RESOLUT RE

SHOPS AT HERO WAY PHASE II

Between 183 & Bagdad Rd and Hero Way West / FM 2243
11700 Hero Way West, Leander, TX 78641



FOR LEASE

AVAILABLE
1,500 – 9,770 SF

RATE
Call for Pricing

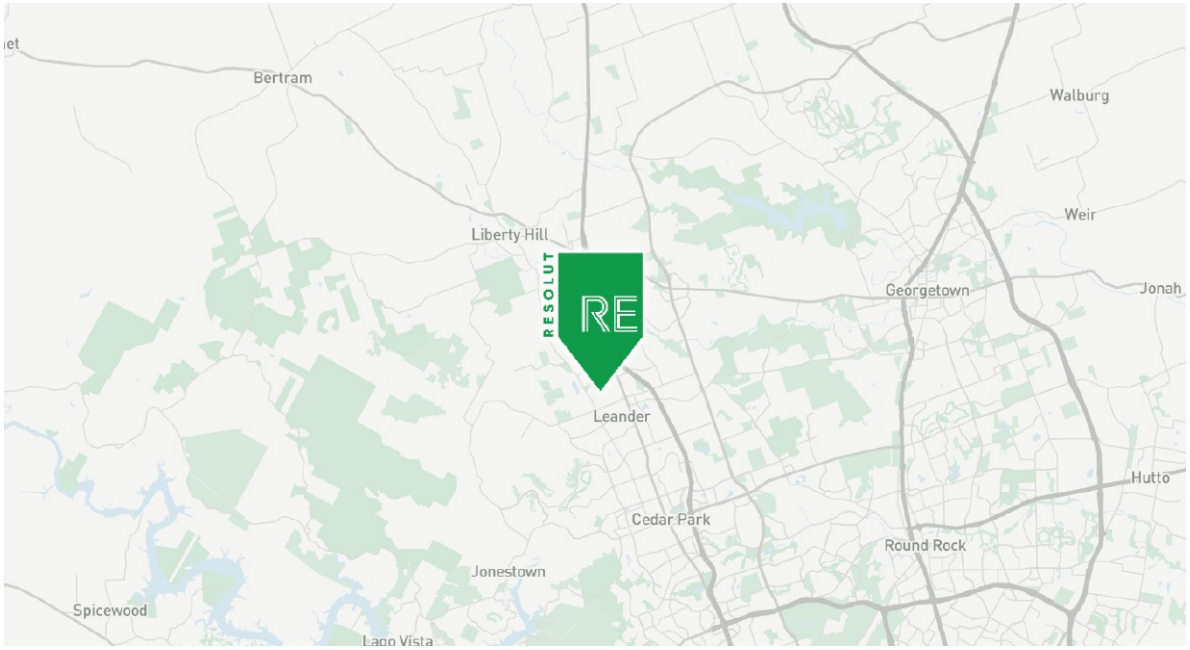
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PROPERTY HIGHLIGHTS

- Highly visible, high-traffic area
- Leander is now the 3rd 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 the best place to raise a family
- 379.4% New single-family permit growth in the past 7 years
- 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 center



AREA TRAFFIC GENERATORS

H-E-B · ExtraSpace Storage · DOLLAR GENERAL · CVS pharmacy · CIRCLE K · THE HOME DEPOT · LOWE'S · SPEC'S · KOHL'S

