



DEVELOPED BY:
AV
ARVO VENTURES

SHOPS AT HERO WAY PHASE II

BETWEEN US-183 & BAGDAD RD & HERO WAY WEST / FM-2243
11700 Hero Way West, Leander, TX 78641



FOR LEASE

AVAILABLE SPACE

End Cap: 1,500 - 5,780 SF
Inline: 1,500 - 5,268 SF

LEASE RATE

Call for Pricing

Davis Paone

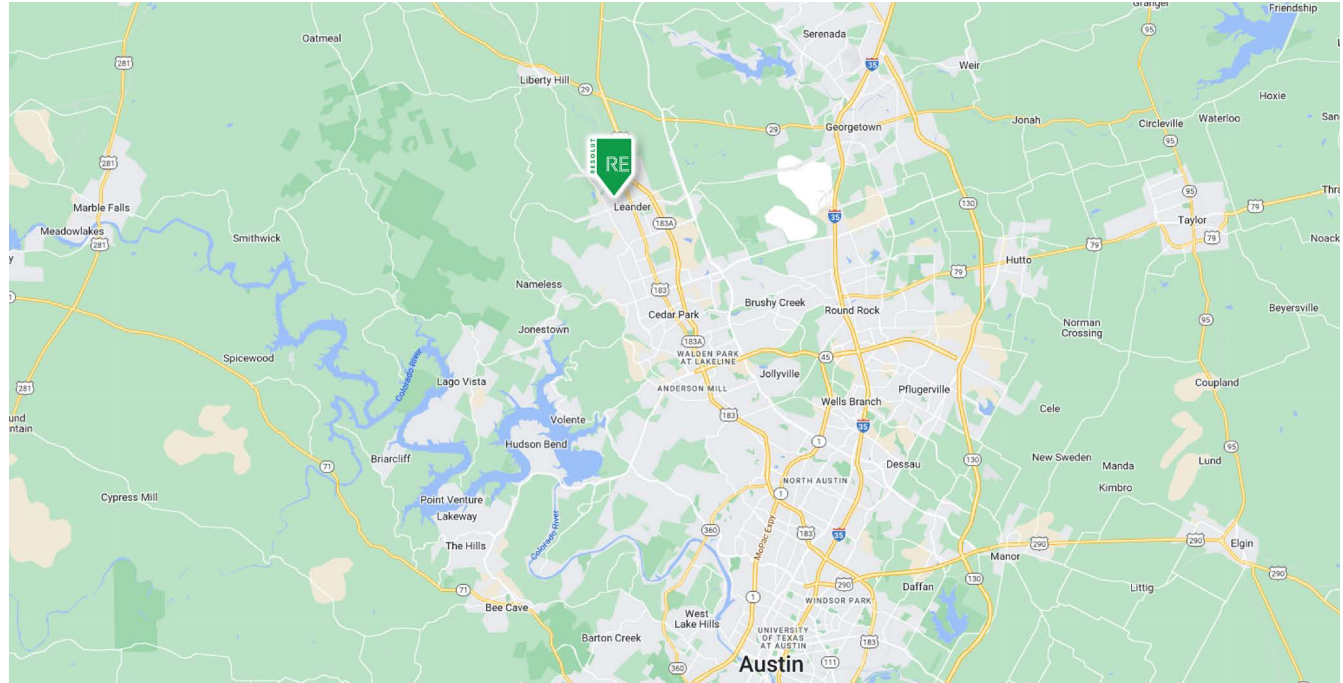
dpaone@resolutre.com
(512) 474-5557

Joey Mendez

joey@resolutre.com
(512) 474-5557

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



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DEMOGRAPHIC SNAPSHOT 2025

