



Leander, Texas



Northline Leander
Development Company

Marketing Materials

May 2023



Northline

- Leander's soon-to-be **downtown district**.
- A **public-private partnership** with the City of Leander.
- An urban, **Town Center, mixed-use community**.
- Located in **Leander's Transit-Oriented Development** between the 183A tollway and 183, while bookended by Austin Community College and the St. David's Medical Campus.
- Named for its placement at the northernmost end of the **Capital Metro MetroRail** line.
- Master-planned by internationally acclaimed architecture firm **David M. Schwarz Architects** with unique design standards for the Northline community.
- The new live, work, play destination that will **transform Williamson County** and the North Central Texas region.



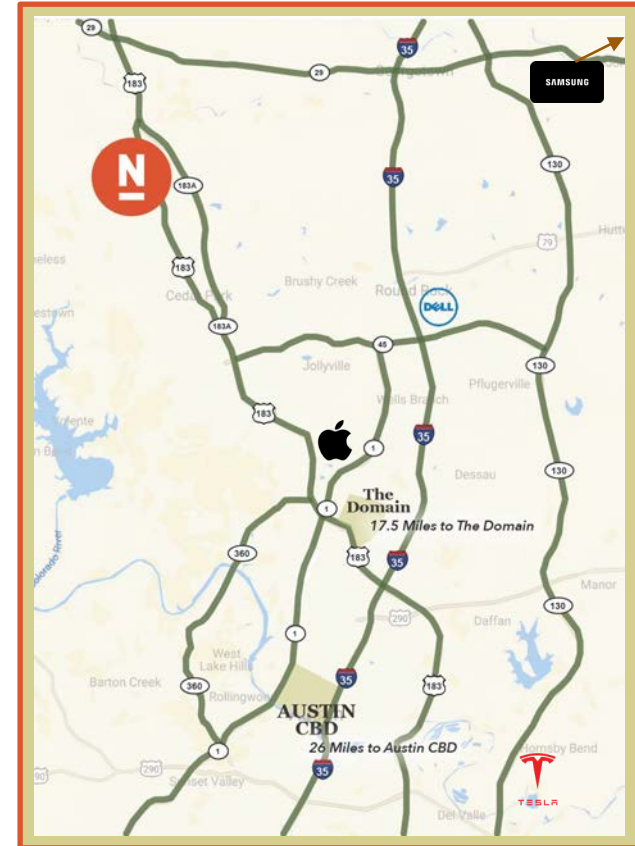
Project Timeline



Project Features

Northline Details

- Northline will be a dense urban, mixed-use project in the heart of Leander's new Transit Oriented Development center. The project received its entitlements with the City in 2018 and horizontal development work commenced in Q1 2020.
- Northline will comprise 116 acres including a projected 6.5 million square feet of retail, office, residential, hotel, and civic uses, intending to become the City's new Downtown center.
- Residential projects have commenced with pending surrounding mixed use to include retail, office, medical, civic, and hotel.
- The Northline PUD and Development Agreement provide substantial flexibility for development along with an expedited review process giving the ability to break ground and deliver development more efficiently than most other sites in the area.
- Northline's beneficial zoning has no density limitations or height restrictions.



Northline - Public Partner

Public-Private Partnership with the City of Leander for Public Infrastructure

- The Northline Development Agreement with the City of Leander, providing certificate of obligation bonds issued in 2018 for direct City payments of **\$15M**.
- Northline received approval of an amendment to its TIRZ Agreement in July 2021 from the TIRZ Board (and approved by City Council in early August 2021) to increase the project's total TIRZ Reimbursement (from the original 2018 approval) to **\$27.25M**.
- Together, those represent the total Phase 1 budget for Northline of **\$42.25M**.
- Northline's partnership with the City of Leander offers a developer-friendly, fast tracked permitting process that sets Northline apart from developments in adjacent municipalities.
- The City of Leander and Northline were successful in obtaining State legislative approval in 2021 for a Municipal Management District to cover Northline that will provide additional financial benefit as the project is built out.

