

WILCO
LEANDER
UNION
TX

Where Leander Happens

10860 CRYSTAL FALLS PKWY

In 2019, Leander was named the fastest-growing large city in the US.

22 miles/25 min drive from Austin.

Ranked the best school district in Williamson County by Niche.com.

Leander School District serves 42,000 students.

94.6% of the population is 25 years of age or older and has at least a high school diploma.

Home to ACC San Gabriel Campus serving 12,000 students.

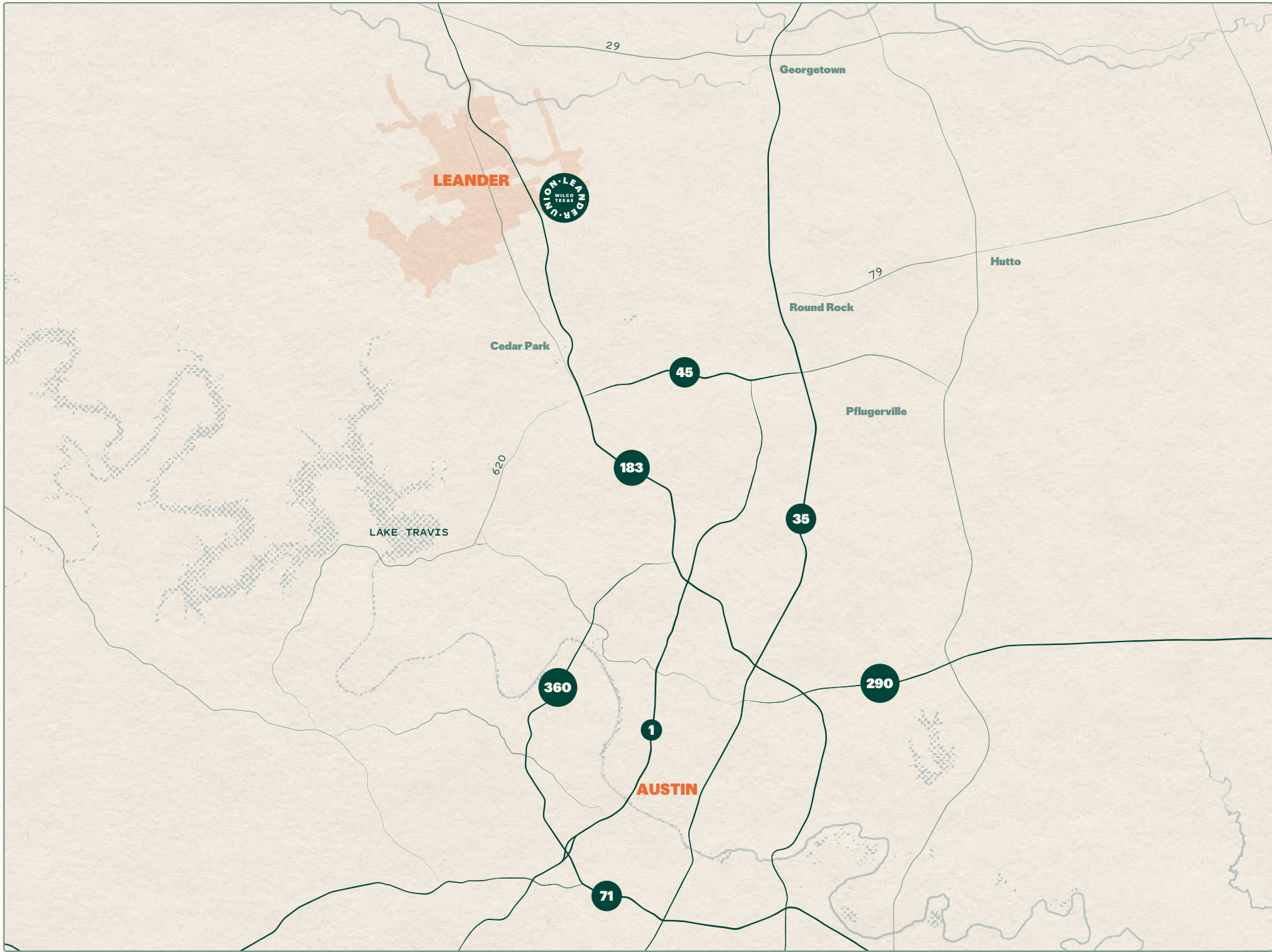
Leander Population

94,200

Williamson County Population

671,418

	3 mile	5 mile	8 mile
Population	59,284	170,063	349,198
Median Age	37.1	37.4	37.6
Households	20,342	58,181	124,122
Avg. Household Size	2.91	2.91	2.80
Avg. Household Income	\$150,529	\$157,795	\$158,545