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DEMOGRAPHIC SNAPSHOT 2026

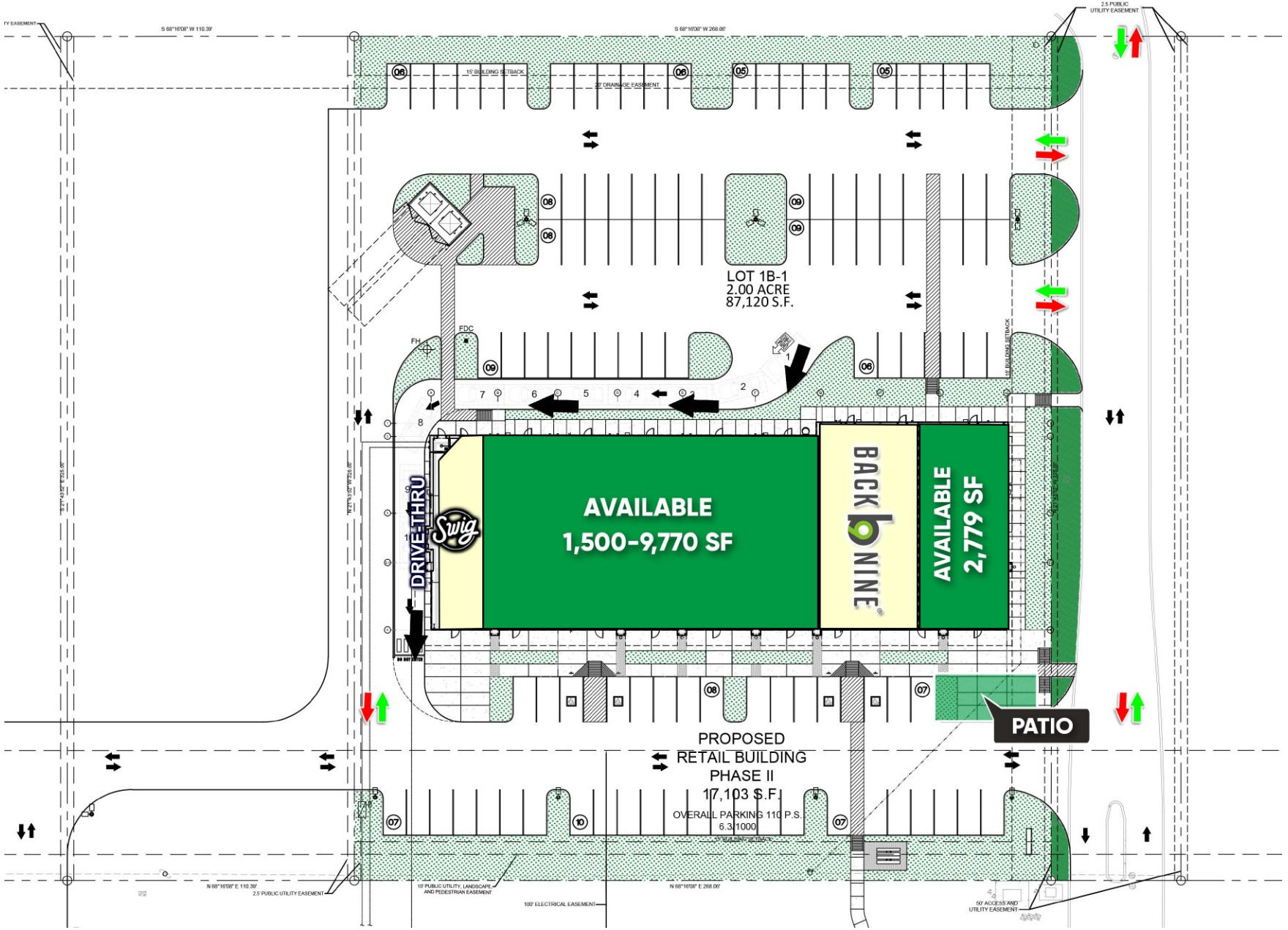
67,577
POPULATION
3-MILE RADIUS

$166,756
AVG HH INCOME
3-MILE RADIUS

49,406
DAYTIME POPULATION
3-MILE RADIUS

TRAFFIC COUNTS
Hero Way W: 16,585 VPD
Hwy 183: 36,667 VPD
(CoStar 2025 · SitesUSA 2025)

