

A digital architectural rendering of a modern retail building at dusk. The building features a mix of brick, wood paneling, and large glass windows. The sign above the entrance reads "COTTONWOOD CREEK BREWERY & SMOKERHOUSE". Several people are shown sitting on outdoor furniture and walking on a paved path in front of the building. The scene is framed by large trees and a clear evening sky.

# Northline Leander

## Retail

# Northline Retail

Leander, TX 78641

## LEANDER

- Leander is located in the NW Austin MSA on the growing 183A corridor leading from Austin to the Texas Hill Country
- Since 2000, the population has grown from 7,600 residents to more than 88,939 in 2024

## NORTHLINE

- Northline is Leander's new 116 acre downtown district. 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.

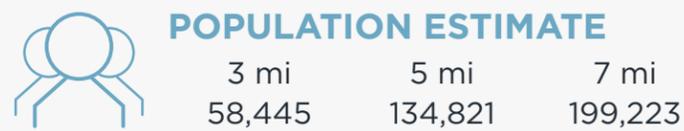
## SPACE AVAILABLE

- Anchor spaces available

## NEARBY COMMUNITY



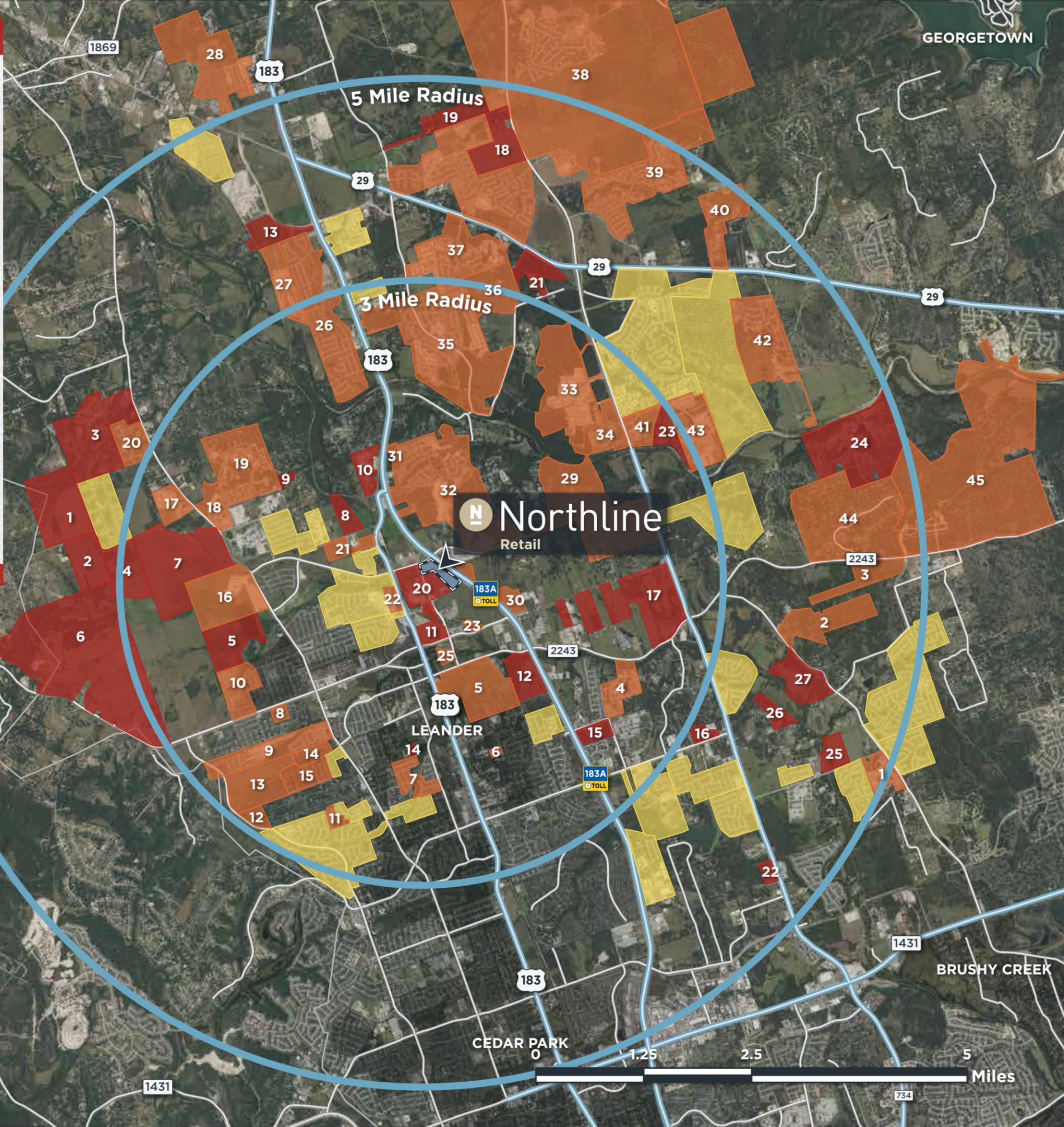
## DEMOGRAPHICS (2024)



