



9,323 SF
Available
Divisible

Pending
Lease

Bryson Ridge Crossing

149 Bulbine Dr, Leander, Tx 78641



FORWARD
PROPERTIES

ABOUT



PROJECT DESCRIPTION

Bryson Ridge Crossing is located in one of Leander's fastest growing corridors at the intersection of Highway 183 and Toll 183A on Bryson Ridge Trail, this neighborhood retail center offers strong visibility, convenient access, and ample parking. Surrounded by expanding residential communities and strong household incomes, the property is well positioned to serve daily neighborhood and commuter traffic. With limited retail inventory in the immediate trade area and continued residential development underway, Bryson Ridge Crossing presents a compelling opportunity for tenants seeking long term growth in one of Central Texas' most dynamic submarkets.

PROJECT OVERVIEW

- **27,520 Total SF**
- **Building 1: 9,323 SF Available (Divisible)**
- **Building 2: 100% Leased**
- **5:1 Parking Ratio**
- **Highway 183A Frontage**
- **Co-Tenants include BasePoint Academy, Foxtail Coffee, & Allery and ENT**
- **Call Brokers for Pricing/Additional Information**

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	6,401	59,481	128,195
Total Homes	2,133	20,673	44,260
Avg. HHI	\$169,716	\$150,669	\$163,429
Avg. Household Size	2.99	2.88	2.89
Daytime Population	4,409	41,928	92,150

