



LISD North Transportation

Collaborative Way

STACY K DENIELSON MIDDLE SCHOOL  
1,200 Students

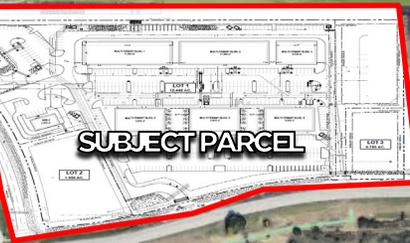
Glenn High School

GLENN HIGH SCHOOL  
1,980 Students

SAVANNA RANCH  
382 Lots

Glenn Tennis Courts

Tom Glenn Stadium



SUBJECT PARCEL

W San Gabriel Pkwy - 8,660+ ADT

W San Gabriel Pkwy

N Bagdad Rd - 15,445+ ADT

DEVINE LAKE  
350 Lots

BENBROOK RANCH  
574 Lots



2131 Palomar Airport Road, Ste 320  
Carlsbad, California 92011

W SAN GABRIEL PKWY & N BAGDAD RD | LEANDER, TEXAS (AUSTIN MSA)

PAUL BONANNO  
(760) 452-2402  
PAUL@NNNSEARCH.COM

ERIK SJOLUND  
(760) 452-2401  
ERIK@NNNSEARCH.COM

In Association  
with TX Broker :

SCOTT HAIRE  
(214) 725-1110  
SHAIRE@LCCTEXAS.COM



SEARCH OUR CURRENT INVENTORY @

[www.NNNsearch.com](http://www.NNNsearch.com)

