



# Leander Tech Park

Texas Highway 29 at Kauffman Loop  
and Ronald Reagan Boulevard  
Leander, TX 78628



[SJPI.COM/AUSTIN](http://SJPI.COM/AUSTIN) | 512.907.0400



# Project Overview

Leander Tech Park is located at the southwest intersection of Texas Highway 29 and Kauffman Loop in Leander, Texas. The business community provides easy access to surrounding areas with immediate access to Highway 29 and Ronald Reagan Boulevard. The project is located at the connection of Liberty Hill, Georgetown and Leander.

Upon completion, the 50-acre community will contain 211,000 square feet of flex/R&D space and 28,072 square feet of inline retail space. Development plans also include up to 6.63 acres of land for pad site use.



## Area Demographics



**Daily Traffic Count Along Texas Highway 29:**  
25,855 vehicles/day

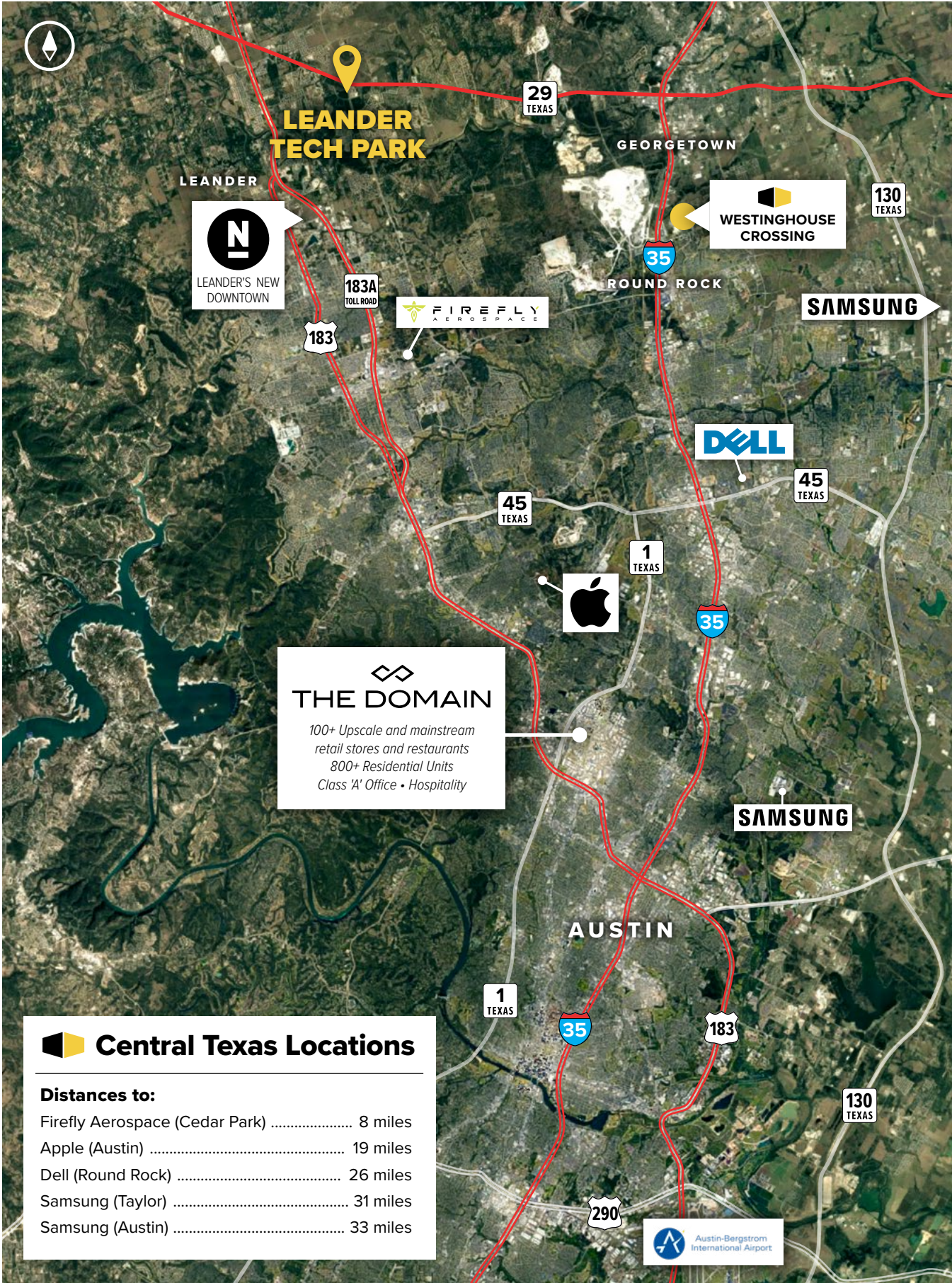


**Population in 3-Mile Radius:**  
51,329 people



**Average Household Income in 3-Mile Radius:**  
\$181,875 annually

For more information on Leander Tech Park, visit: [sjpi.com/leandertech](https://sjpi.com/leandertech)



**Central Texas Locations**

---

**Distances to:**

- Firefly Aerospace (Cedar Park) ..... 8 miles
- Apple (Austin) ..... 19 miles
- Dell (Round Rock) ..... 26 miles
- Samsung (Taylor) ..... 31 miles
- Samsung (Austin) ..... 33 miles





## Flex/R&D

### Direct-Entry Flexible Space

Flex/R&D buildings offer direct-entry suites with 24/7 tenant access. Suites feature 18-foot ceiling heights with dock-high and drive-in loading with true 53-foot trailer access.

