

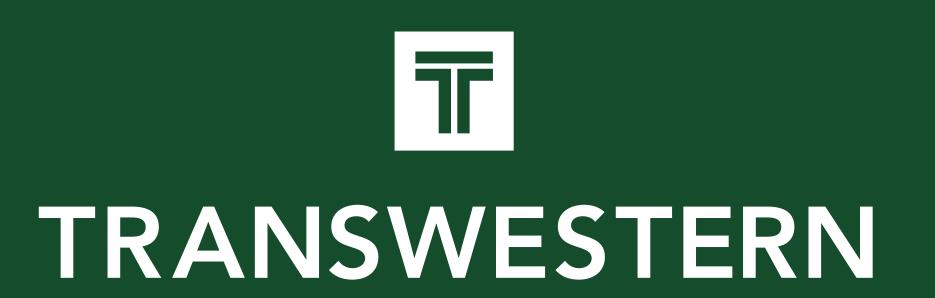
The Healthcare District at Northline

YOUR CONNECTION TO HEALTHCARE

Highway 183A & San Gabriel Parkway Leander, TX 78641











PROJECT HIGHLIGHTS

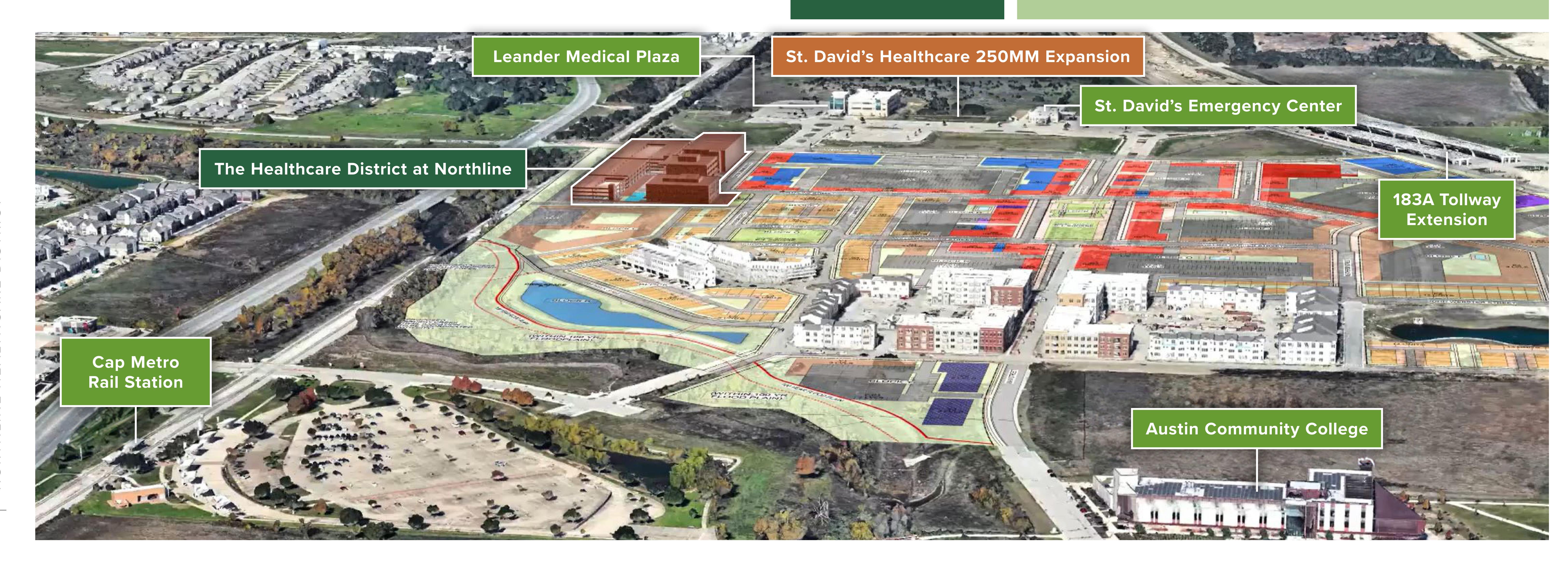
Northline is a 116-acre master planned development destination featuring medical office, retail, restaurant, hotel and residential developments woven together by outdoor common and civic spaces.

