

CALL FOR MORE INFORMATION



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

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

TRAFFIC COUNT

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

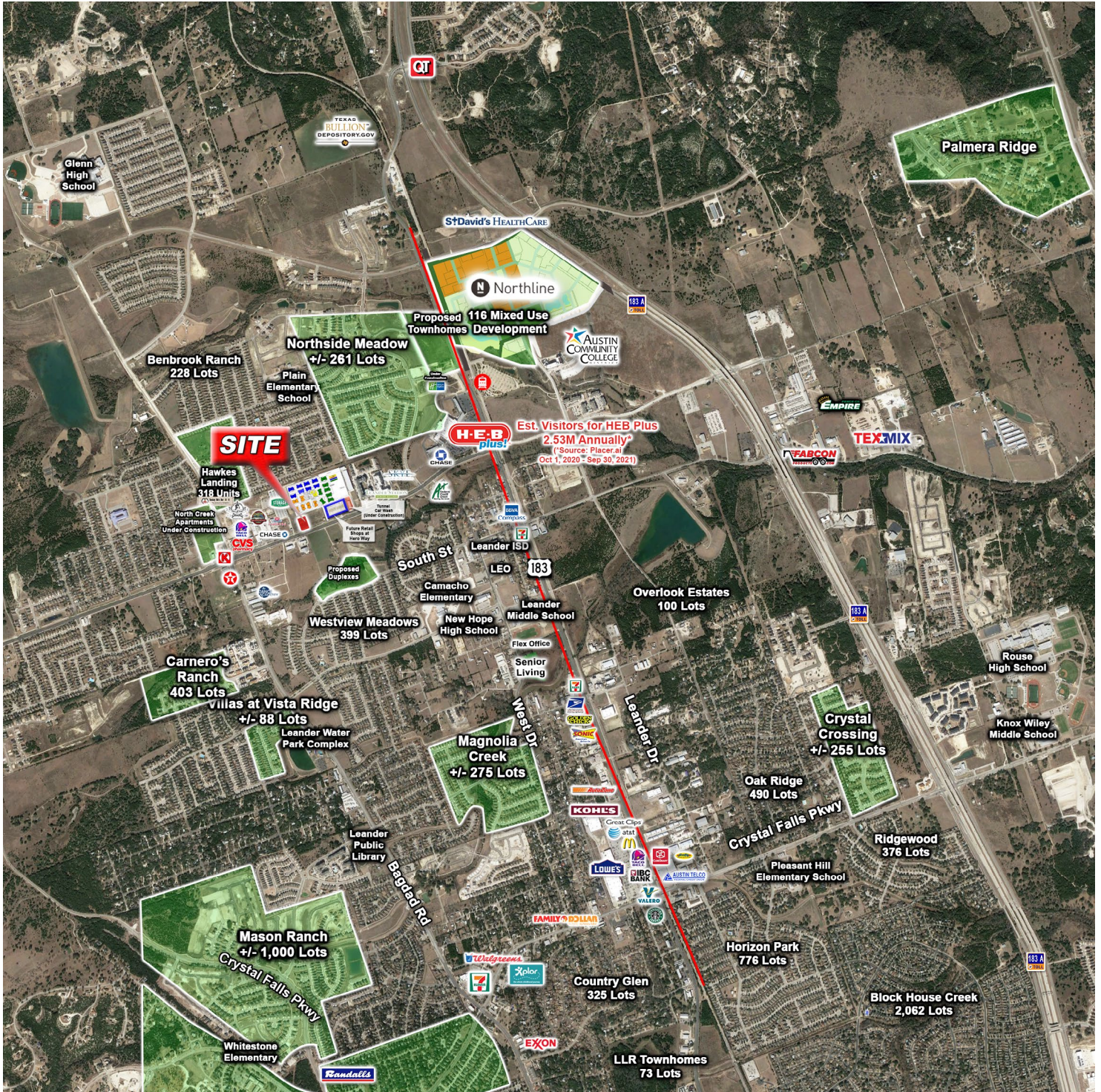
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Pads on Hero Way West

