



N Northline | US HWY 183 N, LEANDER, TX 78641 | NORTHLINELEANDER.COM

FEATURES

- 114-acre mixed-use development
- Leander is one of the fastest growing cities in the country
- Adjacent to St. David's Hospital, a 52-acre medical complex
- 300,000 SF of planned retail space
- 700,000 SF of planned office space
- 150,000 SF of planned hotel space
- 2,000 planned apartments
- 300 planned townhomes
- Potential for City Hall, Hotel with Convention Center, Performing Arts Center, Chamber of Commerce & Visitors Center
- Civic space amenities include Town Square and other signature parks with water features, playscapes and trails
- Adjacent to the Austin Community College San Gabriel Campus. The \$60-million ACC campus sits on 100 acres. Upon completion, the campus will house 1 million+ SF and 12,000+ students
- Short distance from Domain and new Apple Campus

RETAIL CENTER FOR LEASE
CONTACT FOR MORE INFORMATION

TRAFFIC COUNTS

US 183	31,998 VPD
San Gabriel Pkwy	3,454 VPD

DEMOGRAPHICS

YEAR: 2019	1 MILE	3 MILE	5 MILE
Total Population	2,998	32,443	79,911
Total Households	2,210	26,488	58,959
Average HH Income	\$88,811	\$101,731	\$114,854

Matt Epple
Executive Vice President | Director of
Brokerage-Austn
512.482.6108
mepple@weitzmangroup.com

Nick Naumann
Assistant Vice President
512.482.6118
nnaumann@weitzmangroup.com

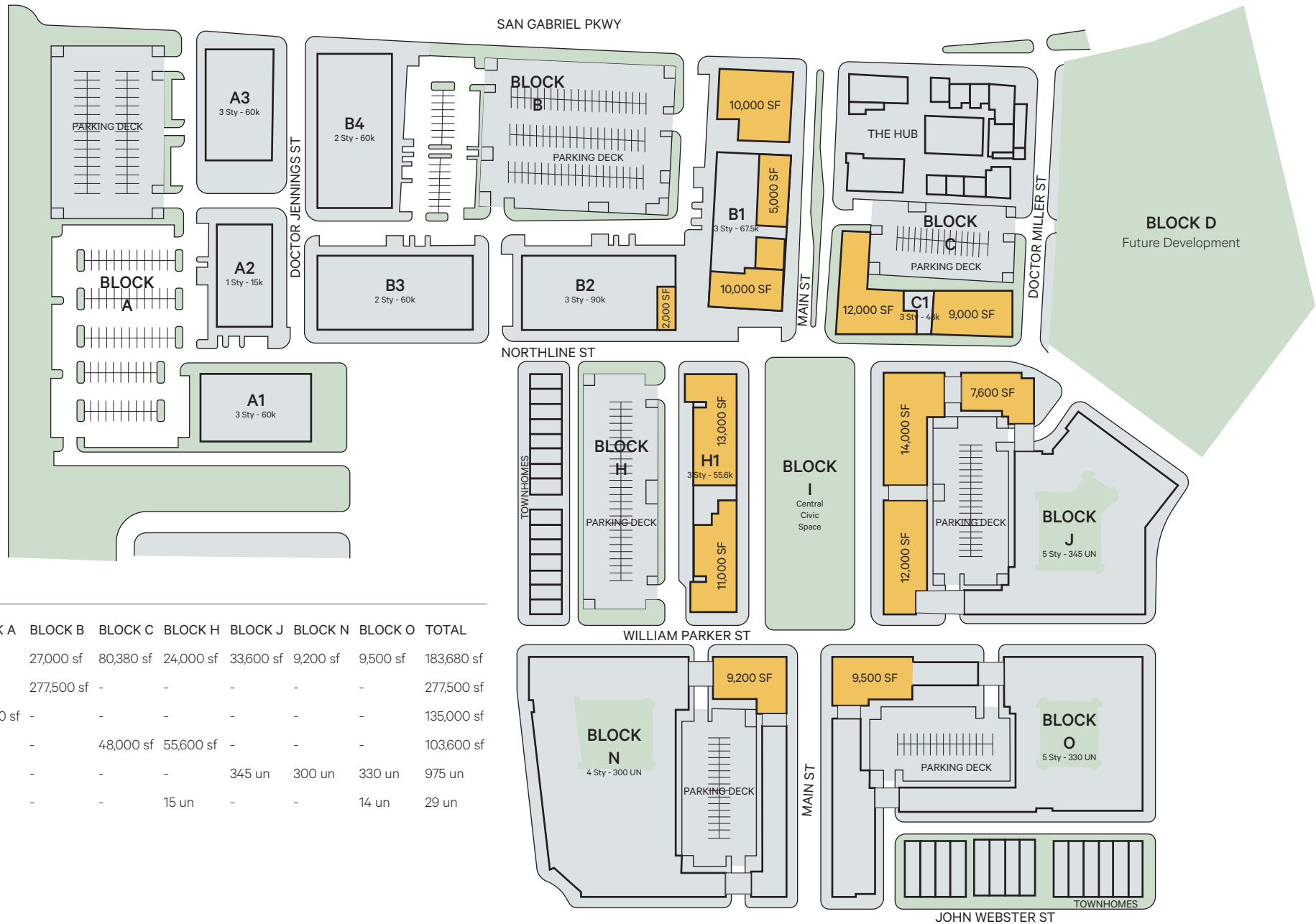
Joseph Kuperman
Associate
512.482.6120
jkuperman@weitzmangroup.com