City of
Leander



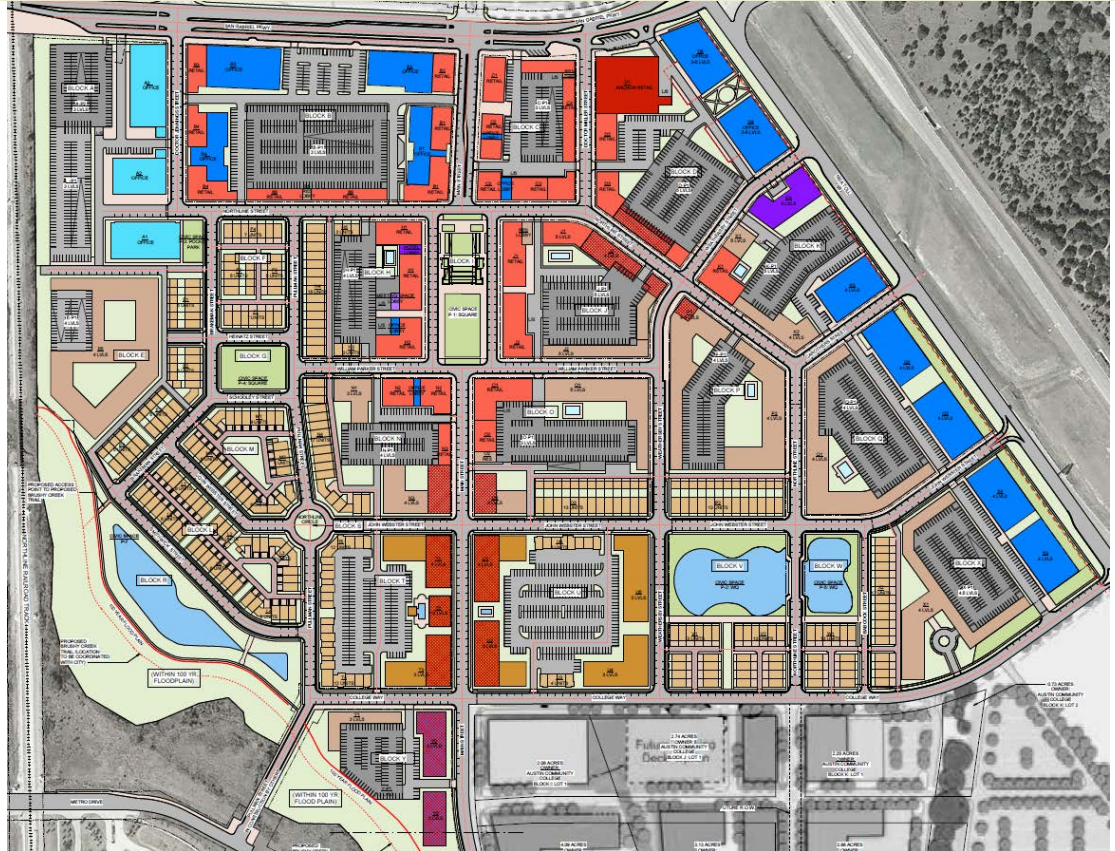
Master Development Site Plan - Street Level

LEGEND

- RESIDENTIAL: TOWN HOUSE
- RESIDENTIAL: GARDEN APARTMENT
- RESIDENTIAL: MULTI-FAMILY
- OFFICE OR HOTEL
- MEDICAL OFFICE
- RETAIL
- ANCHOR RETAIL
- HOTEL
- MEETING SPACE
- CIVIC/OFFICE
- STRUCTURED PARKING
- GROUND FLOOR LINER RETAIL
- CONVERTIBLE RETAIL USE AT GROUND FLOOR REQUIRED

*IN ADDITION TO THE LOCATIONS SPECIFICALLY IDENTIFIED, ALL USES, OTHER THAN "RESIDENTIAL: TOWNHOUSE", TO CONSIDER GROUND FLOOR DESIGN FOR CONVERTIBLE RETAIL AS DEFINED WITHIN THE PUD AT LOCATIONS FRONTING PUBLIC STREETS.

