

NORTHLINE | HIGHWAY 183 & 183A, LEANDER, TX 78641

Features

- Leander is the fastest-growing city in the US over the last 5 years
- This 116 acre masterplanned urban town center is set to become Williamson County's premier live, work, play destination
- Class A ground floor retail opportunities with 100,000 SF of Office above.
- Park-like, walkable setting surrounding this first phase of retail.
- Positioned between the Tollway and Hwy 183 with strong surrounding demographics, counting an average of 30,000 VPD.

FOR LEASE

Traffic Counts

San Gabriel	5,195 VPD
Hero Way at US 183	25,703 VPD
183A Tollway in Leander	35,134 VPD

Demographics

YEAR:	3 MILE	5 MILE	7 MILE
Total Population	60,595	126,784	193,674
Total Households	19,358	42,743	66,729
Avg HH Income	\$121,649	\$136,231	\$146,721
Daytime Population	36,897	88,063	147,385

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Area Retailers & Businesses





SAN GABRIEL PARKWAY

FUTURE DEVELOPMENT

FUTURE DEVELOPMENT

1133 Main Street

RETAIL B
2,500 SF

RETAIL C
3,000 SF

OFFICE A
100,000 SF

RETAIL D
2,500 SF

RESTAURANT A
7,500 SF

MAIN STREET

FUTURE RETAIL & AMENITY SPACE

NORTHLINE STREET

FUTURE HOTEL & OFFICE ABOVE CIVIC SPACE & MIXED-USE RETAIL

PUBLIC SPACE

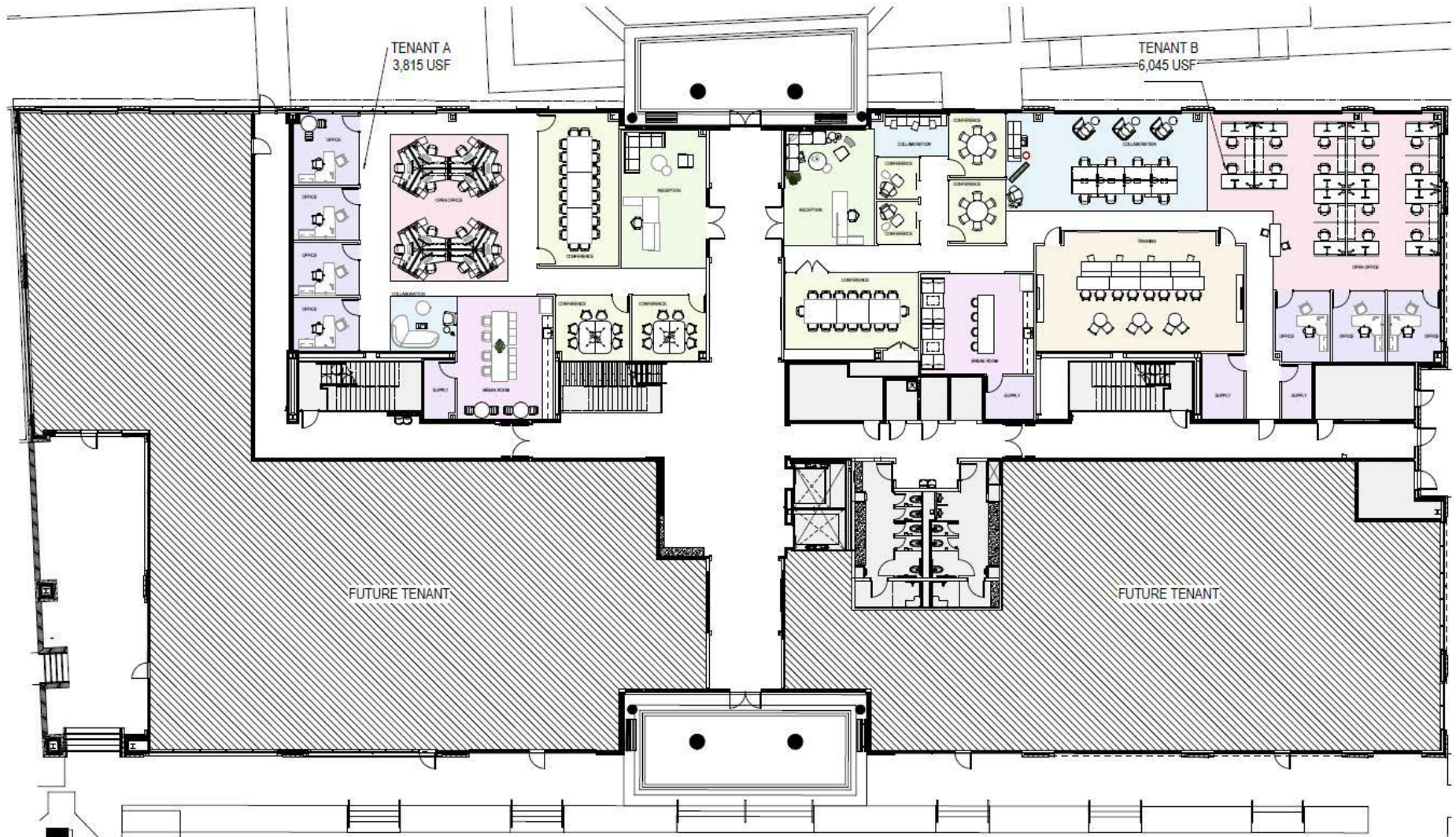
FUTURE RESIDENTIAL

PUBLIC SPACE

NORTHLINE PRODUCT LEGEND

- Class 'A' Office
- Retail
- Residential
- Public/Civic Space





MAIN STREET



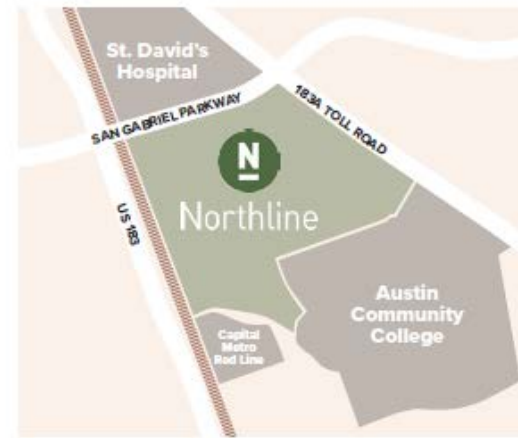
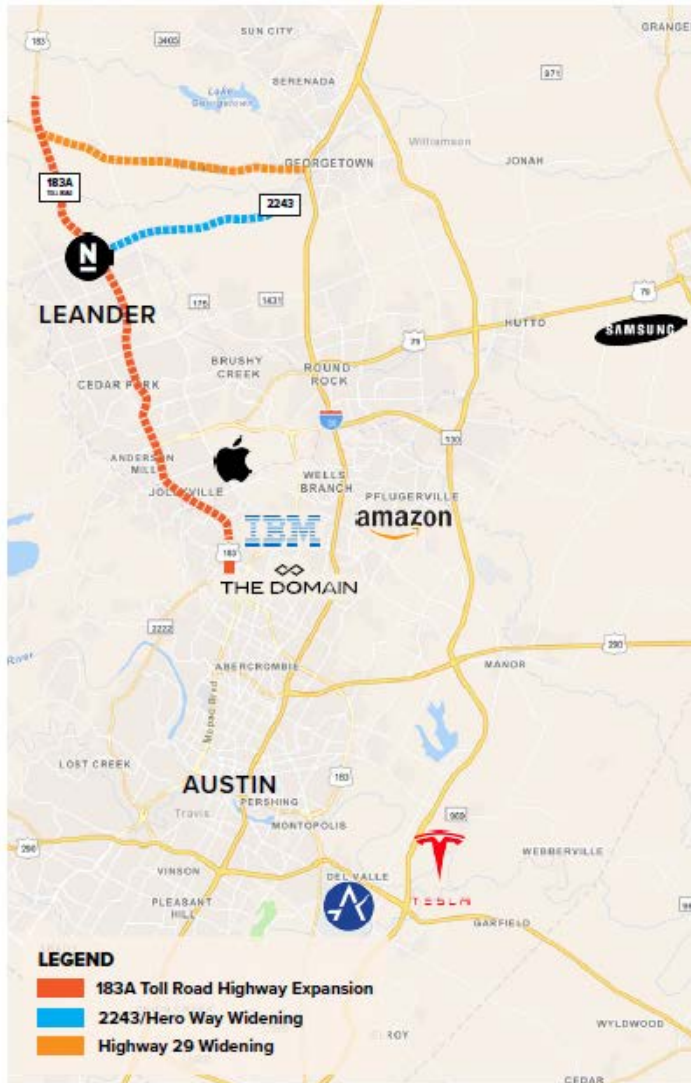
Restaurant Space

Restaurant A	7,500 SF
Parking	6 spaces per 1,000 SF
Suite Sizes	Up to 5,000 SF
Features	Exterior Patio Area
Retail B	2,500 SF
Retail C	3,000 SF
Retail D	2,500 SF
Parking	5 spaces per 1,000 SF
Suite Sizes	Up to 5,000 SF
Features	Street Frontage

Class 'A' Office Space

Office A	100,000 SF
LEED	Designed
Parking	4 spaces per 1,000 SF
Suite Sizes	2,000 up to 100,000 SF

