

- NWC of HWY 183 & Metro Drive
- Located along HWY 183
- One stoplight north of HEB Plus
- 38,203 daytime population within 3 miles
- Multitenant Retail and Pad Sites for Lease

### For Lease Multitenant Building

- 1,200 - 3,714 SF

### Pad Sites

- .06 - 1.2 ac

### Rates

- Please call for pricing

### Demographics (2021)



#### Population Estimate

1 mi	3 mi	5 mi
9,808	55,178	114,894



#### Number of Households

1 mi	3 mi	5 mi
3,147	18,076	38,639



#### Median Household Inc.

1 mi	3 mi	5 mi
\$91,327	\$95,147	\$101,809



#### Traffic Counts

- 15,992 VPD (Hero Way, half a mile west of Hwy-183)
- 15,836 VPD (Hwy-183, north of San Gabriel Parkway)
- 25,032 VPD (Hwy-183, north of FM 2243)



### Area Retailers & Amenities







**St. David's HEALTHCARE**  
EXISTING: Emergency Center & Medical Office Building  
DELIVERING 2025: \$182M Full Service Hospital

**Northline**  
116 AC. MIXED-USE PROJECT  
225k SF Retail | 1.9m SF Office  
175k Hotel | 2,240 Multifamily Units

Proposed C-Store

DETENTION AREA

**SITE**

SOUTH BROOK DR.

US HIGHWAY 169 (25,032 VPD)