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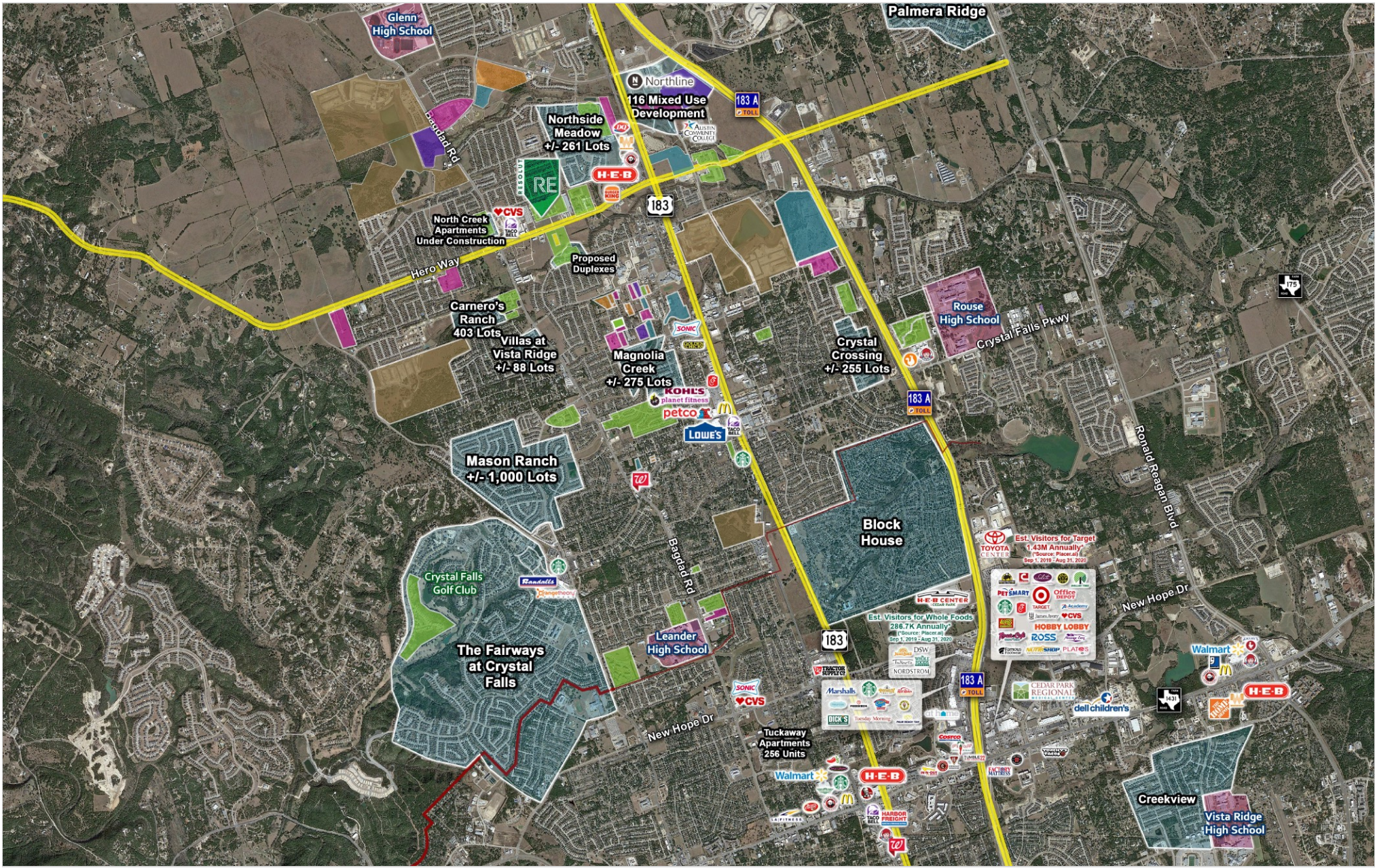