- PROPERTY LINE
- EASEMENT
- POWERLINE SETBACK



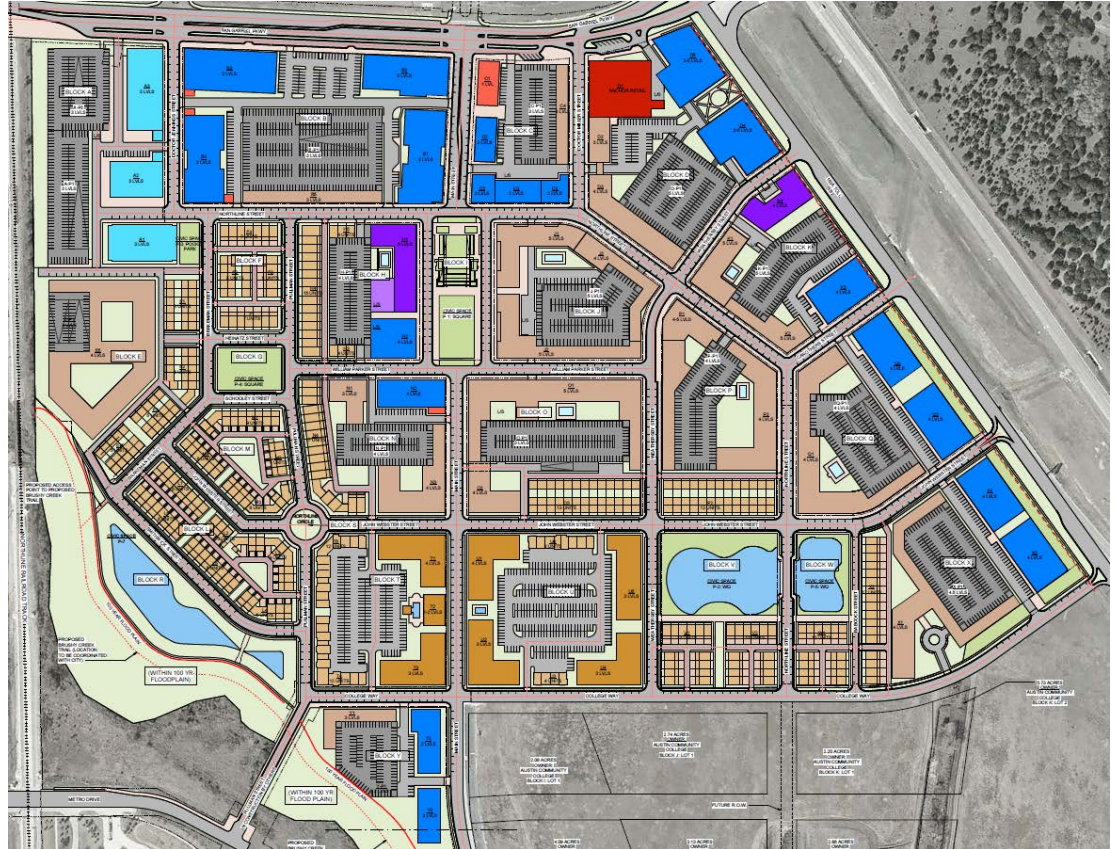
Master Development Site Plan - Upper Levels

LEGEND

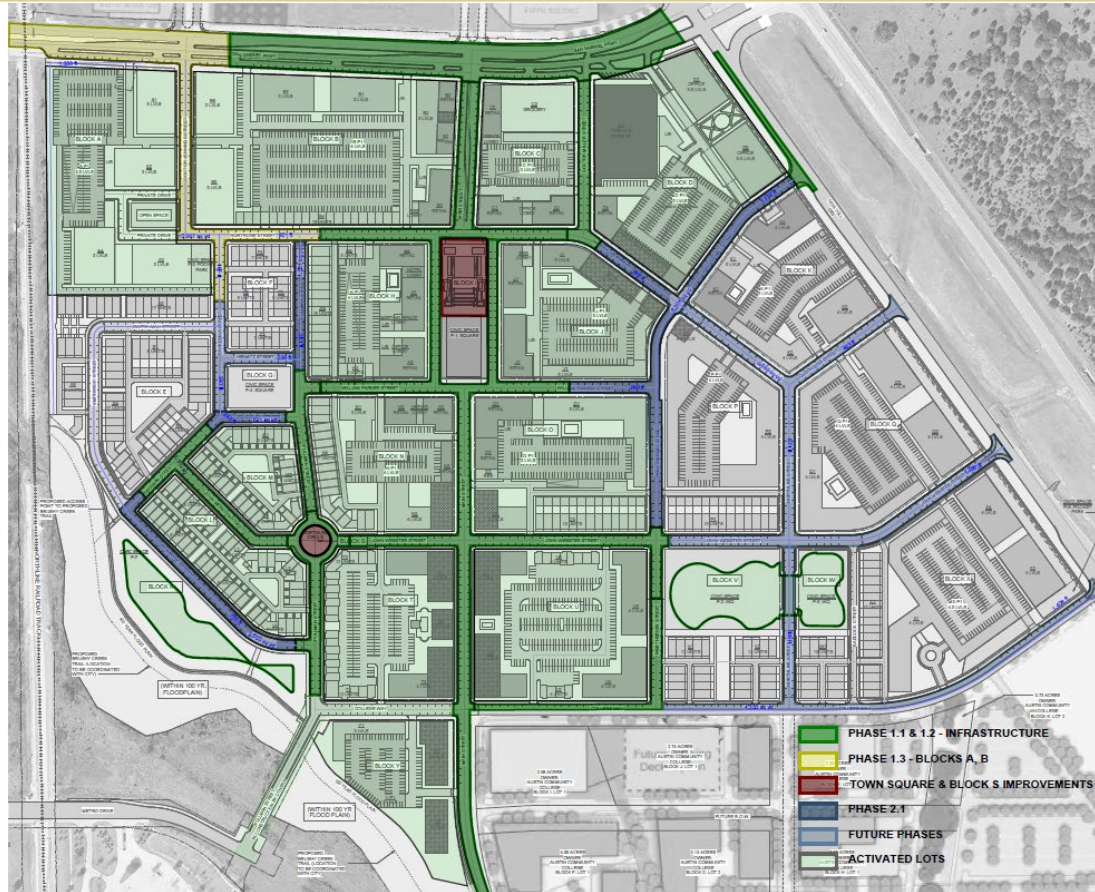
- RESIDENTIAL: TOWN HOUSE
- RESIDENTIAL: GARDEN APARTMENT
- RESIDENTIAL: MULTI-FAMILY
- OFFICE OR HOTEL
- MEDICAL OFFICE
- RETAIL
- ANCHOR RETAIL
- HOTEL
- MEETING SPACE
- CIVIC/OFFICE
- STRUCTURED PARKING
- GROUND FLOOR LINER RETAIL
- CONVERTIBLE RETAIL USE AT GROUND FLOOR REQUIRED