AREA RETAILERS & BUSINESSES



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Summary

	BLOCK A	BLOCK B	BLOCK C	BLOCK H	BLOCK J	BLOCK N	BLOCK O	TOTAL
Retail	-	27,000 sf	80,380 sf	24,000 sf	33,600 sf	9,200 sf	9,500 sf	183,680 sf
Office	-	277,500 sf	-	-	-	-	-	277,500 sf
Medical Office	135,000 sf	-	-	-	-	-	-	135,000 sf
Loft Office	-	-	48,000 sf	55,600 sf	-	-	-	103,600 sf
Multi-Family	-	-	-	-	345 un	300 un	330 un	975 un
Townhomes	-	-	-	15 un	-	-	14 un	29 un

Liberty Hill
5 Miles

Georgetown
9 Miles


St. David's Hospital

SAN GABRIEL PARKWAY



Northline
+/- 115 Acres

US - 183

183A TOLL ROAD


Capital Metro
Leander Station


Austin Community
College

Round Rock
10 Miles

HERO WAY

Cedar Park
4 Miles

Downtown Austin
26 Miles


Old Town



US - 183

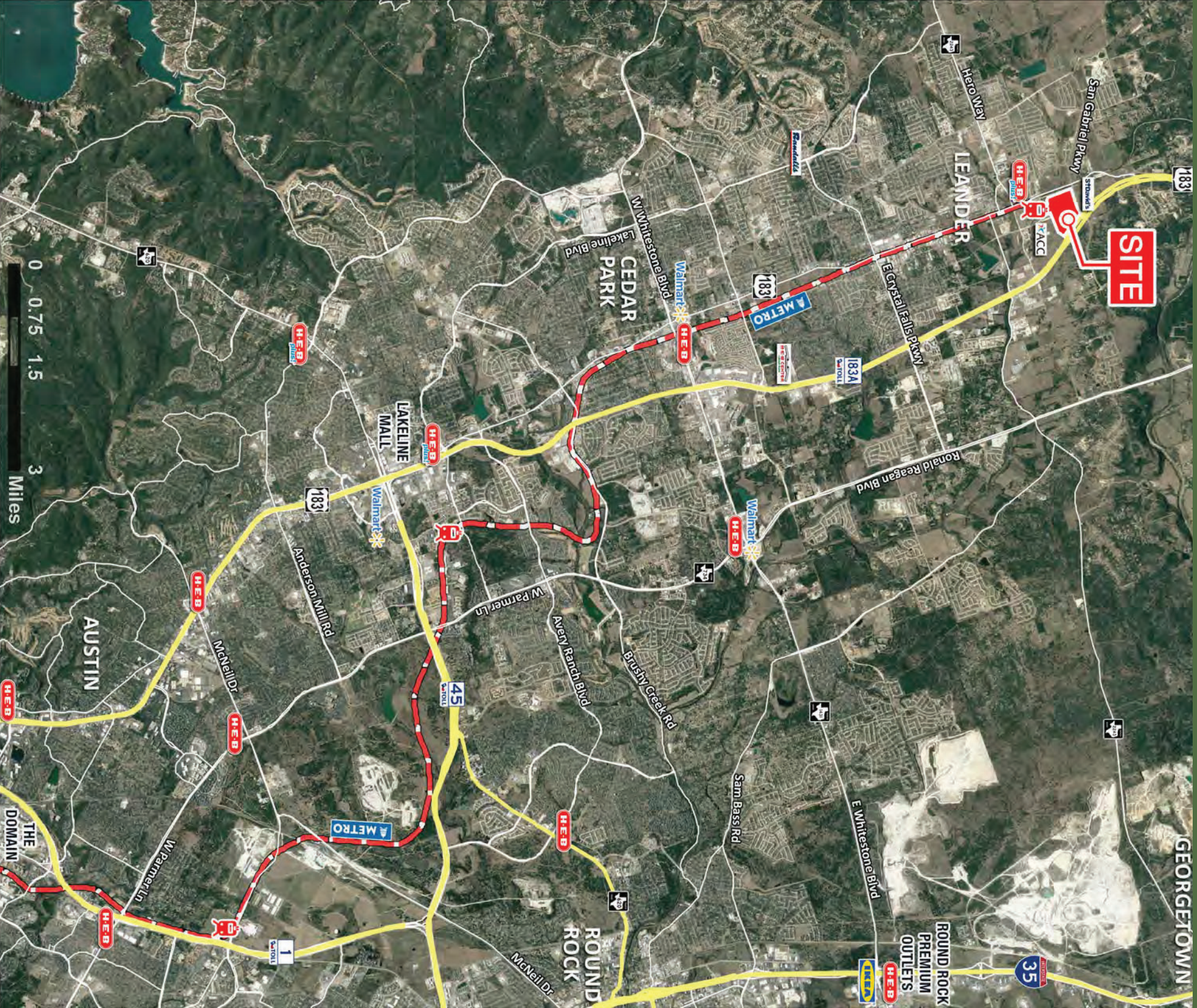
SAN GABRIEL PKWY

Phase 1

- RETAIL/
MIXED-USE
- OFFICE
- EXISTING
ROADWAYS
- PHASE 1
STREETS
- RESIDENTIAL
- PARKS/
PUBLIC SPACES
- PARKING
- FUTURE
STREETS