# SITE HIGHLIGHTS & DEMOGRAPHICS



W San Gabriel Pkwy & N Bagdad Rd  
Leander, Texas 78641



± 15.5 Acres



Lease Rates Negotiable



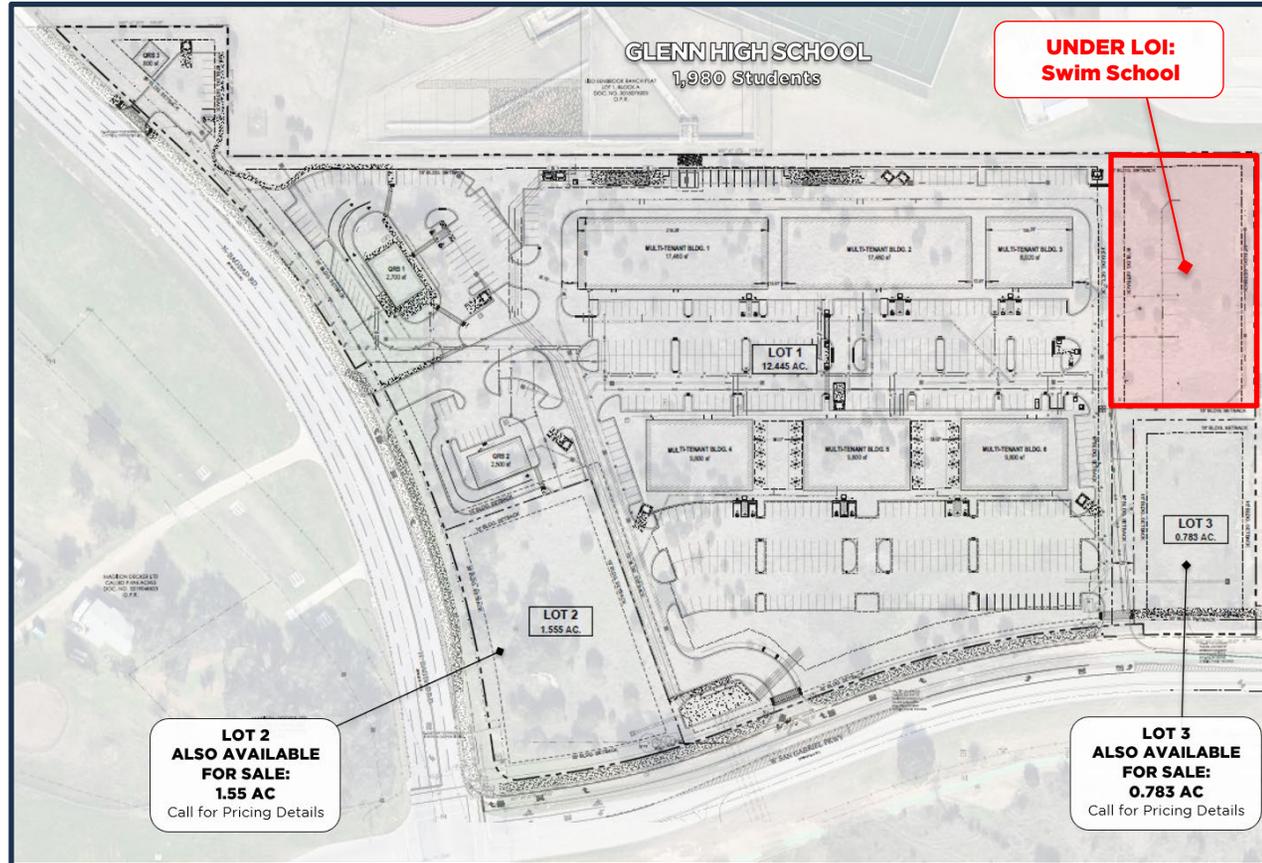
Build-to-Suit or Ground Lease



Shared Parking



Located @ Lighted Intersection



## LOCAL DEMOGRAPHICS:

	1-Mile	3-Mile	5-Mile
Population:	4,994	33,523	95,426
AHHI:	\$91,608	\$92,925	\$105,761

N. Bagdad Rd: 15,445+ ADT  
W. San Gabriel Pkwy: 8,660+ ADT

## PROPERTY HIGHLIGHTS:

- ❖ Build-to-Suit or Ground Lease Pads Available
- ❖ Surrounded by Residential & Adjacent to Glenn H.S.
- ❖ Multiple Use Types: Retail, Medical, Restaurant, Etc.
- ❖ Strong Demographics, Booming Area near Austin
- ❖ Drive-Thru Pads Available – Lease Rates Negotiable

## NEARBY RETAIL:



PAUL BONANNO  
(760) 452-2402  
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ERIK SJOLUND  
(760) 452-2401  
ERIK@NNNSEARCH.COM

