



NORTHLINE | HIGHWAY 183 & 183A, LEANDER, TX 78641

Features

- Leander is the fastest-growing city in the US over the last 5 years
- This 116 acre masterplanned urban town center is set to become Williamson County's premier live, work, play destination
- Class A ground floor retail opportunities with 100,000 SF of Office above.
- Park-like, walkable setting surrounding this first phase of retail.
- Positioned between the Tollway and Hwy 183 with strong surrounding demographics, counting 20,000 + VPD.

FOR LEASE

AVAILABLE SF: 2,500 - 15,000

Traffic Counts

San Gabriel	5,195 VPD
US Hwy 183	22,520 VPD
US 183A Tollway	21,200 VPD

Demographics YEAR: 2025

	3 MILE	5 MILE	7 MILE
Total Population	11,353	65,086	139,572
Total Households	4,146	23,218	48,460
Avg HH Income	\$149,962	\$1152,628	\$164,872
Daytime Population	8,230	46,645	105,036

David Ruwwe

Associate
512.482.6104
druwwe@weitzmangroup.com

Nick Naumann

Director of Brokerage - Austin
512.482.6118
nnaumann@weitzmangroup.com

Area Retailers & Businesses



The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.





Northline Site Plan

Over 5 million square feet of retail, office, residential, hotel, and civic space, set to become the Leander's new Downtown center.



St David's
HEALTHCARE

ESCALON
TOWNHOMES

21,200+
VEHICLES/DAY

20,710+
VEHICLES/DAY

22,520+
VEHICLES/DAY

FUTURE
MEDICAL
OFFICE &
RETAIL

ST. JOHN
PROPERTIES

1133 MAIN STREET
95K+ SF OFFICE WITH
FIRST FLOOR RETAIL

SPROUTS
FARMERS MARKET

MIXED-USE RETAIL
FUTURE HOTEL
OFFICE ABOVE CIVIC SPACE

ENDEAVOR

BIG BOX RETAIL

SOUTHBROOK STATION

CAVA Great Clips FIREHOUSE SUBS

Jersey Mike's SMOOTHIE KING EINSTEIN BROS BAGELS THE BAGUETTE SHOPPLEY DONUTS

FREEBIRDS WORLD BURRITO ATOMIC WINGS COLD STONE CREAMERY

CRUST PIZZA WAXING THE CITY CareNow Urgent Care McALISTER'S DELI

183

ESCALON
TOWNHOMES

THE BROWNSTONE
AT Northline
A NOVAK COMMUNITY

UNDER CONSTRUCTION
50% SOLD

GRAMERCY
AT NORTHLINE

NOW LEASING



THE SOUTHBROOK
APARTMENT HOMES

H-E-B plus! Jersey Mike's tropical CAFE

BURGER KING DQ SUBWAY

CHIPOTLE MEXICANO PANDA EXPRESS WHATABURGER TWIN LIQUORS FINE WINE & SPIRITS

AUSTIN
COMMUNITY
COLLEGE
DISTRICT

SAN GABRIEL CAMPUS
2,200+ STUDENTS

CapMetro
LEANDER STATION





Restaurant Space

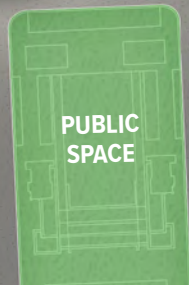
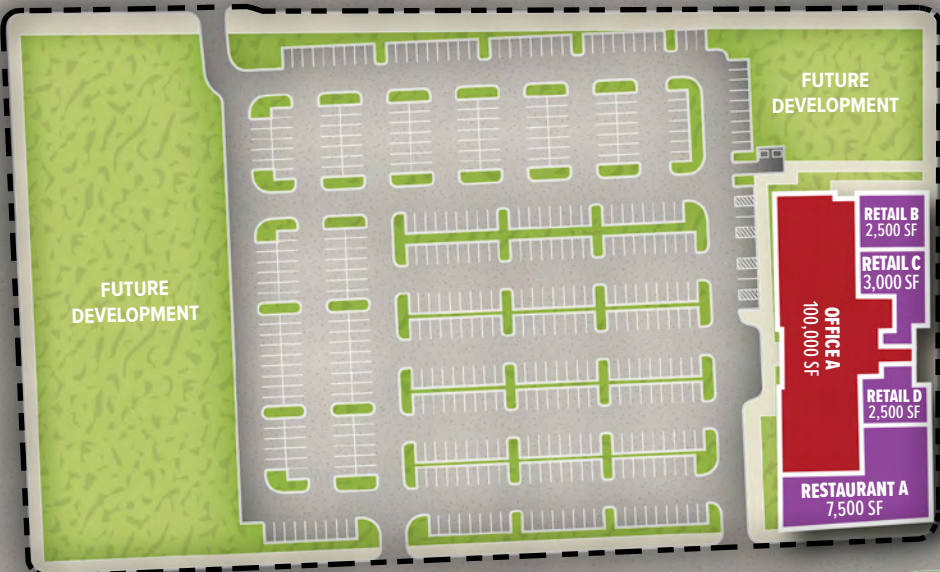
Restaurant A	7,500 SF
Parking	6 spaces per 1,000 SF
Suite Sizes	Up to 5,000 SF
Features	Exterior Patio Area
Retail B	2,500 SF
Retail C	3,000 SF
Retail D	2,500 SF
Parking	5 spaces per 1,000 SF
Suite Sizes	Up to 5,000 SF
Features	Street Frontage