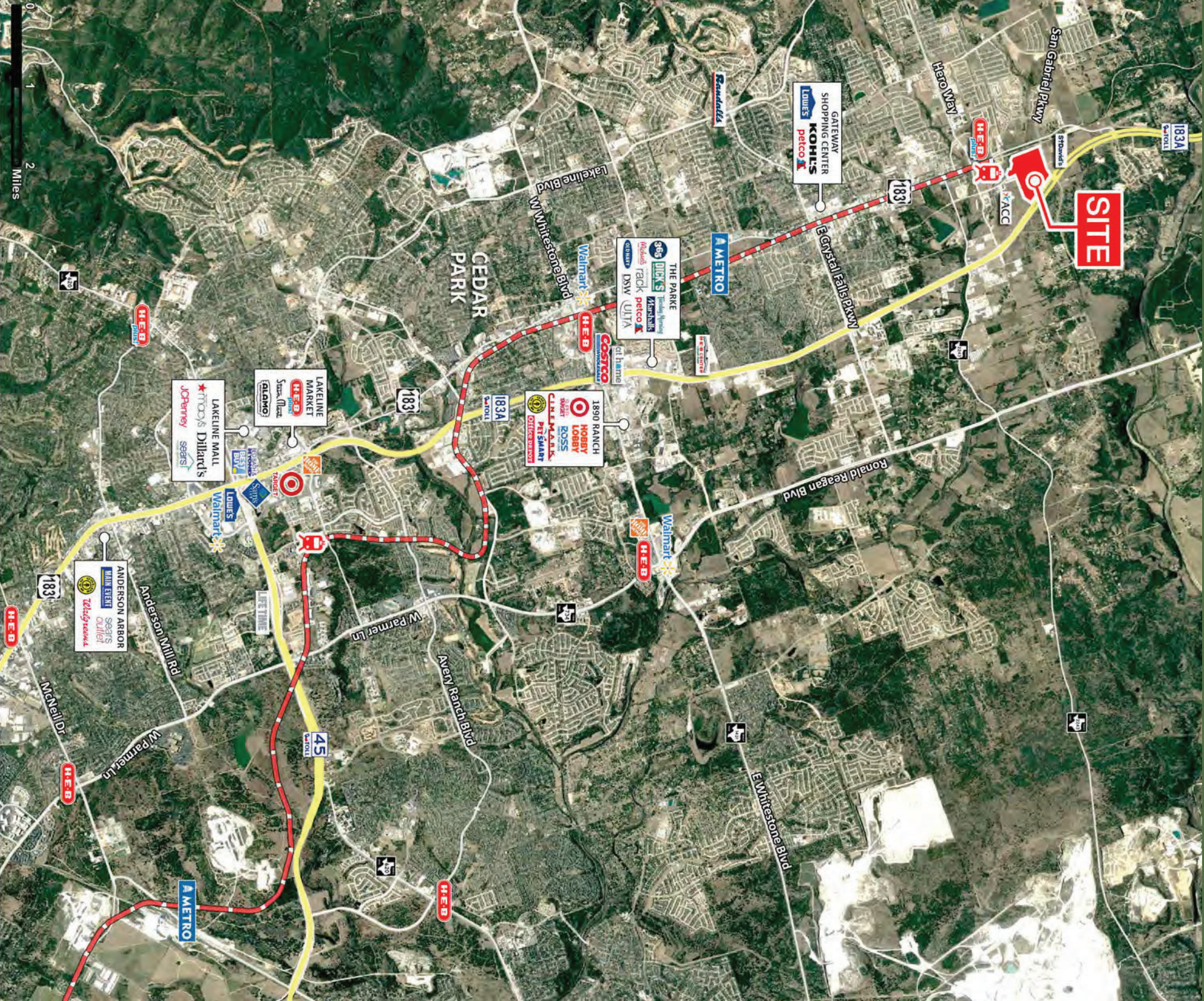
183A TOLL ROAD



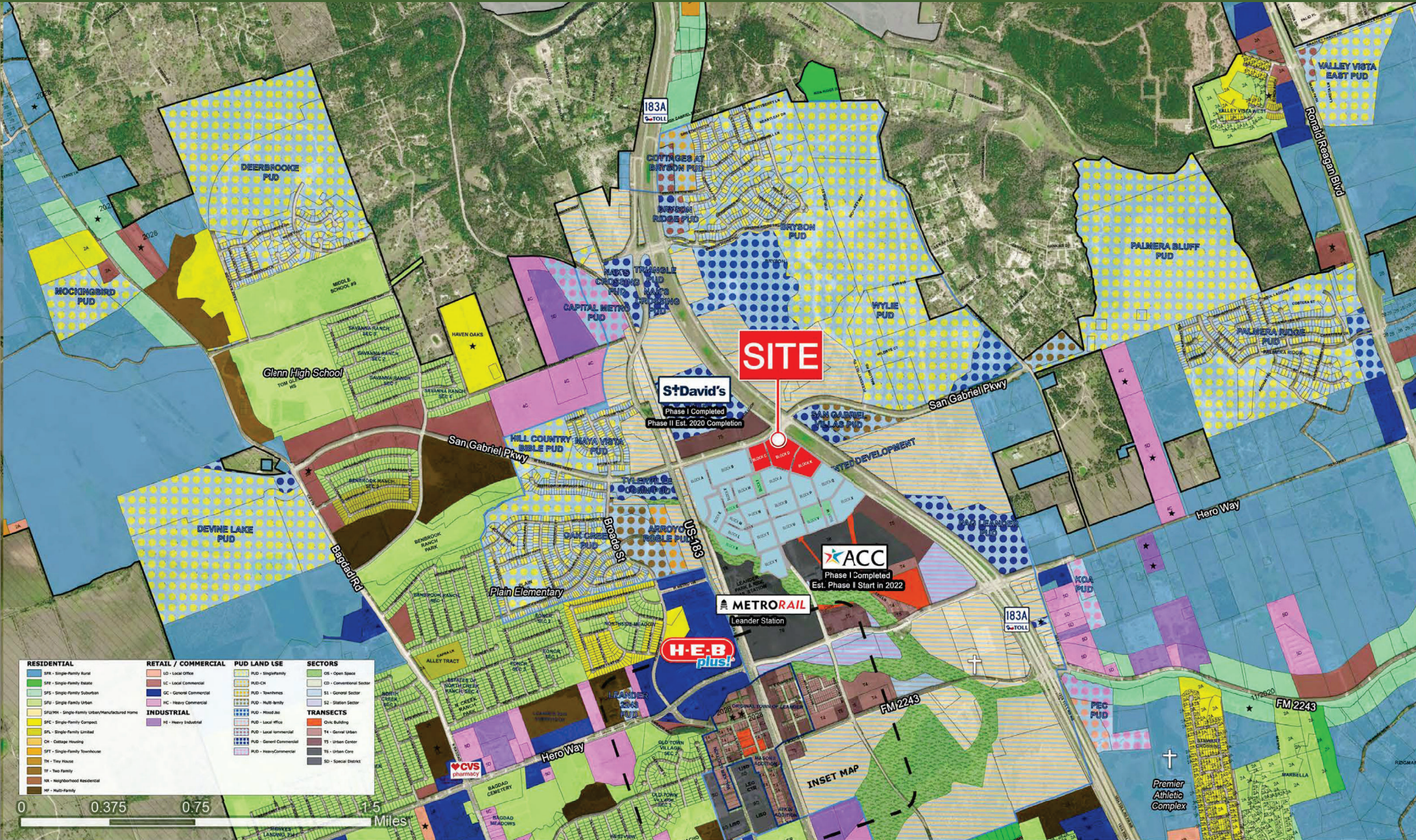
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R195AUSTVA183-Leander to Domain

