

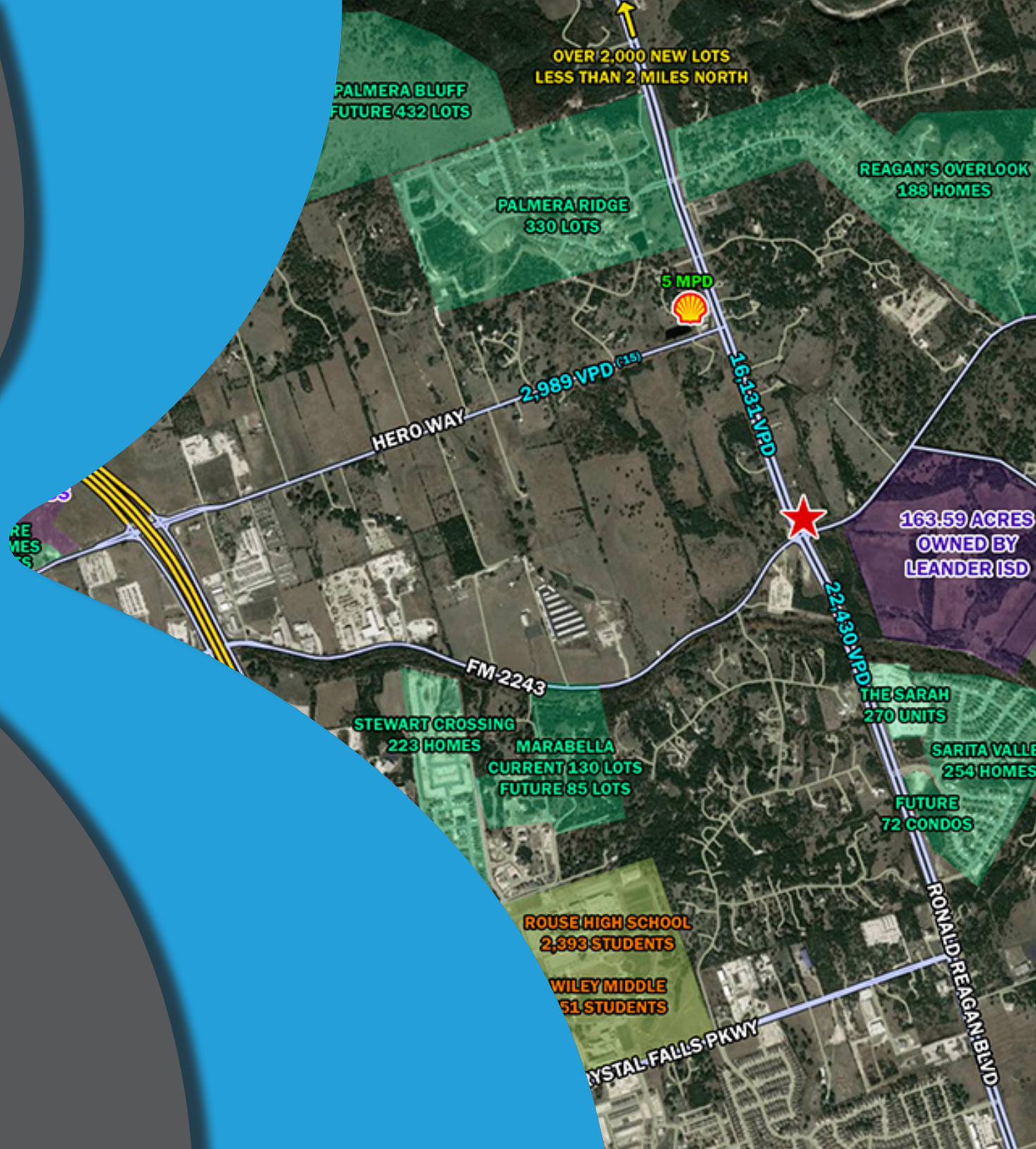
# RONALD REAGAN PAD SITES

RR 2243 AND  
RONALD REAGAN  
LEANDER, TX 78641

JOSEPH KUPERMAN  
JOSEPH@RETELLADVISORS.COM  
713.202.0641