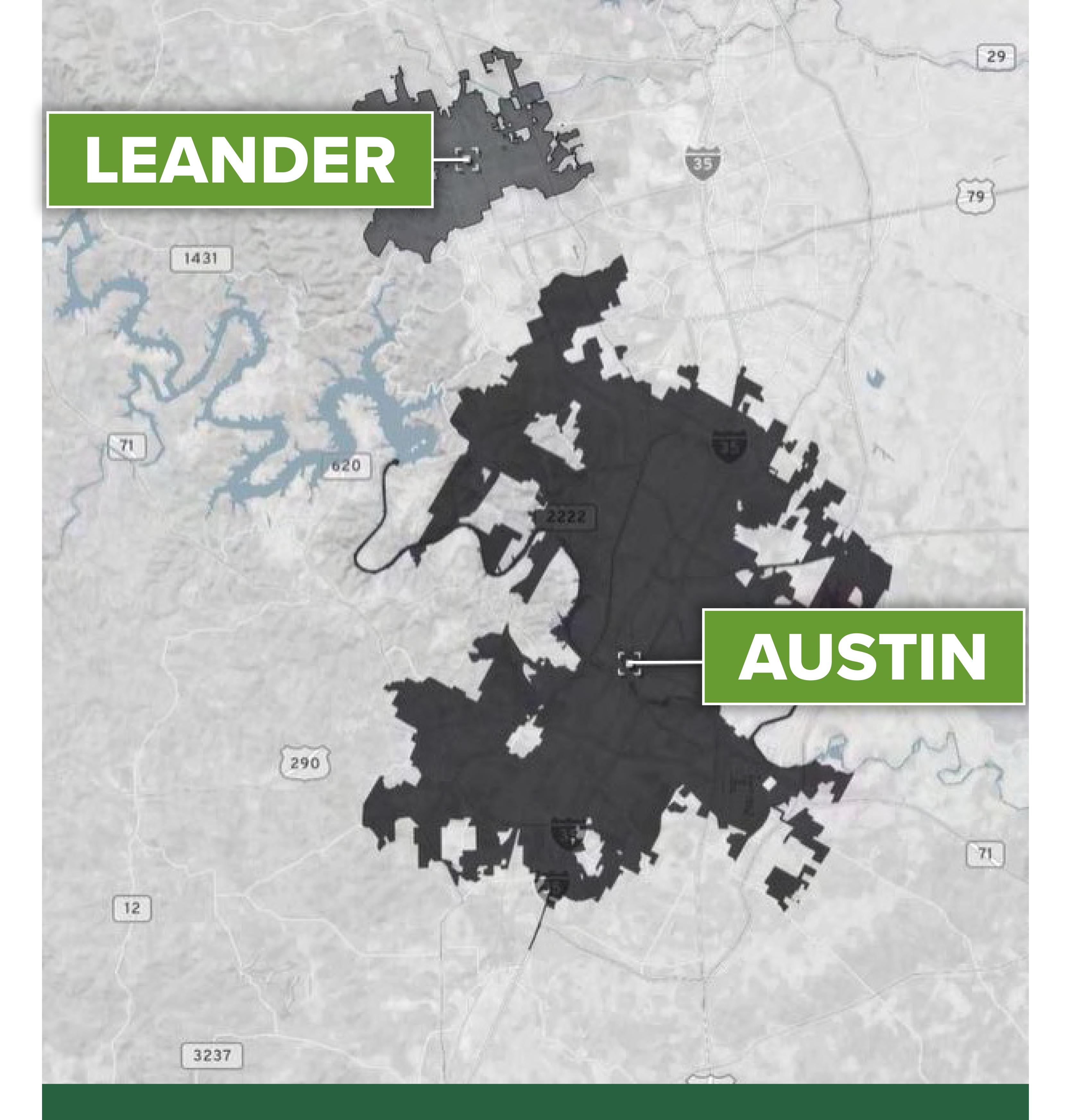
- Unmatched location in growing and highly sought-after Leander, TX.
- Located Immediately adjacent to St. David's new hospital campus, the 183A Tollway Expansion, Austin Community College and the northern most Cap Metro Station.
- A 3-Phase medical complex featuring 60,000+ SF in Phase 1 with allocated covered parking garage.
- Opportunities for traditional medical office, specialty clinic, Ambulatory Surgery Centers (ASCs), therapy, imaging, Inpatient Rehabilitation Facility (IRF) and other healthcare specialties.
- Nine hospitals within a 15 minute drive from the site.
- Affluent community with high employer based health insurance coverage.
- 30 minute drive from Austin-Bergstrom International Airport.
- Targeted first building opening in Q4 2025.
- Developed by Ryan Companies US, Inc., a full service commercial real estate company that has experts in developing, designing, constructing, managing and financing healthcare assets.