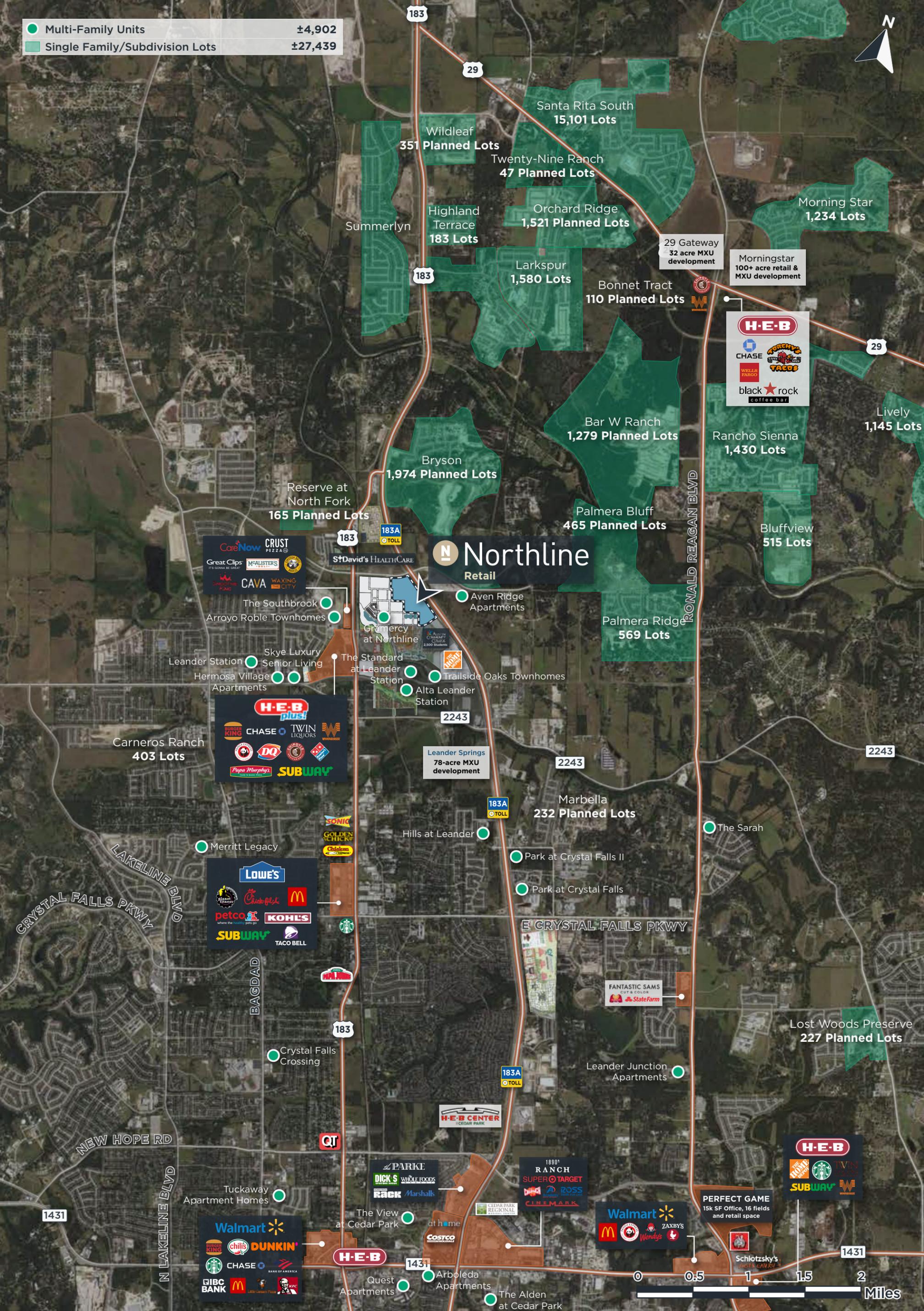


Active		
#	Subdivision	Total Units
1	Lost Woods Preserve	227
2	Edgewood	378
3	Parkside Peninsula	129
4	Marbella	210
5	Horizon Lake	561
6	Starlight Village	29
7	Magnolia Creek	104
8	Retreat at Hero Way	83
9	Carneros Ranch	276
10	Hawkes Landing	304
11	Connelys Crossing	67
12	Cedar Brock	113
13	Rosenbusch Ranch	504
14	Vista Ridge	457
15	Vista Ridge Estates	61
16	Devine Lake	70
17	Mockingbird Park	286
18	Homestead Leander	128
19	Deerbrooke	790
20	Whitt Ranch	62
21	Reserve at North Fork	153
22	Arroyo Roble Townhomes	125
23	Trailside Oaks Homes	105
24	Brownstone at Northline	300
25	Enclave at Leander Station	113
26	Summerlyn	1724
28	Stonewall Ranch	1026
29	Palmera Ridge	974
31	Cottages at San Gabriel	103
32	Bryson	1336
33	Bar W	1759
34	Valley Vista Estates	152
35	Larkspur	1736
36	Bonnet	110
37	Orchard Ridge	780
38	Santa Rita Ranch	1371
39	Morningstar Ranch	455
40	Ridge at Cross Creek	135
41	Valley Vista	199
42	Lively Ranch	1244
43	Bluffview	511
44	Escalera Ranch	160
45	Parkside on the River	2563
<b>Total:</b>		<b>21,511</b>

Future		
#	Subdivision	Total Units
1	Leander Estates	169
2	Hilltop Ranch	83
3	Sullivan	TBD
4	Greatwood South	89
5	Hawkes Landing North	211
6	Giddens Tract	TBD
7	Lackey Tract	TBD
8	Heritage Townhomes	TBD
9	Municipal Drive Townhomes	TBD
10	Monarch PUD	196
11	LC Hero Way	TBD
12	Leander Springs	75
13	Rio Oaks	TBD
14	Horseshoe Drive Townhomes	TBD
15	Enclave at Stewart Crossing	232
16	Enclave at Crystal Falls	78
17	M Ranch Townhomes	TBD
18	Coffin Tract	TBD
19	El Dorado	751
20	Northline Residential	TBD
21	Kauffman Loop TH	101
22	Creekside at Lakewood Park	151
23	Garlock (CR)	100
24	Patience Ranch	89