RETELL ADVISORS



# PROPERTY INFORMATION



**NEC RR 2243 &  
RONALD REAGAN  
LEANDER, TX 78641**



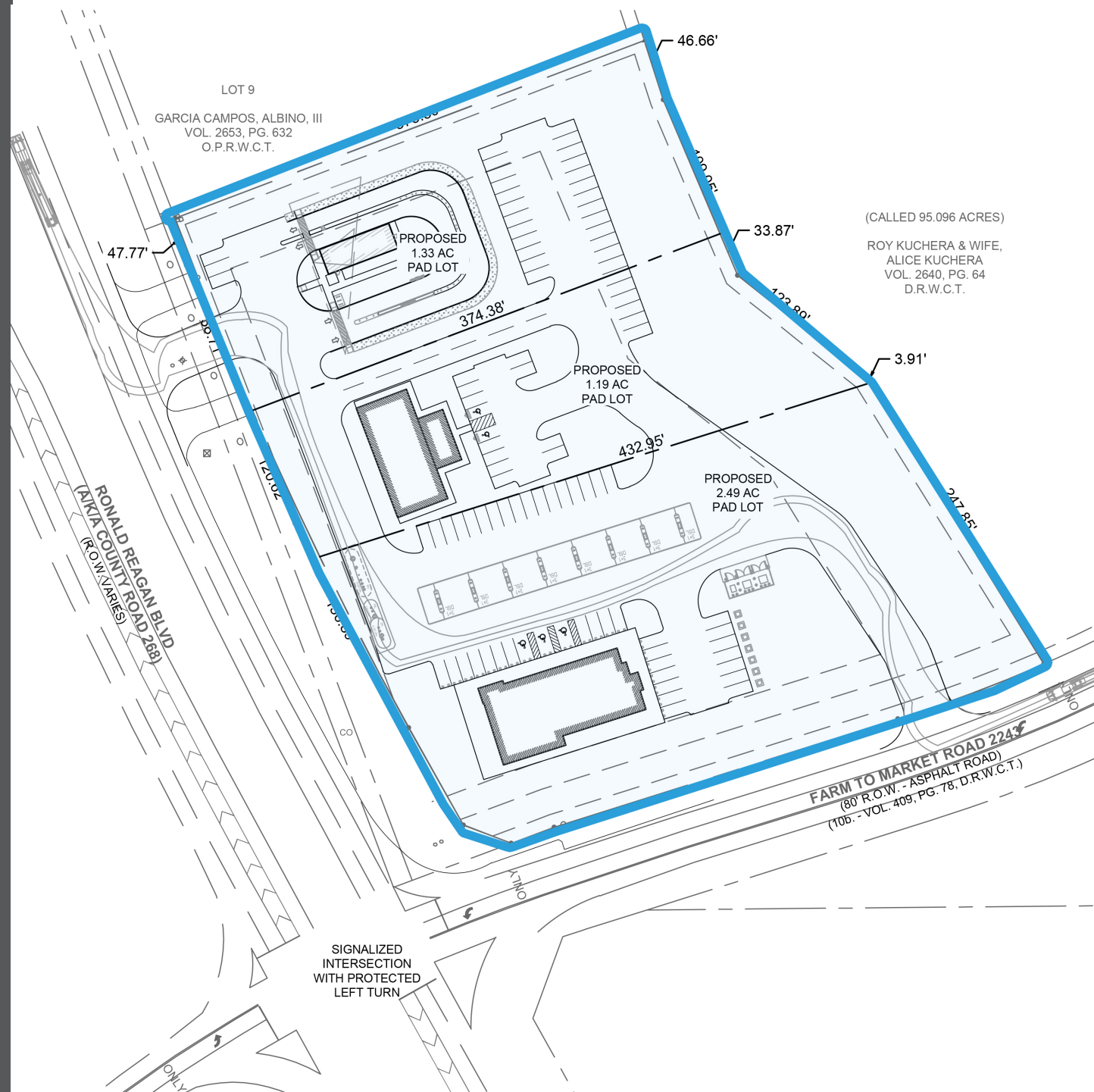
**UP TO 5.01 ACRES  
AVAILABLE  
CALL FOR RATES**