AREA RETAIL MIX

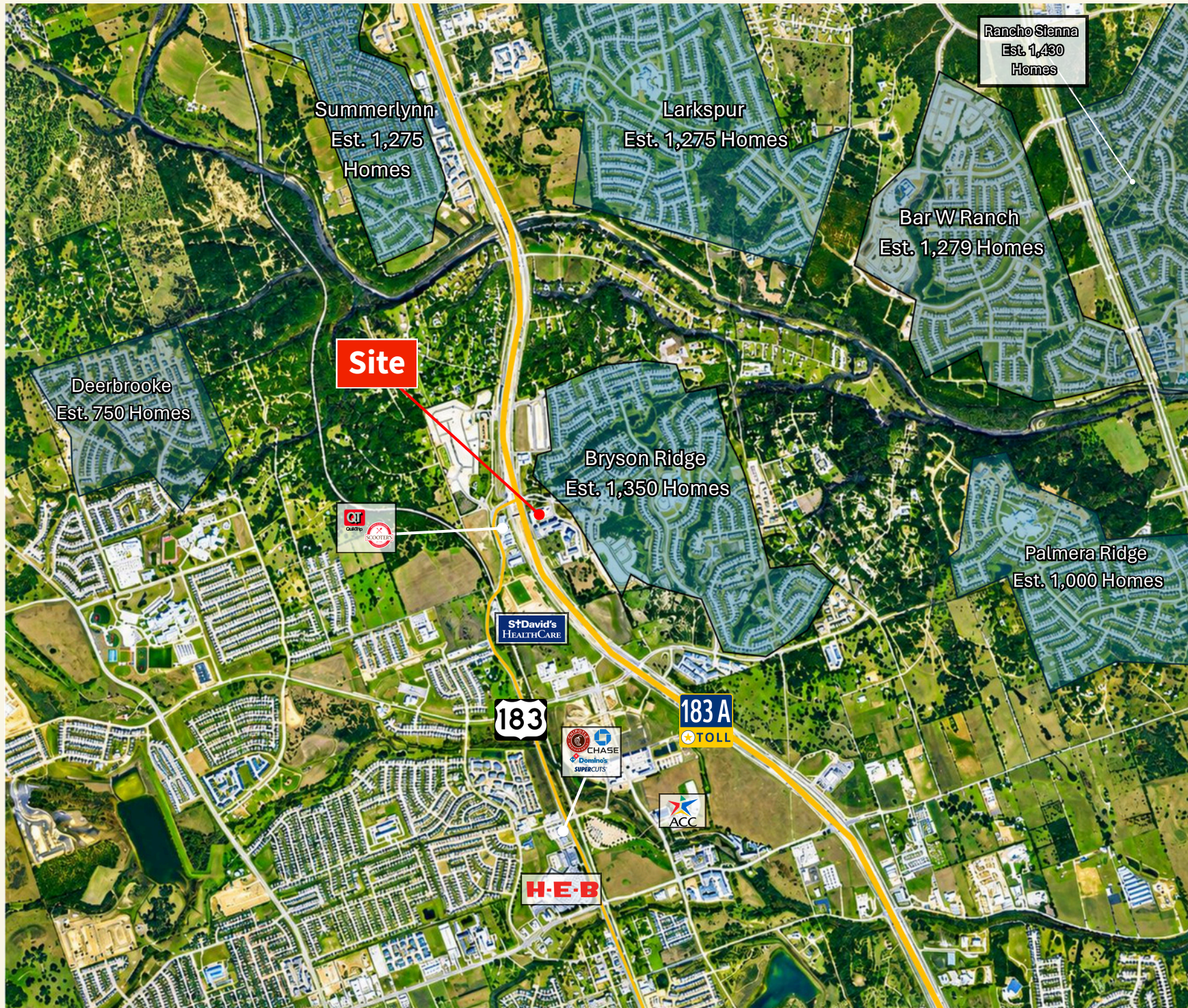


TRAFFIC COUNTS

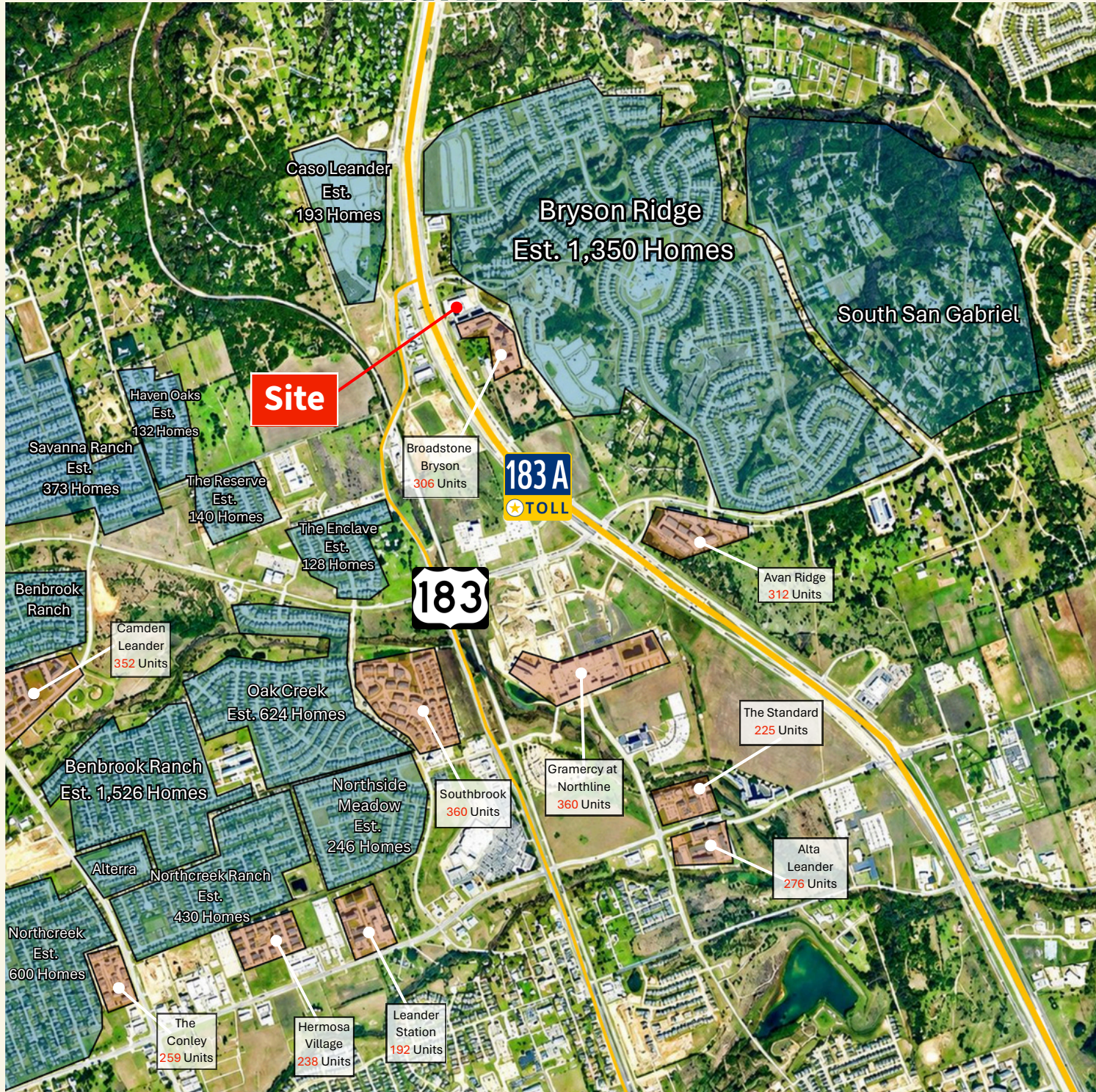
Highway 183A	38,634 VPD
Highway 183	32,000 VPD



