CALL FOR MORE INFORMATION



PROPERTY SNAPSHOT



60,923 2021 POPULATION 3 MILE RADIUS



24,693 2021 DAYTIME POPULATION 3 MILE RADIUS



\$97,000 2021 MEDIAN HH INCOME 3 MILE RADIUS



25,657 VPD HWY 183

FOR SALE

Lot 1C \$17.00 PSF .82 Acres (35,750 SF) (\$607,750)

Lot 1B

- · Approved for 8 buildings 37,380 sq ft
- 157 parking spaces

3.6 Acres Call broker for pricing

PROPERTY HIGHLIGHTS

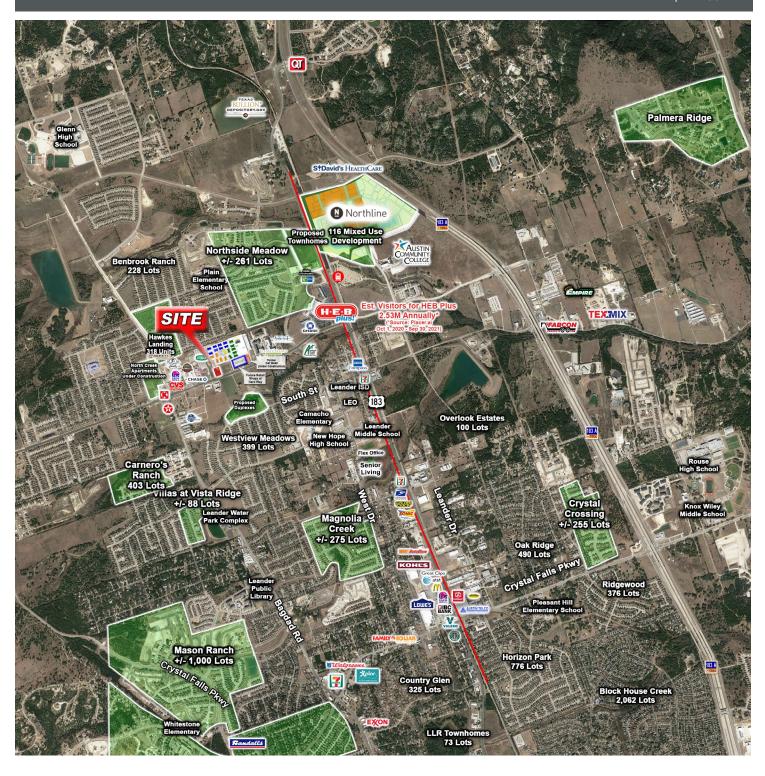
- Leander is now the fastest growing city (over 50,000) in the country with a growth rate of over 11% (16 people per day)
- Leander is #1 in Texas for best place to raise a family
- 379.4% New single family permit growth in the past 7 years
- Over 1600 new homes permitted in 2019
- Located on a retail corridor in Leander near HEB Plus- the 3rd largest HEB store in Texas
- · Near the metro station
- 238 unit luxury apartments now open. 1000 +/- residents now in walking distance to pad site
- New office and retail coming in 2022
- Pad sites have curb cuts and driveways
- Utilities to the site
- GC zoning
- Regional detention
- No impervious cover requirements
- · High traffic, highly visible retail site

TRAFFIC COUNT

Hero Way West: 18,112 VPD (SitesUSA 2021) Hwy 183: 25,657 VPD (TXDOT 2020)