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



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**238 Luxury
Apartment Units**

**Lot 1C
.82 AC
Available**

**Lot 1B
3.6 AC
Available**

**Future Retail
Shops at Hero Way**

**Tunnel
Car Wash
(Under
Construction)**

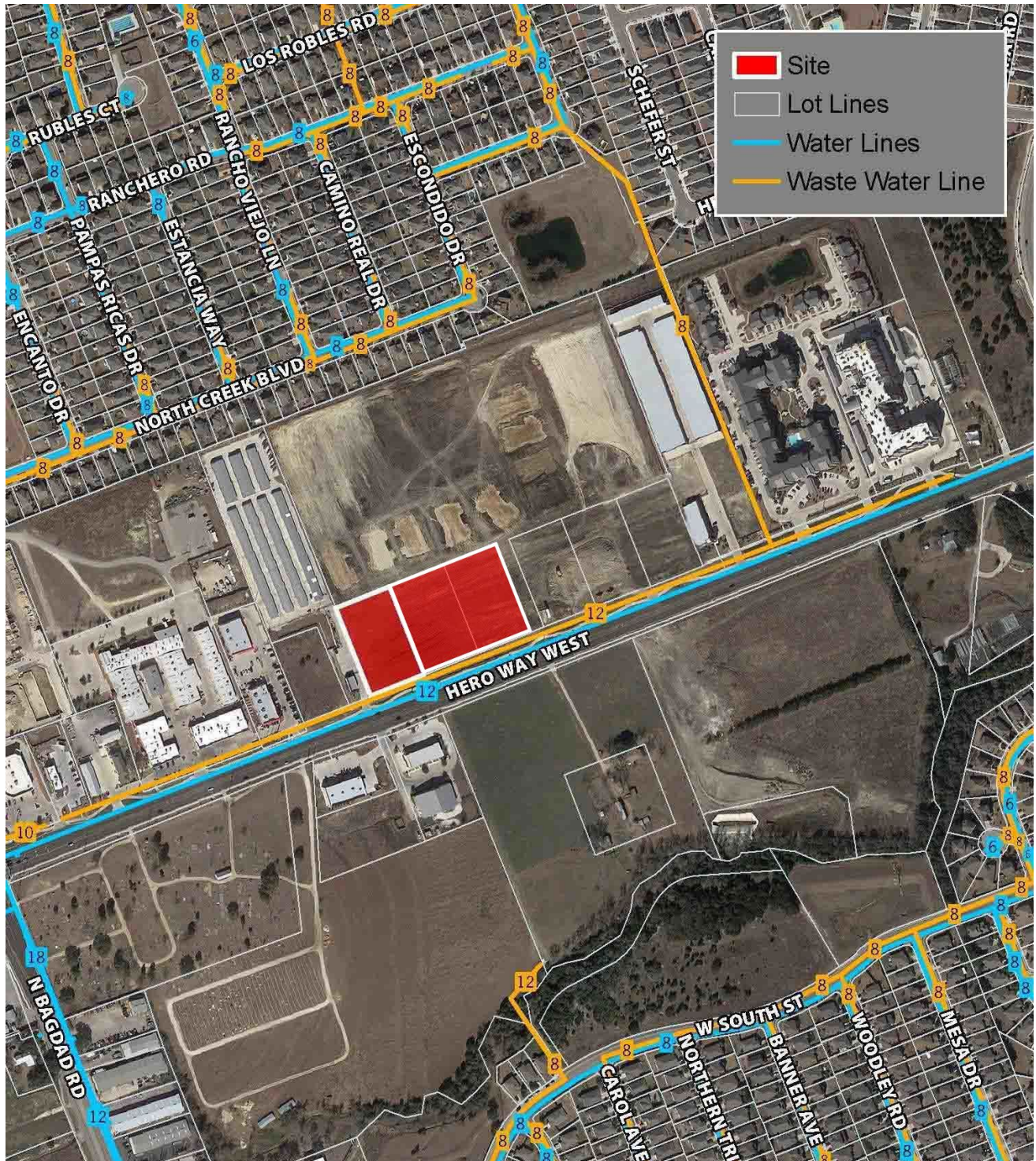
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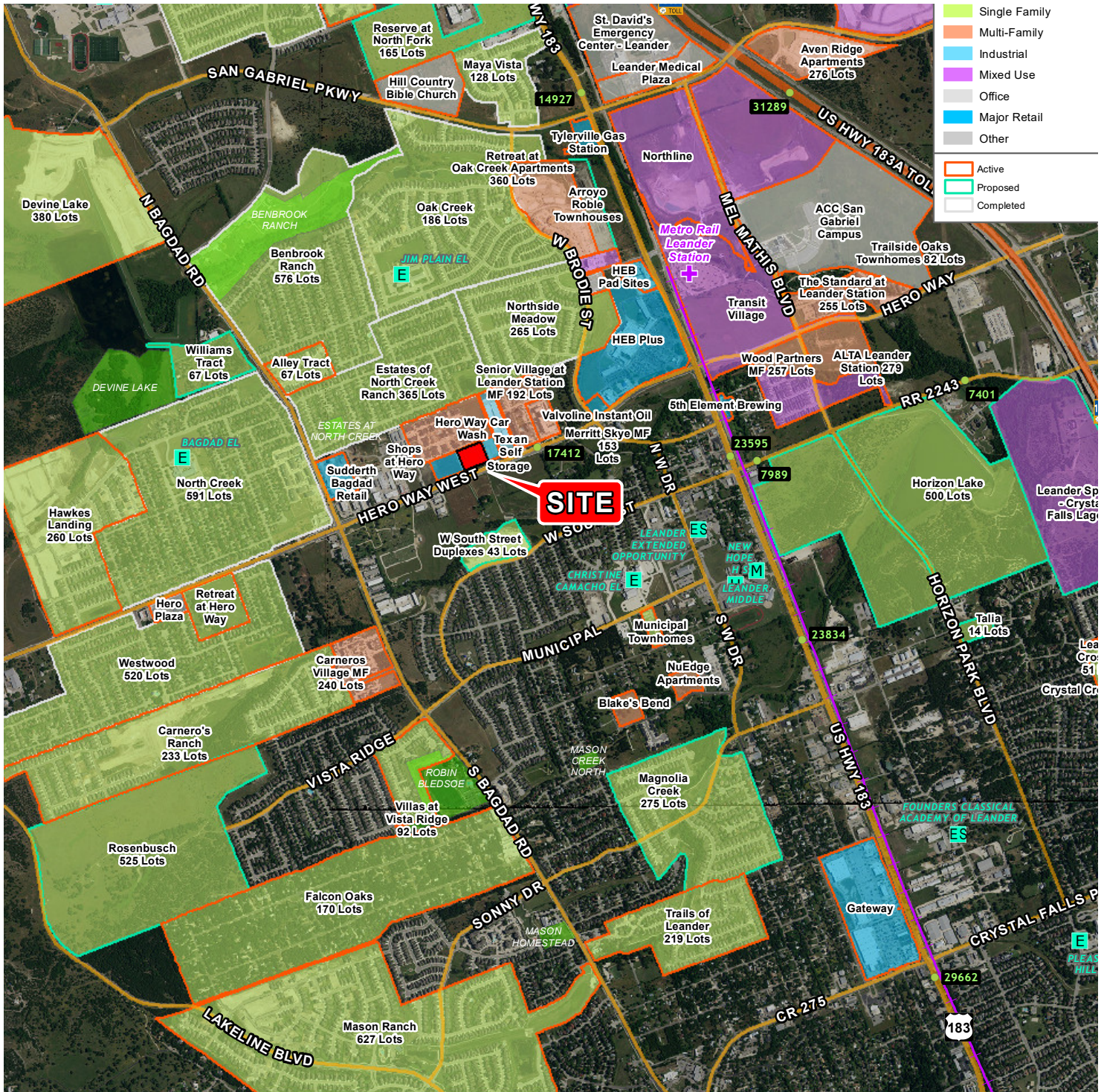