*IN ADDITION TO THE LOCATIONS SPECIFICALLY IDENTIFIED, ALL USES, OTHER THAN "RESIDENTIAL: TOWNHOUSE", TO CONSIDER GROUND FLOOR DESIGN FOR CONVERTIBLE RETAIL AS DEFINED WITHIN THE PUD AT LOCATIONS FRONTING PUBLIC STREETS.

- PROPERTY LINE
- EASEMENT
- POWERLINE SETBACK



Phase 1 (1.1, 1.2 and 1.3) Public Infrastructure



Northline - Vertical Development Partners



Slate Real Estate Partners developed The Alden (MF product) in Cedar Park, which is the market leader for that submarket, and will be building comparable product at Northline.



Novak Brothers developed 4-story attached all masonry brownstones in Georgetown and will be replicating those townhomes at Northline. Phase 1 consist of 69 townhomes and ~32 townhomes have nonrefundable earnest money down.



St. John Properties, Inc. ("SJP") is a full-service real estate company headquartered in Baltimore, Maryland that will be developing Class A Office. SJP is proud to expand its national footprint in Texas. Since 1971, SJP has designed, developed, and managed buildings that fit every type of business.

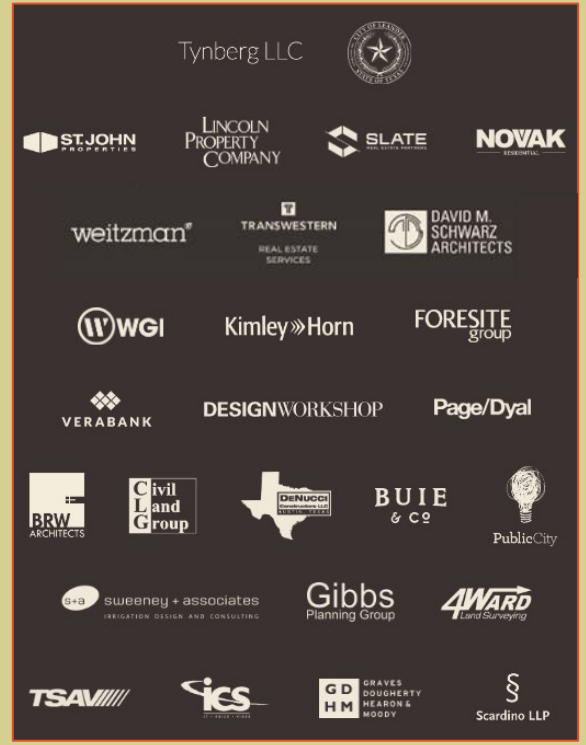


Lincoln Property Company commercial will be developing Class A Office, Medical Office, and Retail at Northline in a manner comparable to what it is currently developing in the Austin MSA.

