

### 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, hotel 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.

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 Q2 2024*

- 116 acres
- 343 Multifamily units
- 25 Townhomes
- Northline Circle Civic Space containing Northline's first public art installation titled "Cascade" by Agustina Rodriguez.
- Additional product types include Retail, Office, Medical Office, Hotel, Civic Buildings, Multifamily, Townhomes, and Condos.
- Other planned community amenities include a town square, signature parks and civic spaces with water features, playscapes and trails.

### Project Timeline:

- City entitlements and the City Economic Development Agreement were secured in 2018.
- The commercial development partner, Lincoln Property Company, was finalized in 2019.
- Construction plans for the initial public infrastructure phase were completed in 2019.
- The project broke ground on horizontal development in 2020.
- The first residential vertical projects broke ground in 2022.
- The first signature civic space broke ground in 2023.
- Total 116-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:

- **Master Developer/Sponsor:** Tynberg LLC
- **Public:** City of Leander
- **Commercial & Mixed-Use Developer:** Endeavor Real Estate Group
- **Commercial Developer:** St. John Properties
- **Commercial Developer:** Ryan Companies
- **Multifamily Developer:** Slate Real Estate Partners
- **Townhome Developer:** Novak
- **Townhome Developer:** Drees Custom Homes
- **Master Architect:** David M. Schwarz Architects
- **Landscape Architect:** Design Workshop
- **Civil Engineers:** Kimley-Horn and WGI
- **Public Relations/Marketing:** Buie & Co.
- **Branding:** Page/Dyal
- **Legal Counsel:** Graves Dougherty Hearon & Moody and Scardino LLP
- **Construction Supervisor:** Civil Land Group
- **Telecommunications Engineer:** Foresite Group
- **Horizontal Infrastructure Lender:** VeraBank
- **Medical Broker:** Transwestern
- **Public Art Consultant:** Public City
- **Urban Planner:** Gibbs Planning Group
- **Town Square Architect:** BRW Architects
- **Communications Technology Consultant:** TSAV
- **IT Solutions Consultant:** ICS
- **Irrigation Consultant:** Sweeney + Associates
- **Land Surveying:** 4Ward
- **General Contractor:** DeNucci Constructors
- **Landscape Contractor:** Clean Scapes

If you'd like to be added to the Northline email list, please reach out to [info@northlineleander.com](mailto:info@northlineleander.com).



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