# CONCEPTUAL SITE PLAN

\*SUBJECT TO CHANGE



**GLENN HIGH SCHOOL**  
1,980 Students

180 BENSROCK RANCH PLAT  
LOT 1, BLOCK A  
DOC. NO. 2015075203  
O.P.R.

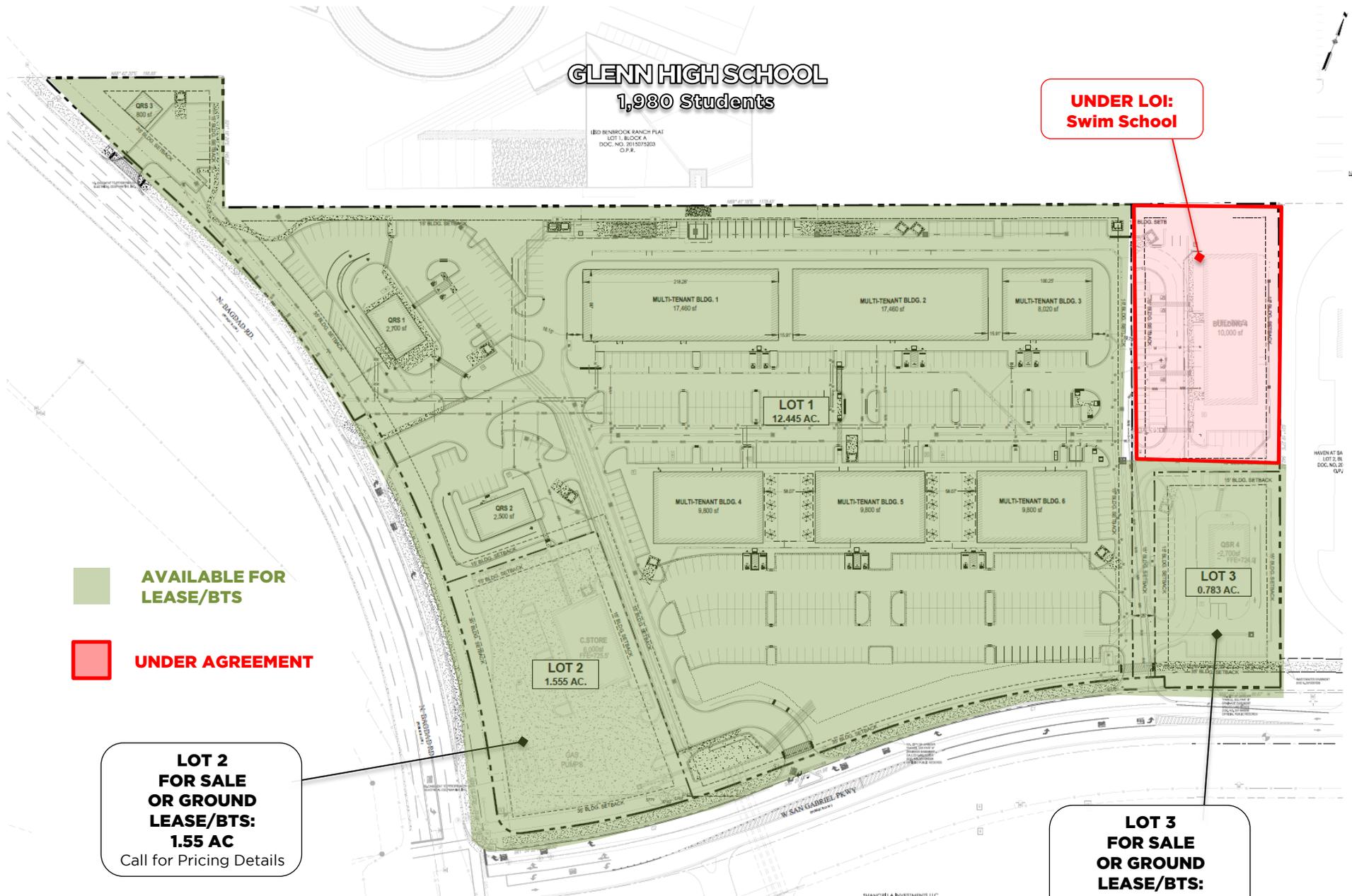