Northline - Partners & Consultants

- Master Developer/Sponsor: Tynberg LLC
- Public: City of Leander
- Commercial Developer: St. John Properties
- Commercial Developer: Lincoln Property Company
- Multifamily Developer: Slate Real Estate Partners
- Townhome Developer: Novak Brothers
- Master Architects: David M. Schwarz Architects
- Landscape Architects: Design Workshop
- Lead Engineers: WGI and Kimley-Horn
- Public Relations/Marketing: Buie & Co.
- Branding: Page/Dyal
- Legal Counsel: Graves Dougherty Hearon & Moody and Scardino LLP

- Development Consultant: Civil Land Group
- Telecom Engineers: Foresite Group
- Lender: VeraBank
- Retail Brokers: Weitzman
- Medical Brokers: Transwestern
- Public Art Consultants: Public City
- Urban Planners: Gibbs Planning Group
- Town Square Architects: BRW Architects
- Communications Technology Consultants: TSAV
- IT Solutions Consultant: ICS
- Irrigation Consultant: Sweeney + Associates
- Land Surveying: 4Ward
- General Contractor: DeNucci Constructors



Construction Progress - Select Images

April 2023: Facing South Aerial



September 2022: East Water Quality Pond



Form Liner Color Enhancement

The East Pond Bridge concrete weir wall and form liner have been transformed to match the limestone that surrounds the East Pond Bridge. With various colors, textures, and design, using decorative overlays, the look of traditional Texas limestone has been reflected in the concrete weir and form liner. Rather than a standard single-colored bridge, the traditional limestone motif brings a more elevated and unique look to the East Pond Bridge area.

Construction Progress - Select Images

April
2023:
Facing
Northeast
Aerial



Construction Progress - Select Images



April 2023:
Facing
Northwest
Aerial

Site Location Factors



- Phase 1 freestanding emergency department and Phase 2 medical office are completed.
- Phase 3 Hospital has a planned completion in 2025.
- Full-service hospital to include 34 beds with the potential to add up to 400 beds at build-out.
- The \$142.5 million, 150,000-square-foot facility will offer comprehensive medical care including a 24-hour emergency department, inpatient and outpatient surgery, critical care capabilities, robotic services, and maternity and newborn services.
- Entire campus will span 52 acres.

METRORAIL RED LINE



- The commuter rail line stop is located only about 1/8 mile away from Northline.
- Recent weekday average ridership is 430 riders per day.
- Weekday average ridership target is 800+ riders per day for the Leander Station.



183 TOLLWAY



- Construction for the expansion began 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.



- Austin Community College's ("ACC") San Gabriel Campus
- 100-acre campus encompassing 1 million SF.
- ACC's first building was completed in 2018. It's second ~\$30M building will be part of the ACC bond package in 2023.
- Full build-out will accommodate 12,000 students.

St David's Rendering (Phase 1-3)



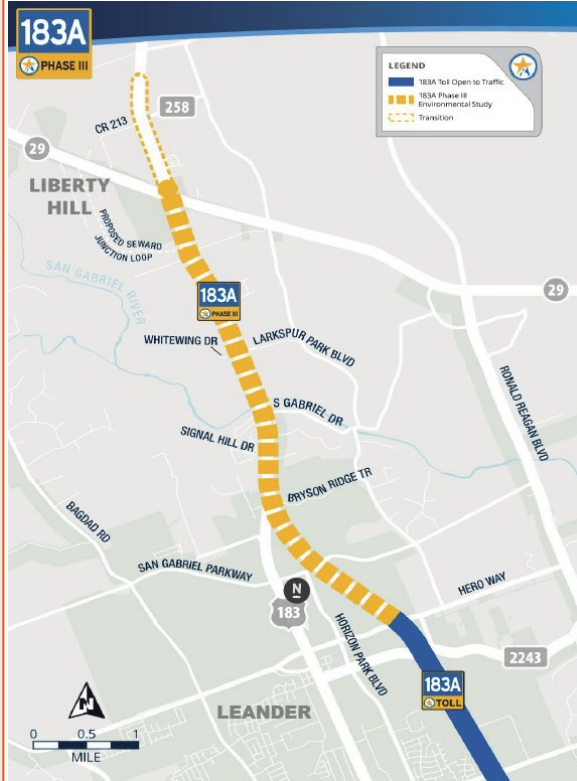
Austin Community College (Phase 1)