25	Barksdale	103
26	Lonestar Landing	183
27	Wildspring	326
<b>Total:</b>		<b>2,941</b>



● Multi-Family Units	±4,902
■ Single Family/Subdivision Lots	±27,439



# Northline

Retail

CRUST PIZZA  
Great Clips  
CAVA  
WAXING CITY

H-E-B plus  
BURGER KING  
CHASE  
TWIN LIQUORS  
DQ  
Papa Murphy's  
SUBWAY

LOWE'S  
petco  
SUBWAY  
KOHLS  
TACO BELL

Walmart  
chill's  
DUNKIN'  
GIBC BANK  
CHASE  
BANK OF AMERICA  
H-E-B  
McDonald's  
KFC

St David's HEALTHCARE  
Gramercy at Northline  
The Standard at Leander Station

Aven Ridge Apartments

Trailside Oaks Townhomes

Alta Leander Station

Leander Springs 78-acre MXU development

Hills at Leander

Park at Crystal Falls II

Park at Crystal Falls

H-E-B CENTER CEDAR PARK

PARKE  
DICK'S WHOLE FOODS  
RACK  
Marshalls

at home  
COSTCO

Quest Apartments  
Arboleda Apartments

The Alden at Cedar Park

Marbella 232 Planned Lots

FANTASTIC SAMS  
State Farm

Leander Junction Apartments

1880° RANCH  
SUPER TARGET  
ROSS  
CINEMARK

Walmart  
McDonald's  
ZAXBY'S  
Wendy's

PERFECT GAME  
15k SF Office, 16 fields and retail space

Schlotzsky's  
DUNKIN' DONUTS

29 Gateway 32 acre MXU development

Bonnet Tract 110 Planned Lots

CHASE  
WELLS FARGO  
black★rock coffee bar

H-E-B  
TACO BELL

Rancho Sienna 1,430 Lots

Bluffview 515 Lots

Palmera Bluff 465 Planned Lots

Palmera Ridge 569 Lots

The Sarah

Bar W Ranch 1,279 Planned Lots

Reserve at North Fork 165 Planned Lots

Carneros Ranch 403 Lots

Merritt Legacy

Crystal Falls Crossing

Tuckaway Apartment Homes

Quest Apartments

Arboleda Apartments

The View at Cedar Park

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SUPER TARGET  
ROSS  
CINEMARK