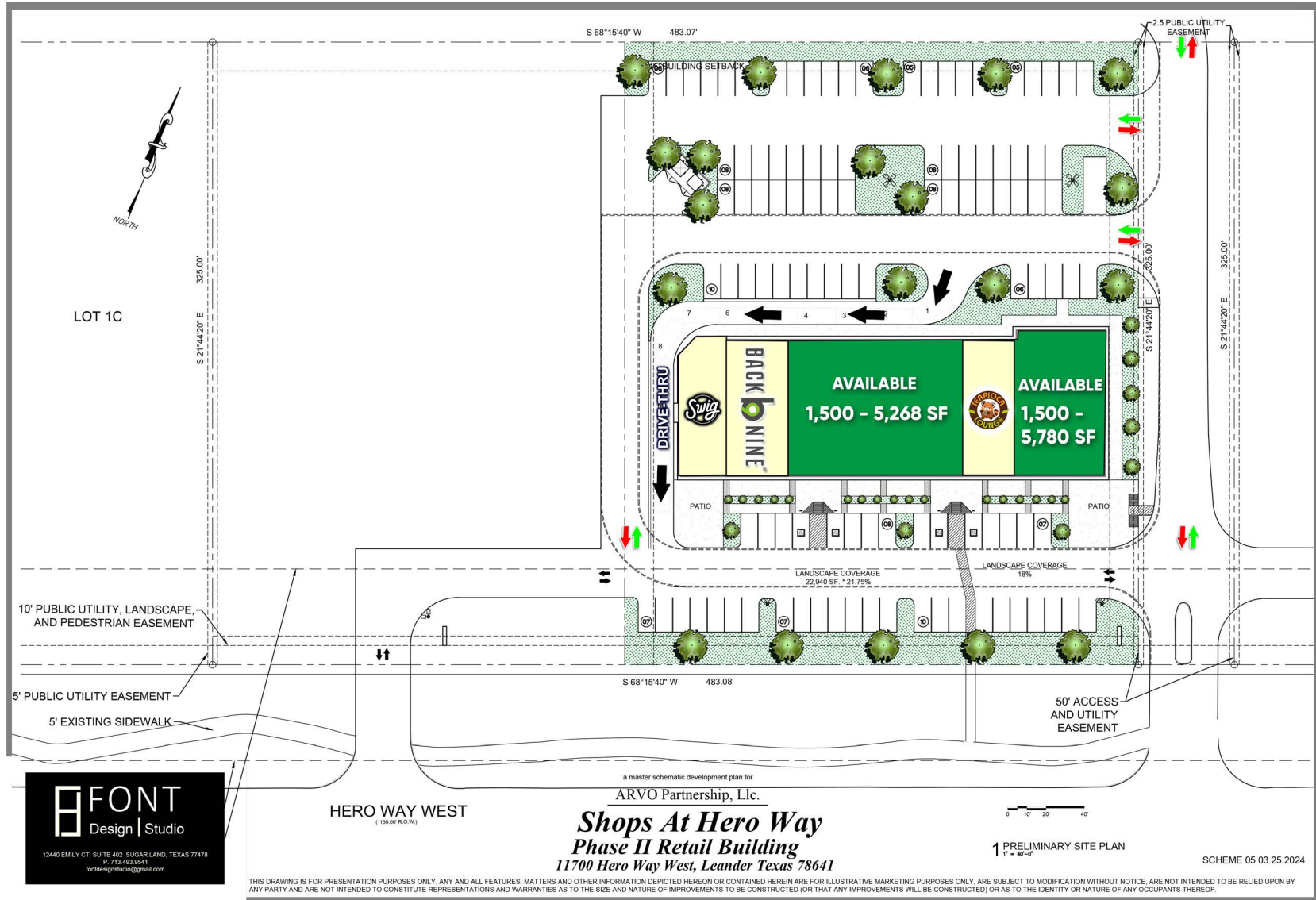
64,442
POPULATION
3-MILE RADIUS

\$167,370.00
AVG HH INCOME
3-MILE RADIUS

18,413
DAYTIME POPULATION
3-MILE RADIUS

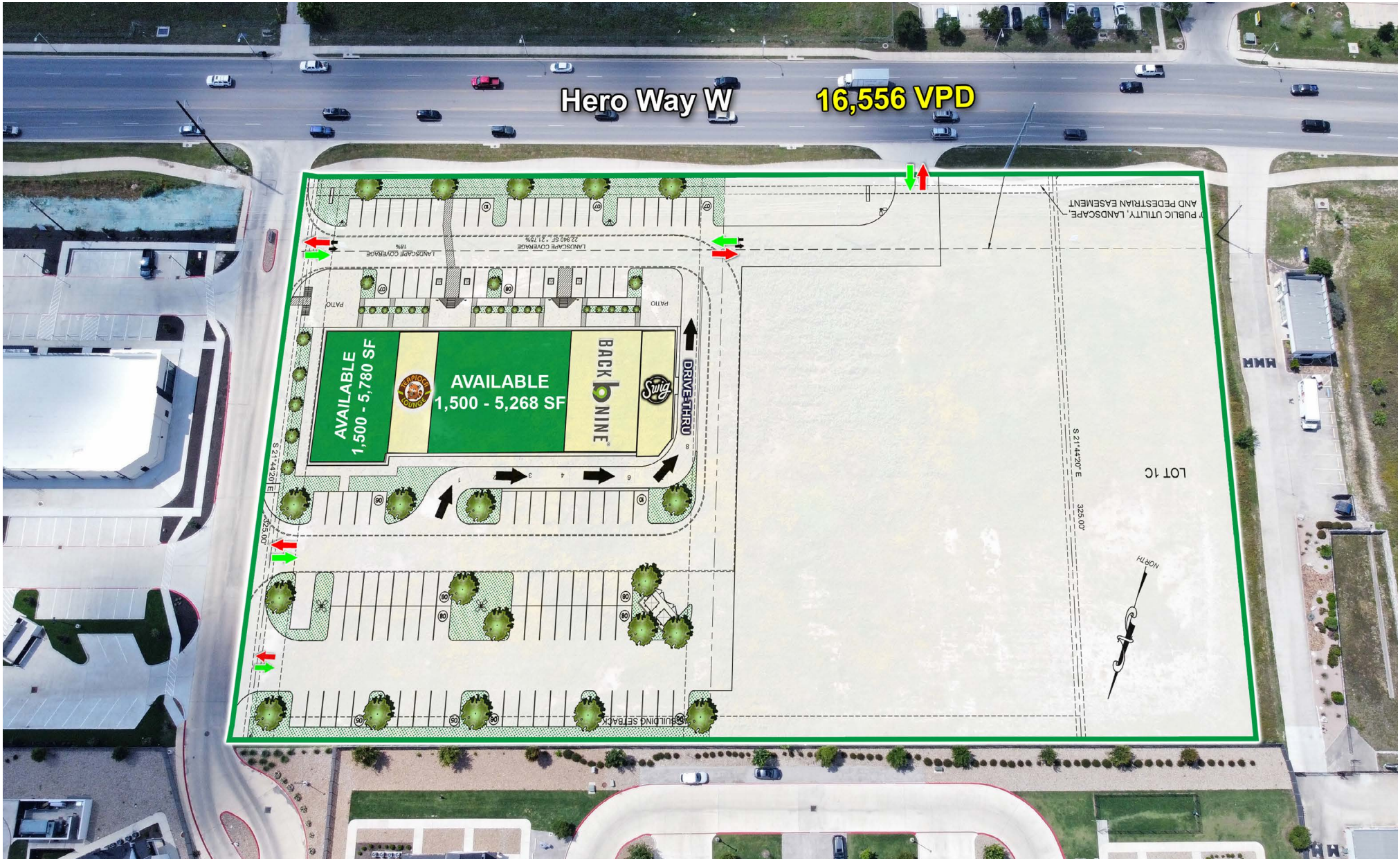
TRAFFIC COUNTS
Hero Way W: 16,585 VPD
US-183: 22,251 VPD
(Costar 2024)