Tollway/Road Infrastructure

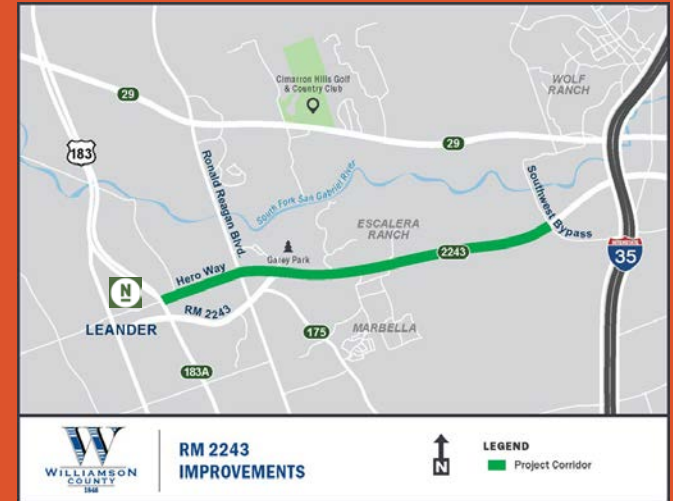
183 TOLLWAY EXPANSION

- The tollway is along the eastern perimeter of the property. Northern expansion of Hwy 183A to Hwy 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 proposed tollway is planned to be located mostly in the existing right-of-way within the median of the US 183 corridor.
- With unprecedented growth in Williamson County, most notably in Cedar Park, Leander, and Liberty Hill, traffic volumes along US 183 are anticipated to increase by 183% over the next 25 years driving the need for proactive congestion relief.
- 183A Phase 3 will accommodate forecasted traffic and reduce anticipated congestion along the 183 corridor.
- The Mobility Authority is proposing to extend 183A north from Hero Way to north of SH 29 as Phase 3 of the 183A system.



RM 2243 Project

- The road project will reconstruct and widen RM 2243 and Hero Way between 183A Toll and Southwest Bypass in Georgetown, TX and is expected to begin late 2022. The project will create a direct path for Leander to I-35. The new road will have two main lanes in either direction with three-lane frontage roads and will also have direct connections to the 183A Toll and Ronald Reagan Boulevard in Leander.



Featured Development Partner - St. John Properties

Overview

Established in 1971 by Edward St. John and headquartered in Baltimore, Maryland, St. John Properties has evolved from a small, local real estate developer into one of the largest and most successful privately held commercial real estate firms in the nation. St. John Properties' real estate investments are valued at more than 4.5 billion dollars, and the company proudly serves over 2,500 clients across nine states including Maryland, Colorado, Louisiana, Nevada, Pennsylvania, Texas, Utah, Virginia, and Wisconsin. During its 50+ year history, St. John Properties' portfolio has grown to more than 22 million square feet of real estate consisting of class 'A' office, flex/R&D, retail, warehouse and residential units.



By the Numbers

200+ – Employees Nationwide

\$4.5B – In managed assets

22M – SF Owned and Managed

2,500 – Clients Across the Country

95+ – Green, LEED-Certified Buildings

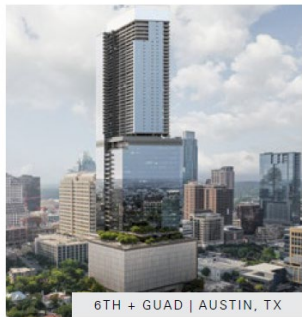
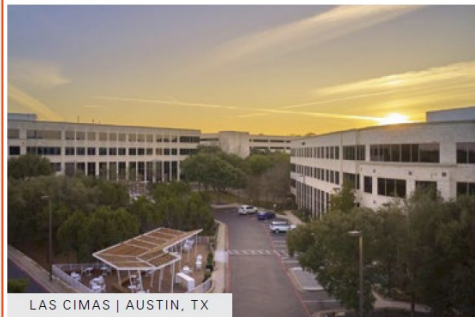
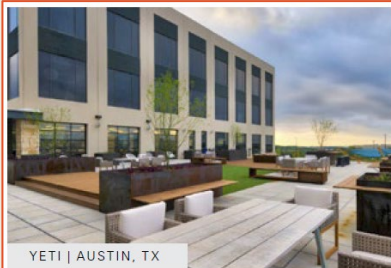
NAIOP National Developer of the Year 2018



Featured Development Partner - Lincoln Property Company

Overview

Lincoln Property Company ("LPC") is a dynamic real estate firm that offers a wide range of value-added services for its clients including asset and property management, construction management and build-to-suit services, investments/acquisitions, and landlord representation. Based in Dallas and founded in 1965, LPC is one of the most respected and diversified service firms across the United States and Europe. LPC currently manages/leases over 400 million square feet and has developed over 160 million square feet across the United States and Europe. LPC currently is the second largest commercial development company in the United States and the largest Office developer in downtown Austin.



