUTOMATIC FIRE SPRINKLER WILL REQUIRE LOCKING AND FOR COPS, CONTRACTOR TO COORDINATE THE FIRE LOCATION WITH CHAL. 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.
14. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
15. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
16. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
17. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
18. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
19. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
20. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
21. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
22. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
23. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
24. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
25. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
26. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
27. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
28. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
29. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
30. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
31. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
32. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
33. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
34. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
35. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
36. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
37. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
38. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
39. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
40. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
41. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
42. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
43. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
44. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
45. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
46. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
47. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
48. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
49. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
50. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
51. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
52. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
53. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
54. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
55. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
56. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
57. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
58. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
59. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
60. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
61. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
62. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
63. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
64. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
65. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
66. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
67. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
68. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
69. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
70. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
71. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
72. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
73. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
74. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
75. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
76. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
77. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
78. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
79. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
80. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
81. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
82. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
83. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
84. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
85. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
86. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
87. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
88. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
89. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
90. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
91. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
92. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
93. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
94. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
95. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
96. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
97. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
98. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
99. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)
100. 1/2" STUCCO TOP FROM 2" 1/2" SIDE TRIM (SEE ELEVATION)

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 AWNING
LAWRENCE FABRIC AND METAL

METAL COPING
COLOR: SLATE GRAY 22 GAUGE
UN. CLAD OR APPROVED EQUAL
P. 8000 426-7337
STUCCO WALL SYSTEM
SUPPLYWALL® (TESSO SERIES) SYSTEM
OR APPROVED EQUAL
INTEGRATED STUCCO WALL SYSTEM
MANUFACTURED MASONRY
MANUFACTURER: CULTURED STONE
PATTERN: COUNTRY LESTERONE
COLOR: ECHO RIDGE
NOTES

NOTE:
1. 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'.
2. Provide a minimum 36-inch horizontal and 72-inch vertical clearance around all

400 chubb
plans, to
10/14/2025

CREATIVE QUALITY DESIGN
1515 W. HANCOCK BLVD. SUITE 110
LEANDER, TX 78648
(817) 941-0000

Original Date:
03/01/2023
Issue Log

ISSUED FOR PERMIT: 09/24/2024
ISSUED FOR CONSTRUCTION: 09/24/2024

Δ CITY COMMENTS: 11/18/2024

DRAWN BY: HARB
CHECKED BY: HARB

© COPYRIGHT

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

Sheet Number:
A109-3

FOR MORE
INFORMATION:

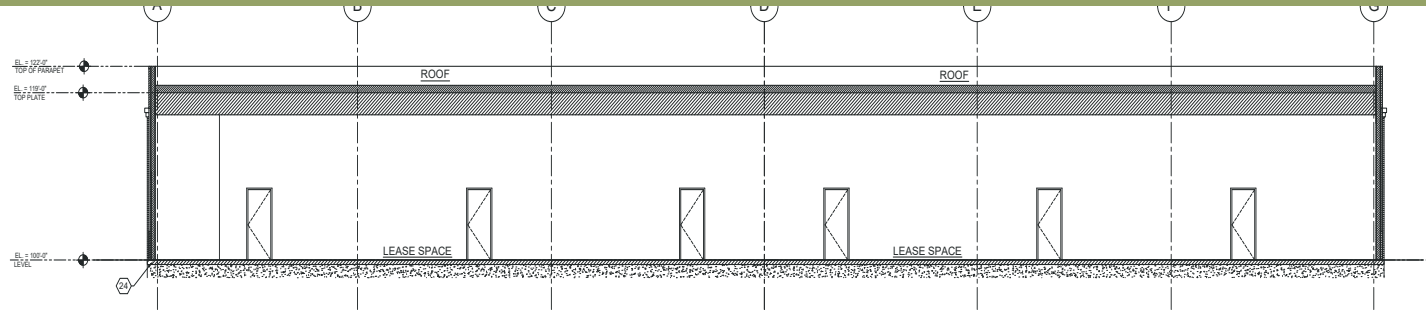
JARED VINCENT
512.391.0718 x146
jvincent@stcroixca.com