PROPERTY OVERVIEW

With excellent access to the new 183A Tollway and the Cap Metro line, Northline's 116-acres offers upscale dining, shopping, hospitality, retail, parks and civic space with easy access to Leander and surrounding communities. Featuring nine hospitals within a 15-minute drive time including multiple St. David's, Baylor Scott & White, Cedar Park Regional, Dell Children's Medical Center and Texas Children's. The Healthcare District at Northline is an ideal location for physician groups and medical office users.









59.5%

Bachelors Degree or Higher

\$108,246

Median Household Income

36

Median Age

WHY LEANDER?

167,600

Labor Force (15-minute drive time)

3.5% **Unemployment Rate**

Minutes from Downtown Austin

4TH

Fastest Growing Cities in the US, 2022

Fastest Growing US Metro Area, 2010-2024

22ND

Best Place to Live in Texas WalletHub, 2018

84/100

Low Crime Rating compared to national average of 100

Source: ESRI

CITY OF LEANDER

- Big city amenities without the commute
- Pro-business city in a pro-business state
- Easy access to Austin-Bergstrom International Airport

St. David's Healthcare

- Located immediately adjacent to the Healthcare District site within Northline
- Current campus includes Emergency Center
- Addition of \$250MM Hospital Campus to begin construction late 2024

Cedar Park Regional Medical Center

- 10 minute drive from Northline
- 126-bed Regional Medical Center

Location

- Convenient access to downtown Austin (30 minutes)
- Only 30 miles to Austin Bergstrom International Airport
- Easy access to Leander, Liberty Hill, Cedar Park, Brushy Creek, Georgetown and Round Rock

COTON/COD CREET BREVERY STOREOUS







NORTHLINE

- 116 acre project
- Located 26 miles north of downtown Austin, TX



OFFICE ± 400K SF



180K SF

(Ryan Companies)



RETAIL ± 340K SF



MULTIFAMILY ± 1,200 Units



SENIOR LIVING ± 180 Units (Multi)



TOWNHOMES± 180 Homes



HOTEL ± 220 Keys



CIVIC/PARK SPACE
16.83 Acres

of planned community amenities that include a town square, signature parks and civic spaces

OUR PARTNERS



lynberg LLC







YOUR CONNECTION TO HEALTHCARE

Kevin Schoolcraft

VP of Healthcare Development Central Division Kevin.Schoolcraft@ryancompanies.com 704-622-3737



Hunter Jones

Senior Vice President | Agency Leasing; Tenant Advisory; Laboratory + Life Sciences Hunter.Jones@transwestern.com 512-314-3571

Will Stewart

Senior Vice President | Healthcare Advisory Services; Agency Leasing Will. Stewart@transwestern.com 513-314-3574



Scan the QR code to watch our Healthcare District at Northline video.