LINCOLN PROPERTY COMPANY

By the Numbers

2,633 – Employees Nationwide

\$78B – In managed assets

55+ – Years of experience

278M – SF under management

160M – Commercial space developed

33.3M – SF acquired & developed since '18

\$9.7B – Acquired & developed since '18

Featured Development Partner - Lincoln Harris CSG Healthcare Group

Overview

Lincoln Harris CSG (part of LPC) is a leading national healthcare real estate services firm with offices across the country. The company is solely focused on developing and executing results-driven real estate strategies for healthcare providers, hospitals, healthcare systems and MOB investors. Since entering the healthcare space in 1997, the Healthcare Group has developed top industry solutions for property management, leasing, project management, accounting, compliance, fair market valuations and real estate acquisitions/dispositions.



By the Numbers

37M – Square Foot Portfolio

2500+ – Transactions Per Year

440+ – Asset Dispositions

\$1.2B – Asset Monetization

\$820M – Construction Projects

1300+ – Facilities with Lease Admin Services

900 – Facilities with Compliance/FMV Services

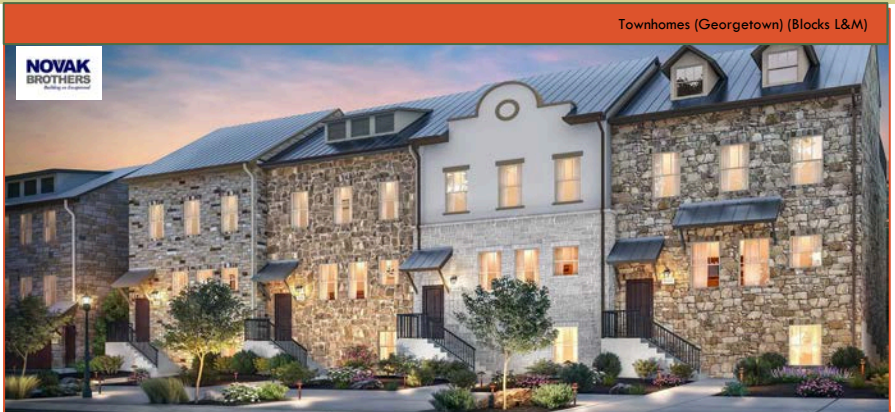
Northline Development Partner Renderings - Residential



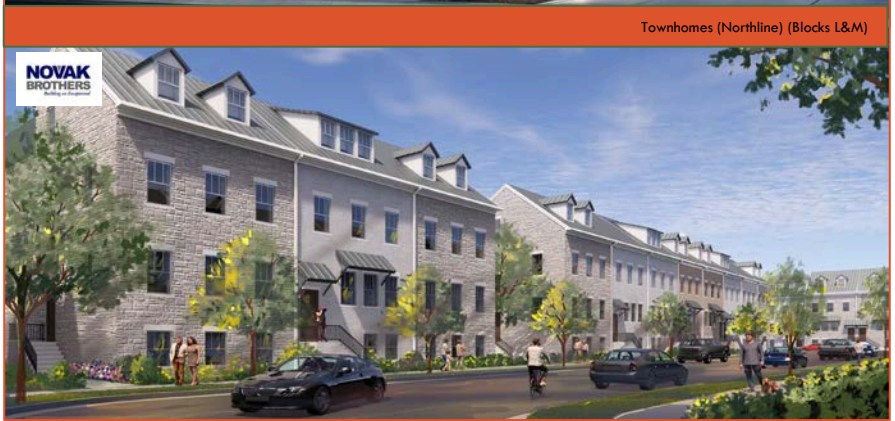
Slate Multifamily (Blocks T&U)



Multifamily (Blocks T&U)



Townhomes (Georgetown) (Blocks L&M)



Townhomes (Northline) (Blocks L&M)

Northline Development Partner Renderings - Commercial



St. John Properties: Office (with Retail) (Block B)



Lincoln Property Company: Medical Office (Block A)



Qualified Hotel Project

Opportunity for a Hotel at Northline

Northline will contain a full-service hotelier to become the premier venue for those visiting Williamson County and the greater Austin region. NLDC is currently coordinating with potential development partners. Located in the core of the tremendous Northwest Austin path of growth corridor and amidst Central Texas' burgeoning 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 Will 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. As Leander is the fastest growing city in the United States, this legislation provides needed resources to create jobs and support tourism, while addressing growth and infrastructure by reinvesting tax dollars back into the Leander community.



Civic Spaces

Designed to be the heartbeat of the new downtown for the City of Leander, Northline Town Square will draw visitors from near and far. Northline places a premium on public amenities and those community benefits will include an expansive public park with a pavilion and entertainment stage, a promenade for events and festivals, a fitness lawn, outdoor living and seating grove, play areas with a splash pad water feature and lots more.

