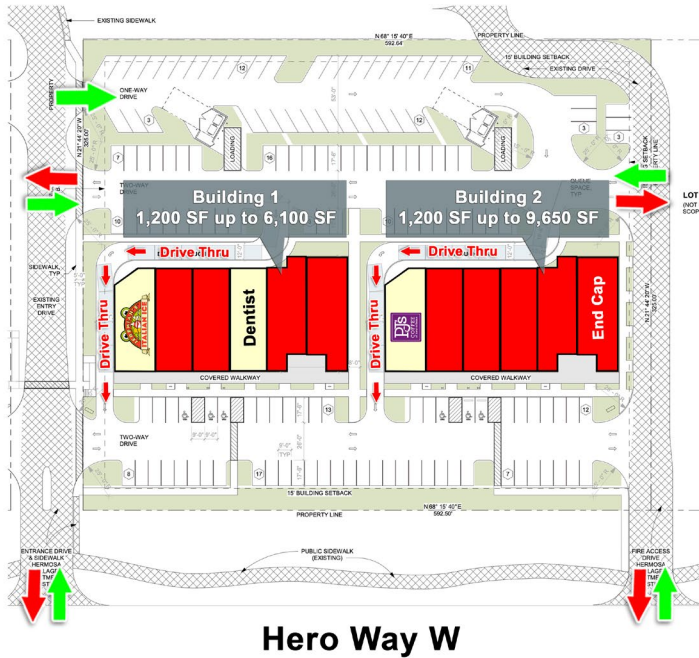


CALL FOR MORE INFORMATION



FOR LEASE

Inline \$30 PSF plus NNNS
End Cap \$32 PSF plus NNNS

NNNs \$8.50
*(Estimate provided by Landlord and subject to change)

AVAILABLE SPACE

Building 1 1,200 SF up to 6,100 SF
Building 2 1,200 SF up to 9,650 SF

PROPERTY HIGHLIGHTS

- End cap and drive thru available
- Highly visible, high traffic area
- 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 center

PROPERTY SNAPSHOT



60,923
2021 POPULATION
3 MILE RADIUS



24,693
2021 DAYTIME POPULATION
3 MILE RADIUS



\$97,000
2021 AVERAGE INCOME
3 MILE RADIUS



25,657 VPD
HWY 183
18,112 VPD
HERO WAY W

AREA TRAFFIC GENERATORS



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TRAFFIC COUNT

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

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Shops at Hero Way

BETWEEN 183 & BAGDAD RD HERO WAY WEST / FM 2243
11500 HERO WAY WEST | LEANDER, TX 78641



Hero Way W

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Shops at Hero Way

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Available
Bldg 1 - 1,200 SF up to 6,100 SF
Bldg 2 - 1,200 SF up to 9,650 SF