Class 'A' Office Space

Office A	100,000 SF
LEED	Designed
Parking	4 spaces per 1,000 SF
Suite Sizes	2,000 up to 100,000 SF

The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

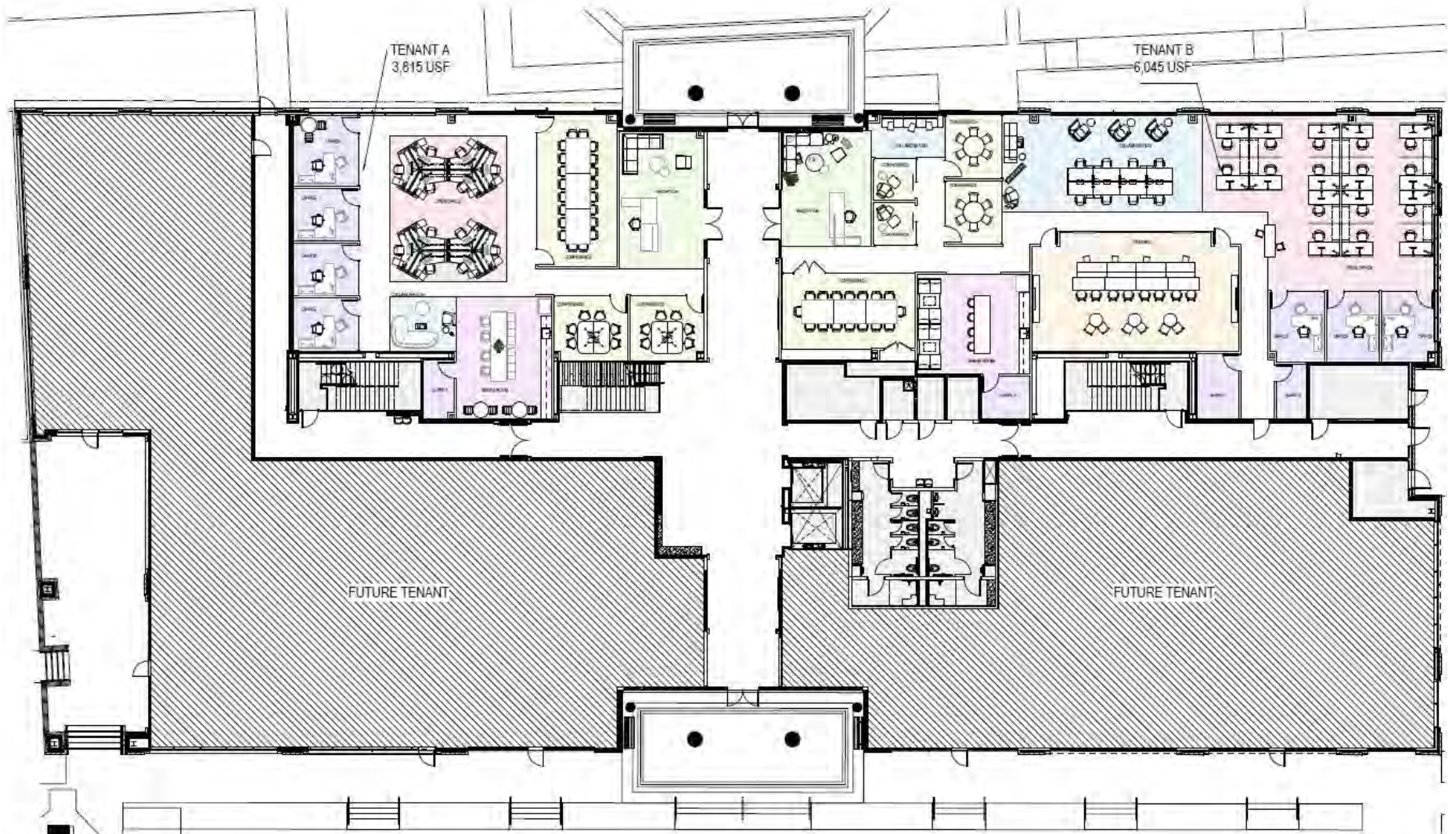
SAN GABRIEL PARKWAY



NORTHLINE PRODUCT LEGEND

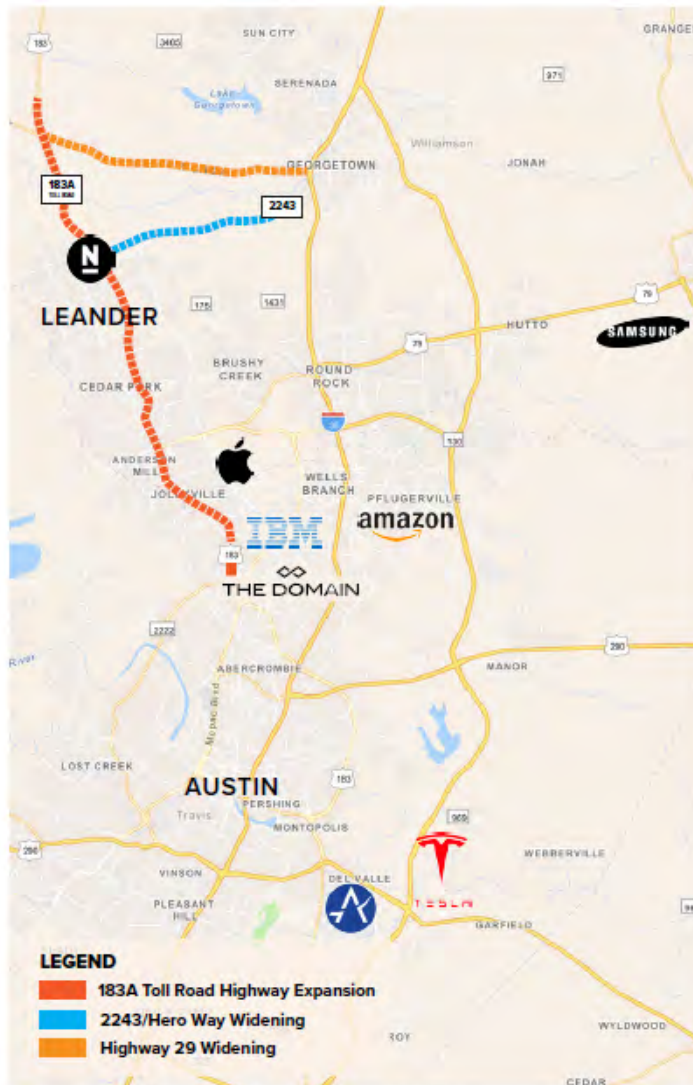
- Class 'A' Office
- Retail
- Residential
- Public/Civic Space