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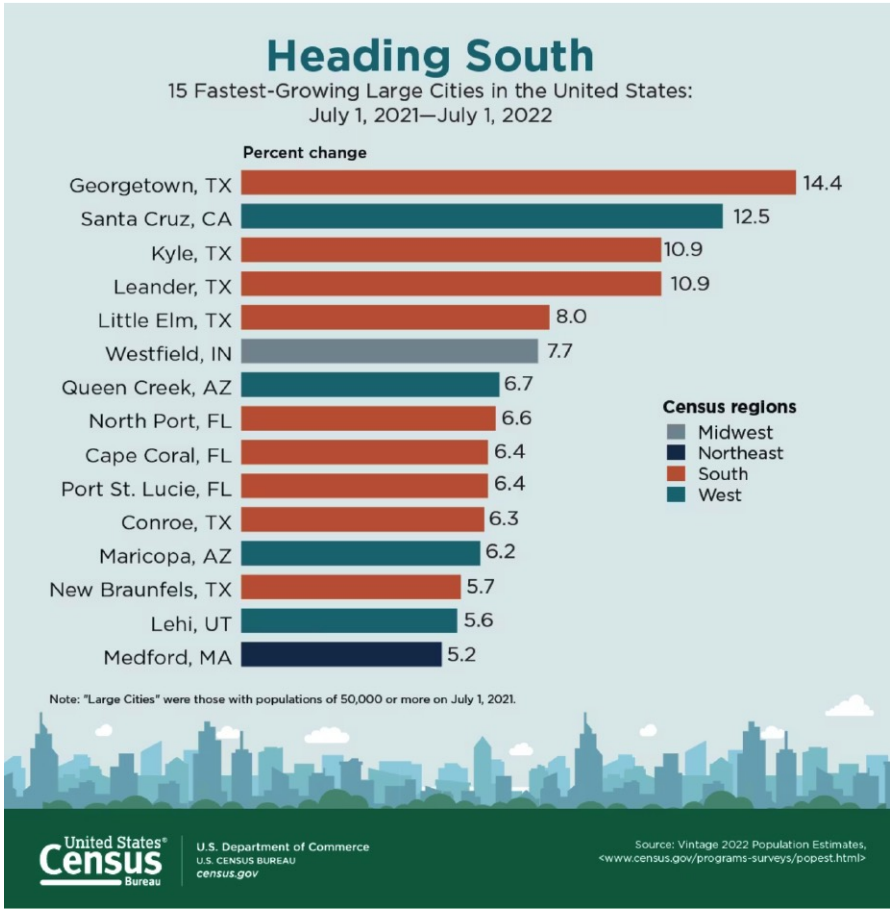