**THE SOUTHBROOK**  
APARTMENT HOMES  
360 units

**ARROYO ROBLE TOWNHOMES**  
Delivered  
125 units

**Holiday Inn Express & Suites**  
84 rooms





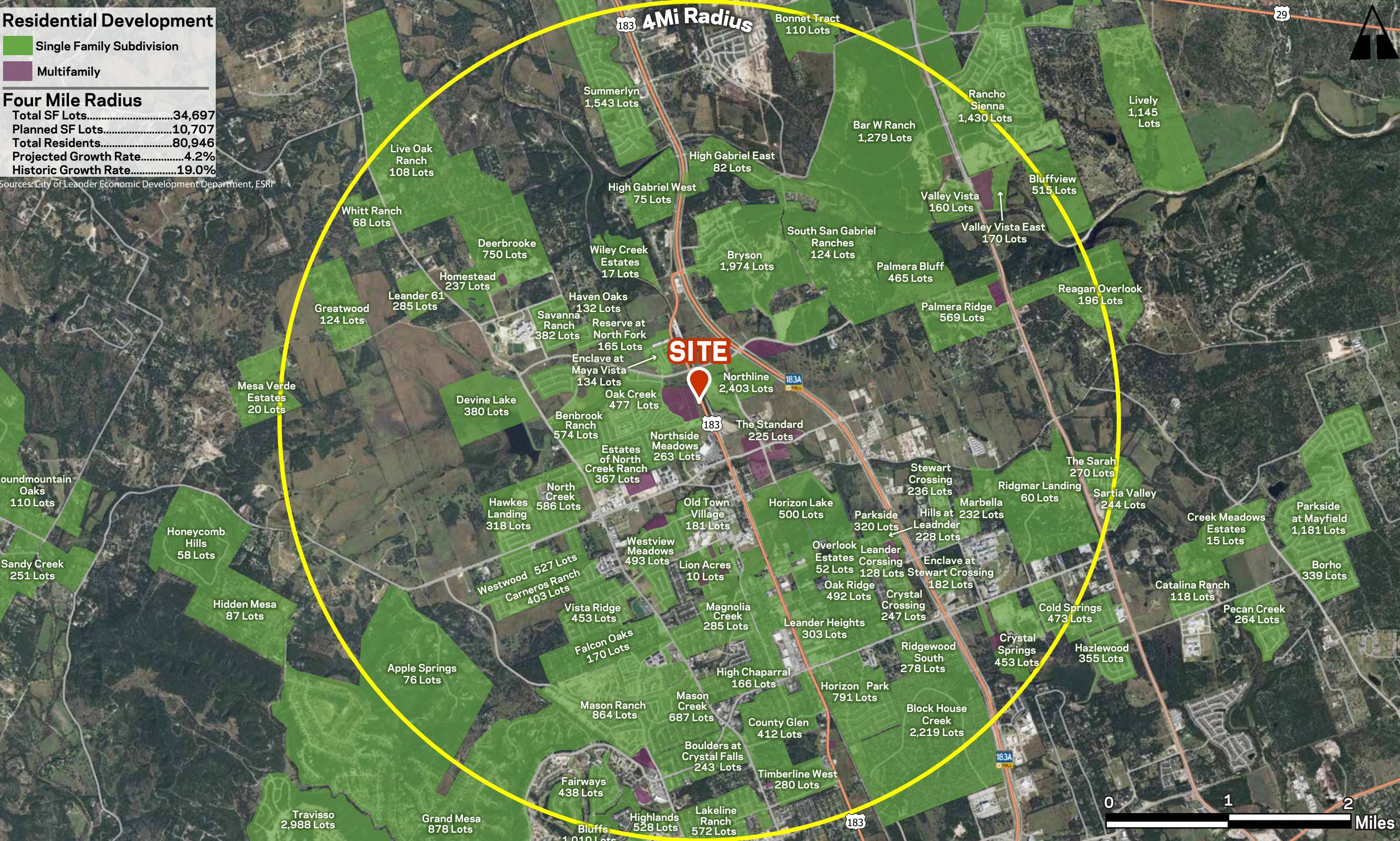
### Residential Development

- Single Family Subdivision
- Multifamily

### Four Mile Radius

Total SF Lots.....	34,697
Planned SF Lots.....	10,707
Total Residents.....	80,946
Projected Growth Rate.....	4.2%
Historic Growth Rate.....	19.0%