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FONT
Design | Studio

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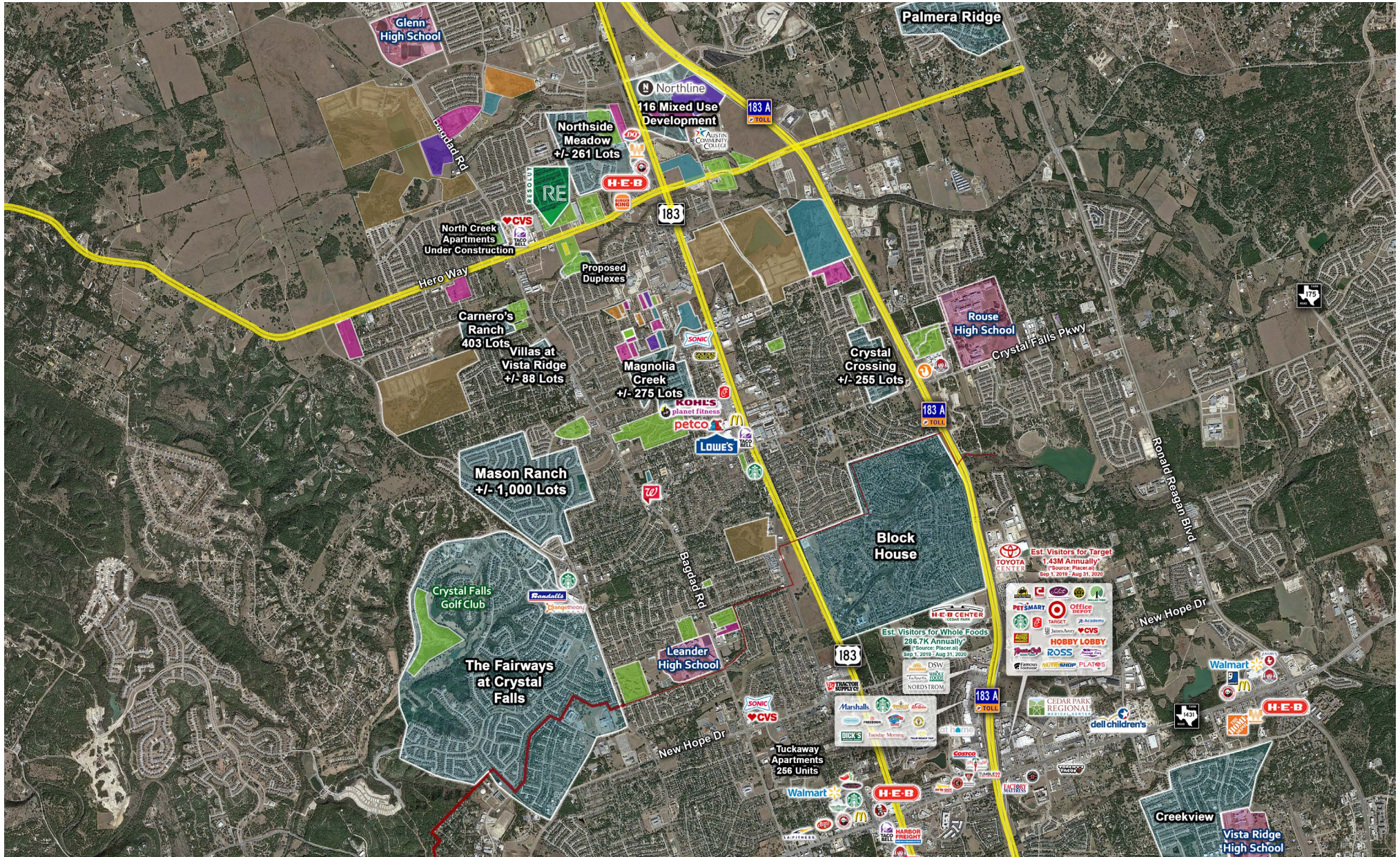
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