

LAND FOR SALE

2.16 AC BAGDAD ROAD | LEANDER

1005 Old Bagdad Road & 1606 S Bagdad Road, Leander, TX 78641



SALE PRICE: \$10.50 / SF

PRICE PER ACRE: \$457,380

LOT SIZE: 2.16 Acres

CROSS STREETS: Corner Of S Old Bagdad Road And
Old Bagdad Road. Access From
Bonita Verde Drive

PROPERTY OVERVIEW

LOCATION! LOCATION! LOCATION!

Attractive commercial development site in the City of Leander with beautiful trees; consists of two legal lots. Corner lot is accessible by 3 roads.

Mixed-Use, Retail, Day Care, Veterinarian Building, Restaurant, Office

PROPERTY FEATURES

- 2.16 +/- Acres
- Undeveloped lot with trees
- Potential for Multi Family or other use
- Zoned GC
- Centrally located corner lot
- Easy Access to 183A.
- All Utilities to site
- \$10.50 Per SF

KW COMMERCIAL
2300 Greenhill Drive, #200
Round Rock, TX 78664

FRANCES CROSSLEY
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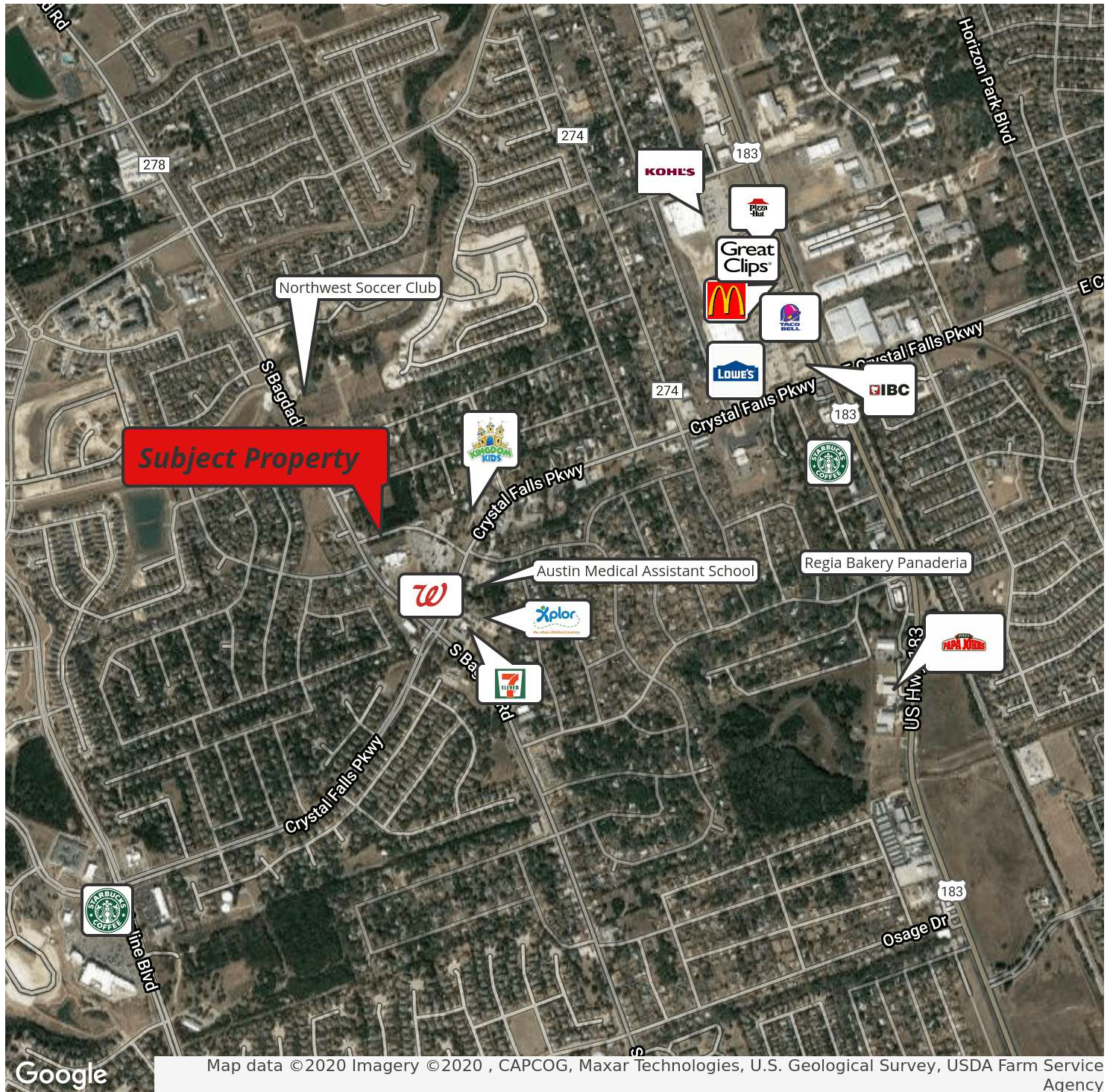
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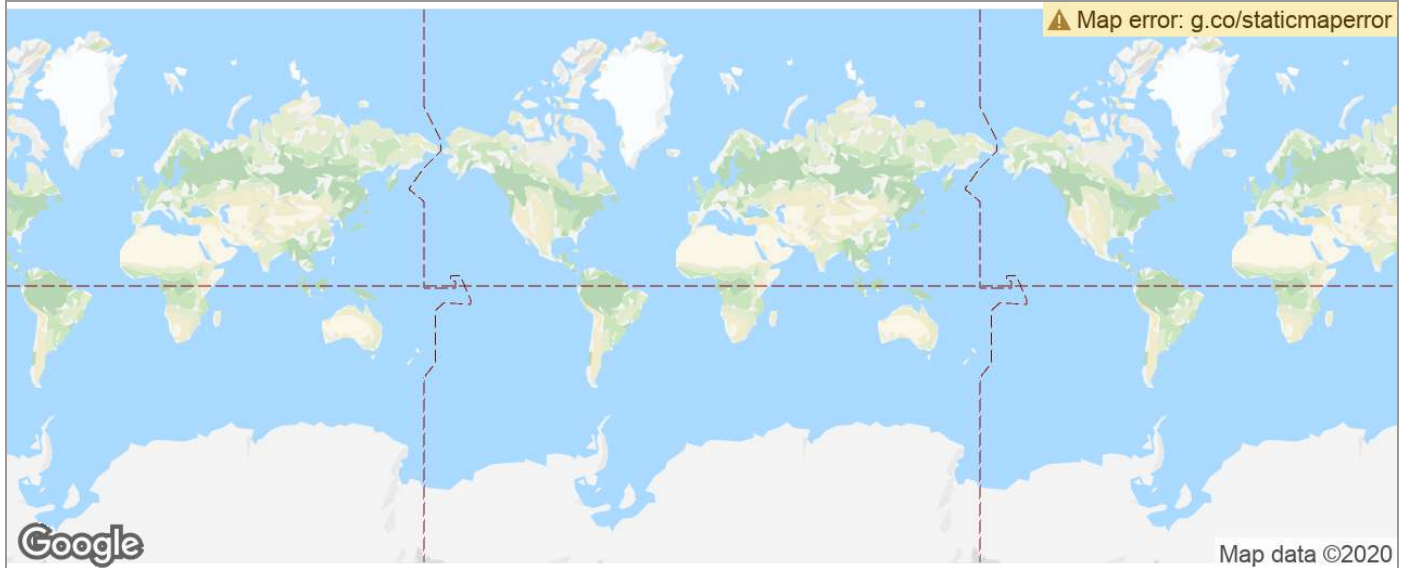
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,010	41,437	83,412
MEDIAN AGE	33.3	31.9	32.6
MEDIAN AGE (MALE)	34.5	32.7	33.0
MEDIAN AGE (FEMALE)	31.5	31.3	32.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,290	13,665	28,253
# OF PERSONS PER HH	3.1	3.0	3.0
AVERAGE HH INCOME	\$79,815	\$81,447	\$83,705
AVERAGE HOUSE VALUE	\$174,594	\$167,646	\$186,052
RACE	1 MILE	3 MILES	5 MILES
% WHITE	84.1%	81.0%	81.1%
% BLACK	1.7%	4.6%	4.1%
% ASIAN	1.1%	1.5%	2.6%
% HAWAIIAN	0.3%	0.1%	0.1%
