

# BARSHOP & OLES

C O M P A N Y

## BAR W MARKETPLACE



## AVAILABILITY

Please refer to site plan and contact leasing associate for information

## rental rates

email leasing associate for pricing

**Bar W Marketplace** is a neighborhood community shopping center that opened in 2021. The property is located at the southeast corner of State Highway 29 and Ronald Reagan Boulevard in the City of Leander, a rapidly growing community approximately 25 miles northwest of Austin. According to the U.S. Census Bureau, Leander has a 2023 population of approximately 82,000, and is growing at a rate of 10.1% annually. Bar W Marketplace is anchored by a 102,763 SF HEB Grocery store and offers lease space and building sites for retail, service, restaurant, and medical uses.

# BAR W MARKETPLACE

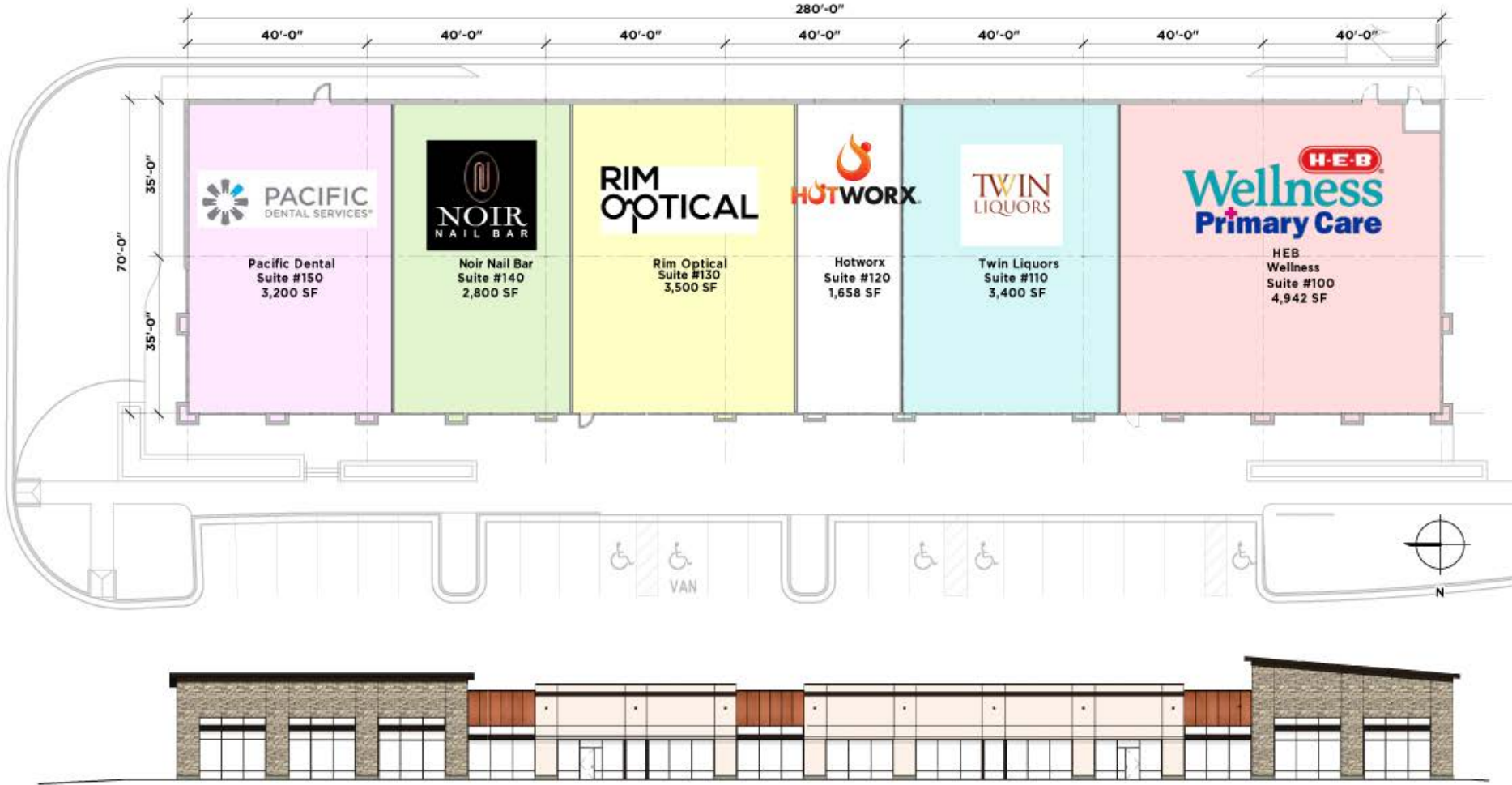