The Northline Circle Civic Space, which will be completed in a similar timeframe as Town Square, is located in the southern residential section of Northline. Northline's first public art piece will be featured in Northline Circle.

These important initial Civic Spaces will serve as a significant draw to future vertical development projects.

Northline Town Square Renderings



Town Square Design Renderings

Pavilion



PAVILION - VIEW 4



PAVILION - VIEW 3



PAVILION - VIEW 2



PAVILION - VIEW 1

Support Buildings



WEST SUPPORT BLDG - VIEW 4



WEST SUPPORT BLDG - VIEW 3

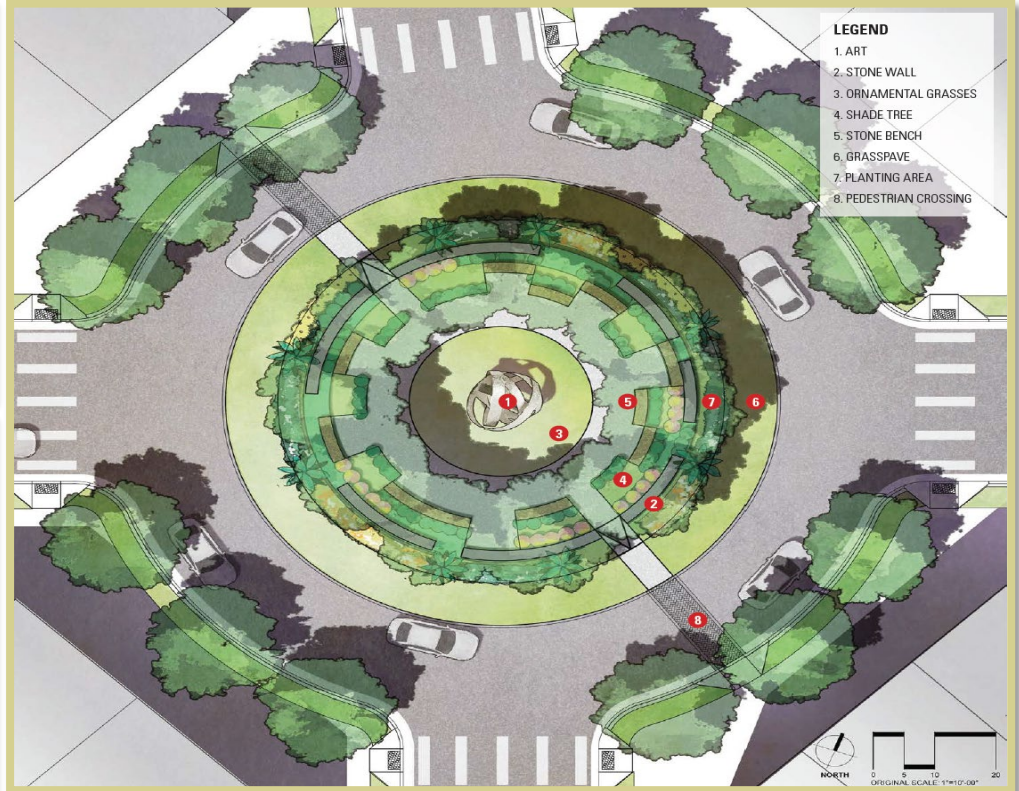


WEST SUPPORT BLDG - VIEW 2



WEST SUPPORT BLDG - VIEW 1

Northline Circle Design Renderings



Smart City/Technology - Driven Design

- Northline has developed an expansive, flexible state-of-the-art telecommunications broadband system to benefit its users and tenants.
- Northline has integrated a multitude of Smart City technologies in the public realm, including a public WIFI system, wireless cellular network, security cameras, and outdoor speakers in Northline's prominent civic spaces and retail streetscapes.
- Northline is designing a Digital Communications Network, representing a diverse platform of connected digital media experiences to foster a technology-enabled, elevated community.



Thank You

Contact Information:

Alex Tynberg

Principal

† 512-496-5373

atynberg@tynberg.com

Dane Rymer

Project Developer

† 310-908-9177

dane@northlineleander.com

Northline Commercial Contacts for Vertical Development Projects

Office – St. John Property Company (Brooke Harlander)

Commercial/Mixed-Use – Lincoln Property Company (Seth Johnston, Cole Kennedy, Webber Beal, Holt Martin)

Retail – Weitzman (Matt Epple, Nick Naumann, Joseph Kuperman)

Healthcare – Transwestern (Hunter Jones, Will Stewart)

See also www.northlineleander.com for more information.



PMS ARCHITECTS, INC 2018