AERIAL OVERVIEW

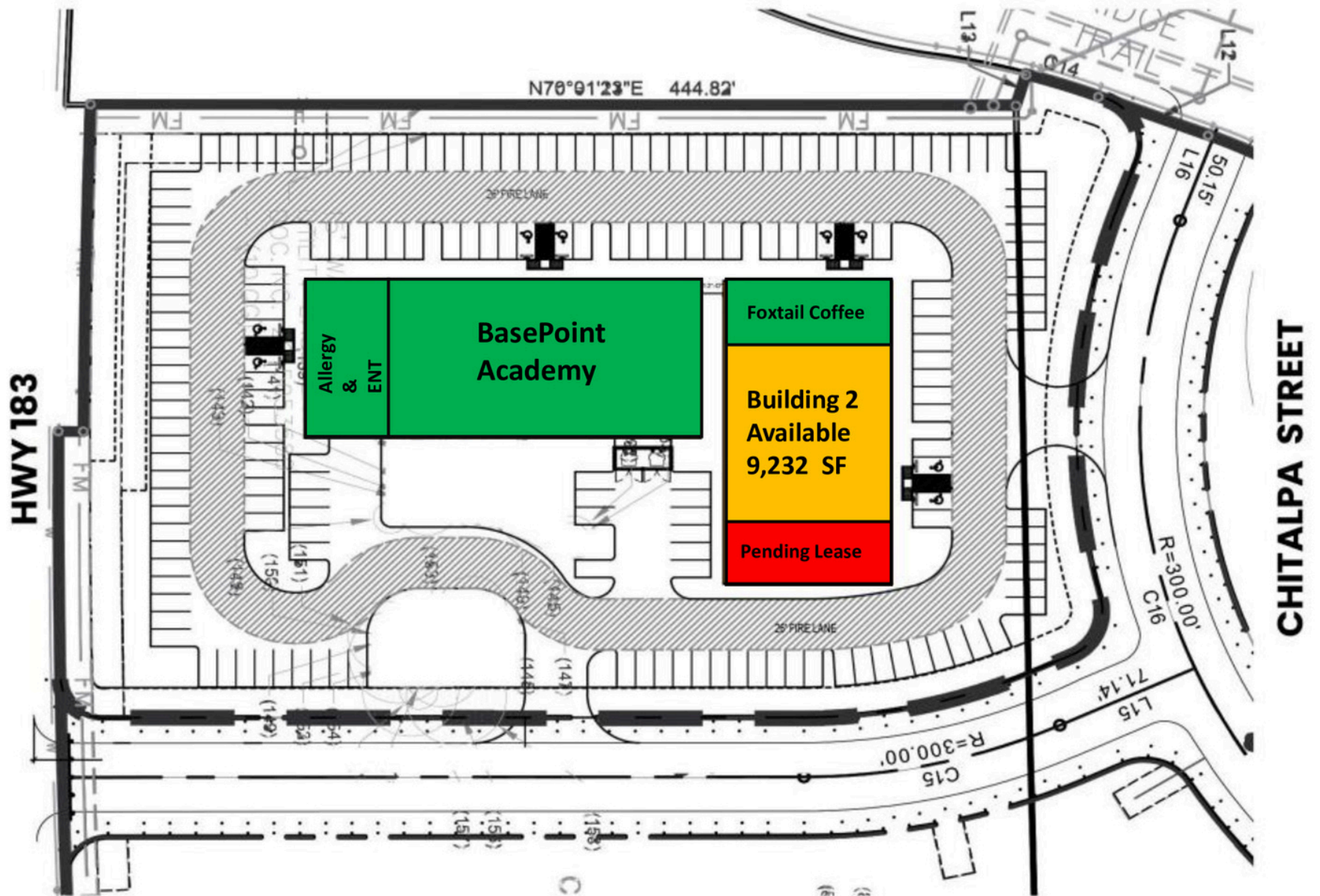


AERIAL OVERVIEW



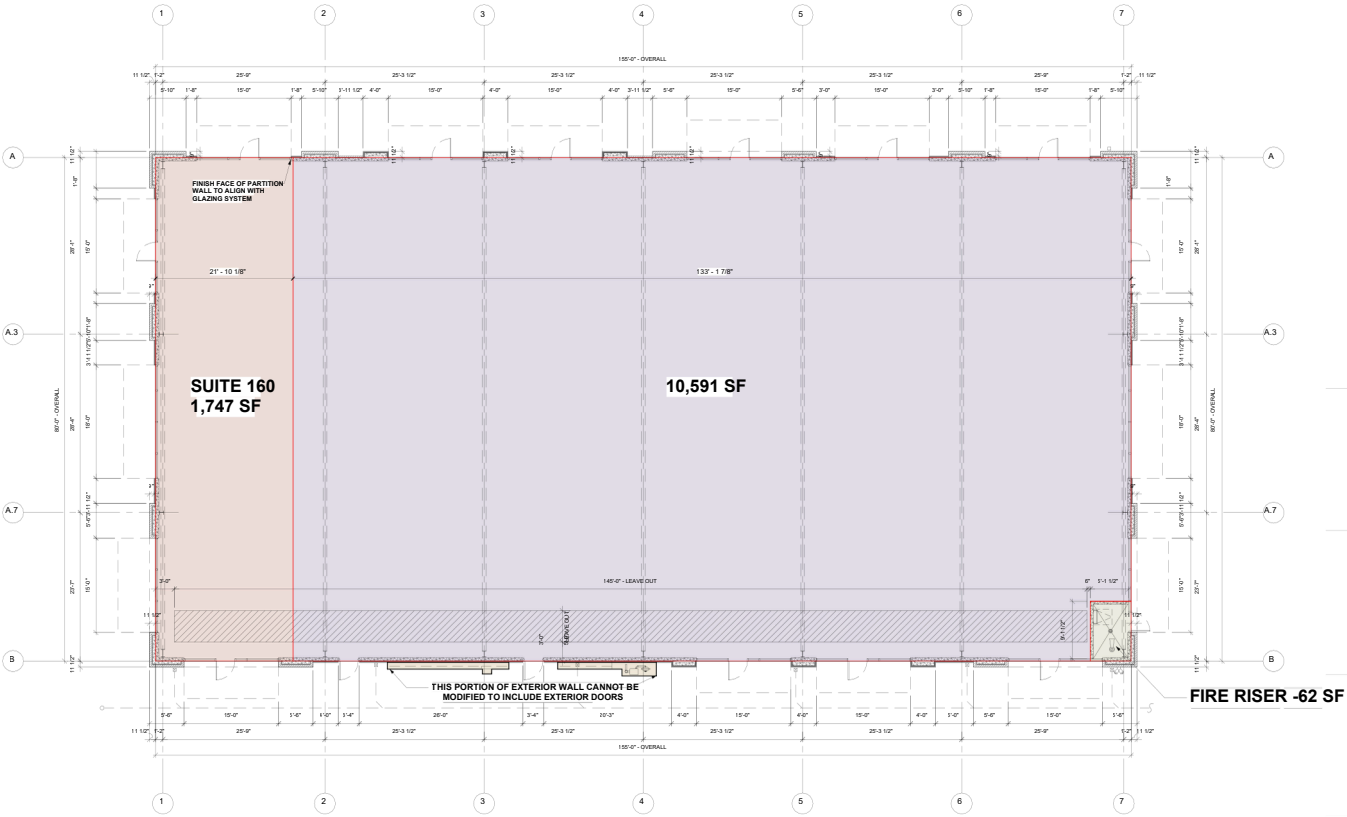
SITE PLAN

BRYSON RIDGE TRAIL



BLDG 1 LOD

TOTAL BUILDING -12,400 SF



PROJECT:

PROJECT ADDRESS:

SEAL/SIGNATURE:

PRELIMINARY
NOT TO BE USED FOR REGULATORY APPROVAL
PERMITTING, OR CONSTRUCTION

ISSUE HISTORY:		
DATE	DELTA	DESCRIPTION

PROJECT NUMBER:

ISSUE DATE: 12.03.2025

SHEET NAME: BRYSON RIDGE -BUILDING 1

SHEET:

A100

PHOTO



PHOTO



PHOTO



PHOTO





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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

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N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date