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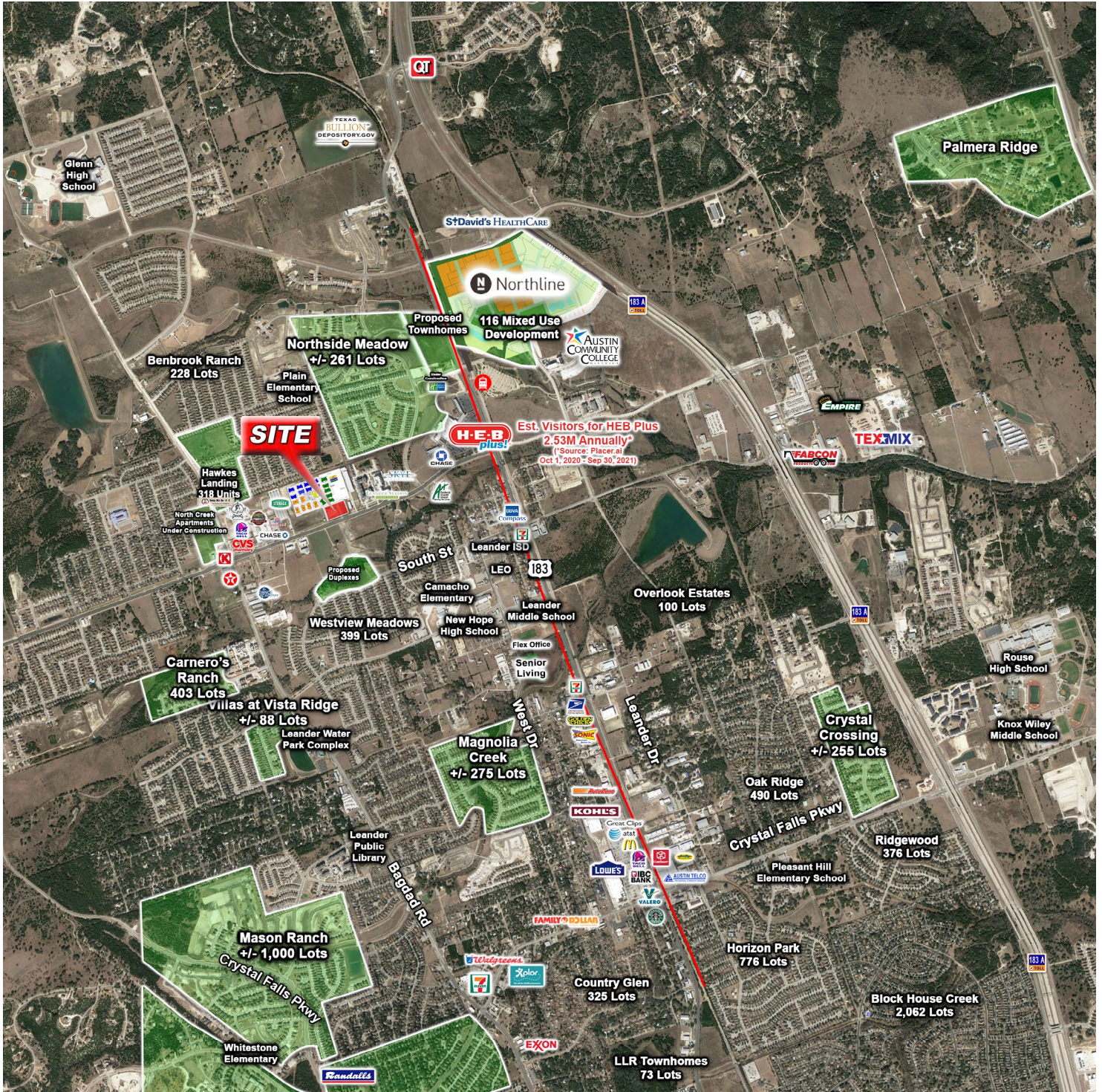
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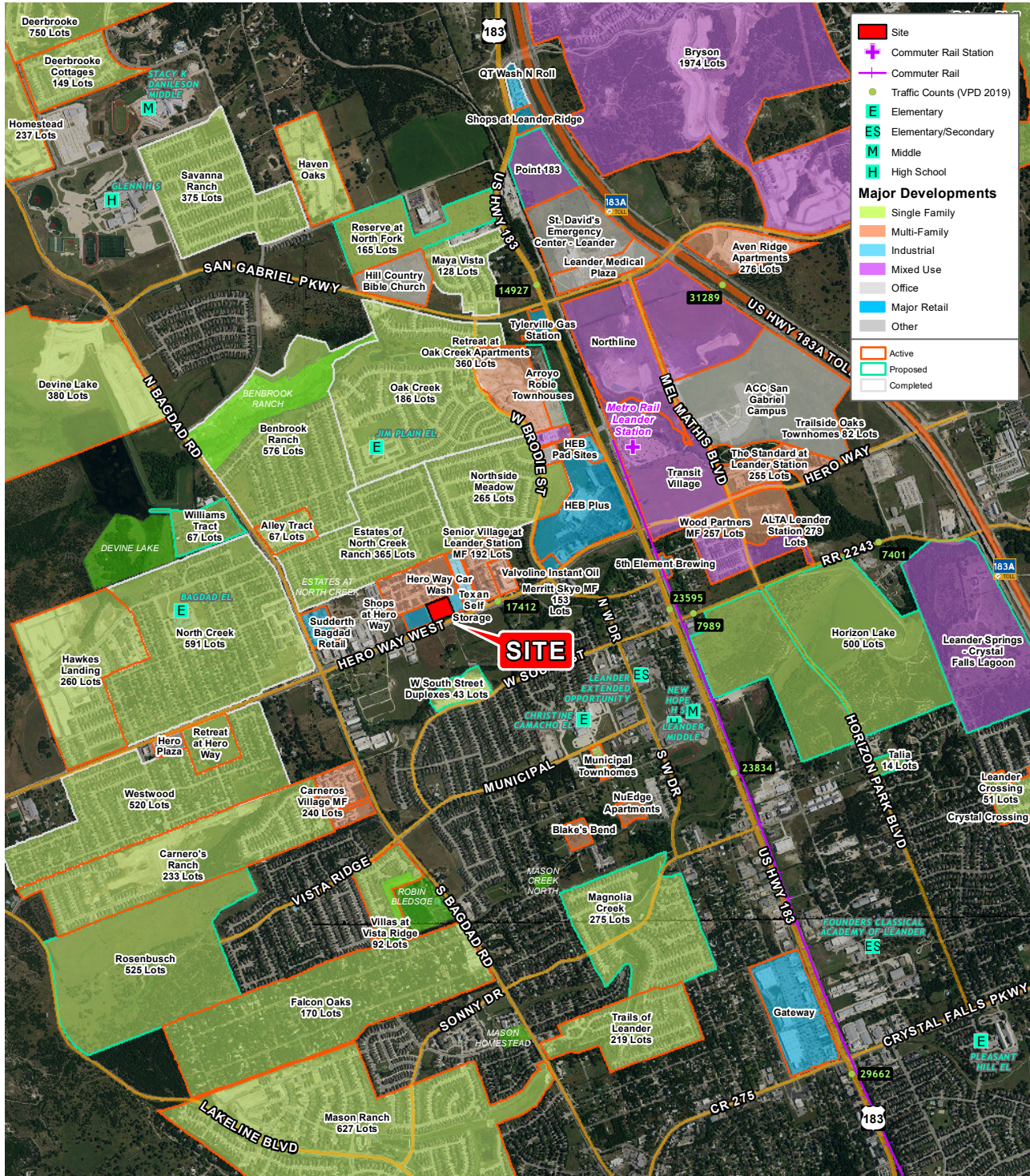
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The 15 Fastest-Growing Large Cities