JOHN W. COLLINS IV
512.645.6353
jcollins@stcroixca.com

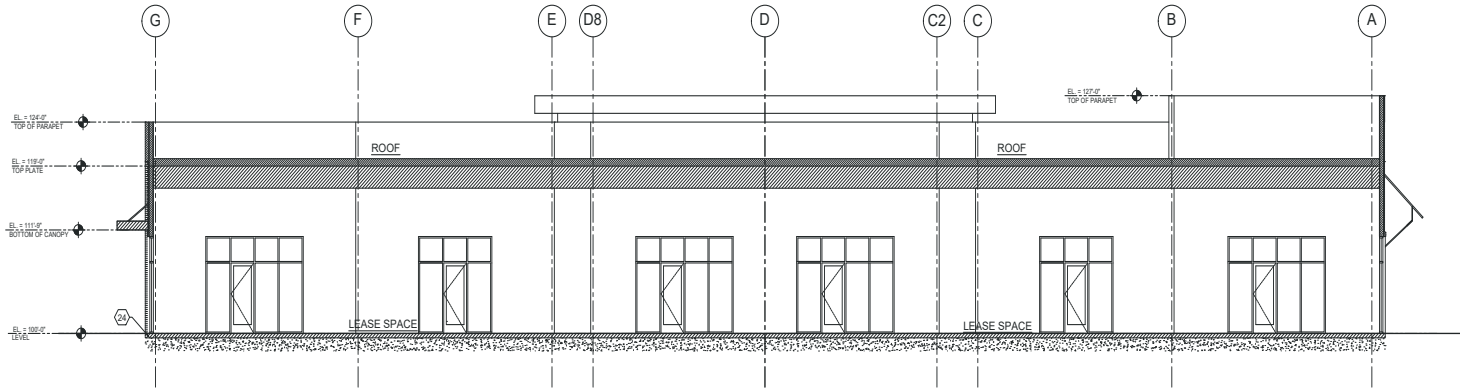
St. Croix Capital Realty Advisors
Office: 512.391.0718
www.stcroixca.com



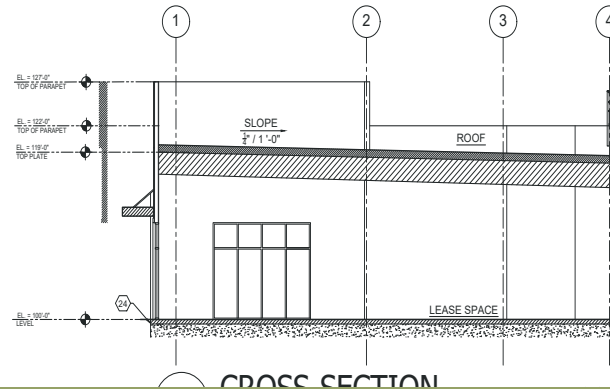
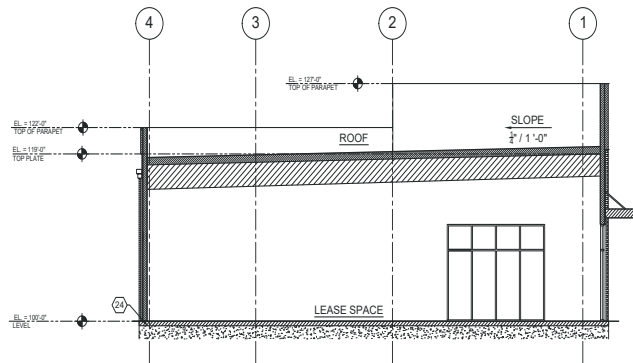
BUILDING 3



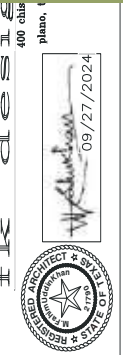
C LONGITUDINAL SECTION BUILDING 3
SCALE = 1/8"=1'-0"