Building 1





Building 8





Buildings 1 & 2

Site Details

Land Area
13.8 acres (601,000 sf)

Type
Creative Commercial Development

Rentable SF
154,217

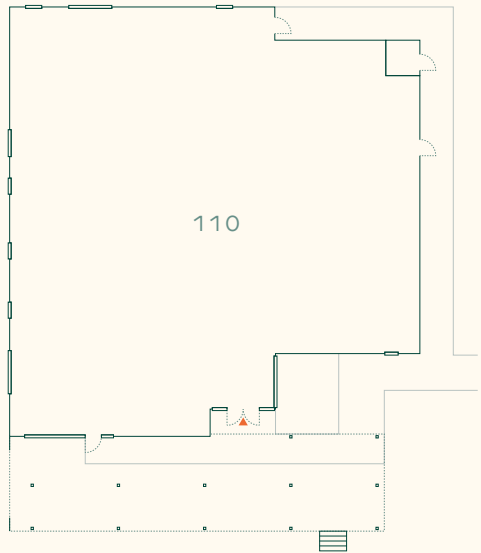
Parking
468 Spaces | 3.02 per 1,000 SF

Intended Use

1	Food & Beverage	5,664 RSF
2	Food & Beverage Retail	5,628
3	Food & Beverage Retail	7,684
4	Food & Beverage Retail Office	9,570
5	Food & Beverage Retail	5,816
6	Retail	7,372
7	Retail	14,240
8	Retail Office	48,612
9	Retail Office	9,895
10	Northpoint Church	39,738

- Food & Beverage
- ▨ Food & Beverage or Retail
- Retail
- ▨ Retail or Office
- Office



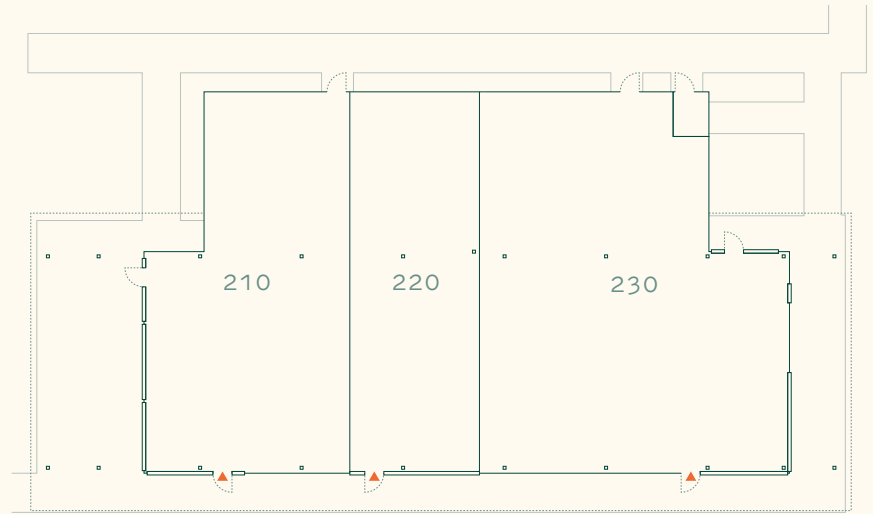


Building 1

5,664 Total RSF

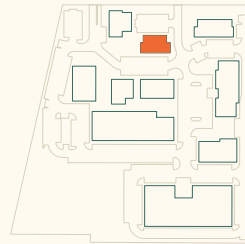


110	5,664 RSF	Food & Beverage
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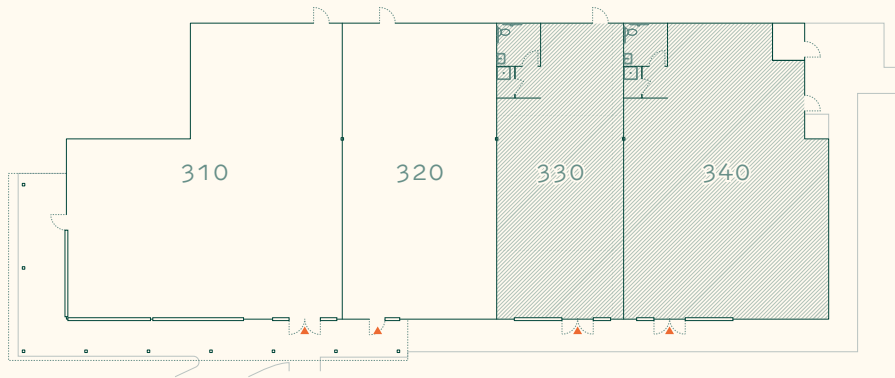