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



U.S. Department of Commerce
U.S. CENSUS BUREAU
[census.gov](https://www.census.gov)

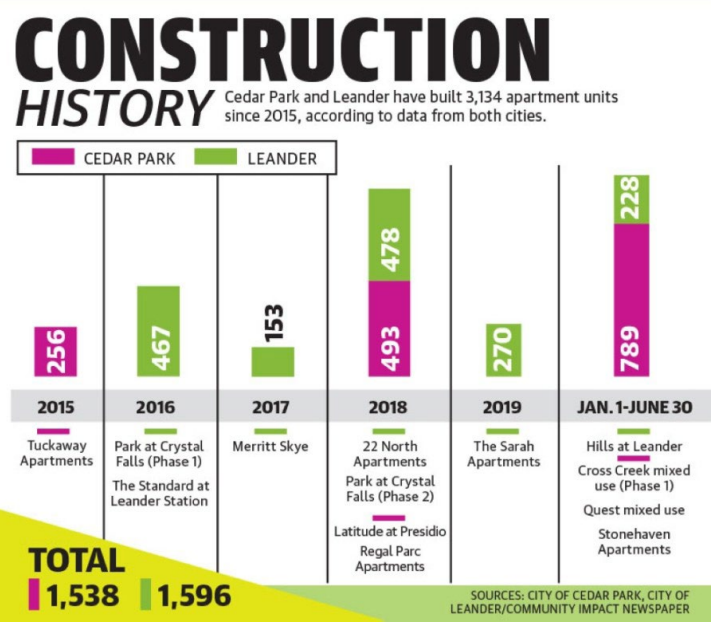
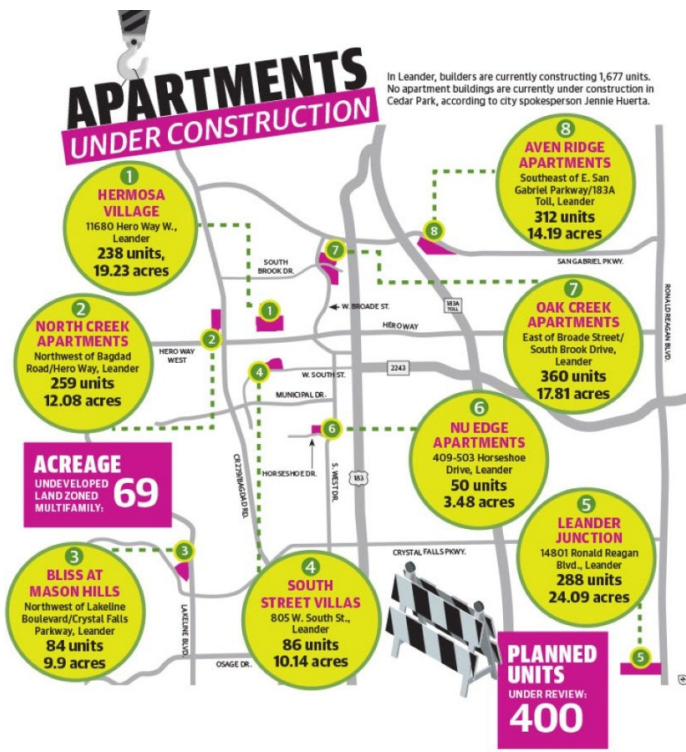
Note: Percent change for fastest-growing large cities and towns with populations of 50,000 or more on July 1, 2018.
Source: Vintage 2019 Population Estimates

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<https://communityimpact.com/austin/cedar-park-leander/development/2020/07/27/apartment-boom-coming-to-leander/>

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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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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.

11-2-2015



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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David 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

Buyer/Tenant/Seller/Landlord Initials

Date