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: HATB
CHECKED BY: HATB

© COPYRIGHT

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

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
www.stcroixcra.com



BUILDING 4



**FOR MORE
INFORMATION:**

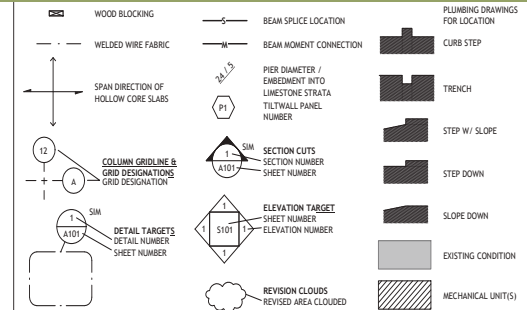
JARED VINCENT
512.391.0718 x146
jvincent@stcroixca.com

JOHN W. COLLINS IV
512.645.6353
jcollins@stcroixca.com

St. Croix Capital Realty Advisors
Office: 512.391.0718
www.stcroixcra.com



1 PROJECT VIEW



ABBREVIATIONS

[illegible]

DRAWING INDEX

S000	PROJECT VIEW
S001	STRUCTURAL NOTES
S002	SPECIAL INSPECTIONS
S100	FOUNDATION PLAN, BUILDING 4
S200	ROOF FRAMING PLAN, BUILDING 4
S300	FOUNDATION DETAILS
S301	FOUNDATION DETAILS
S400	FRAMING DETAILS
S401	FRAMING DETAILS
S402	FRAMING DETAILS BLDG 4
S403	FRAMING DETAILS BLDG 4
S404	FRAMING DETAILS BLDG 4
S500	BRACE FRAME ELEVATIONS - BLDG 4

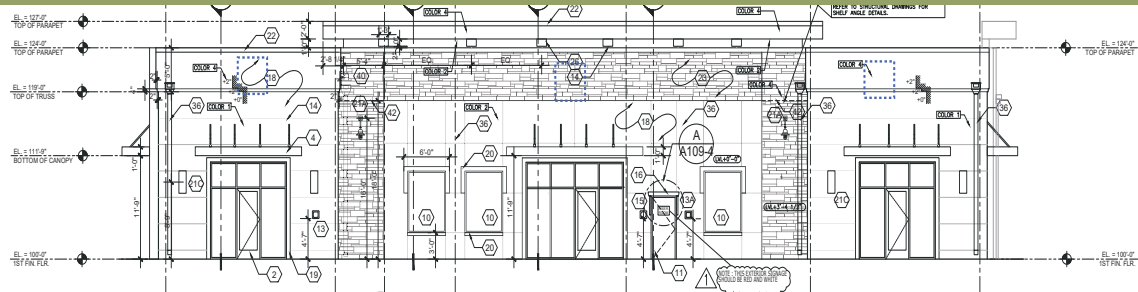
KINGS STRUARCHURAL, INC.
1000 Heritage Center Circle,
Round Rock, Texas 78664
Phone: (512) 271-7331
Fax: (512) 271-7133
e-mail: info@kingsarch.com
TYPE Registration No. F-1346
© 2022 KINGSSE

SHOPS AT BAGDAD CORNER
RETAIL CENTER, BUILDING 4
3.22 ACRE LOT ON
BAGDAD RD AND MUNICIPAL DR.
LEANDER, TEXAS 78641

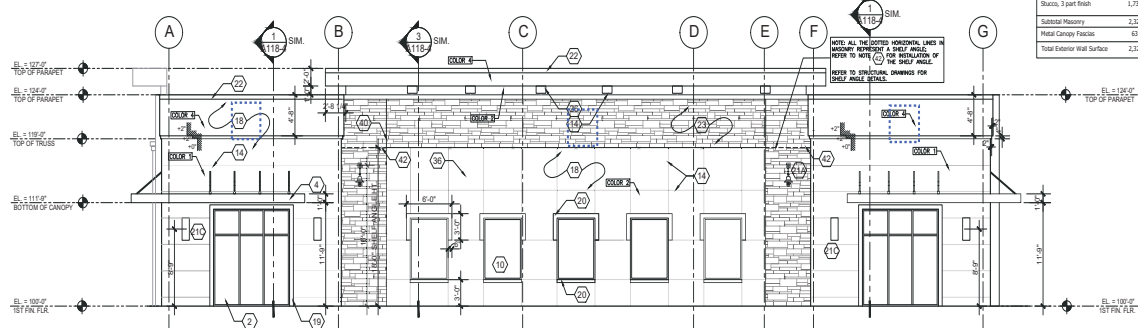
[illegible]

