

OFFERING MEMORANDUM

Lexington Plaza Retail Center – Leander, Texas

Executive Summary

Property Name: Lexington Plaza Retail Center
Property Type: Retail Strip Center
Location: Leander, Texas
Building Size: 24,500 SF
Lot Size: 3.2 Acres
Occupancy: 92%
Asking Price: \$8,950,000
Cap Rate: 6.25%
NOI: \$559,375

Investment Highlights

- Newly constructed retail center in a high-growth Texas market.
- Strong tenant mix and long-term lease structure.
- Excellent visibility and accessibility.
- Growing residential and commercial trade area.
- Attractive income-producing investment opportunity.

Property Overview

Lexington Plaza Retail Center is a Class-A neighborhood retail development strategically positioned in the rapidly expanding Leander market. The property serves a growing residential population and benefits from strong demographics, increasing household income, and continued commercial growth.

Market Overview

Population (5-Mile Radius): 145,000+
Average Household Income: \$122,000+
Annual Population Growth: 4.8%
Median Home Value: \$520,000+

Financial Summary

Gross Rental Income: \$710,000
Other Income: \$35,000
Total Revenue: \$745,000
Operating Expenses: \$185,625
Net Operating Income (NOI): \$559,375

Contact Information

TX Sparks Construction
Commercial Development & Construction Services
469-598-2558
info@txsparks.com
www.txsparks.com