September 2019

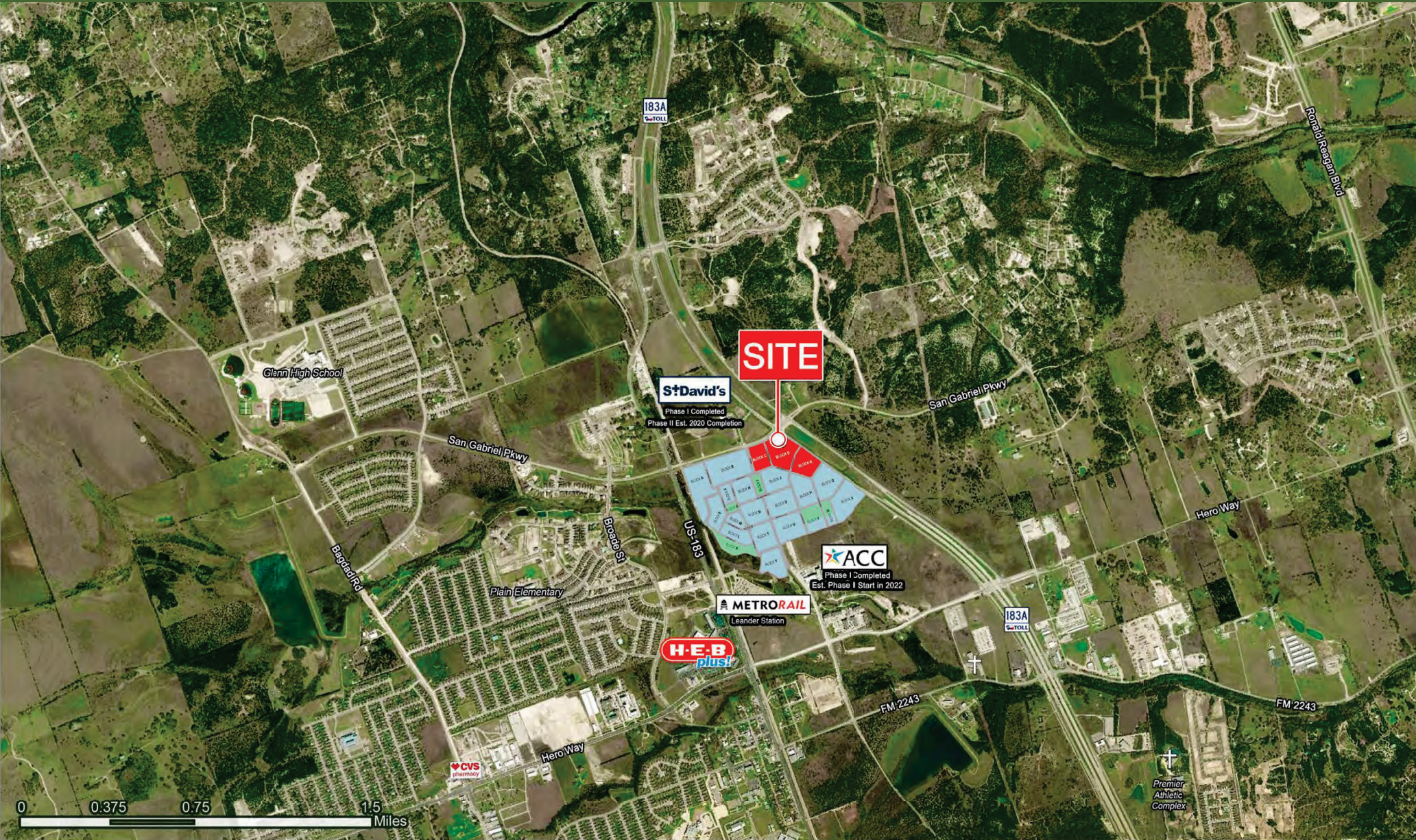


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RESIDENTIAL	RETAIL / COMMERCIAL	PUD LAND USE	SECTORS
SF - Single-Family Rural	LO - Local Office	PUD - Single-Family	OS - Open Space
SF - Single-Family Estate	LC - Local Commercial	PUD - CK	CS - Conventional Sector
SF - Single-Family Suburban	GC - General Commercial	PUD - Townhomes	S1 - General Sector
SFU - Single-Family Urban	HC - Heavy Commercial	PUD - Multi-Family	S2 - Station Sector
SFU/MS - Single-Family Urban/Manufactured Home	HI - Heavy Industrial	PUD - Mixed Use	
SFC - Single-Family Compact		PUD - Local Office	
SL - Single-Family Limited		PUD - Local Commercial	
CK - Cottage Housing		PUD - General Commercial	
SFT - Single-Family Townhouse		PUD - Heavy Commercial	
TH - Two-Family			
NK - Neighborhood Residential			
MF - Multi-Family			

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RPS(Austin)/FA/Hwy 183A and San Gabriel Pkwy Leander
Date: Aug 2019

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.

The Weitzman Group

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

402795

License No.

twgre@weitzmangroup.com

Email

214-954-0600

Phone

Robert E. Young, Jr.

Designated Broker of Firm

292229

License No.

byoung@weitzmangroup.com

Email

214-720-6688

Phone

Scott Freid

Licensed Supervisor of Sales Agent/ Associate

434050

License No.

sfreid@weitzmangroup.com

Email

512-482-8383

Phone

Matthew Gary Epple

Sales Agent/Associate's Name

530213

License No.

mepple@weitzmangroup.com

Email

512-482-6108

Phone

Buyer/Tenant/Seller/Landlord Initials

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Email

512-482-8383

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Sales Agent/Associate's Name

680404

License No.

nnaumann@weitzmangroup.com

Email

512-482-0094

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