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

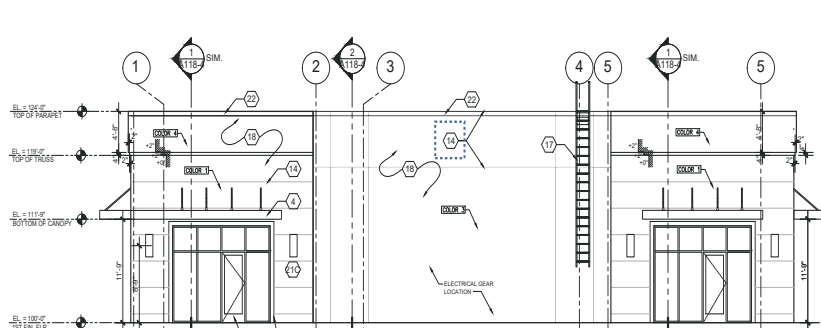
BUILDING 4



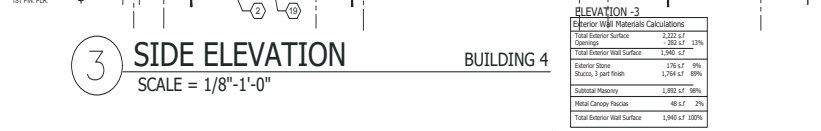
1 APPROACH-FRONT ELEVATION
SCALE = 1/8"-1'-0"



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



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



ALUMINUM STOREFRONT OR, U.S. ALUMINUM SERIES W/SP. CENTER GLASS STOREFRONT OR APPROXIMATE EQUAL BRONZE FINISH GLASS MILLER GLASS OR APPROVED EQUAL (24) 324-4337 METAL AWNING MANUFACTURER: CULTURED STONE PATTERN: COUNTRY LEXSTONE COLOR: ECHO RIDGE	METAL COPING COLOR: SLATE GRAY 22-18 GAUGE U.S. CLAD OR APPROVED EQUAL P. 1800-426-777 PAINT COLOR: 1 SHERWIN WILLIAMS SW COLOR: 2 SHERWIN WILLIAMS SW COLOR: 3 SHERWIN WILLIAMS SW	STUCCO WALL SYSTEM Gypsum Board (5/8" SERIES) SYSTEM OR APPROXIMATE EQUAL INTEGRATED STUCCO WALL SYSTEM MANUFACTURED MASONRY MANUFACTURER: CULTURED STONE PATTERN: COUNTRY LEXSTONE COLOR: ECHO RIDGE
---	--	--

ELEVATION -1
Exterior Wall Materials Calculations

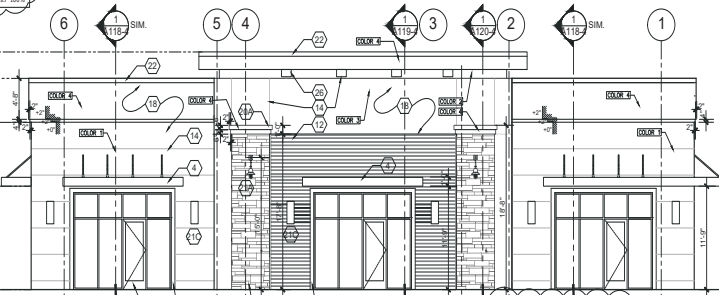
Total Exterior Surface	2,323.47
Openings	-400.47
NET EXTERIOR WALL SURFACE	1,922.99
Exterior Stone	584.47
Stucco, 3 part finish	1,338.52
Subtotal Masonry	1,922.99
Metal Canopy Fascia	60.47
Total Exterior Wall Surface	2,323.47

ELEVATION -2
Exterior Wall Materials Calculations

Total Exterior Surface	2,323.47
Openings	-400.47
NET EXTERIOR WALL SURFACE	1,922.99
Exterior Stone	584.47
Stucco, 3 part finish	1,338.52
Subtotal Masonry	1,922.99
Metal Canopy Fascia	60.47
Total Exterior Wall Surface	2,323.47

KEYNOTE LEGEND

1. ALUMINUM STOREFRONT PER WINDOW SCHEDULE.
2. ALUMINUM STOREFRONT PER WINDOW SCHEDULE.
3. ALUMINUM STOREFRONT PER WINDOW SCHEDULE.
4. NOT USED.
5. DEEP CANOPY DESIGN IN ALUMINUM DESIGN. REFER ELEVATION FOR HEIGHTS. CANOPY SCOPE TO BE DESIGN REVIEWED BY THE CANOPY SUBCONTRACTOR. PROVIDE TENSILE STRESS AND STRESS SHAP DRAWING FOR REVIEW.
6. NOT USED.
7. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
8. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
9. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
10. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
11. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
12. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
13. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
14. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
15. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
16. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
17. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
18. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
19. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
20. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
21. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
22. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
23. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
24. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
25. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
26. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
27. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
28. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
29. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
30. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
31. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
32. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
33. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
34. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
35. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
36. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
37. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
38. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
39. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
40. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
41. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
42. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
43. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
44. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
45. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
46. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
47. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
48. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
49. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
50. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
51. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
52. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
53. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
54. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
55. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
56. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
57. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
58. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
59. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
60. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
61. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
62. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
63. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
64. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
65. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
66. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
67. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
68. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
69. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
70. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
71. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
72. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
73. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
74. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
75. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
76. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
77. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
78. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
79. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
80. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
81. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
82. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
83. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
84. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
85. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
86. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
87. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
88. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
89. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
90. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
91. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
92. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
93. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
94. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
95. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
96. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
97. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
98. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
99. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.
100. FINE GLAZED ALUMINUM WINDOW PER WINDOW SCHEDULE.



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

ELEVATION -4
Exterior Wall Materials Calculations

Total Exterior Surface	2,323.47
Openings	-400.47
NET EXTERIOR WALL SURFACE	1,922.99
Exterior Stone	584.47
Stucco, 3 part finish	1,338.52
Subtotal Masonry	1,922.99
Metal Canopy Fascia	60.47
Total Exterior Wall Surface	2,323.47

NOTE:
1. 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 be based on the distance from the fire lane: 4" MIN. Height; Up to 50' = 4" MIN. Height 51' - 100'. Inspector will verify addressing for the building upon inspection.

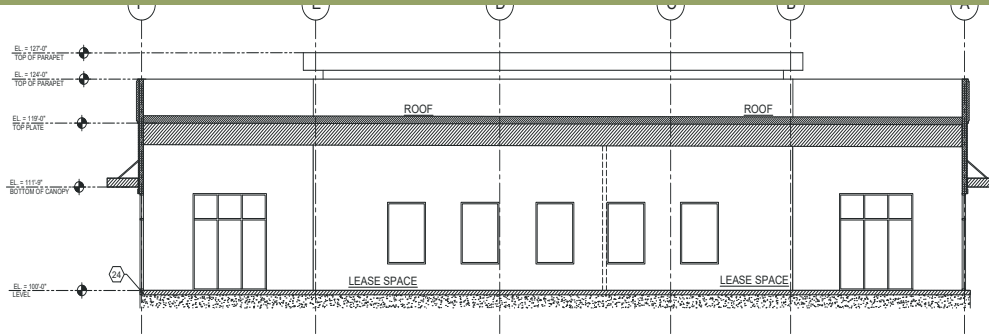
SHOPS AT BAGDAD CORNER
RETAIL CENTER, BUILDING 4
1012 MUNICIPAL DRIVE
LEANDER, TEXAS 78641

Sheet Number:
A109-4

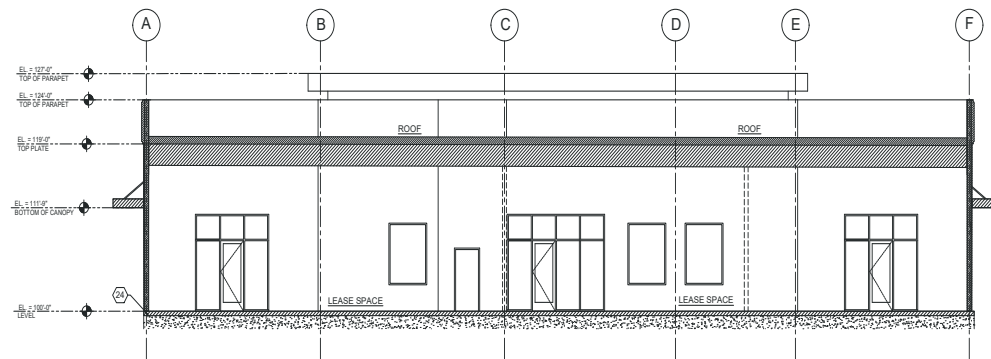
Original Date:
01/14/2023
Issue Log
ISSUED FOR PERMIT: 09/24/2024
ISSUED FOR CONSTRUCTION: 09/24/2024
CITY COMMENTS: 11/18/2024
DRAWN BY:
MAGB
CHECKED BY:
NCR
COPYRIGHT

ST. CROIX
CAPITAL REALTY ADVISORS

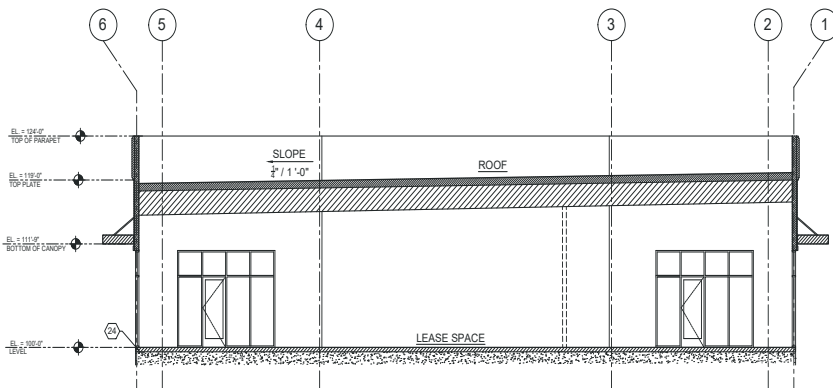
BUILDING 4



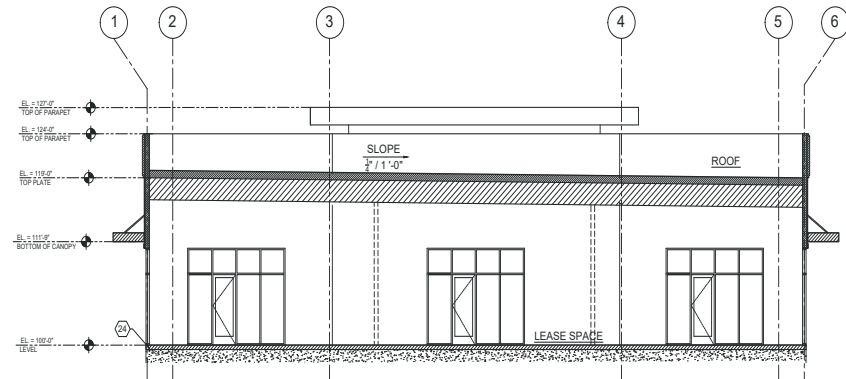
D LONGITUDINAL SECTION BUILDING 4
SCALE = 1/8"=1'-0"



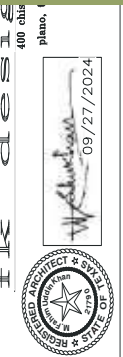
C LONGITUDINAL SECTION BUILDING 4
SCALE = 1/8"=1'-0"



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



A CROSS SECTION BUILDING 4



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

DRAWN BY: CHECKED BY: JVA

© COPYRIGHT

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

Sheet Number:
A110-4

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
www.stcroixcra.com



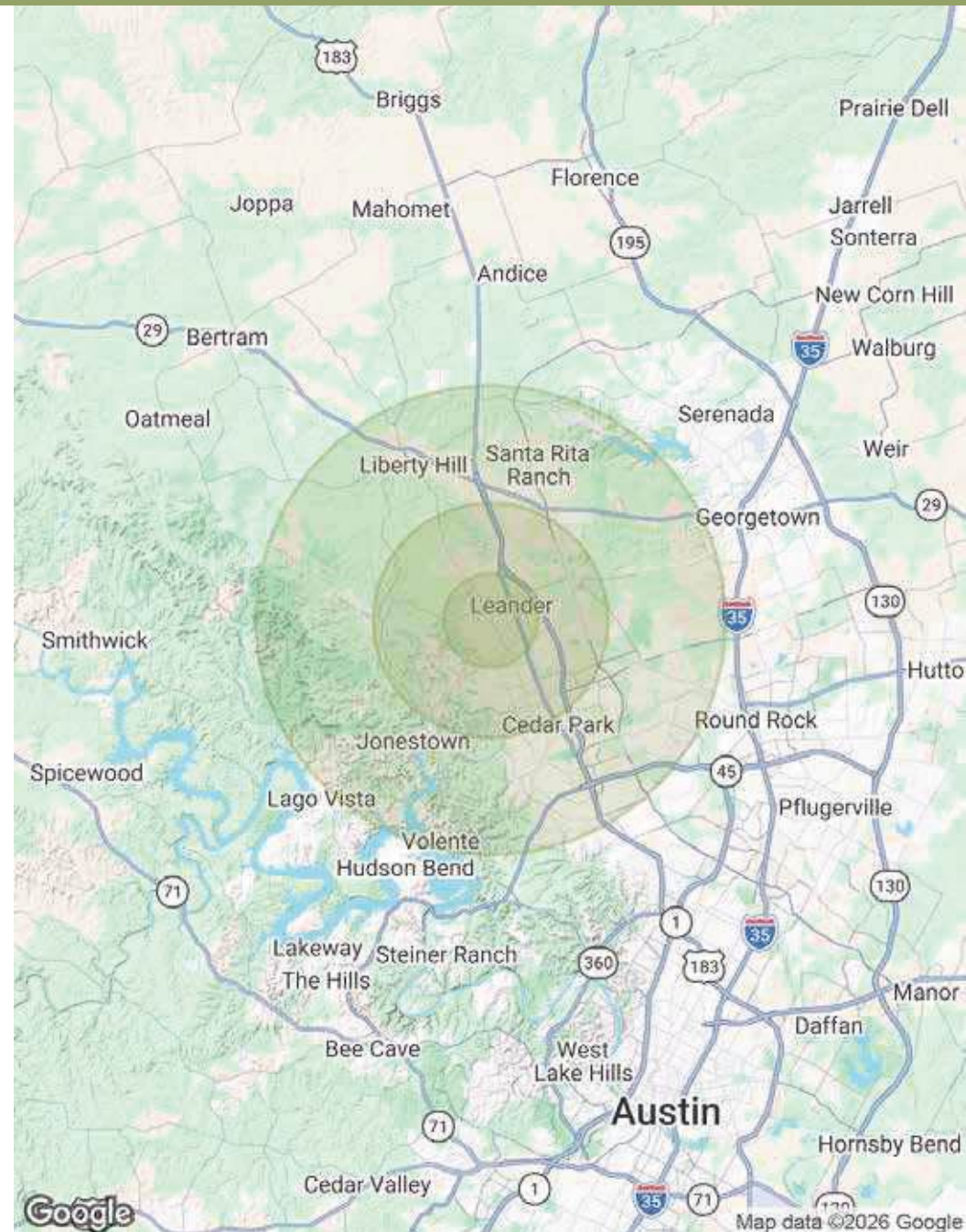
FOR LEASE / FOR SALE

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



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
www.stcroixcra.com





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/	License No.	Email	Phone
Associate			
Jared Vincent	758362	jvincent@stcroixca.com	(512)391-0718
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

St Croix Capital Realty Advisors, 901 S Moque Expressway Austin, TX 78746
Jared Vincent

Phone: 5123910718 Fax: 5123910718
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwlf.com

IABS 1-0 Date
IABS Form