BARSHOP & OLES COMPANY | 901 S. MOPAC EXPWY. | BARTON OAKS PLAZA II, SUITE 550 | AUSTIN, TEXAS 78746

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# BAR W MARKETPLACE

# BUILDING A

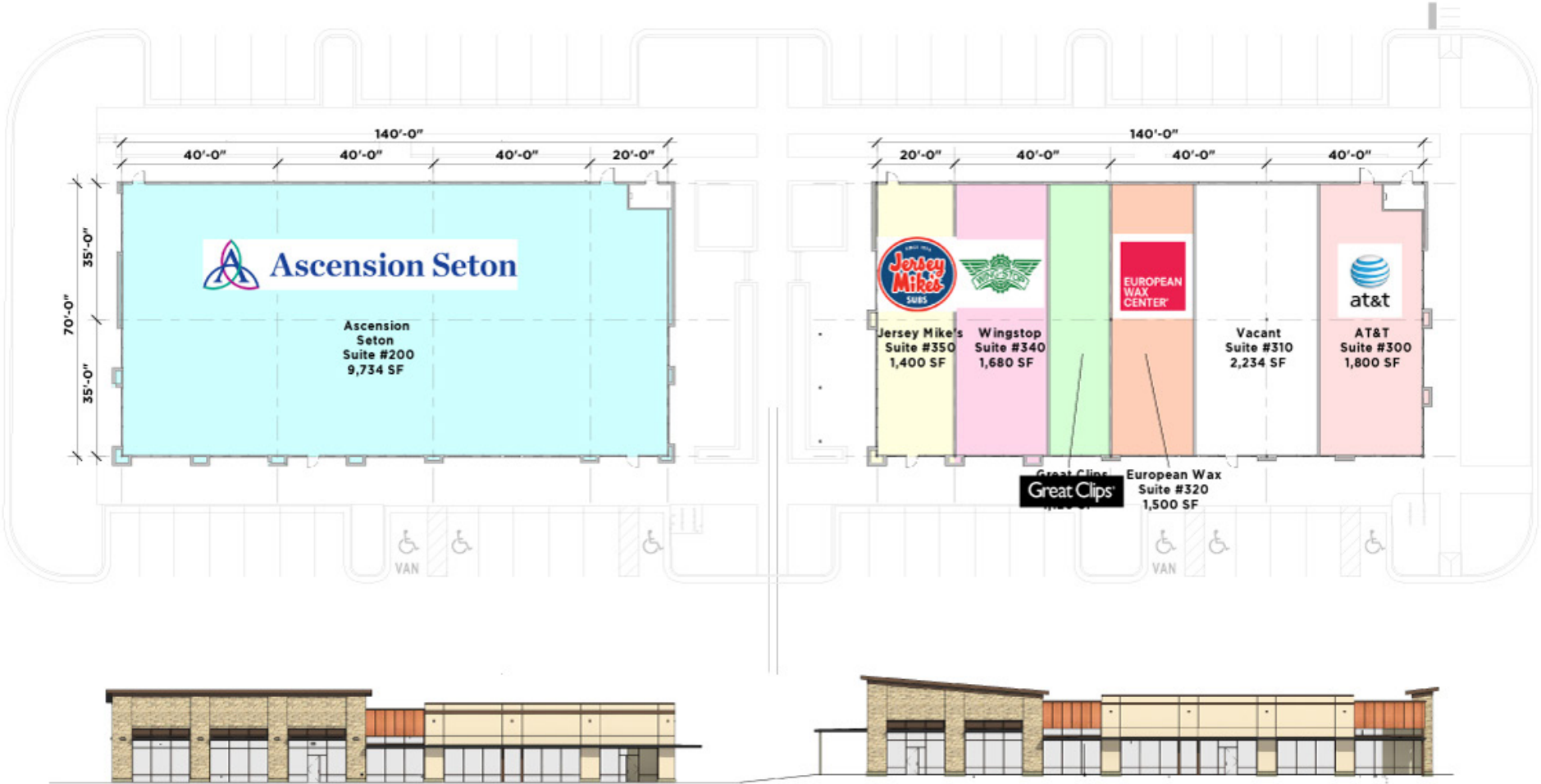


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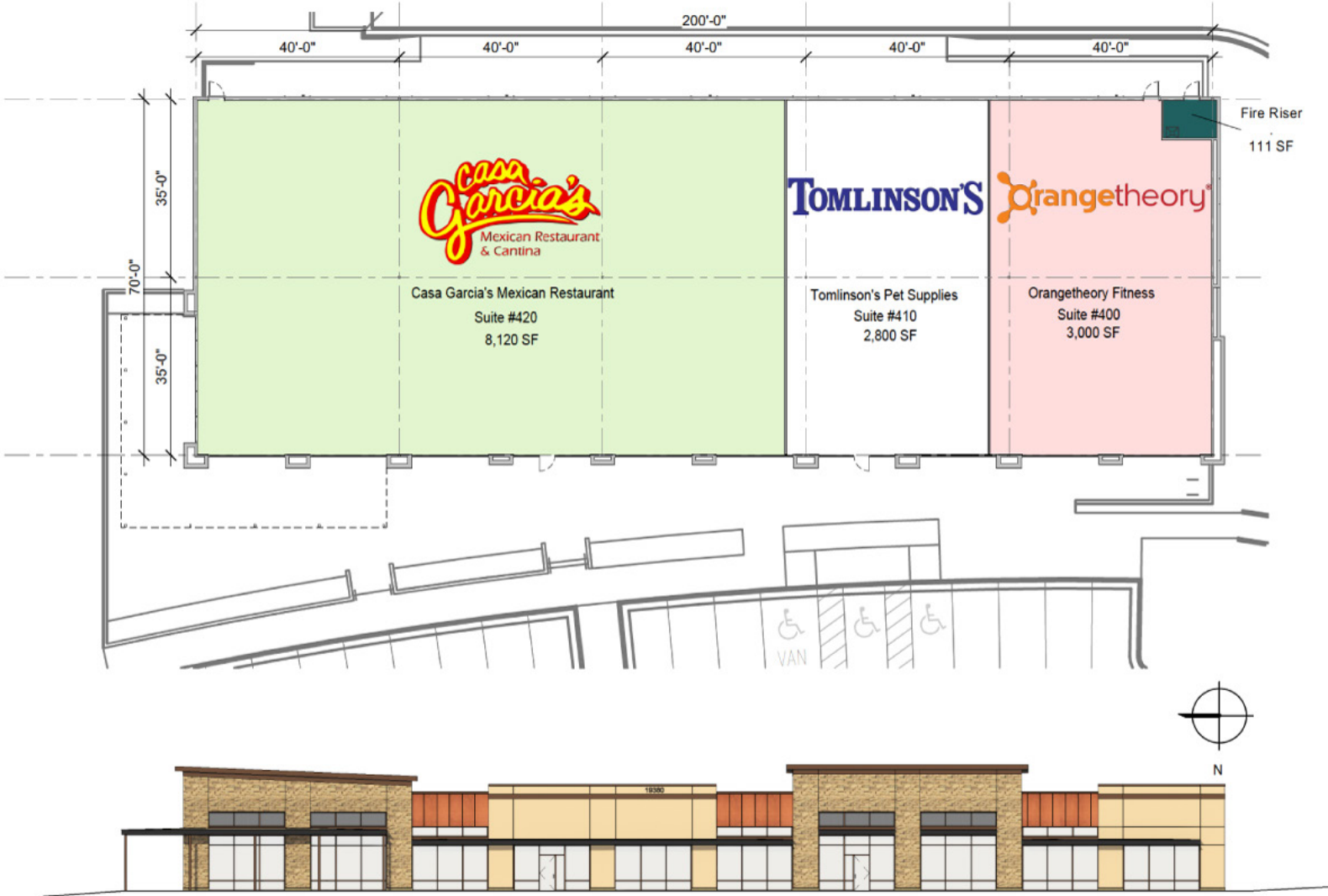
# BAR W MARKETPLACE

# BUILDINGS B & C



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# BAR W MARKETPLACE

# BUILDINGS E & F



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## NNN's

2024 estimates projected to be \$14.00/SF

## TI ALLOWANCE

Negotiable

## TRADE AREA & PROPERTY HIGHLIGHTS

- Anchored by HEB Grocery store that is the dominant market leader
- Strategic location at major intersection in rapidly growing trade area
- Access and frontage on Ronald Reagan Boulevard, State Highway 29 and Kauffman Loop Road
- Ample surface parking
- Spaces and sites available for retail, service, medical and restaurant users

## DEMOGRAPHICS

	<b>3-Miles</b>	<b>5-Miles</b>
<i>Population</i>	24,784	52,975
<i>Av. Household Income</i>	\$152,544	\$148,555
<i>Households</i>	8,387	18,567

Source: Claritas 2023 Demographic Report

## TRAFFIC COUNTS

<b>Ronald Reagan Boulevard</b>	18,600 VPD
<b>State Highway 29</b>	32,000 VPD

Source: Texas Department of Transportation 2023 Average Annual Daily Traffic Counts