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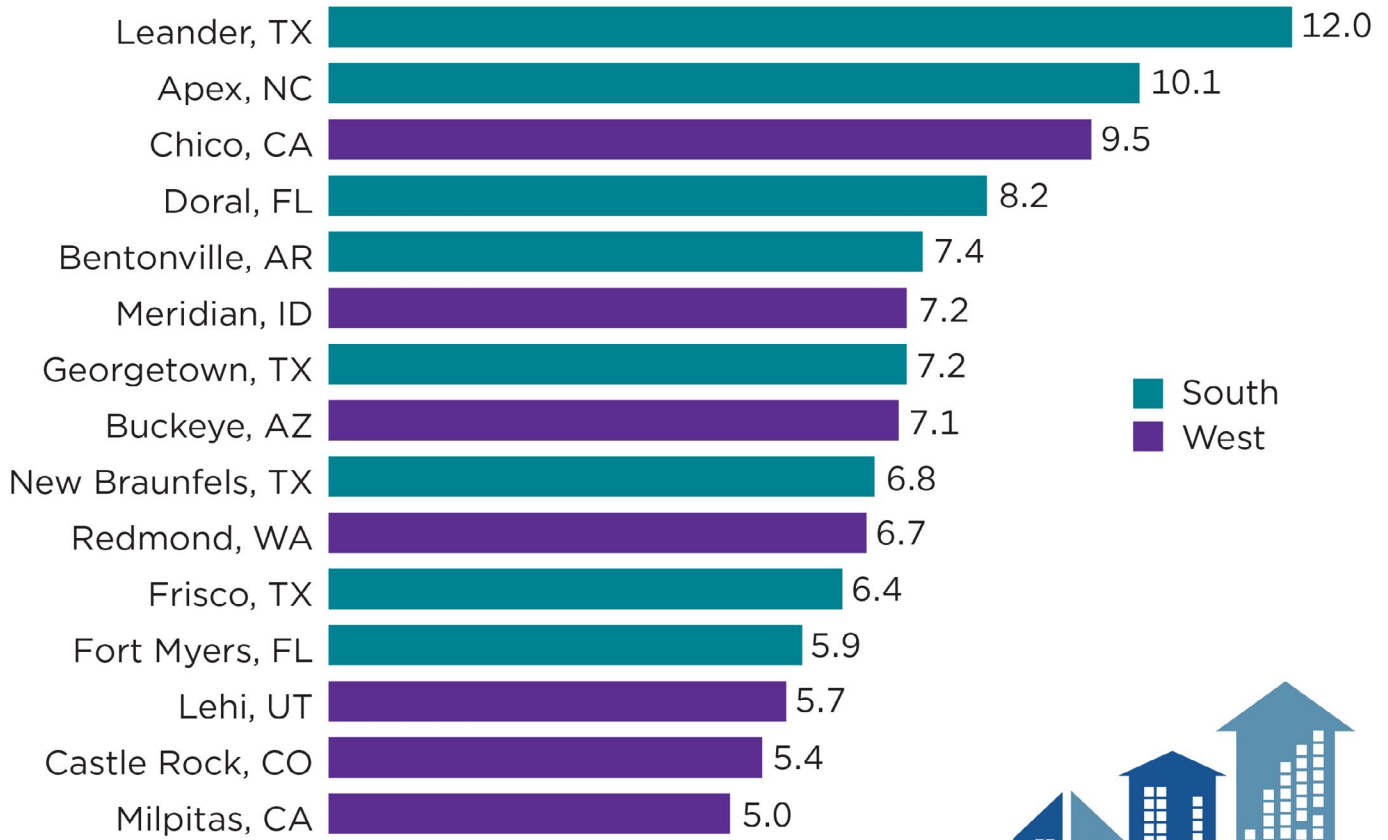
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The 15 Fastest-Growing Large Cities