MAIN STREET

NORTHLINE | US HWY 183A N AND SAN GABRIEL PKWY, LEANDER, TX 78641

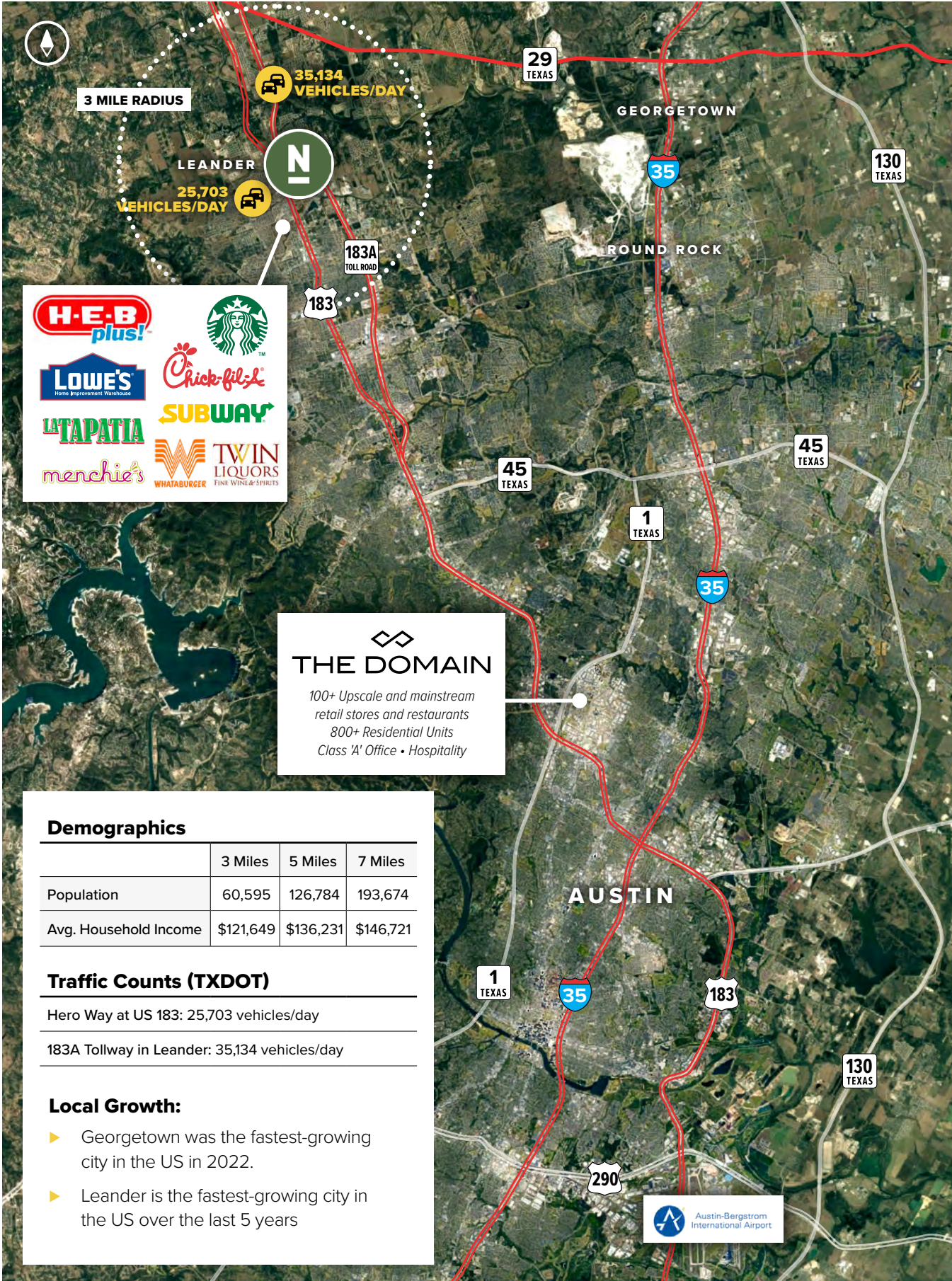


Travel Time & Distance:

183A (Toll Road)	0.2 miles 1 minute
Austin-Bergstrom Airport	33 miles 31 minutes
Austin, TX	27 miles 29 minutes
Dallas, TX	180 miles 160 minutes
The Domain	18 miles 22 minutes
Georgetown	12 miles 22 minutes
Houston, TX	179 miles 169 minutes
Interstate 35	12 miles 20 minutes
Round Rock, TX	19 miles 21 minutes
San Antonio, TX	107 miles 103 minutes

Infrastructure

- The northern expansion of Highway 183A to Highway 29 from San Gabriel Parkway began construction in 2021. The 6.6-mile proposed tollway project will have two tolled lanes in each direction with an option to widen to three lanes in the future.
- The road project will reconstruct and widen RM 2243 and Hero Way between 183A Toll and Southwest Bypass in Georgetown, TX. The project will create a direct path for Leander to I-35.
- Highway 29 is projected to expand to four lanes – connecting Leander to Georgetown and Interstate 35.



THE DOMAIN
 100+ Upscale and mainstream retail stores and restaurants
 800+ Residential Units
 Class 'A' Office • Hospitality

Demographics

	3 Miles	5 Miles	7 Miles
Population	60,595	126,784	193,674
Avg. Household Income	\$121,649	\$136,231	\$146,721

Traffic Counts (TXDOT)

Hero Way at US 183: 25,703 vehicles/day

183A Tollway in Leander: 35,134 vehicles/day

Local Growth:

- ▶ Georgetown was the fastest-growing city in the US in 2022.
- ▶ Leander is the fastest-growing city in the US over the last 5 years



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Weitzman	402795	twgre@weitzmangroup.com	(214) 954-0600
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert E. Young, Jr.	292229	byoung@weitzmangroup.com	(214) 720-6688
Designated Broker of Firm	License No.	Email	Phone
Nicholas Lawrence Naumann	680404	nnaumann@weitzmangroup.com	(512) 482-6118
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
David Ruwwe	726027	druwwe@weitzmangroup.com	(512) 482-6104
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Weitzman	402795	twgre@weitzmangroup.com	(214) 954-0600
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Robert E. Young, Jr.	292229	byoung@weitzmangroup.com	(214) 720-6688
Designated Broker of Firm	License No.	Email	Phone
Robert E. Young, Jr.	292229	byoung@weitzmangroup.com	(214) 720-6688
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Nicholas Lawrence Naumann	680404	nnaumann@weitzmangroup.com	(512) 482-6118
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date