

# \$3,200,000 - 3364 N Bagdad Road, Leander

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MLS® #3946117

**\$3,200,000**

0 Bedroom, 0.00 Bathroom,  
Commercial Sale on 4.52 Acres

Live Oak Ranches Sec 1, Leander, TX

Discover this exceptional commercial property in the prime location of Leander, TX, one of the fastest-growing cities in America, according to the US Census Bureau. This versatile space is perfect for various uses, including commercial, light industrial or flex. On this +/- 4 acre site fronting N Bagdad Rd, there are 3 metal warehouse improvements totaling 13,200 sqft, of which two buildings are occupied by two tenants and the 3rd building of 5,000 sqft is newly built and in shell condition. We are actively looking for a tenant for this building. The property has essential utilities, including electricity, water, and a septic system, there is also city water/sewer and three phase electriciaty at the street. The property boasts 3 large metal buildings w/ large bay doors and high ceilings. Ample parking is available, catering to employees and clients. There's also 18-wheeler access and turnaround capabilities. There is also an existing park-n-go business operations included that earns additional annual income. Donâ€™t miss the opportunity to secure this prime commercial property in Leander, TX. Contact us today to learn more and schedule a tour of this exceptional space!



Built in 2012

## Essential Information

|        |             |
|--------|-------------|
| MLS® # | 3946117     |
| Price  | \$3,200,000 |

|            |                 |
|------------|-----------------|
| Bathrooms  | 0.00            |
| Acres      | 4.52            |
| Year Built | 2012            |
| Type       | Commercial Sale |
| Sub-Type   | Warehouse       |
| Status     | Active          |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 3364 N Bagdad Road     |
| Area        | LH                     |
| Subdivision | Live Oak Ranches Sec 1 |
| City        | Leander                |
| County      | Williamson             |
| State       | TX                     |
| Zip Code    | 78641                  |

### Amenities

|           |                                                           |
|-----------|-----------------------------------------------------------|
| Utilities | Electricity Available, Electricity Connected, See Remarks |
| Parking   | Asphalt, See Remarks                                      |

### Interior

|          |             |
|----------|-------------|
| Interior | See Remarks |
| Heating  | See Remarks |

### Exterior

|              |                                                     |
|--------------|-----------------------------------------------------|
| Construction | Asphalt, Concrete, Glass, Metal Siding, See Remarks |
|--------------|-----------------------------------------------------|

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 14th, 2024 |
| Days on Market | 444             |

### Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | Mallach and Company |
|----------------|---------------------|

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