



FOR LEASE | RETAIL SPACE & PAD SITES AVAILABLE



WATERSIDE AT HERITAGE OAKS

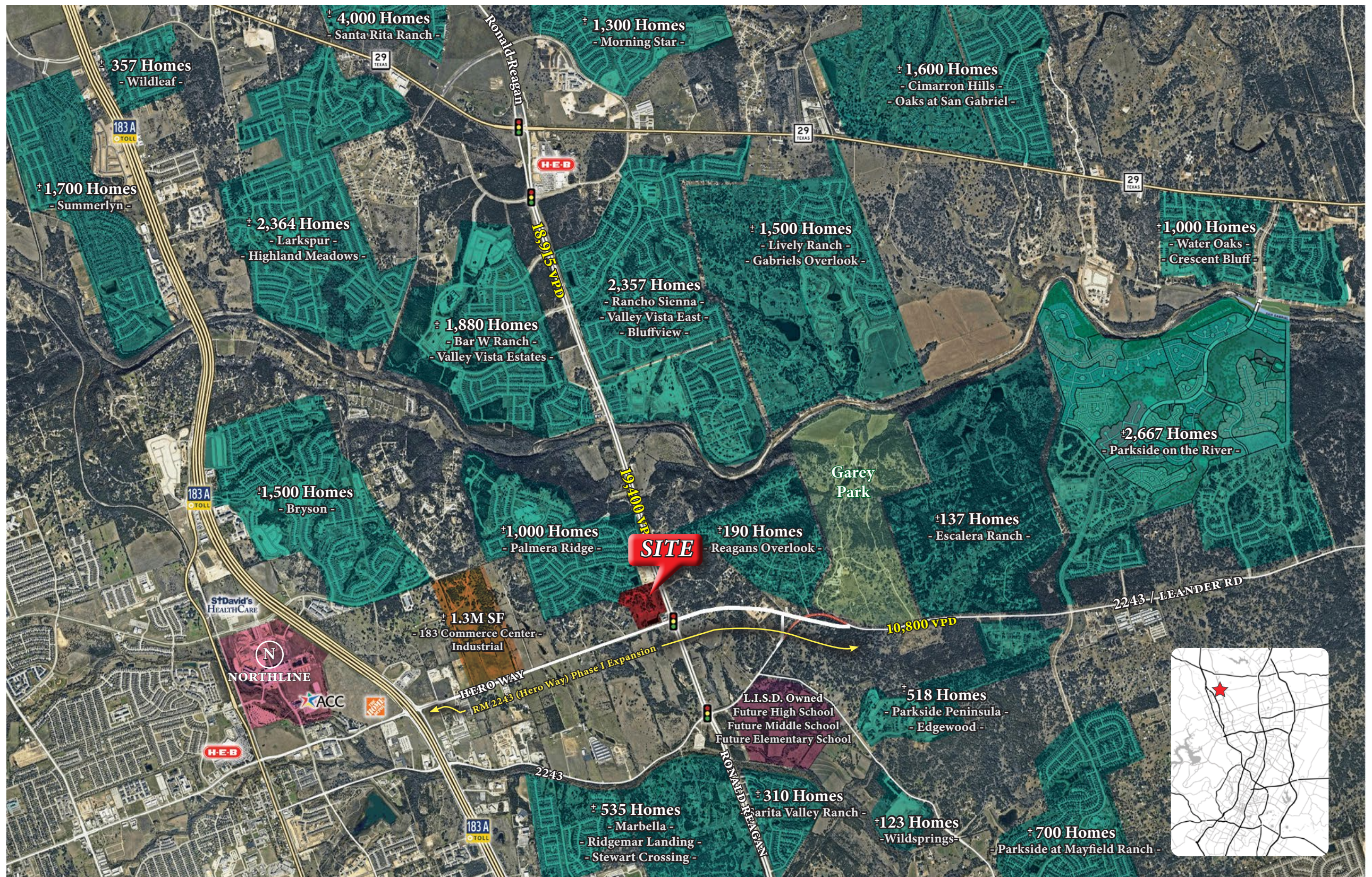
17601 W. RONALD REAGAN BLVD, LEANDER, TX 78641

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WATERSIDE AT HERITAGE OAKS

FOR LEASE - PHASE I UNDER CONSTRUCTION

VICINITY AERIAL



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LOCATION DATA



DEMOGRAPHICS 2026 Estimates

	1 Mile	3 Mile	5 Mile
Population	2,618	45,747	142,963
Households	1,019	16,814	50,964
Avg. HH Income	\$269,228	\$202,210	\$187,985
Median Age	36	35	35

	5 Minute Drive	10 Minute Drive
Population	13,757	91,033
Households	5,232	32,704
Avg. HH Income	\$208,851	\$181,189
Median Age	35	35

TRAFFIC COUNTS

19,400 VPD	10,800 VPD
RONALD REAGAN BLVD	HERO WAY / RM 2243

PROXIMITY

Highway 183A (West on Hero Way)	1.5 Miles
Whitstone Blvd / 1431 (South on Ronald Reagan)	4.5 Miles
Highway 29 (North on Ronald Reagan)	3.0 Miles
IH-35 (East on Hero/Rm2243 Expansion)	8.0 Miles