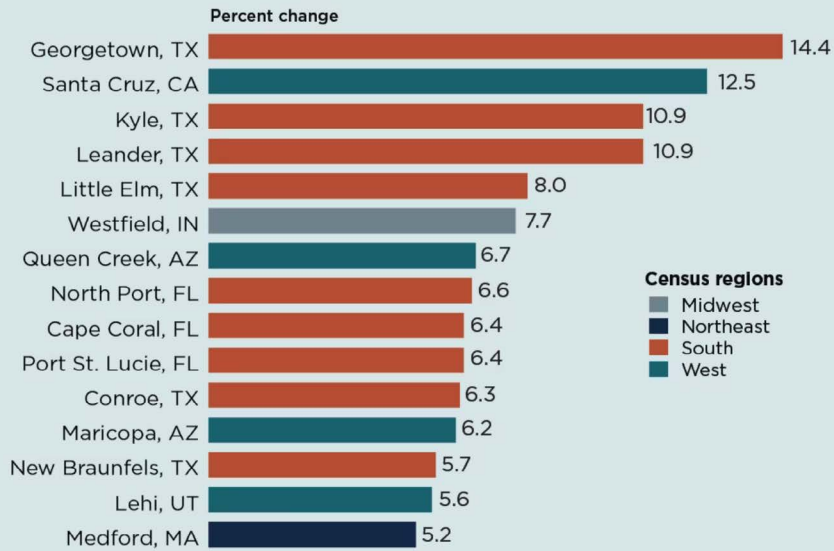
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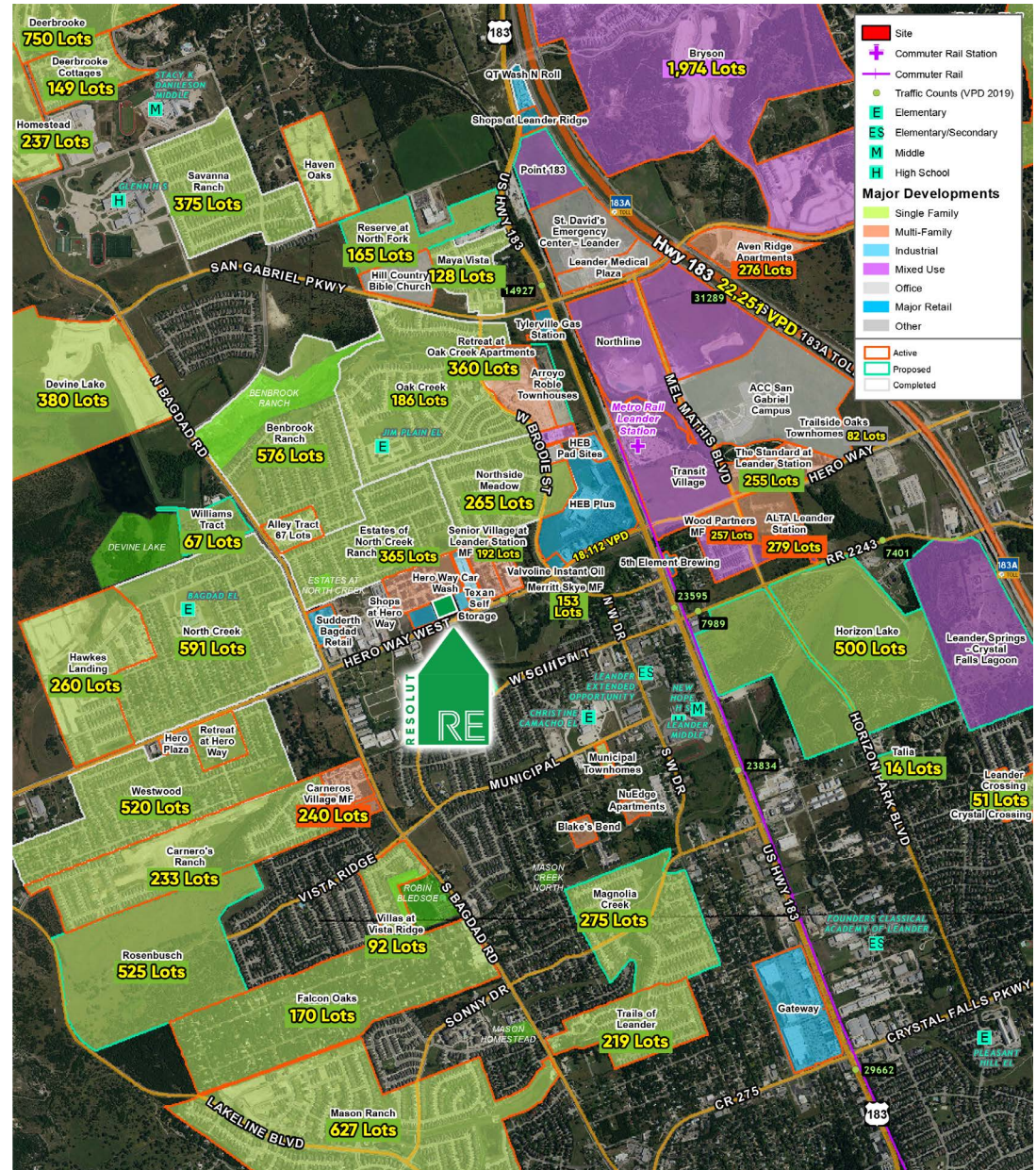
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Heading South