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713.202.0641**



**RETELL ADVISORS**



**RONALD REGAN BLVD**

**16,615 VPD**

**PROPOSED  
SINGLE FAMILY  
RESIDENTIAL  
(2025)**

**ROAD IMPROVEMENTS UNDERWAY TO EXPAND  
2243 FROM 2 LANE TO 4 LANE DIVIDED**

**SITE**

**11,113 VPD**

**NO ACCESS  
TO RR 2243**

**OPENING 2025  
FUTURE LISD  
HIGH SCHOOL**

**PROPOSED  
SINGLE FAMILY  
RESIDENTIAL  
(2025)**

**OPENING 2025  
FUTURE  
LISD  
MIDDLE  
AND  
ELEMENTARY  
SCHOOLS**

**14,014 VPD**

**FUTURE  
RETAIL**

**ZONED  
COMMERCIAL**

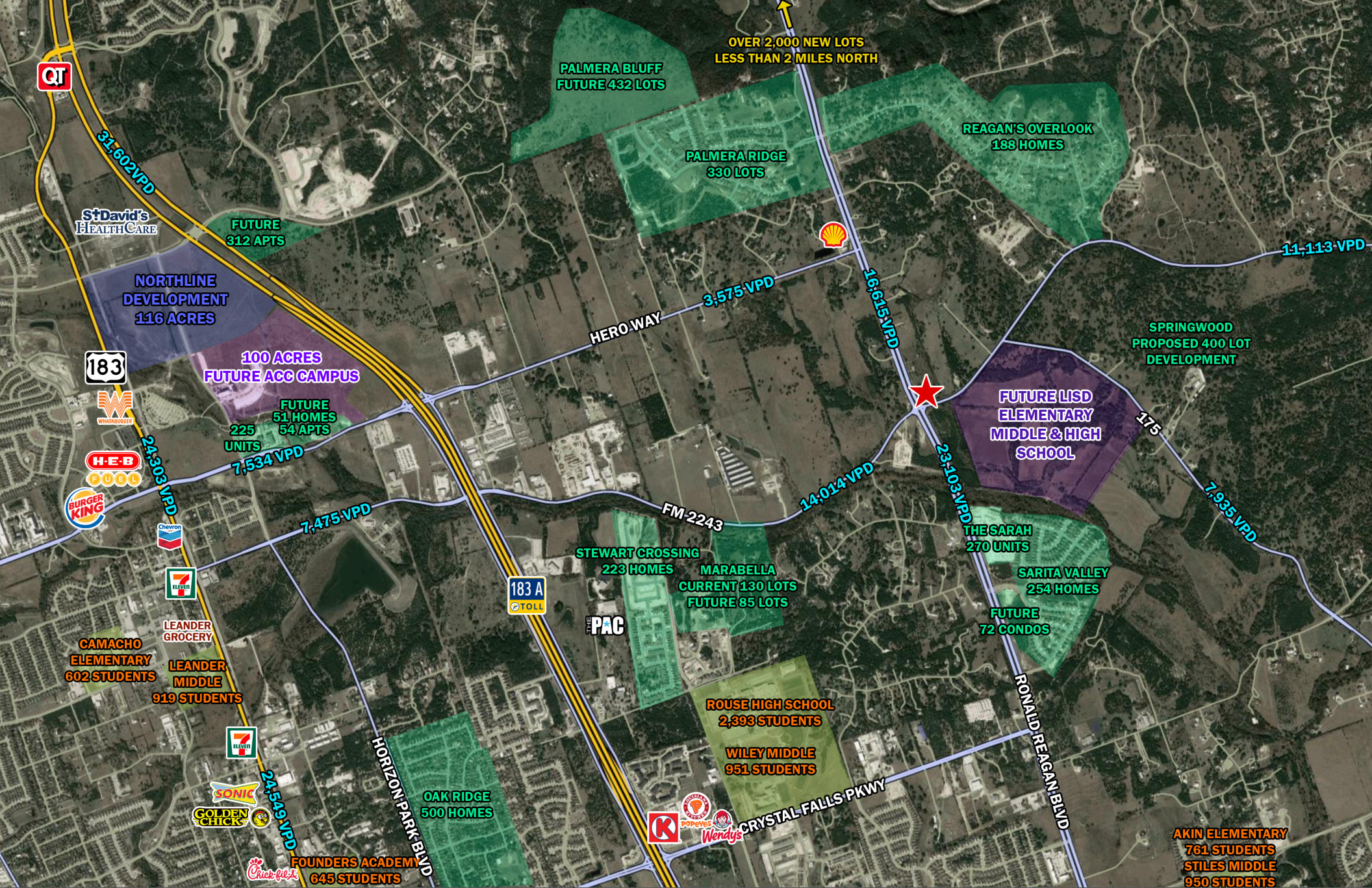
**4,500 ESTIMATED STUDENTS  
(HS OFF CAMPUS LUNCH)  
500 ESTIMATED STAFF**

**RR 2243**

**23,103  
307-32**

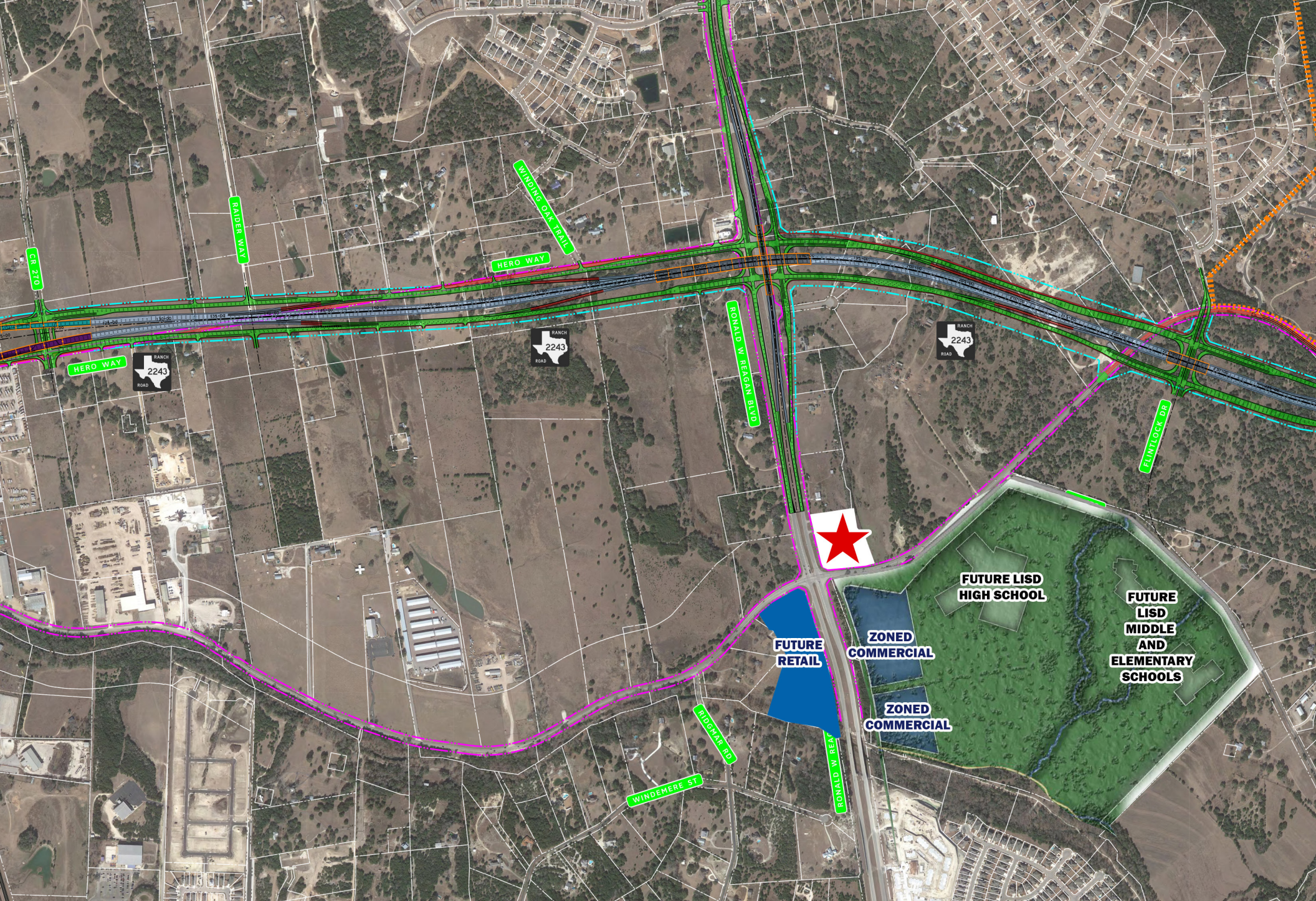
**ZONED  
COMMERCIAL**





# DEMO SUMMARY

2023 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE	MEDIAN AGE	40.6	37.4	35.7
TOTAL POPULATION	33,859	128,221	227,781	AVERAGE HH INCOME	\$164,508	\$135,603	\$153,878
DAYTIME POPULATION	11,033	50,669	84,646	TOTAL HOUSEHOLDS	11,063	44,545	76,876



TXDOT - HERO WAY / 2243 REALIGNMENT

**JOSEPH KUPERMAN**  
**JOSEPH@RETELLADVISORS.COM**  
**713.202.0641**



**RETELL ADVISORS**

**310 COMAL STREET**  
**AUSTIN, TEXAS 78702**



# 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:
  - 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.

<u>Retell Advisors, LLC</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9007454</u> License No.	<u>retelladvisors.com</u> Email	<u>5122281765</u> Phone
<u>Dean Vandergriff</u> Designated Broker of Firm	<u>505423</u> License No.	<u>dean@retelladvisors.com</u> Email	<u>5124155154</u> Phone
<u>Dean Vandergriff</u> Licensed Supervisor of Sales Agent/ Associate	<u>505423</u> License No.	<u>dean@retelladvisors.com</u> Email	<u>5124155154</u> Phone
<u>Joseph Kuperman</u> Sales Agent/Associate's Name	<u>718351</u> License No.	<u>joseph@retelladvisors.com</u> Email	<u>7132020641</u> Phone

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

\_\_\_\_\_  
Date