Demographic & Traffic Count Estimates Sourced From Costar, SitesUSA and TxDot Information

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PROJECT SUMMARY

HIGHLIGHTS

- Retail Space & Pad Site Available
- First Phase Under Construction - est. Q4'2026 Delivery
- Accessible from both North & Southbound traffic
- Great Opportunity For Retail, Medical, Office or Service

RETAIL SPACE AVAILABLE

Total Bldg Size	16,300 SF
Parking	108 spaces 6.75 : 1000 SF
Delivery	Q4'2026
Avail. For Lease	1,600 - 6,100 SF
Lease Rate	Contact for Pricing
NNN	+/- \$10.00

PAD SITE AVAILABLE

+/- 0.55 - 0.75 acres
Contact for more information

REMAINING SITE

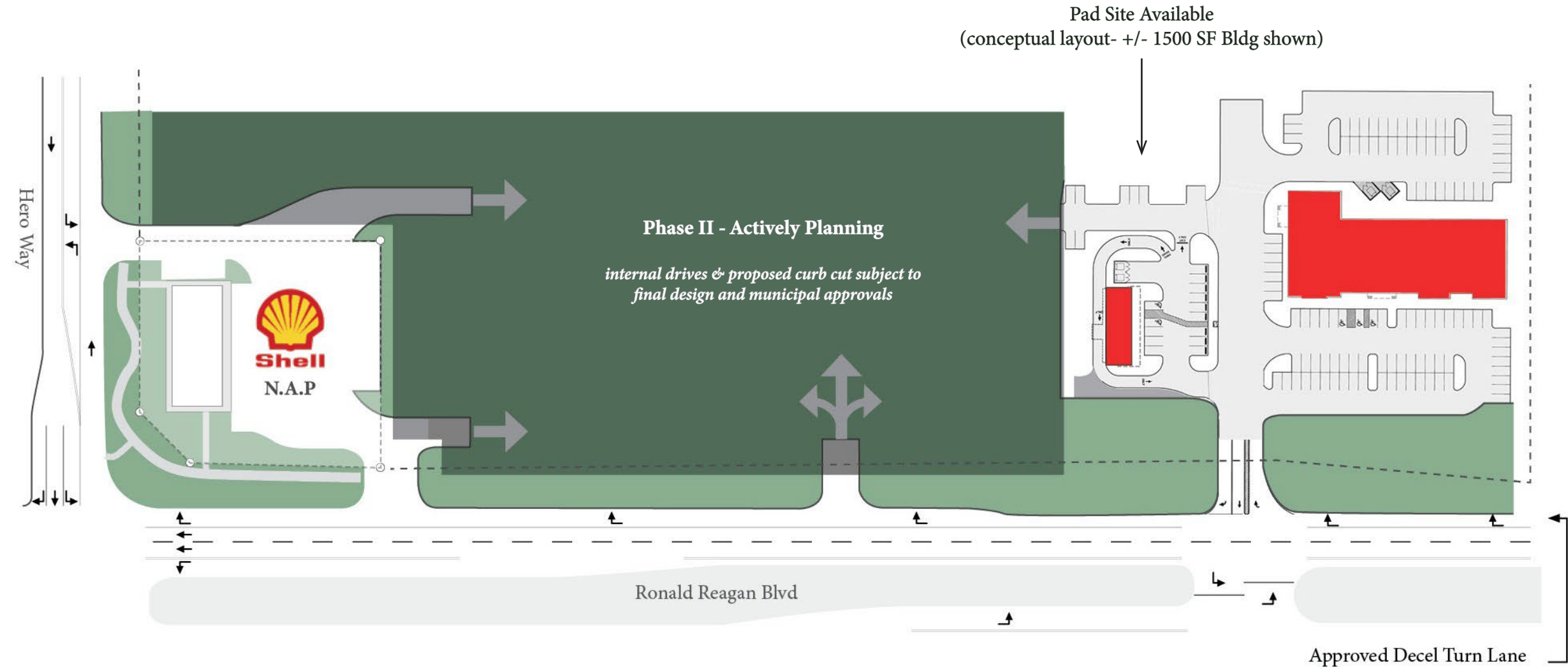
Phase II, which includes internal connectivity, curb cuts and additional outparcels/lots, is currently being engineered and design.