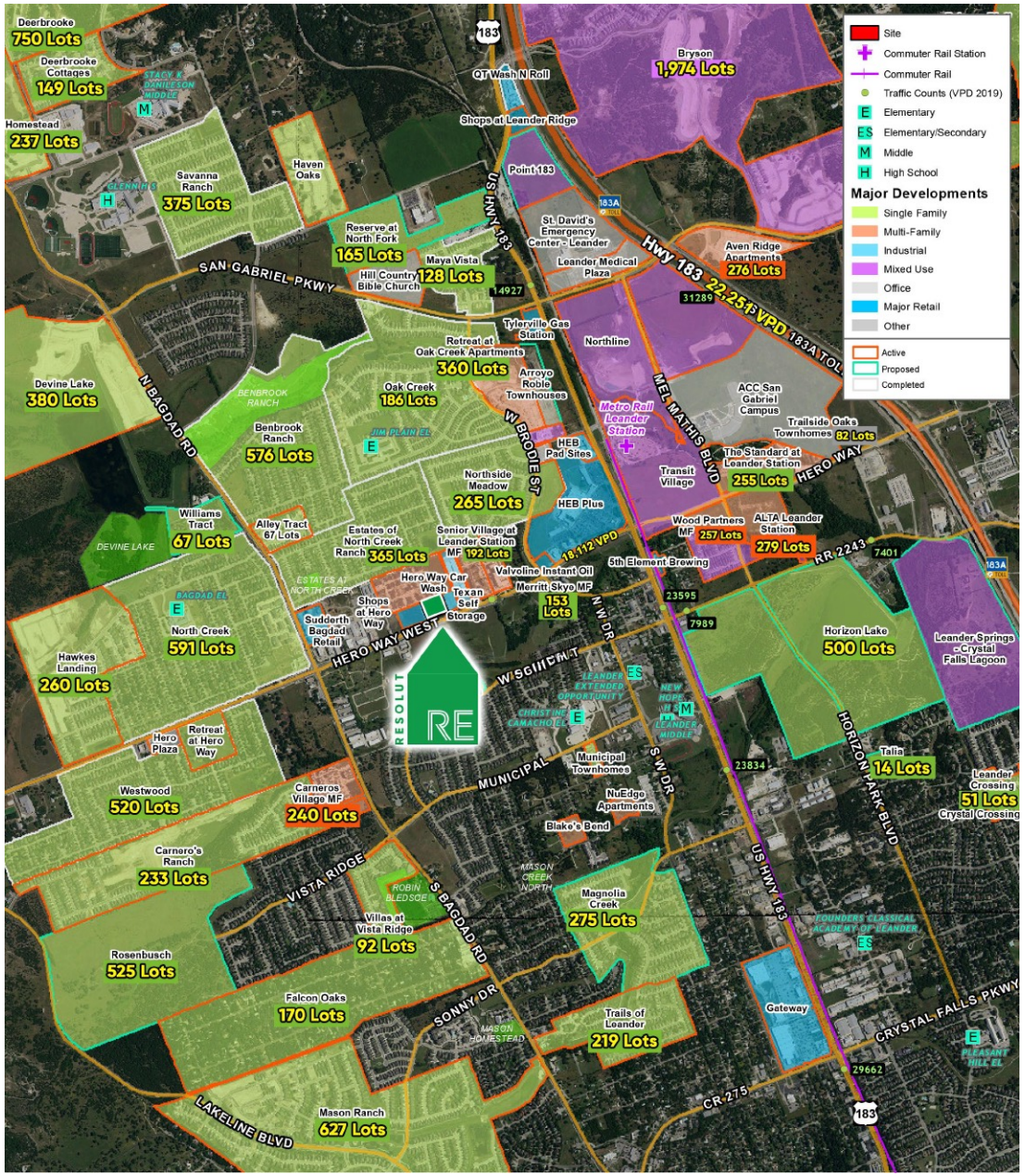
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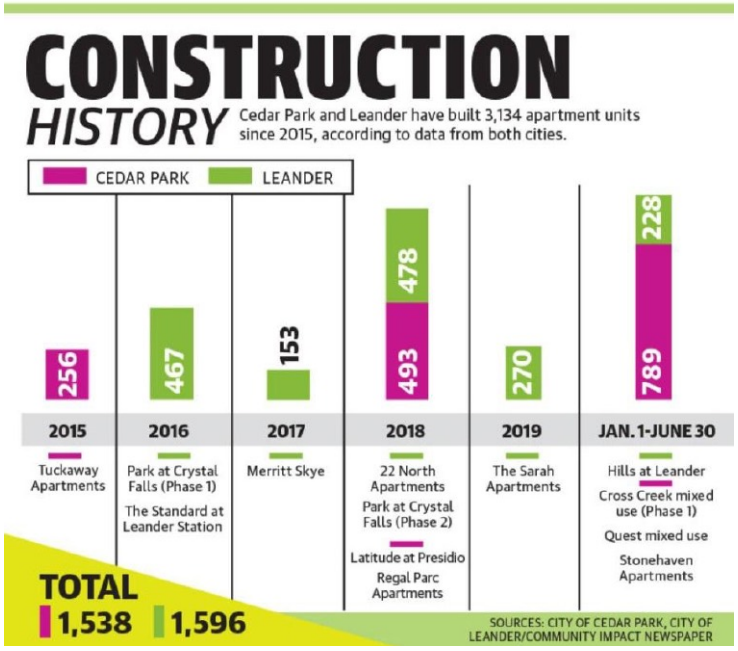
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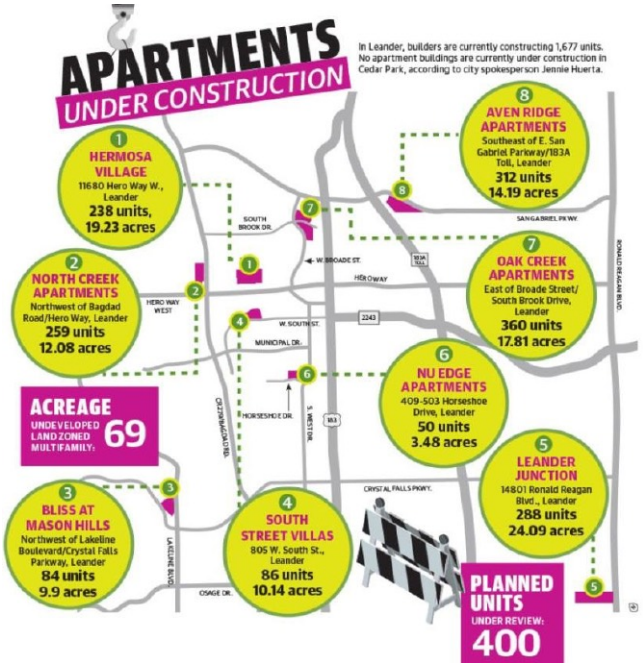