Walmart  
McDonald's  
ZAXBY'S  
Wendy's

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Schlotzsky's  
DUNKIN' DONUTS

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TACO BELL

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Bluffview 515 Lots

Palmera Bluff 465 Planned Lots

Palmera Ridge 569 Lots

The Sarah

Morningstar 100+ acre retail & MXU development

H-E-B  
TACO BELL

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WELLS FARGO  
black★rock coffee bar

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Bluffview 515 Lots

Palmera Bluff 465 Planned Lots

Palmera Ridge 569 Lots

The Sarah

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Reserve at North Fork 165 Planned Lots

Carneros Ranch 403 Lots

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Tuckaway Apartment Homes

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TACO BELL

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Palmera Ridge 569 Lots

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Lively 1,145 Lots

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Carneros Ranch 403 Lots

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Bar W Ranch 1,279 Planned Lots

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Crystal Falls Crossing

Tuckaway Apartment Homes

Quest Apartments

Arboleda Apartments

The View at Cedar Park





Stacy Kaye Danielson Middle School

Glenn High School

**StDavid's HEALTHCARE**  
Existing: 414 Bed Emergency Center & Medical Office Building  
Delivering 2025: \$182M Full Service Hospital

**BRYSON**  
1,974 Lots

**N Northline**  
Retail

Tarvin Elementary School

Jim Plain Elementary School

CareNow CRUST PIZZA  
Great Clips MCALISTER'S  
CAVA WAXING CITY

Bagdad Elementary School

**HEB plus!**  
BURGER KING CHASE TWIN LIQUORS  
DO SUBWAY  
Papa Murphy's

METRO Leander Park & Ride

AUSTIN COMMUNITY COLLEGE

THE HOME DEPOT

HYUNDAI HONDA

BROADE ST

Camacho Elementary School

Leander Middle School

Leander High School

**LOWE'S**  
petco KOHL'S  
SUBWAY TACO BELL

SONIC  
GOLDEN CORN  
Chalala

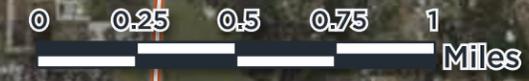
Rouse High School

Knox Wiley Middle School

Whitstone Elementary School

Pleasant Hill Elementary School

CRYSTAL VILLAGE





**Projected Entry & Exit Ramps**  
183A Expansion Project





Maya Vista Subdivision

**BRYSON**  
1,974 Lots

**StDavid's HEALTHCARE**  
Existing: 414 Bed Emergency Center & Medical Office Building  
Delivering 2025: \$182M Full Service Hospital

Aven Ridge Apartments  
312 Units

Arroyo Roble Townhomes  
125 Townhomes

The Southbrook  
360 Units



**BROWNSTONE**  
Northline  
69 Townhomes

**GRAMERCY**  
AT NORTHLINE  
343 Units

Leander Park & Ride





- Available
- LOI Working
- Negotiating Lease
- Lease Executed

**GRAMERCY**  
AT NORTHLINE  
343 Units



**US HWY 183A SOUTHBOUND FRONTAGE ROAD**

HWY 183A Expansion Project  
New Entry & Exit Ramps  
Est. Completion 2025

**Site Plan**





Downtown Austin

The Chole  
276 Units

The Standard at  
Leander Station  
225 Units

Proposed Townhomes

AUSTIN  
COMMUNITY  
COLLEGE  
DISTRICT

Water Quality  
Ponds

**SITE**

Phase II Retail

GRAMERCY  
AT BOSTLINE  
343 Units

Proposed Multifamily

Future Phase

183A  
TOLL

41,656 VPD

SAN GABRIEL PKWY



## 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 about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counteroffer 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.

#### Endeavor 2015 Management LLC

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

9003900

License Number

#### Robert Charles Northington

Designated Broker of Firm

374763

License Number

#### Evan Gray Deitch

Licensed Supervisor of Sales Agent/Associate

662260

License Number

#### Connor Austin Lammert

Sales Agent/Associate's Name

730868

License Number

Buyer/Tenant/Seller/Landlord Initials

Date

**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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Regulated by the Texas Real Estate Commission  
Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