Sources: City of Leander Economic Development Department, ESRI



Summerlyn 1,543 Lots

Bonnet Tract 110 Lots

Rancho Sienna 1,430 Lots

Lively 1,145 Lots

Bar W Ranch 1,279 Lots

High Gabriel East 82 Lots

Bluffview 515 Lots

High Gabriel West 75 Lots

Valley Vista 160 Lots

Valley Vista East 170 Lots

South San Gabriel Ranches 124 Lots

Bryson 1,974 Lots

Palmera Bluff 465 Lots

Palmera Ridge 569 Lots

Reagan Overlook 196 Lots

Whitt Ranch 68 Lots

Deerbrooke 750 Lots

Wiley Creek Estates 17 Lots

Haven Oaks 132 Lots

Reserve at North Fork 165 Lots

Enclave at Maya Vista 134 Lots

Oak Creek 477 Lots

Northline 2,403 Lots

The Standard 225 Lots

Northside Meadows 263 Lots

Estates of North Creek Ranch 367 Lots

North Creek 586 Lots

Old Town Village 181 Lots

Horizon Lake 500 Lots

Parkside 320 Lots

Hills at Leadnder 228 Lots

Marbella 232 Lots

Ridgmar Landing 60 Lots

The Sarah 270 Lots

Sartia Valley 244 Lots

Stewart Crossing 236 Lots

Marbella 232 Lots

Creek Meadows Estates 15 Lots

Parkside at Mayfield 1,181 Lots

Borho 339 Lots

Leander 61 285 Lots

Homestead 237 Lots

Savanna Ranch 382 Lots

Enclave at Maya Vista 134 Lots

Oak Creek 477 Lots

Benbrook Ranch 574 Lots

Northside Meadows 263 Lots

Estates of North Creek Ranch 367 Lots

North Creek 586 Lots

Hawkes Landing 318 Lots

Old Town Village 181 Lots

Horizon Lake 500 Lots

Parkside 320 Lots

Hills at Leadnder 228 Lots

Marbella 232 Lots

Ridgmar Landing 60 Lots

The Sarah 270 Lots

Sartia Valley 244 Lots

Stewart Crossing 236 Lots

Marbella 232 Lots

Creek Meadows Estates 15 Lots

Parkside at Mayfield 1,181 Lots

Borho 339 Lots

Westwood 527 Lots

Carneros Ranch 403 Lots

Vista Ridge 453 Lots

Magnolia Creek 285 Lots

Leander Heights 303 Lots

Ridgewood South 278 Lots

Crystal Springs 453 Lots

Hazlewood 355 Lots

Westview Meadows 493 Lots

Lion Acres 10 Lots

Overlook Estates 52 Lots

Leander Corssing 128 Lots

Enclave at Stewart Crossing 182 Lots

Oak Ridge 492 Lots

Crystal Crossing 247 Lots

Cold Springs 473 Lots

Crystal Springs 453 Lots

Hazlewood 355 Lots

High Chaparral 166 Lots

Horizon Park 791 Lots

Block House Creek 2,219 Lots

Mason Ranch 864 Lots

Mason Creek 687 Lots

County Glen 412 Lots

Boulders at Crystal Falls 243 Lots

Timberline West 280 Lots

Fairways 438 Lots

Highlands 528 Lots

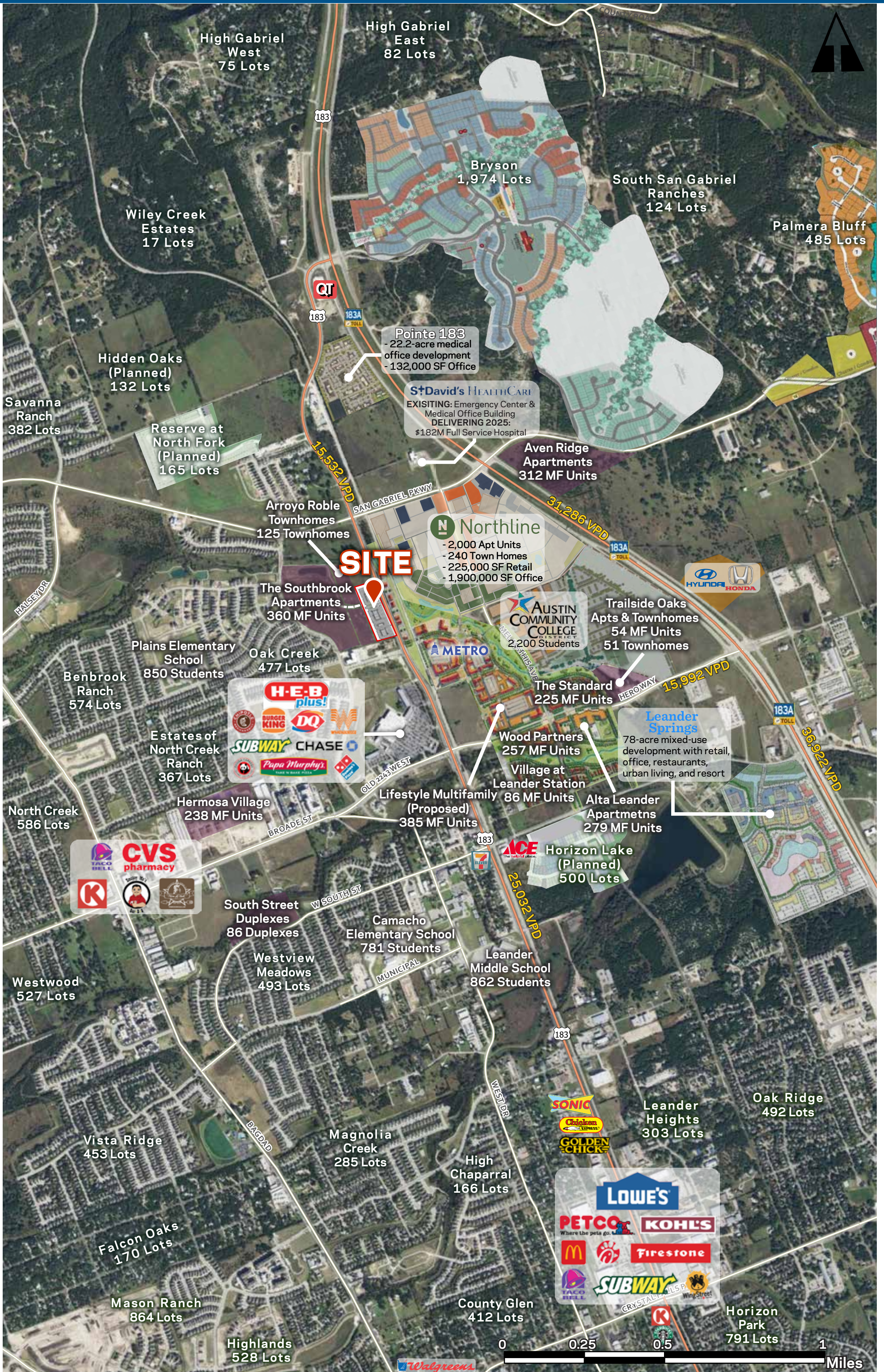
Lakeline Ranch 572 Lots

Bluffs 1,010 Lots

Travisso 2,988 Lots

Grand Mesa 878 Lots









**St David's HealthCare**  
EXISTING: Emergency Center & Medical Office Building  
DELIVERING 2025:  
\$182M Full Service Hospital

Aven Ridge Apartments  
312 MF Units

**Northline**  
- 2,000 Apt Units  
- 300 Town Homes  
- 300,000 SF Retail  
- 700,000 SF Office

**SITE**

Proposed C-Store

Arroyo Roble Townhomes  
125 Townhomes

The Southbrook Apartments  
360 MF Units

AUSTIN COMMUNITY COLLEGE DISTRICT  
2,200 Students

METRO Leander Park & Ride

Plain Elementary School  
850 students

Trailside Oaks Apartments & Townhomes  
54 MF Units  
51 Townhomes

The Standard Apartments  
225 MF Units

Lifestyle Multifamily (Proposed)  
385 MF Units

Alta Leander Apartments  
276 MF Units

Wood Partners  
257 MF Units

Village at Leander Station  
86 MF Units

31,286 VPD

25,032 VPD

15,992 VPD

1,000 500 0 Feet







SANGABRIEL PKWY

Proposed C-Store



2 minute drive from site to stoplight

Arroyo Roble Townhomes  
125 Townhomes

183

**SITE**

The Southbrook Apartments  
360 MF Units

SOUTHBROOK DR

25,032 VPD

90 second drive from site to stoplight



METRO DR

THE LEARNING EXPERIENCE



SUBWAY

Papa Murphy's  
TAKE N' BAKE PIZZA

TWIN LIQUORS  
FINE WINE & SPIRITS

H-E-B  
plus!

WBRODEST





**SITE**

**ARROYO ROBLE TOWNHOMES**  
Delivered  
125 units

**THE SOUTHBROOK**  
APARTMENT HOMES  
360 units

**DETENTION AREA**

Proposed C-Store

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225k SF Retail | 1.9m SF Office  
175k Hotel | 2,240 Multifamily Units







**H-E-B**  
plus!

**H** Holiday Inn  
Express  
& Suites  
84 rooms

ARROYO ROBLE TOWNHOMES  
DELIVERED  
125 units

**CHIPOTLE**  
HeroWay  
DENTAL CARE

**PANDA EXPRESS**  
COURTESY CHINESE

**WHATABURGER**

**DQ**

**CAVA**  
name  
FIREHOUSE  
SUBS

**McALISTER'S DELICIOUS**  
**VENEZIA**  
Half Spa  
**CareNow**

**SMOOTHIE KING**  
Great Clips  
CRUST PIZZA  
WAXING THE CITY  
FIRE & ICE

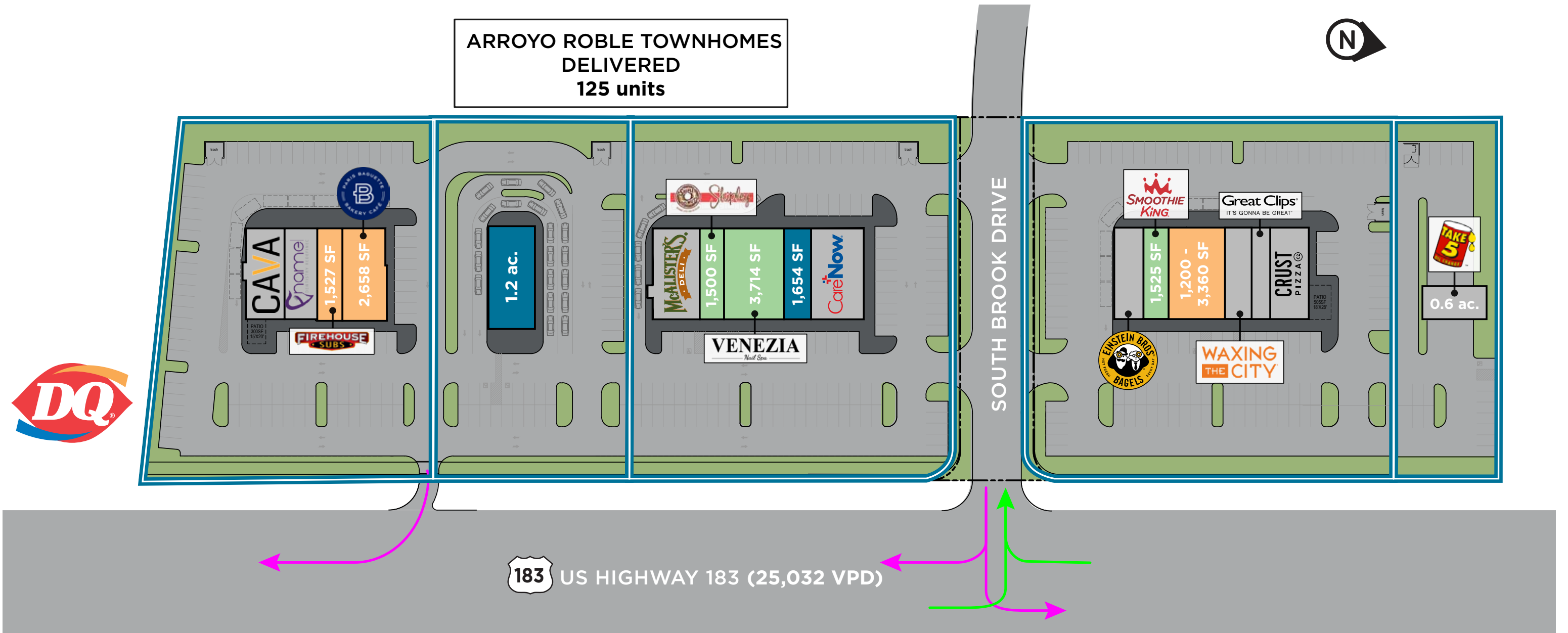
**METRO**  
LEANDER  
STATION

CAPITAL METRO METRORAIL

**183** US HIGHWAY 183 (25,032 VPD)

- Available
- Lease Executed
- Signed LOI/Negotiating Lease
- LOI Working





- Available
- Lease Executed
- Signed LOI/Negotiating Lease
- LOI Working









### Incentives OK'd for possible new Home Depot

By Justin Sayers | June 21, 2023

[Click here to read more](#)



### Trio of projects could add to Leander's transformation

By Justin Sayers | June 26, 2021

[Click here to read more](#)



### Huge Northline mixed-use development takes shape in Leander

By Justin Sayers | June 10, 2021

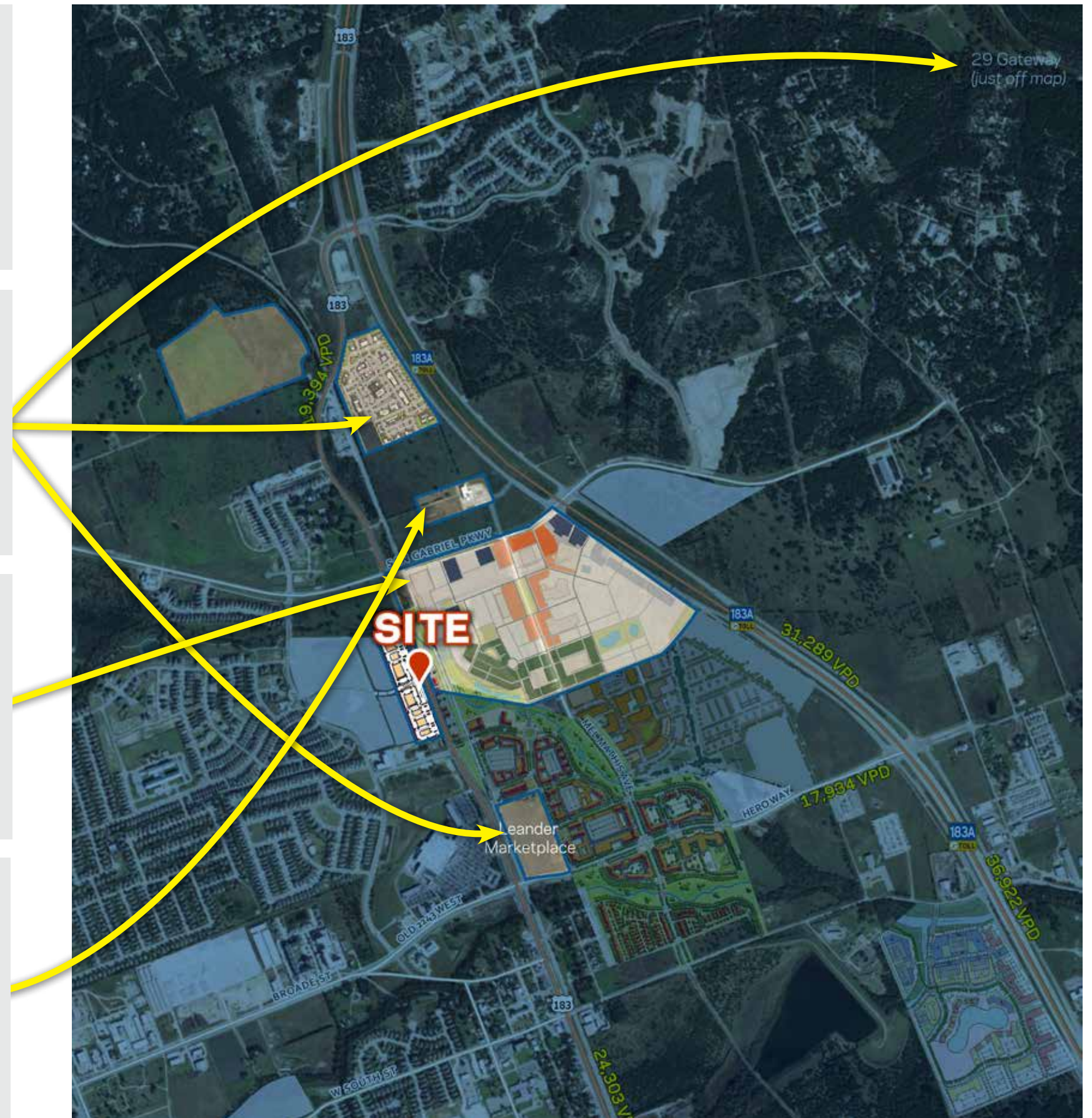
[Click here to read more](#)



### St. David's to start Leander hospital construction in 2022

By Taylor Girtman | February 15, 2022

[Click here to read more](#)





## Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:** The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:** The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know, because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE BROKER ACTS AS AN INTERMEDIARY:** A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

**ACKNOWLEDGMENT:** Please acknowledge your receipt of this information, for Broker's records

\_\_\_\_\_  
OWNER (LANDLORD) OR BUYER (TENANT) OR AUTHORIZED REPRESENTATIVE

Date: \_\_\_\_\_

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)