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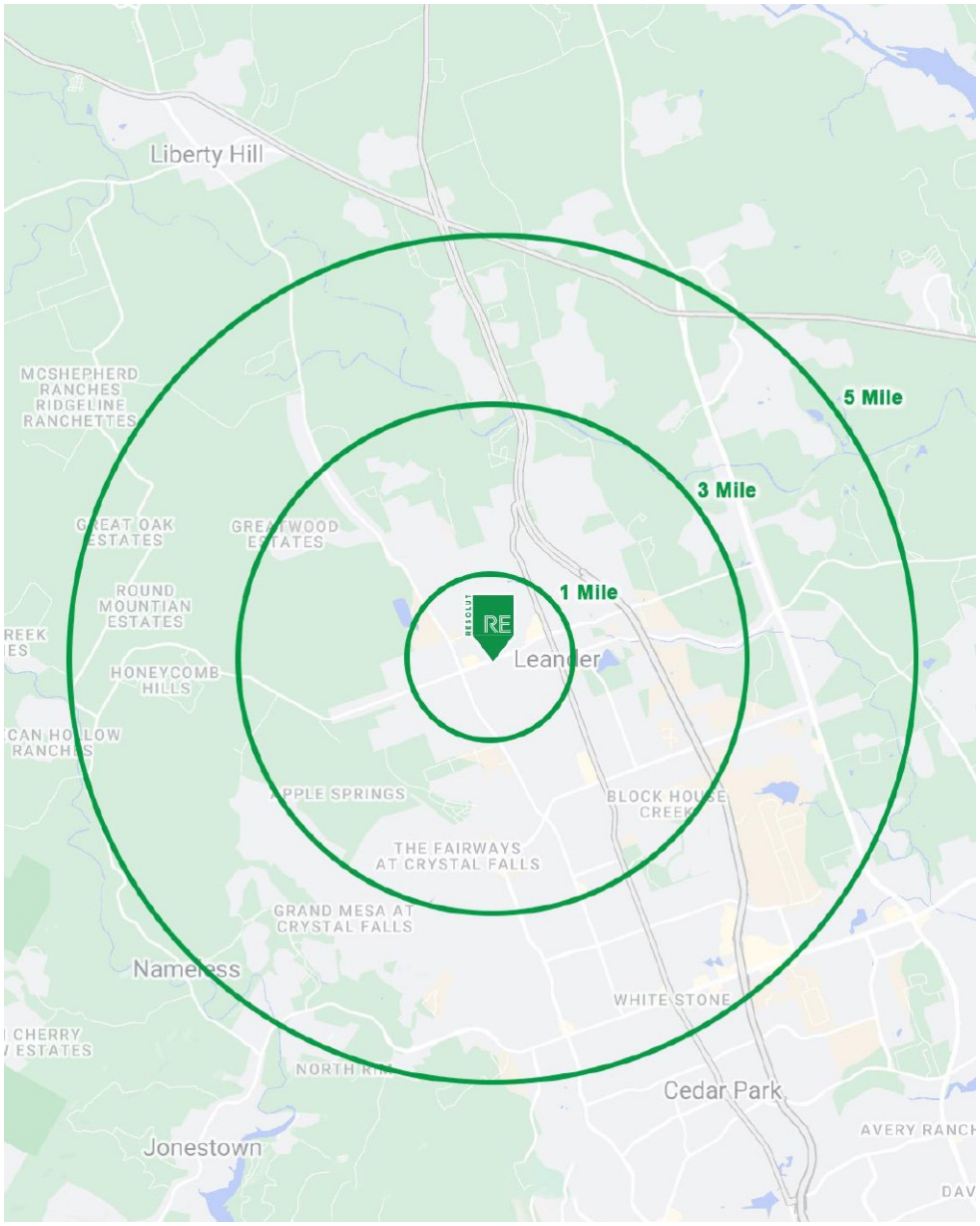