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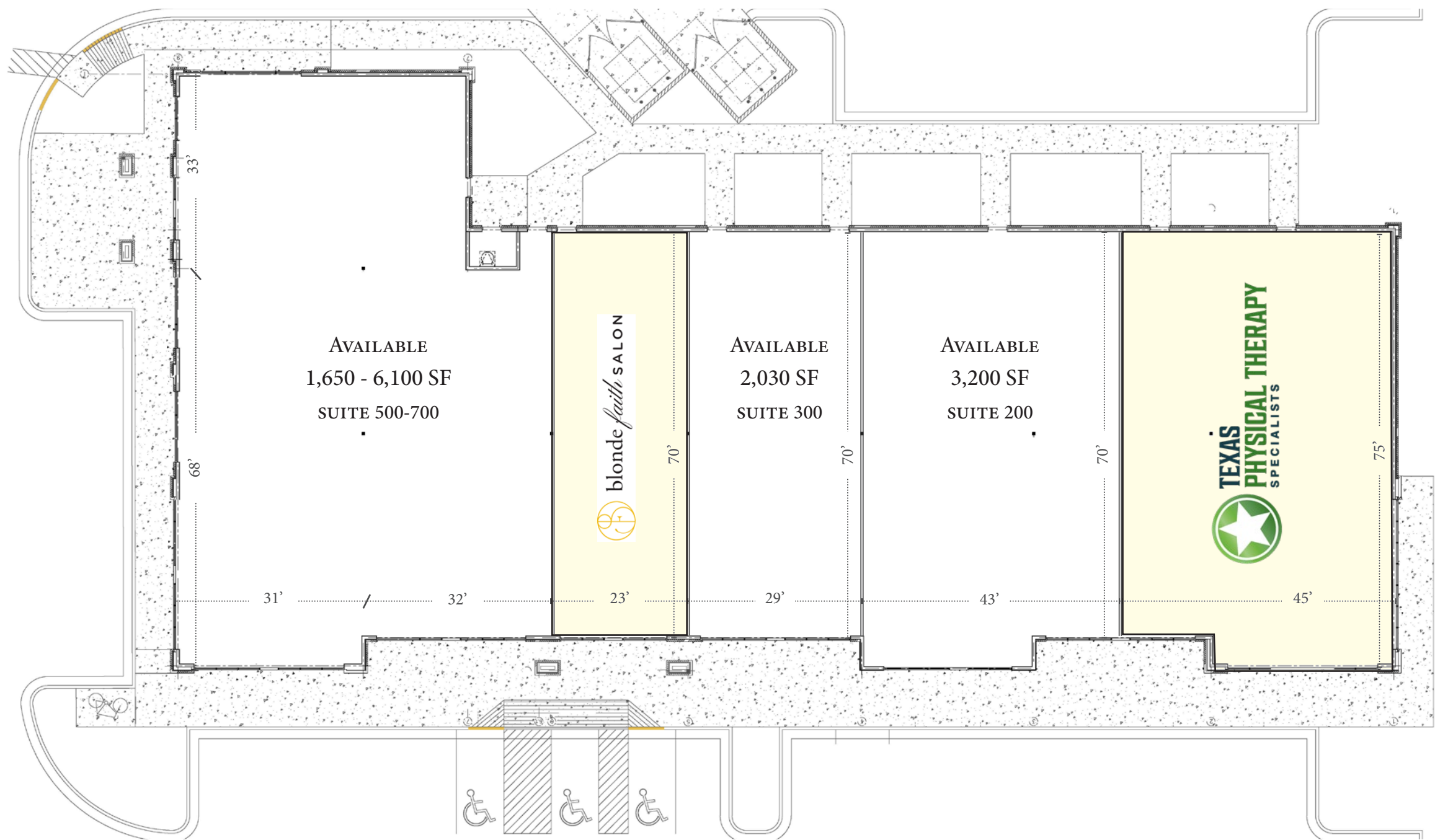
SITE PLAN & ELEVATION



WATERSIDE AT HERITAGE OAKS

FOR LEASE - PHASE I UNDER CONSTRUCTION

LEASING PLAN



■ - LEASE SIGNED

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HERO WAY-RM 2243 EXPANSION



HERO WAY (RM 2243) EXPANSION

The Hero Way (RM 2243) Phase 1a project includes reconstructing and widening the 3.5 mile stretch between 183A and Garey Park to provide a three-lane roadway with one lane in each direction and a dedicated center turn lane in the middle. Construction began January 2026 and the new extension - connecting Hero Way to RM 2243 - is expected to be completed in 2027.

This project is part of a larger effort to improve connectivity from 183A to Southwest Bypass (connecting to IH-35). The counties long range plan for this roadway is to eventually expand to a controlled access highway, with two lanes in each direction. Future phases and the long range plan is subject to traffic demand increases and funding available.

For additional information, visit the RM 2243 Hero Way Corridor Planning webpage - wilcotx.gov/820/RM-2243-Hero-Way





For More Information

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INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:
The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owners' agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:
The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually

through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:
A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the brokers obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) Shall treat all parties honestly;
- (2) May not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) May not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties consent, a broker acting as in intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,
You should enter into a written agreement with the broker that clearly established the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. if you have any questions regarding the duties and responsibilities of the broker, you should resolve those question before proceeding.

ACKNOWLEDGEMNT: Please acknowledge your receipt of this information, for Broker's records

Owner (Landlord) or Buyer (Tenant) or Authorized Representative

Date: _____

Stonecrest Services LTD	9003310	info@stonecrestinvestments.com	512-681-1000
BROKER FIRM NAME	LICENSE NO.	EMAIL	PHONE NUMBER

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