

About 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 115 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.

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

Location:

Northline is located in Leander, Texas, 26 miles north of downtown Austin in Williamson County, at the intersection of Hwy 183 and 183A. 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.

Origin:

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 is now underway in Leander, creating 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.

Project Features:

**Per 2018 entitlements*

- 115 acres
- 300,000 sq. ft. of planned retail space
- 700,000+ sq. ft. of planned office space
- 150,000 sq. ft. of planned hotel space
- 2,000 planned apartments
- 300 planned townhomes
- Other planned community amenities will include a town square, signature parks and a civic space with water features, playscapes and trails.

Project Timeline:

- City entitlements and the City Economic Development Agreement were secured in Q2 2018.
- The commercial development partner, Lincoln Property Company, was finalized in Q2 2019.
- Construction plans for the initial public infrastructure phase were completed in Q4 2019.
- The project broke ground on horizontal development in Q1 2020.
- The development of Town Square and signature civic spaces will begin in 2022.
- Total 115-acre project buildout is expected to take 10-15 years.



Project Partners:

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 project team members include:

- **Northline Leander Development Company (NLDC)** - Property Owner and Developer
- **Tynberg LLC** - Developer
- **City of Leander** - Municipal Partner
- **Lincoln Property Company** - Commercial Development Partner, Office Broker and Construction Manager
- **David M. Schwarz Architects** - Lead Land Planner/Architect
- **Design Workshop** - Landscape Architect
- **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
- **TSAV** - Technology
- **Transwestern** - Healthcare Broker
- **Slate Real Estate Partners** - Multifamily Development Partner
- **Novak Brothers** - Townhome Development Partner

If you'd like to be added to the Northline email list, please reach out to info@northlineleander.com.



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