15 Fastest-Growing Large Cities in the United States:
July 1, 2021—July 1, 2022



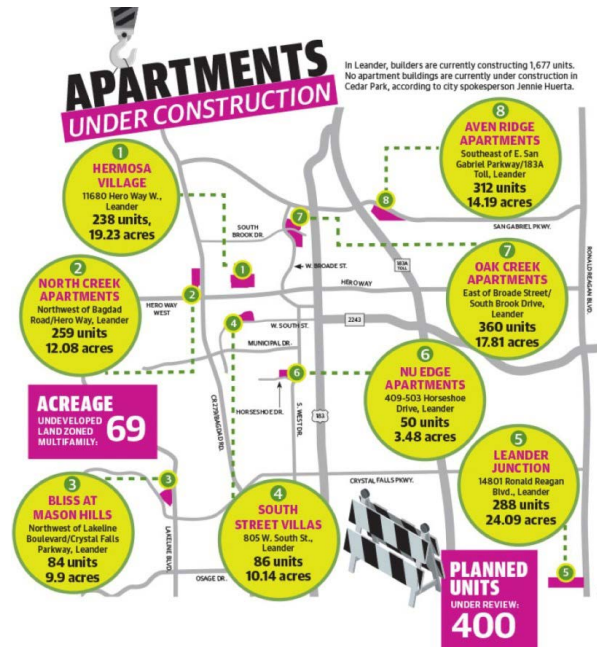
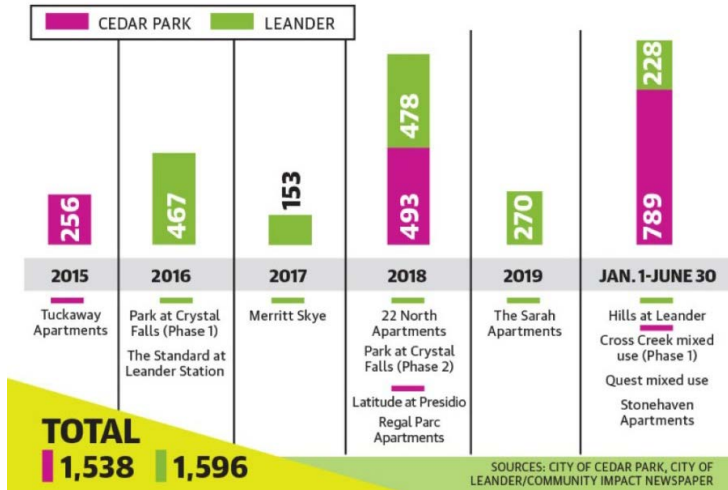
Note: "Large Cities" were those with populations of 50,000 or more on July 1, 2021.





CONSTRUCTION HISTORY

Cedar Park and Leander have built 3,134 apartment units since 2015, according to data from both cities.