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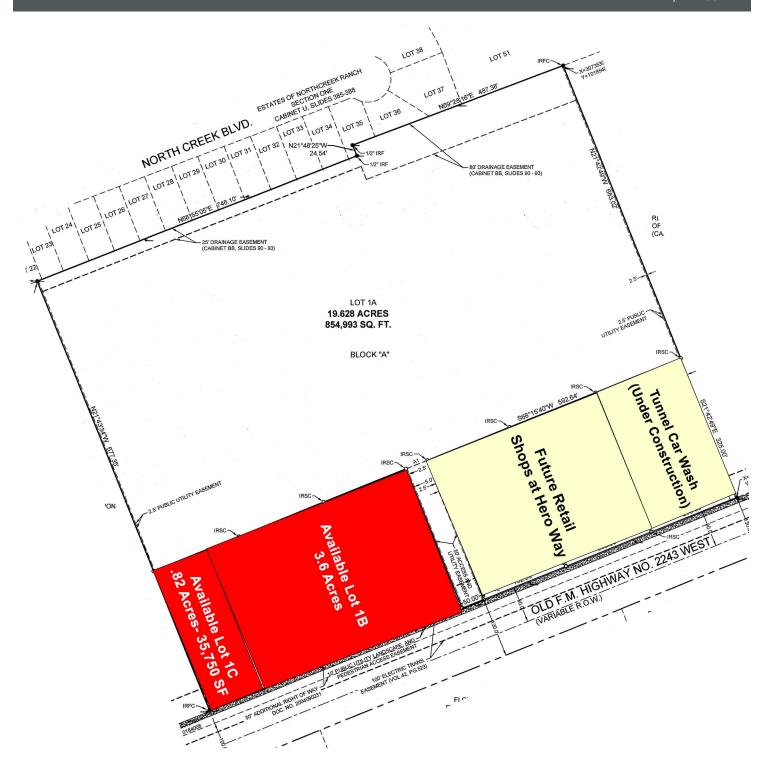
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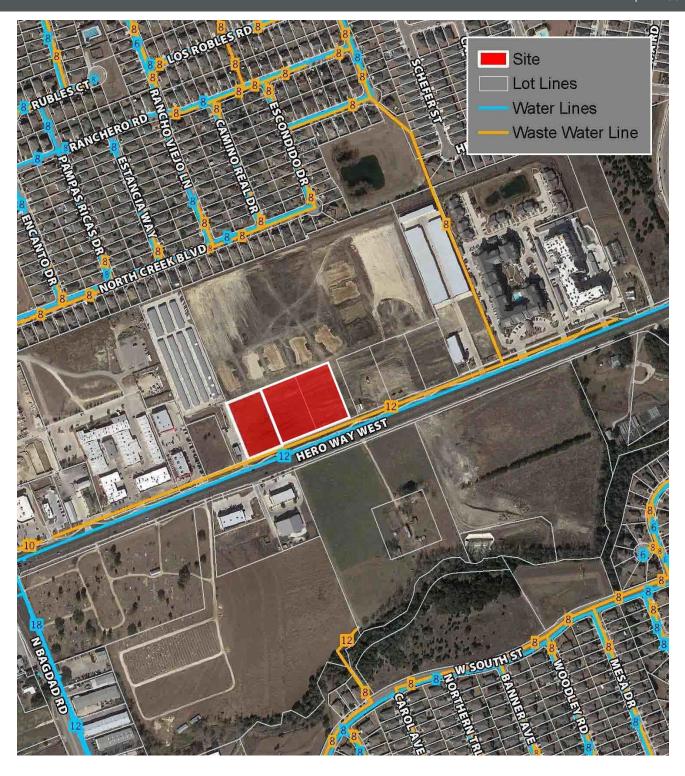




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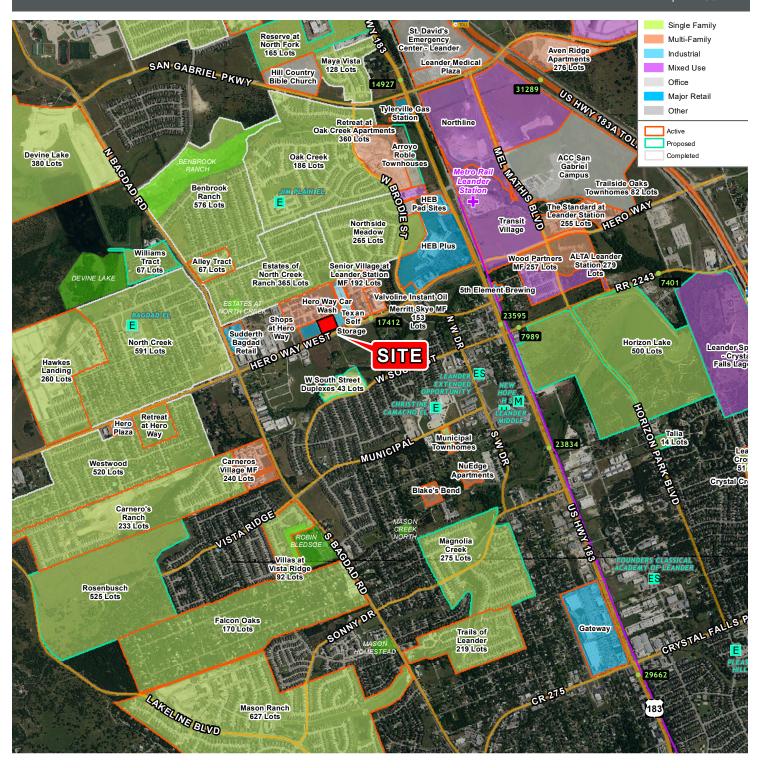




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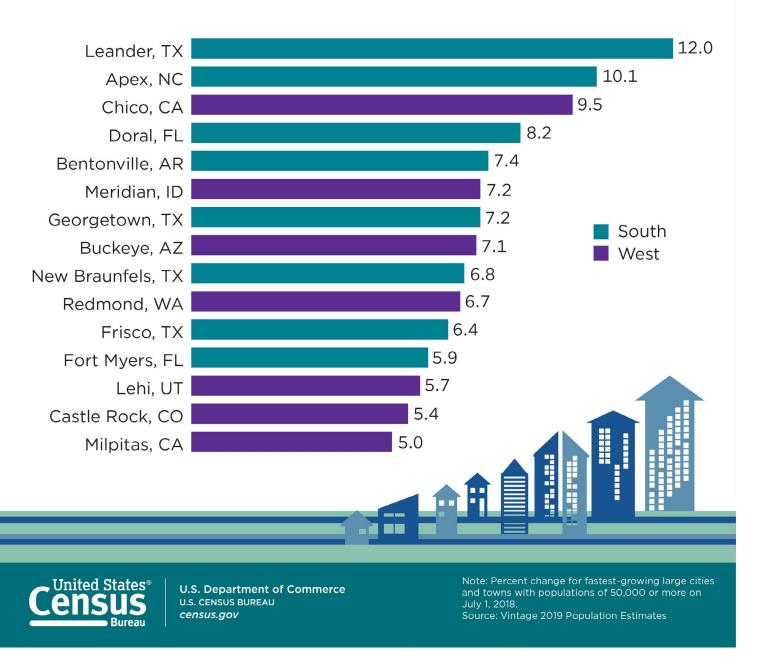
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The 15 Fastest-Growing Large Cities

By Percent Change: July 1, 2018-July 1, 2019



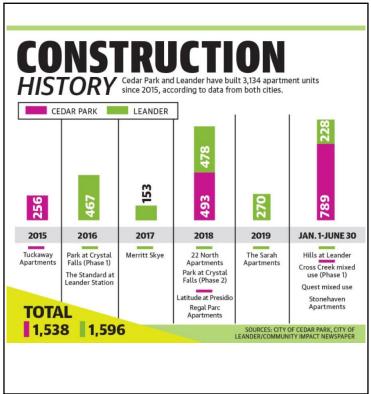
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https://community impact.com/austin/cedar-park-leander/development/2020/07/27/apartment-boom-coming-to-leander/development-boom-coming-to-leander/development-boom-coming-to-leander/development-boom-coming-to-leander/development-boom-coming-to-leander/development-boom-coming-to-leander/development-boom-comin

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THE HUB ENTERTAINMENT VENUE NAMED AS FIRST NORTHLINE TENANT IN LEANDER

The Hub, a food, beverage and entertainment venue, is the first announced tenant at Northline, the 115-acre, mixed-use development in Leander.

The venue will be built in the first development phase of the \$715 million project, according to an Oct. 8 release. The Hub's first location is on Hwy. 30A in the Seaside, Florida, area and has an indoor-outdoor entertainment district.

At Northline, the venue will have restaurants, bars, shops, a central lawn, a patio area, an event stage, and a jumbotron with daily and evening events, according to the release.



"The Hub encapsulates everything Northline represents. It's a premium destination where parents can get together for a drink and let their kids run free," Northline developer and owner Alex Tynberg said in the release. "I had the opportunity to visit the original location, and with a concert on stage and children dancing on the turf, I absolutely loved the vibe. I'm beyond excited to bring this exciting amenity to Leander."

The Northline project is a 115-acre, mixed-use project in Leander's transit-oriented development area between US 183 and 183A Toll. Project plans include shopping, dining, housing and a town center and uses \$15 million in city-allocated bonds. The project was first introduced in 2017 as a "vibrant, mixed-use town center."

Construction on the mixed-use development began in March with infrastructure work. Vertical construction is expected to start in 2021, and full build-out is expected to take 10-12 years.

In May, Tynberg told Community Impact Newspaper that the coronavirus pandemic had not affected construction or the project timeline.

Northline will also add medical office space in addition to the planned retail and commercial office space, according to the release.

https://communityimpact.com/austin/cedar-park-leander/development/2020/10/08/the-hub-entertainment-venue-named-as-first-northline-tenant-in-leander/

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AUSTIN'S FIRST CRYSTAL LAGOON MAKES WAVES AS PART OF \$1 BILLION MIXED-USE DEVELOPMENT

A massive new development is underway in the Austin area, promising retail, restaurants, entertainment, a hotel, office and residential space, and 4-acre crystalline lagoon.

Leander Springs will be located on the southwest corner of FM 2243 and 183A, about 25 miles north of downtown Austin. Once fully developed, the 78-acre mixed-use development is expected to be valued at \$1 billion, according to the City of Leander.

Central to this new neighborhood is the lagoon by Crystal Lagoons, which made waves earlier this year when it opened a similar water feature near Houston. The Leander lagoon will feature 10 acres of boardwalk and related amenities, and serve as the "centerpiece" for more than 1 million square feet of commercial development.



Along with office space, the development promises a hotel and conference center, an increasingly common trend around Austin and the Texas Hill Country. In recent years, similar all-inclusive resort/conference center projects have sprung up in places like Round Rock and Fredericksburg.

"This dynamic mixed-use development is a game changer for our community," said Leander Mayor Troy Hill in a city release. "Leander Springs has a phased approach that will bring in much needed commercial development at the beginning of the project while incorporating residential uses in a proportional manner."

Along with commercial development and attractions, up to 1,600 multifamily residential units are proposed for the project, adding more housing to a region struggling with affordability issues.

City officials approved a \$22 million tax incentive for Leander Springs on October 15 – the project's first major hurdle. As part of the city's tax incentives, developer Leander Springs LLC is "eligible to receive rebates from the city on property taxes, sales taxes, and hotel occupancy taxes."

"Our conservative approach in the Leander Springs agreement helps make this project feasible for the developers while serving as a low risk opportunity for the city," said Leander City Manager Rick Beverlin. "The deal allows us to immediately share in the economic benefits on a property that should provide excellent returns if developed to its best and highest use."

On October 22, the plans go before the city's planning and zoning commission and, if approved, will then be subject to a Leander City Council vote on November 9 and December 3. If approved, the lagoon and the first 35,000 square feet of commercial development and should be completed by December 31, 2023.

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LEANDER'S HORIZON LAKE DEVELOPMENT TAKES STEPS FORWARD

A 500-home development featuring two of the area's top volume homebuilders could move forward this week.

The Horizon Lake project is planned on about 201 acres near the southeast corner of U.S. Highway 183 and East South Street. That's just down U.S. 183 from Capital Metropolitan Transportation Authority's Leander train station, relatively close to the heart of the growing Williamson County suburb.

The latest development plans feature up to 500 single-family homes, 9.5 acres of commercial space and 89.5 acres of parkland.

SEC Planning LLC Principal Peter Verdicchio, on behalf of Southwestern Foundation, said they want to build about 75,000 square feet of neighborhood-scale retail and office space, as well as a large regional park.



Proposed planned unit development zoning would allow up to 500 single-family lots on the property. Verdicchio said homes would be on 40 to 60 foot wide lots, ranging from 1,500 square feet to 3,700 square feet in size.

PulteGroup and Taylor Morrison are the project's homebuilders – which respectively are the second and seventh top local builders, according to annualized data of housing starts by Metrostudy.

Verdicchio said the development team didn't want to build a high-density project.

"We do not feel that is appropriate... We're reducing the intensity of development that could happen on the property," Verdicchio said. "We feel that a compatible project of single-family, detached residential is in alignment with the development conditions out there."

"This community would be in scale with the surrounding residential neighborhoods," he added. "And that is the option we are pursuing."

Leander's Planning and Zoning Commission on Feb. 27 approved a request to reconfigure part of the property's future land use designation. The applicant previously withdrew that item at a meeting in January.

The request would remove 19 acres of the commercial corridor designation along highway US-183 and add about nine acres on the northern end of the property along South Street, which turns into RM 2243, Leander Planner Karina Castillo said.

Verdicchio argued the property's land currently slated for commercial use is largely inaccessible because it's separated from US-183 by rail lines, adding Capital Metro does not plan to approve a railroad crossing there.

https://www.bizjournals.com/austin/news/2020/03/03/leanders-horizon-lake-development-takes-steps.html

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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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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