Building 2

5,628 Total RSF



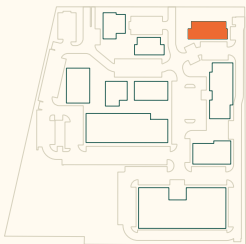
210	1,855 RSF	Food & Beverage
220	1,213 RSF	F&B or Retail
230	2,560 RSF	Retail



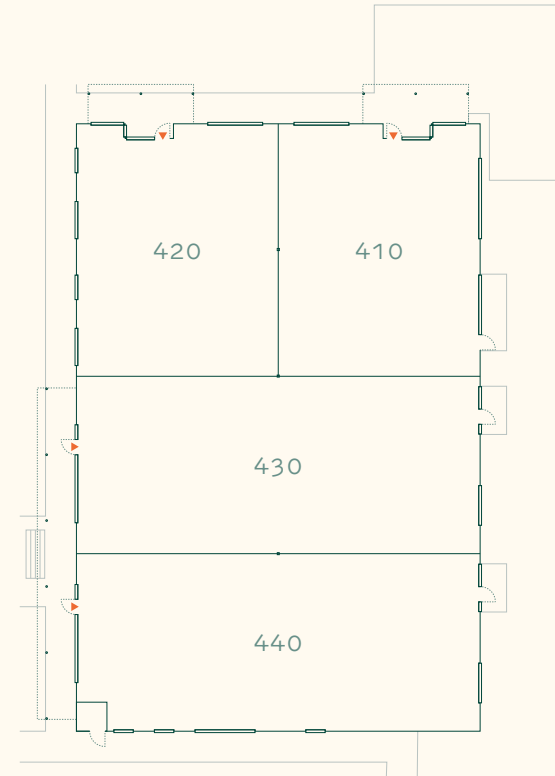
▨ Retail Spec

Building 3

7,684 Total RSF

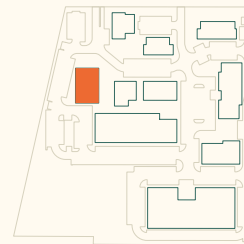


310	2,513 RSF	Food & Beverage
320	1,690 RSF	F&B or Retail
330	1,393 RSF	Retail
340	2,088 RSF	Retail

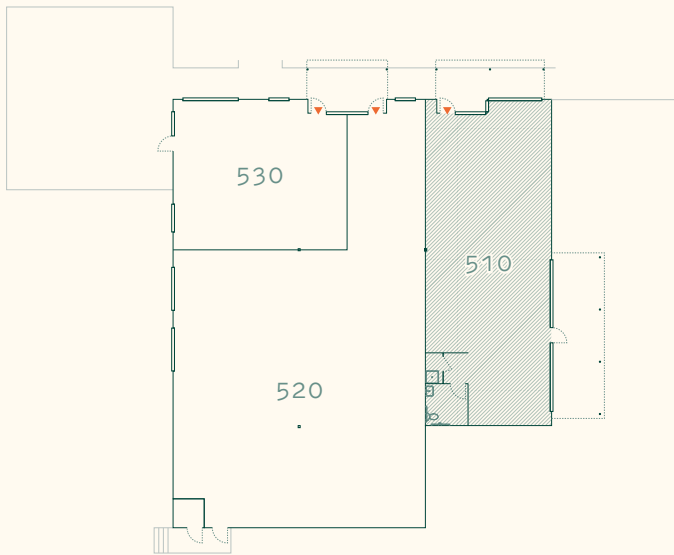


Building 4

9,570 Total RSF



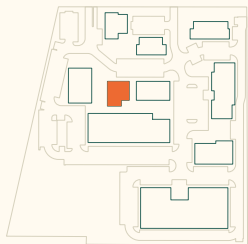
410	1,995 RSF	F&B or Retail
420	1,995 RSF	Retail
430	2,793 RSF	Retail Office
440	2,787 RSF	Retail Office