% INDIAN	1.2%	0.7%	0.5%
% OTHER	9.9%	9.2%	8.5%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	24.4%	24.1%	20.9%

* Demographic data derived from 2010 US Census

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	1 MILE	3 MILES	5 MILES
Total households	2,290	13,665	28,253
Total persons per hh	3.1	3.0	3.0
Average hh income	\$79,815	\$81,447	\$83,705
Average house value	\$174,594	\$167,646	\$186,052

	1 MILE	3 MILES	5 MILES
Total population	7,010	41,437	83,412
Median age	33.3	31.9	32.6
Median age (male)	34.5	32.7	33.0
Median age (female)	31.5	31.3	32.5

** Demographic data derived from 2010 US Census*

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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 supervised by a broker to perform any services 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 OR SUBAGENT 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. A subagent represents the owner, not the buyer, through an agreement with the owner's broker. 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.

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.

Keller Williams Realty/SGMM LTD	486695	KLRW241@kw.com	512-255-5050
Broker's Licensed Name or Primary Assumed Business Name	License No.	Email	Phone
Avis Wukasch	284667	avis@kw.com	512-255-5050
Designated Broker's Name	License No.	Email	Phone
Avis Wukasch	284667	avis@kw.com	512-255-5050
Agent's Supervisor's Name	License No.	Email	Phone
Frances Crossley	624524	Frances@KWCommercial.com	512-751-0004
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	