**UNDER LOI:  
Swim School**

 **AVAILABLE FOR  
LEASE/BTS**

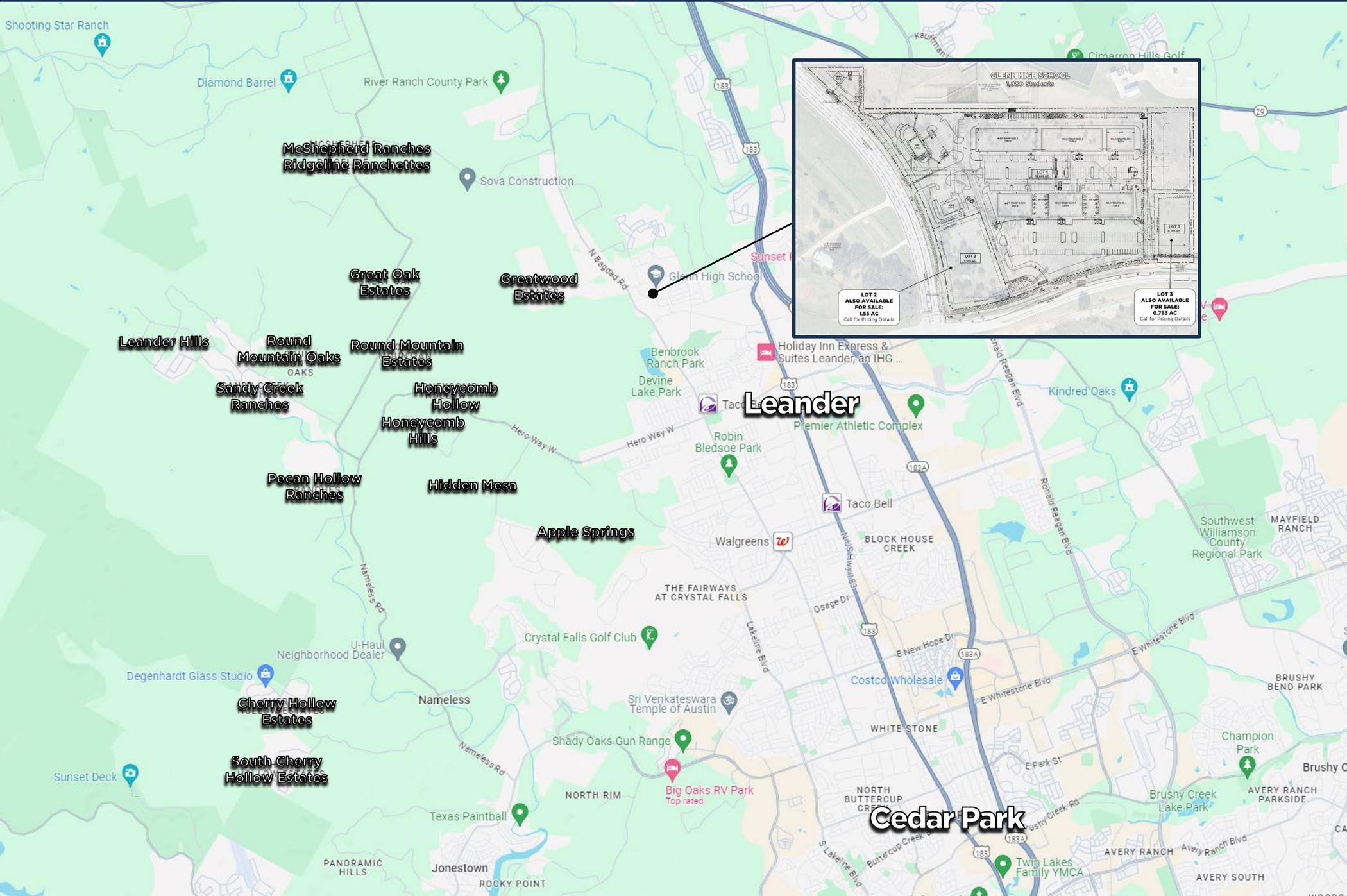
 **UNDER AGREEMENT**

**LOT 2  
FOR SALE  
OR GROUND  
LEASE/BTS:  
1.55 AC**  
Call for Pricing Details

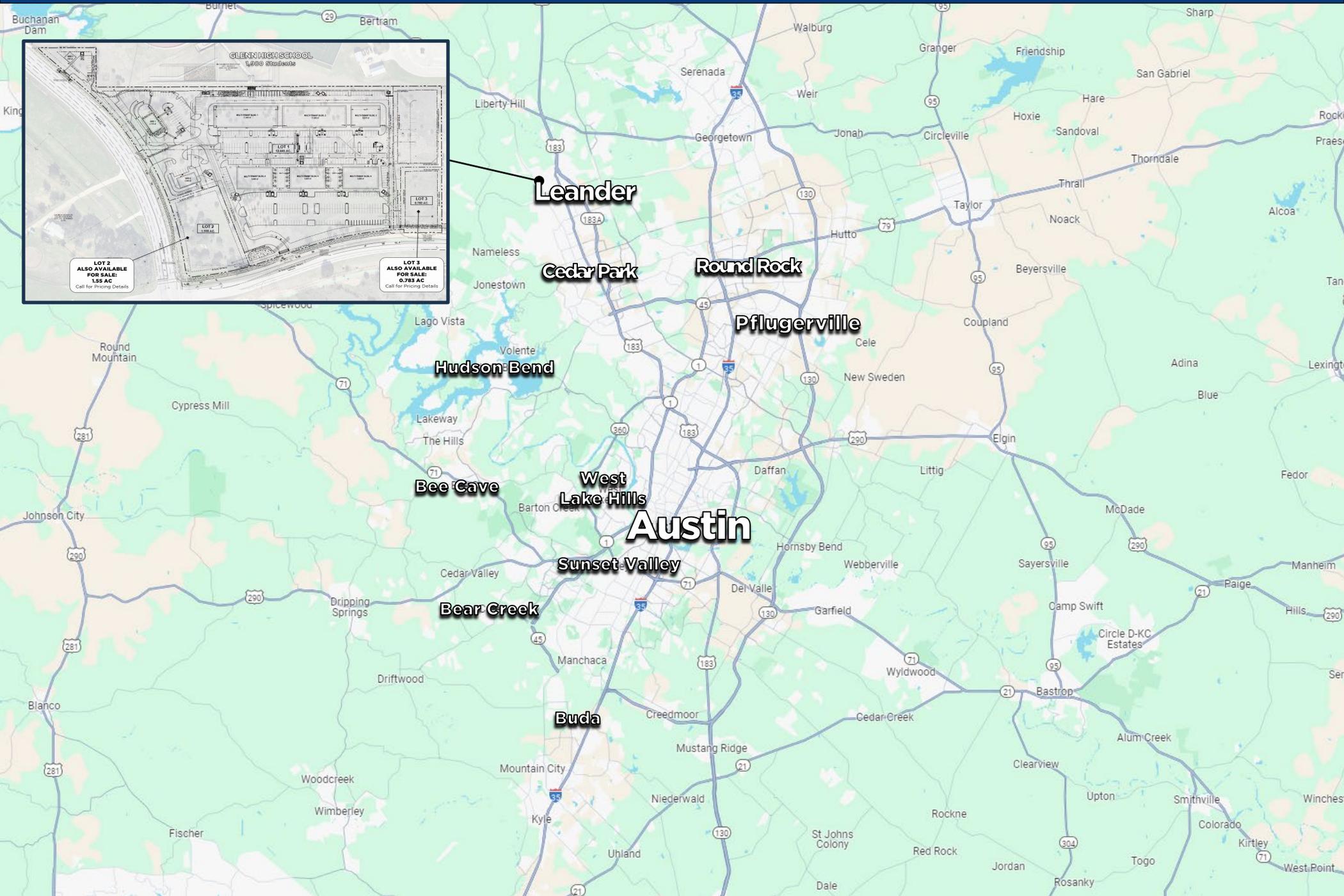
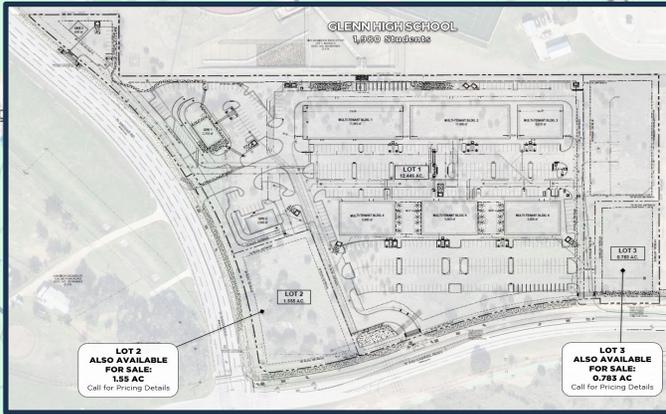
**LOT 3  
FOR SALE  
OR GROUND  
LEASE/BTS:  
0.783 AC**  
Call for Pricing Details