## CONTACTS

### Pat Wheat

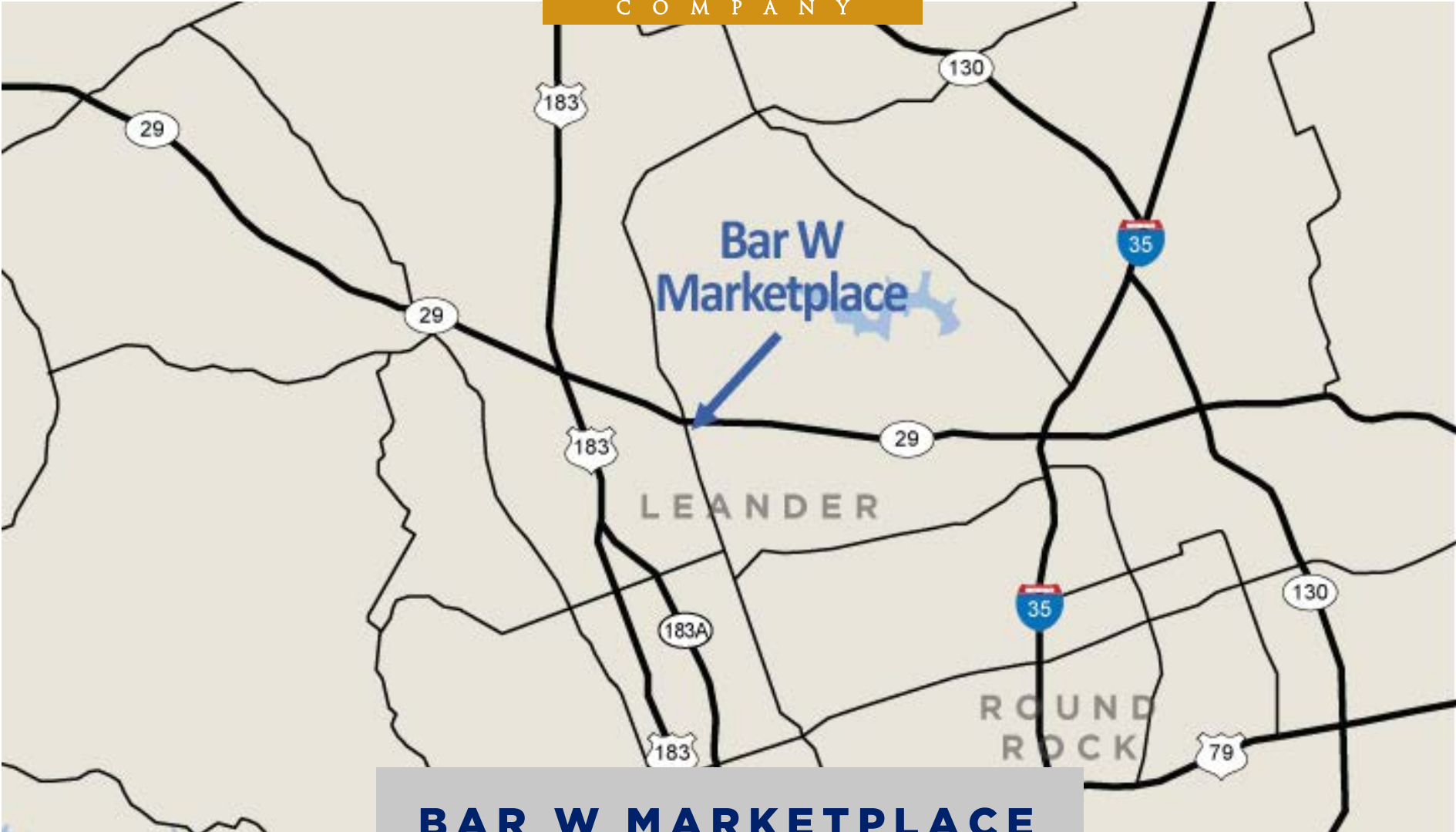
[pwheat@barshop-oles.com](mailto:pwheat@barshop-oles.com)

### Dan Wheat

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# BARSHOP & OLES

COMPANY



**BAR W MARKETPLACE**

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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 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.

B&O Management Company, LLC	464888	dwheat@barshop-oles.com	512-637-0483
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Daniel P. Wheat IV	324322	dwheat@barshop-oles.com	512-637-0483
Designated Broker of Firm	License No.	Email	Phone
Daniel P. Wheat V	644437	pwheat@barshop-oles.com	512-637-0488
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0