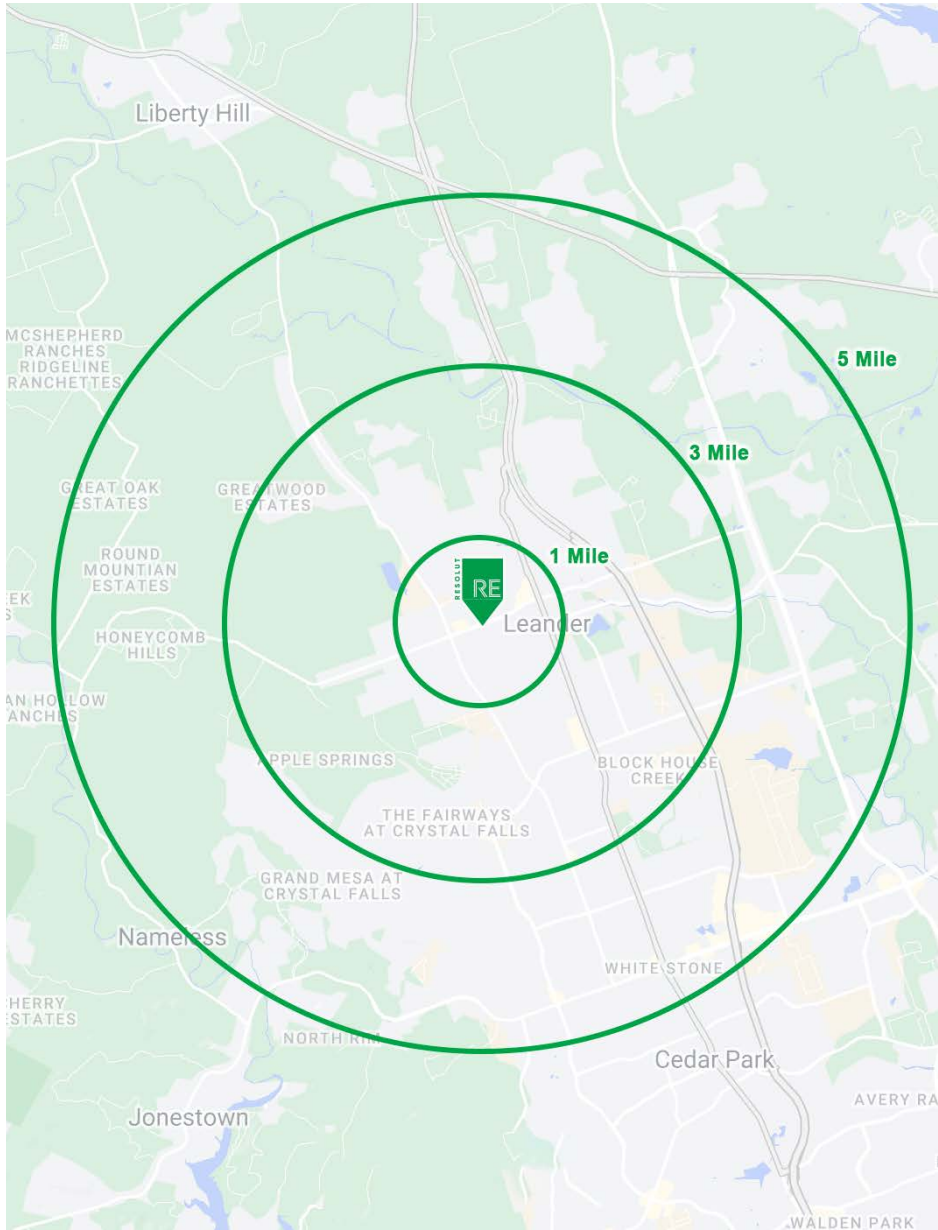




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11700 Hero Way W Leander, TX 78641	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2025)	16,931	62,806	131,969
Projected Population (2030)	21,005	77,571	160,011
Census Population (2020)	12,733	46,542	100,086
Census Population (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 <i>psm</i>	2,222 <i>psm</i>	1,681 <i>psm</i>
Trade Area Size	3.1 <i>sq mi</i>	28.3 <i>sq mi</i>	78.5 <i>sq mi</i>
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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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.



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. **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.

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.

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

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov