

### What is Northline?

Northline is Leander's new downtown district - a unique destination where contemporary design meets the character and charm of Texas Hill Country tradition. From restaurants, retail and residential, to offices, hotels and public gathering spaces, this urban mixed-use community will become the heart and soul of Leander and transform Williamson County. With 116 acres planned for a dynamic, walkable town center, this signature project is designed as a trademark hub for one of the fastest-growing cities in the country.

### Why is the project called "Northline"?

Situated around Leander's Transit-Oriented Development (TOD), its name is derived from its placement at the northernmost end of the MetroRail line.

### Where is Northline located?

Northline is located in Leander, Texas, 26 miles north of downtown Austin in Williamson County, at the intersection of Hwy 183 and San Gabriel Parkway. Northline is a short walk from Leander Station, Capital Metro's northernmost commuter rail line. The project is conveniently located between St. David's Hospital and the Austin Community College San Gabriel campus.

### When is Northline coming to Leander?

City entitlements and the City Economic Development Agreement were secured in Q2 2018. The design for Northline is complete and the project broke ground in Q1 2020. Northline's initial infrastructure was completed in 2022 and the project's first residential projects began construction shortly after. In 2023, Northline will open its first residences and begin the development of its signature civic space surrounded by a retail core. The total 116-acre project buildout is expected to take 10-15 years.

### What is the Transit-Oriented Development center?

The City of Leander created the Transit-Oriented Development center (TOD) in 2005 to encourage pedestrian-friendly development where residents can live within walking distance of essential needs like schools, workplaces, parks and retail.

Northline will be the newest major development in the TOD, bringing a walkable urban town center to the heart of Leander. Additional TOD properties include St. David's Hospital, Austin Community College San Gabriel and Capital Metro's Leander Station.

### Why was the City of Leander selected for the Northline project?

With the population more than doubling over the past eight years, the City of Leander is one of the fastest-growing cities in the United States, showing no signs of slowing down. In 2018, the highly-anticipated Austin Community College San Gabriel campus opened its doors with room to serve 2,500 new students, and a St. David's Hospital complex is underway in Leander, which will create 200 new jobs for those living nearby.

While growth has been incredibly strong, the City has lacked a true central destination, leaving residents with few options for shopping and dining in its city limits. Northline has been a long time in the making and has garnered immense support from City of Leander, elected officials and business and community leaders.

## Who are the developers and project partners of Northline?

In partnership with the City of Leander, Northline is being developed by Northline Leander Development Company (NLDC). NLDC is affiliated with Tynberg LLC, a seasoned real estate investment and development firm focused on creating transformative urban mixed-use communities across Central and North Texas.

With experienced partners and consultant experts from across the country, this team reflects the premium NLDC places on quality, creativity, innovation and flawless execution.

Northline's project team members include:

- Northline Leander Development Company (NLDC) - Property Owner and Developer
- Tynberg LLC - Developer
- City of Leander - Municipal Partner
- St. John Properties - Commercial Development Partner
- Lincoln Property Company - Commercial Development Partner
- David M. Schwarz Architects - Lead Land Planner/Architect
- Design Workshop - Landscape Architect
- Kimley-Horn - Project Engineer
- WGI - Project Engineer
- Civil Land Group - Construction Supervisor
- Buie & Co. - Public Relations & Marketing
- Page/Dyal - Branding
- Gibbs Planning Group - Urban Retail Planner
- Weitzman - Retail Broker
- Graves Dougherty Hearon & Moody - Land Use Counsel
- Foresite Group - Telecommunications/Technology
- Transwestern - Healthcare Broker
- Slate Real Estate Partners - Multifamily Development Partner
- Novak Brothers - Townhome Development Partner

## How is Northline partnering with the City of Leander?

Northline is being developed in partnership with the City of Leander, which has approved \$42.25 million in funding for public infrastructure, including streets, utilities and parks to bring highly anticipated recreation spaces and community benefits to the region. In turn, this will further bolster Leander's long-term economic development.

## Will there be traffic and/or utility interruptions due to construction?

There will be some traffic impacts during the construction process. And interruptions or traffic obstructions will be communicated with advance notice to the public. Northline is not located in close proximity to many existing neighborhoods, schools or businesses. We plan to work closely with the community to be open, transparent and honest about expectations and timelines. If you would like to stay up to date, please email [info@northlineleander.com](mailto:info@northlineleander.com) to be added to our mailing list.



### **What types of businesses and tenants will be coming to Northline?**

NLDC aims to create a diverse destination offering a mix of stores and shops, casual and fine dining, entertainment and more. Northline is soon moving into the leasing phase of development and will be announcing anchor tenants as they are secured.

If you or your business are interested in coming to Northline, please reach out to [info@northlineleander.com](mailto:info@northlineleander.com)

### **How many single-family homesites will be available?**

From students and singles to families with children and empty-nesters, Northline is a community thoughtfully developed for all to call home. Upon completion, Northline is expected to include approximately 2,150 apartments and 250 townhomes that reflect the community's signature style. There are also 26,000 homesites under development or in planning within the Northline polygon area.

Townhomes available for purchase are being developed by Novak Brothers. The first 17 residences are wrapping up construction and will be move-in ready in Q3 2023. Townhomes by Novak will feature spacious 3,000+ sq. ft. floor plans, private elevators, a rooftop terrace for entertaining, chef's kitchen, and an en-suite bathroom and large walk-in closets. Townhomes will start in the \$700 thousands. Contact [jgreen@novaksbros.com](mailto:jgreen@novaksbros.com) for more information on pre-sales.

Slate Real Estate Partners will develop Northline's apartments and townhomes available for rent. Slate's first project, a 343-unit apartment building, is expected to open in Q3 2023. Community amenities include a clubhouse, coworking space, outdoor courtyard, game lawn, pool, and fitness center. Northline will offer studio, 1-bedroom, 2-bedroom and 3-bedroom residences for rent.

### **What types of community amenities will Northline include?**

When fully complete, Northline will feature numerous community benefits including multiple parks and green spaces. The expansive Town Square at the center of Northline will include a pavilion and entertainment stage, a promenade for events and festivals, a fitness lawn, outdoor living and seating grove, play areas with water features and lots more.

### **How can I learn more?**

Visit [www.northlineleander.com](http://www.northlineleander.com) for more information including project details, construction updates and leasing information.

You can also email [info@northlineleander.com](mailto:info@northlineleander.com) to request a presentation about Northline for your organization or neighborhood association.

For press inquiries, please contact [info@northlineleander.com](mailto:info@northlineleander.com).

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