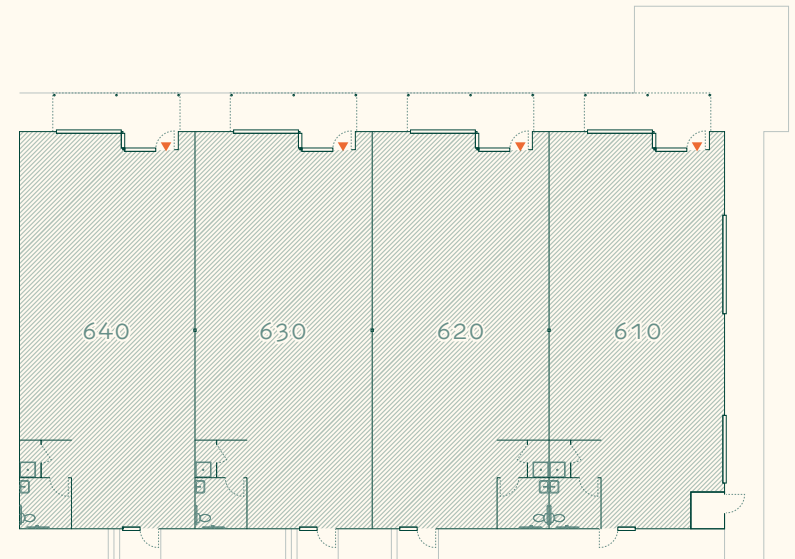
▨ Retail Spec

Building 5

5,816 Total RSF



510	1,610 RSF	Retail
520	3,314 RSF	Retail
530	892 RSF	F&B or Retail



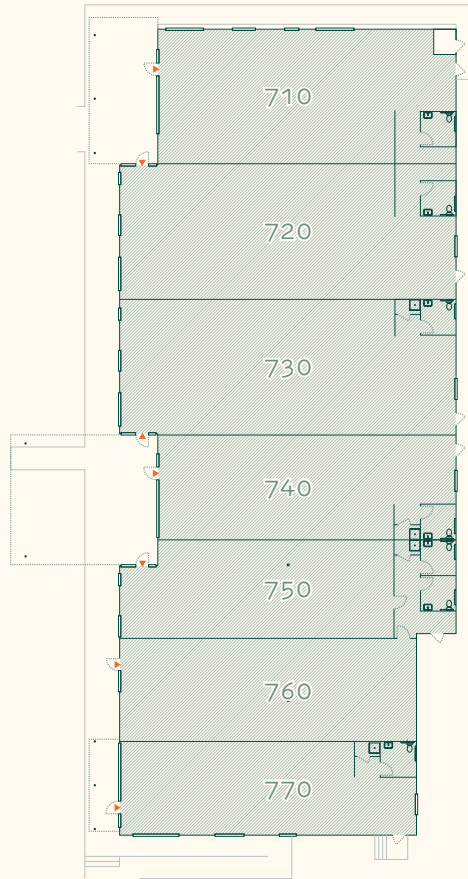
▨ Retail Spec

Building 6

7,372 Total RSF



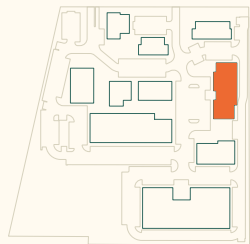
610	1,843 RSF	Retail
620	1,843 RSF	Retail
630	1,843 RSF	Retail
640	1,843 RSF	Retail



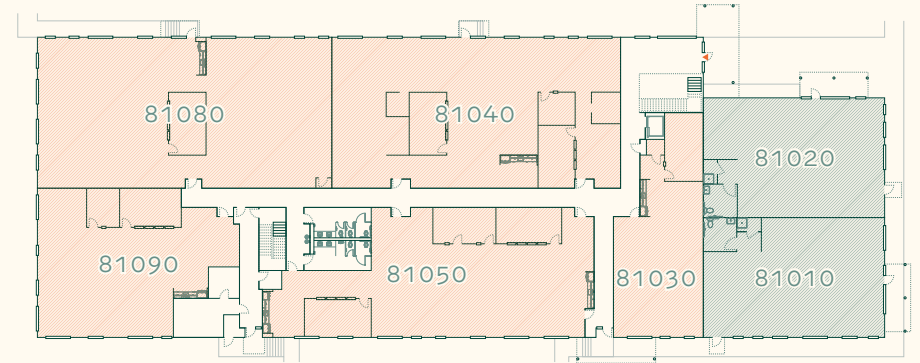
▨ Retail Spec

Building 7

14,240 Total RSF



710	2,322 RSF	Retail
720	2,624 RSF	Retail
730	2,624 RSF	Retail
740	1,805 RSF	Retail
750	1,494 RSF	Retail
760	1,758 RSF	Retail
770	1,614 RSF	Retail