#### Flex/R&D Buildings

60 Kauffman Loop	51,120 SF	LEED DESIGNED
80 Kauffman Loop	38,120 SF	LEED DESIGNED
Building C	40,080 SF	FUTURE
Building D	31,560 SF	FUTURE
Building E	50,120 SF	FUTURE

#### Flex/R&D Specifications

LEED	Designed
Suite Sizes	3,000 SF up to 51,120 SF
Ceiling Height	18 ft. clear minimum
Parking	4 spaces per 1,000 SF
Construction	Masonry with limestone facade
Loading	Dock-high and drive-in 53 ft. trailer access





## Retail

Inline retail & pad sites

The retail component of Leander Tech Park can support over 28,000 square feet of in-line merchant space alongside five highly visible pad sites.

### Demographics

	3 Mile	5 Miles	7 Miles
Population	51,329	93,371	154,875
Avg. Household Income	\$181,875	\$181,339	\$185,675

### Retail Buildings

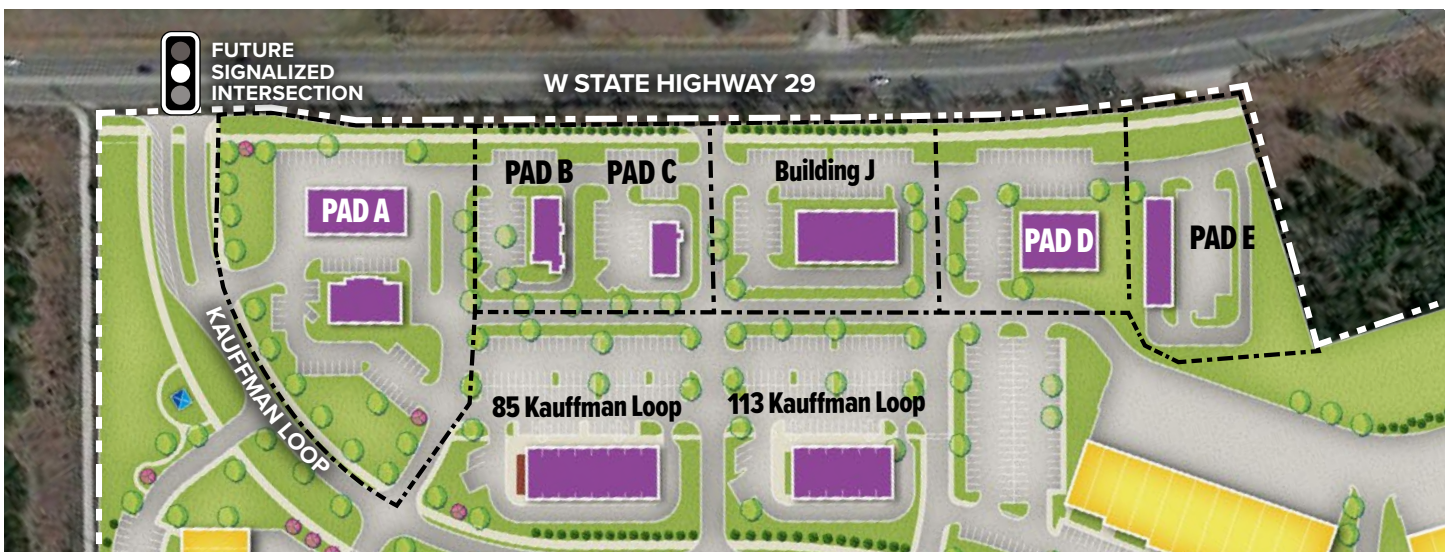
85 Kauffman Loop	11,261 SF	
113 Kauffman Loop	8,686 SF	
Building J	8,125 SF	FUTURE

### Pad Sites

Pad A	2.33 AC
Pad B	0.82 AC
Pad C	0.83 AC
Pad D	1.27 AC
Pad E	1.38 AC

### Traffic Counts

Texas Highway 29: 25,855 vehicles/day
Ronald Reagan Blvd at Hwy 29: 22,996 vehicles/day







## Contact Us

### Josh Rolfe

*Leasing Representative*

JRolfe@sjpi.com | 512.907.0400

### Brooke Harlander

*Regional Partner*

BHarlander@sjpi.com | 512.907.0400

### Austin Regional Office:

7718 Wood Hollow Drive | Suite 103

Austin, TX 78731

**512.907.0400 | SJPI.COM/AUSTIN**

### About St. John Properties

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/ research and development, warehouse, retail and multifamily space nationwide.

Connect with us @stjohnprop



**USGBC**  
MEMBER



*This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 05/26*