

## 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.

Northline is a public/private partnership between the City of Leander and Northline Leander Development Company (NLDC).

## Opportunity for a Hotel at Northline

Northline will become a place of connections and provide experiences for neighbors and visitors from across the region and beyond. As part of this vision, Northline is seeking a full-service hotelier to become the premier stay for those visiting Williamson County and the greater Austin region. Located just 26 miles from downtown Austin and amidst Central Texas' growing tech hub, Northline's hotel will be ideal for those enjoying a weekend getaway, a Williamson County event or business travel.

### Key features of this hotel must include:

- Premium guest amenities, such as a spa, fitness center, swimming pool and more.
- High architectural standards that complement surrounding buildings and Northline's signature style (per the Northline Design Guidelines).
- Spacious guest rooms with upscale interior finishes.
- Minimum of 10,000 sq. ft. of conference and convention center space.
- Ground-level restaurant, bar/lounge, retail and/or cafe.
- Full-service event and catering staff for onsite events and meetings.
- A preference for rooftop terrace amenity space.

## Hotel Occupancy Taxes

In Summer 2021, the Texas House of Representatives passed House Bill 4103 into law, marking a successful collaborative effort to bring new economic development tools to the City of Leander. HB 4103 provides Leander with the ability to capture the state's share of hotel occupancy taxes (HOT) and sales taxes within a 1,000-foot radius of a qualified hotel and convention center project for a period of 10 years. Leander is one of the fastest growing cities in America, and this provides needed resources to create jobs and support tourism, while addressing growth and infrastructure by reinvesting tax dollars back into our community.

## Representative Hotel Design Imagery for Northline



St. Regis | Washington, D.C.



The Betsy | Miami, Florida

## Commercial Offerings at Northline

- Easy access for commuters off the 183 and 183A thoroughfares.
- Significant Class-A office space to feature covered parking, fitness and wellness centers, co-working space and many more employee amenities.
- Medical office space dedicated to serving Williamson County's growing population.
- Construction for the first office and first medical office products are planned for Q2-Q3 2022. Delivery dates are planned for Q2-Q3 2023.
- Retail shopping and entertainment, with a mix of casual and fine dining options, that will serve as the centerpiece of the community.
- The Hub is featured as Northline's premier initial retail anchor. Construction for The Hub is planned for Q2 2022. Delivery date is planned for Q2 2023.
- Community amenities including Town Square, public gathering spaces with a community pavilion, splash pad, art and trails.
- Plans for the future site of Leander City Hall.

## Residential Offerings at Northline

From students and singles to families with children and empty-nesters, Northline is a community thoughtfully developed for all to call home. With a broad range of multi-family units and single-family townhomes to own or rent, residences will be a short walk to restaurants, retail shops, offices, community amenities and more.

Please visit us at [www.NorthlineLeander.com](http://www.NorthlineLeander.com),  
or get in touch at [info@northlineleander.com](mailto:info@northlineleander.com).

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