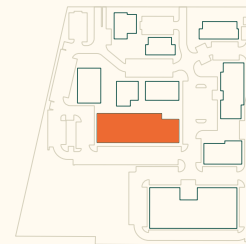


▨ Retail Spec

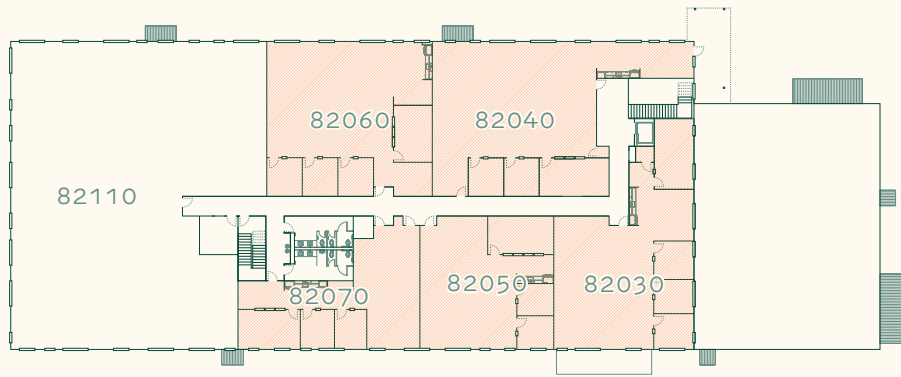
▨ Office Spec

Building 8 L1

25,873 Total RSF



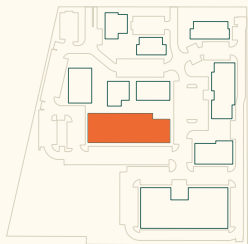
81010	2,415 RSF	Retail Office
81020	2,415 RSF	Retail Office
81030	2,081 RSF	Office
81040	5,567 RSF	Office
81050	4,516 RSF	Office
81080	5,660 RSF	Office
81090	3,220 RSF	Office



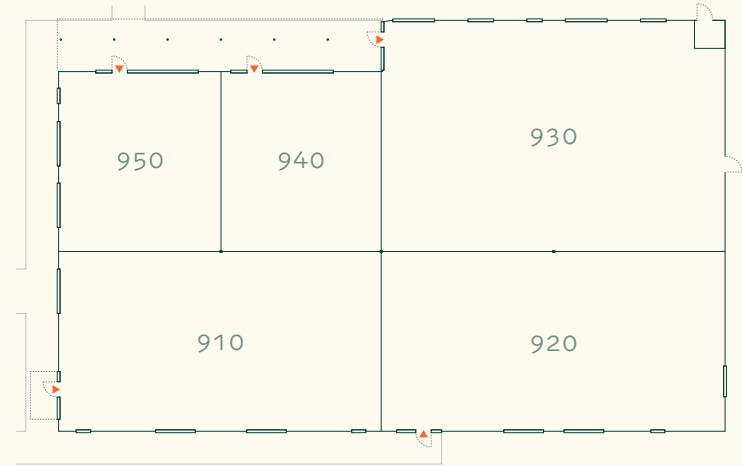
Office Spec

Building 8 L2

22,739 Total RSF

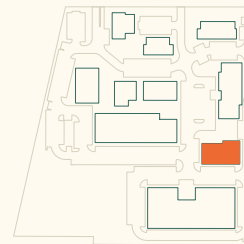


82030	2,887 RSF	Office
82040	3,867 RSF	Office
82050	2,148 RSF	Office
82060	3,105 RSF	Office
82070	1,943 RSF	Office
82110	8,788 RSF	Office



Building 9

9,895 Total RSF



910	2,233 RSF	Retail Office
920	2,380 RSF	Retail Office
930	3,049 RSF	Retail Office
940	1,105 RSF	Retail Office
950	1,129 RSF	Retail Office

Developer



Topo Development Group

Design Architect & Interior



Michael Hsu
Office Of Architecture

Michael Hsu
Office of Architecture

Project Architect



McFarland Architecture

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