# AREA MAP

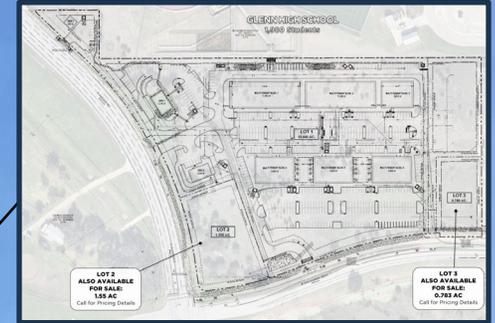


# REGIONAL MAP



# SITE PHOTO

FROM W. SAN GABRIEL PKWY



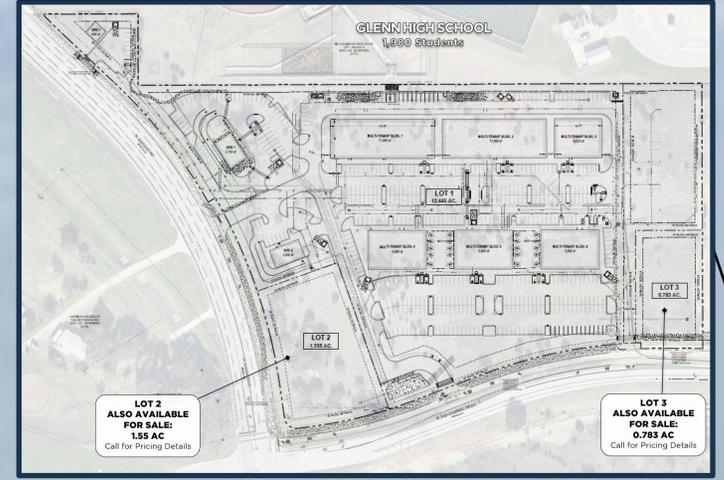
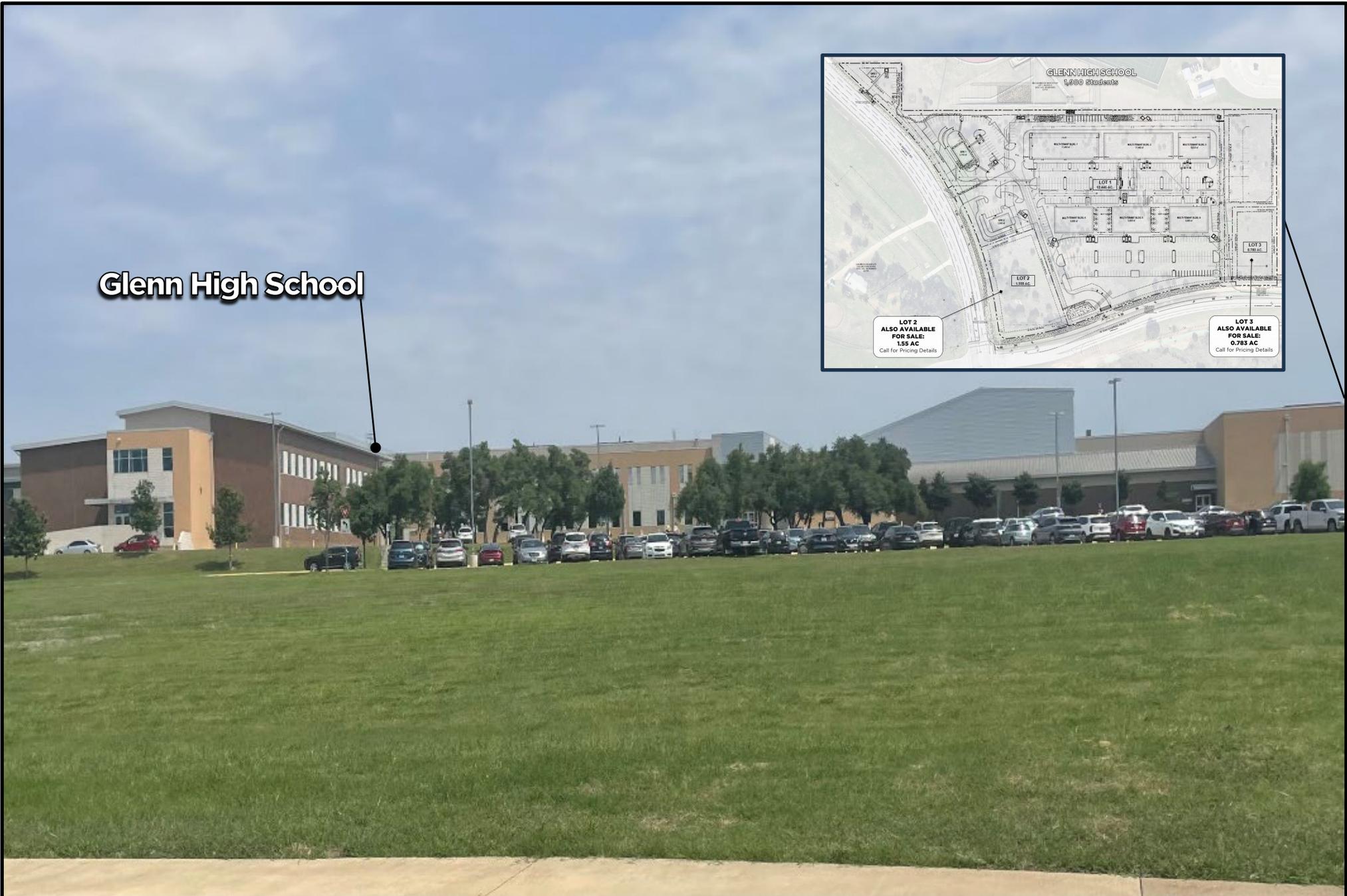
W San Gabriel Pkwy - 8,660+ ADT

# SITE PHOTO

FROM COLLABORATIVE WAY

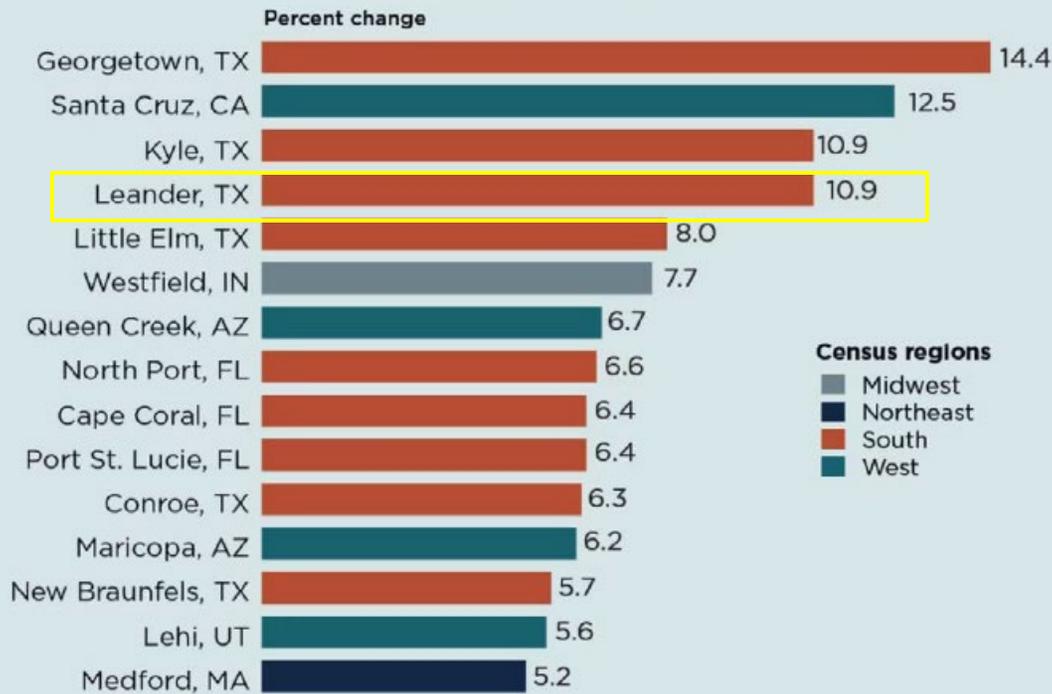


**Glenn High School**



## Heading South

15 Fastest-Growing Large Cities in the United States:  
July 1, 2021—July 1, 2022



Note: "Large Cities" were those with populations of 50,000 or more on July 1, 2021.

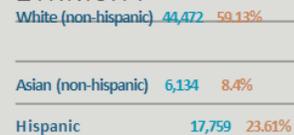
## Leander Continues to Rank Among the Fastest Growing Cities in America!

Population 2024: 87,902  
Growth Since 2020: 44.46%  
Estimated Growth in 2028: 100,166

### LOCAL TRAFFIC VOLUME NEAR SITE:

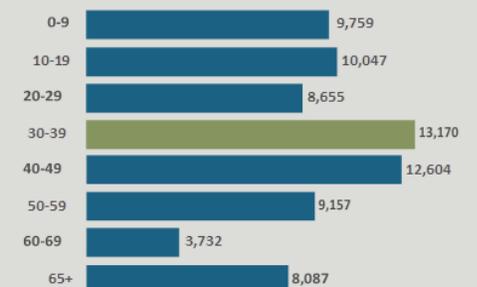
Bagdad Road: 9k - 25k ADT  
W San Gabriel Parkway: 2k - 9k ADT  
Halsey Drive: 2k - 9k ADT  
Collaborative Way: 2k - 9k ADT

#### ETHNICITY



#### AGE DISTRIBUTION

The median age in Leander is 35.5 years:  
35.8 years for males, and 35.3 years for females.



# INFORMATION ABOUT BROKERAGE SERVICES



Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

### If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.



# INFORMATION ABOUT BROKERAGE SERVICES



## 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.

11-2-2015



### 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Scott Haire	9005889	SCOTT.L.HAIRE@GMAIL.COM	(214) 725-1110
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Scott Haire	9005889	SCOTT.L.HAIRE@GMAIL.COM	(214) 725-1110
Designated Broker of Firm	License No.	Email	Phone
Paul Bonanno	01909616	PAUL@NNNSEARCH.COM	(760) 452-2401
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Paul Bonanno	01909616	PAUL@NNNSEARCH.COM	(760) 452-2401
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date



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1,980 Students

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382 Lots

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350 Lots

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## Net Lease Property Disclaimer:

Net Lease Realty Partners' ('NLRP') principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. NLRP and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.