NORTHLINE | US HWY 183A N AND SAN GABRIEL PKWY, LEANDER, TX 78641



Travel Time & Distance:

183A (Toll Road)	0.2 miles 1 minute
Austin-Bergstrom Airport	33 miles 31 minutes
Austin, TX	27 miles 29 minutes
Dallas, TX	180 miles 160 minutes
The Domain	18 miles 22 minutes
Georgetown	12 miles 22 minutes
Houston, TX	179 miles 169 minutes
Interstate 35	12 miles 20 minutes
Round Rock, TX	19 miles 21 minutes
San Antonio, TX	107 miles 103 minutes

Infrastructure

- The northern expansion of Highway 183A to Highway 29 from San Gabriel Parkway began construction in 2021. The 6.6-mile proposed tollway project will have two tolled lanes in each direction with an option to widen to three lanes in the future.
- The road project will reconstruct and widen RM 2243 and Hero Way between 183A Toll and Southwest Bypass in Georgetown, TX. The project will create a direct path for Leander to I-35.
- Highway 29 is projected to expand to four lanes – connecting Leander to Georgetown and Interstate 35.



THE DOMAIN
 100+ Upscale and mainstream retail stores and restaurants
 800+ Residential Units
 Class 'A' Office • Hospitality

Demographics

	3 Miles	5 Miles	7 Miles
Population	60,595	126,784	193,674
Avg. Household Income	\$121,649	\$136,231	\$146,721

Traffic Counts (TXDOT)

Hero Way at US 183: 25,703 vehicles/day

183A Tollway in Leander: 35,134 vehicles/day

Local Growth:

- ▶ Georgetown was the fastest-growing city in the US in 2022.
- ▶ Leander is the fastest-growing city in the US over the last 5 years



INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information on about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD):

The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party

to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION:

This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date

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