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

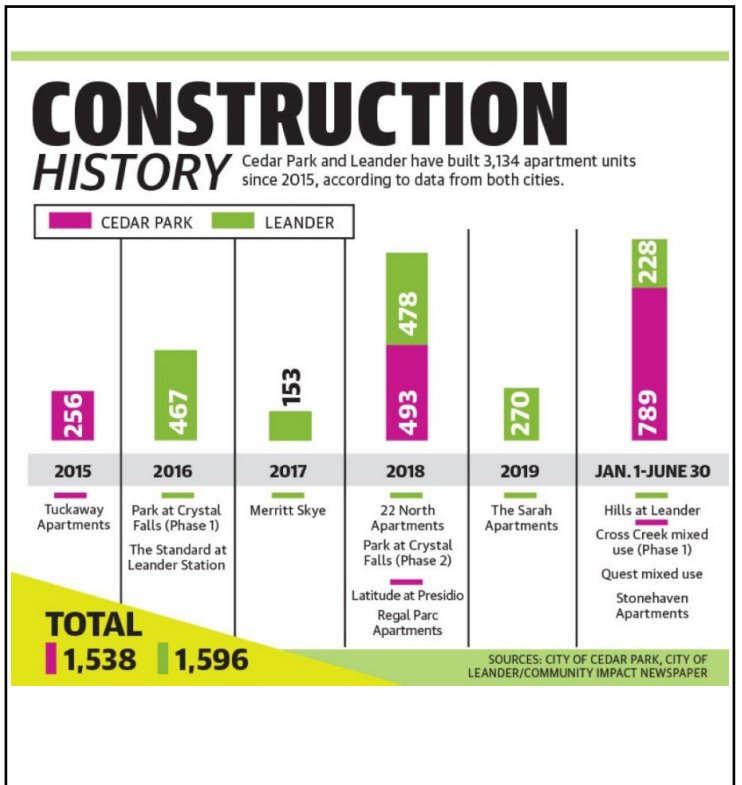
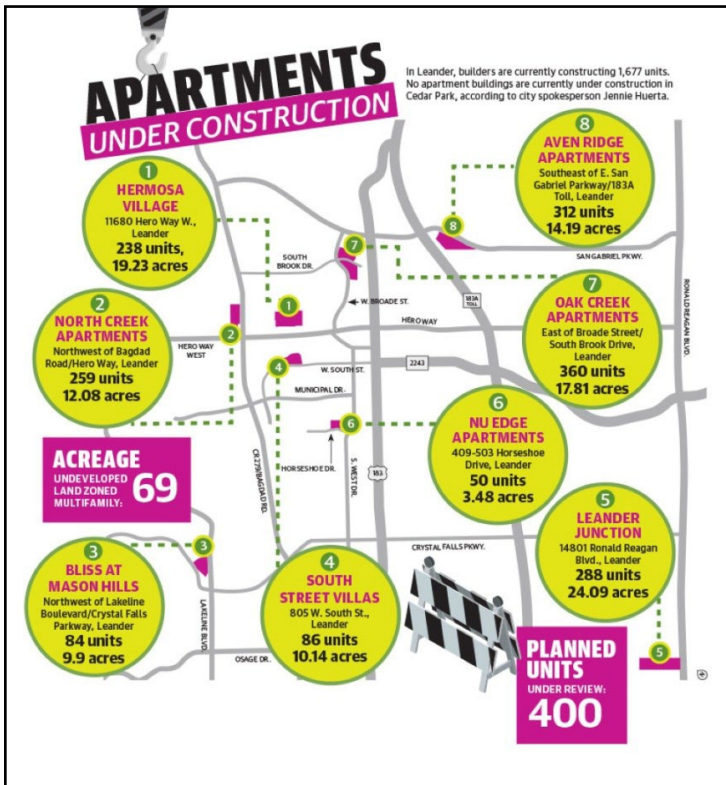
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<https://communityimpact.com/austin/cedar-park-leander/development/2020/07/27/apartment-boom-coming-to-leander/>

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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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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.

<https://austin.culturemap.com/news/city-life/10-22-20-1-billion-development-crystal-lagoon-austin-suburb-leander-springs/>

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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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