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11700 Hero Way W Leander, TX 78641	1 mi radius		3 mi radius		5 mi radius	
Population						
Estimated Population (2025)	16,931		62,806		131,969	
Projected Population (2030)	21,005		77,571		160,011	
Census Population (2020)	12,733		46,542		100,086	
Census Population (2010)	7,393		27,878		55,573	
Projected Annual Growth (2025-2030)	4,075	*4.8%*	14,765	*4.7%*	28,042	*4.2%*
Historical Annual Growth (2020-2025)	4,198	-	16,264	*7.0%*	31,883	*6.4%*
Historical Annual Growth (2010-2020)	5,340	*7.2%*	18,664	*6.7%*	44,513	*8.0%*
Estimated Population Density (2025)	5,392	*psm*	2,222	*psm*	1,681	*psm*
Trade Area Size	3.1	*sq mi*	28.3	*sq mi*	78.5	*sq mi*
Households						
Estimated Households (2025)	6,491		22,603		46,871	
Projected Households (2030)	8,237		28,581		57,921	
Census Households (2020)	4,202		15,642		34,068	
Census Households (2010)	2,337		9,014		18,603	
Projected Annual Growth (2025-2030)	1,746	*5.4%*	5,978	*5.3%*	11,050	*4.7%*
Historical Annual Change (2010-2025)	4,153	*11.8%*	13,590	*10.1%*	28,268	*10.1%*
Average Household Income						
Estimated Average Household Income (2025)	$142,945		$168,469		$174,053	
Projected Average Household Income (2030)	$141,050		$165,852		$171,093	
Census Average Household Income (2010)	$64,984		$73,299		$78,210	
Census Average Household Income (2000)	$62,739		$65,055		$67,235	
Projected Annual Change (2025-2030)	-$1,895	*-0.3%*	-$2,617	*-0.3%*	-$2,960	*-0.3%*
Historical Annual Change (2000-2025)	$80,206	*5.1%*	$103,414	*6.4%*	$106,819	*6.4%*
Median Household Income						
Estimated Median Household Income (2025)	$118,800		$132,827		$138,496	
Projected Median Household Income (2030)	$117,261		$131,074		$137,106	
Census Median Household Income (2010)	$60,872		$67,426		$70,679	
Census Median Household Income (2000)	$53,666		$56,025		$59,269	
Projected Annual Change (2025-2030)	-$1,538	*-0.3%*	-$1,753	*-0.3%*	-$1,390	*-0.2%*
Historical Annual Change (2000-2025)	$65,134	*4.9%*	$76,802	*5.5%*	$79,226	*5.3%*
Per Capita Income						
Estimated Per Capita Income (2025)	$54,801		$60,636		$61,835	
Projected Per Capita Income (2030)	$55,310		$61,113		$61,946	
Census Per Capita Income (2010)	$20,544		$23,706		$26,177	
Census Per Capita Income (2000)	$20,355		$21,353		$21,974	
Projected Annual Change (2025-2030)	$509	*0.2%*	$477	*0.2%*	$111	-
Historical Annual Change (2000-2025)	$34,446	*6.8%*	$39,283	*7.4%*	$39,861	*7.3%*
Estimated Average Household Net Worth (2025)	$1.24 M		$1.48 M		$1.57 M	

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11-03-2025

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.

EQUAL HOUSING OPPORTUNITY

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 ques ons and present any offer to or counter-offer from the client; and
- Treat all par es to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Reliance Retail LLC OR Texas RS LLC dba "RESOLUT RE"	**603091 OR 9003193**	**leads@resolutre.com**	**512-474-5557**
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	**459263 OR 438039**	**leads@resolutre.com**	**512-474-5557**
Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	**459263 OR 438039**	**leads@resolutre.com**	**512-474-5557**
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord Initials Date

Information available at www.trec.texas.gov