



The Hub on Hero Way
12501 Hero Way West
Leander, TX 78641



Restaurant and Retail Coming Soon to Leander!

Units available from 1,014 SF - 10,200 SF

Located just west of Bagdad and Hero Way, The Hub on Hero Way will consist of a total of 10,200 square feet of retail to be delivered Q2 of 2027. The project was specifically designed to support approximately 3,000 square feet of restaurant space **with an outdoor patio** plus additional retail, medical and personal service uses. Flexible suite sizes and shell/white-box delivery! Minutes away from Northline Leander, which will consist of 116 acres of multifamily and mixed-use, HEB Plus at 183A and Crystal Village, this area is densely populated to serve a variety of different tenants. Contact Quest regarding pre-leasing information today!

Broker/Owner: John Cummings

[Email: John@QuestRealtyAustin.com](mailto:John@QuestRealtyAustin.com)

Phone: 512.415.8508

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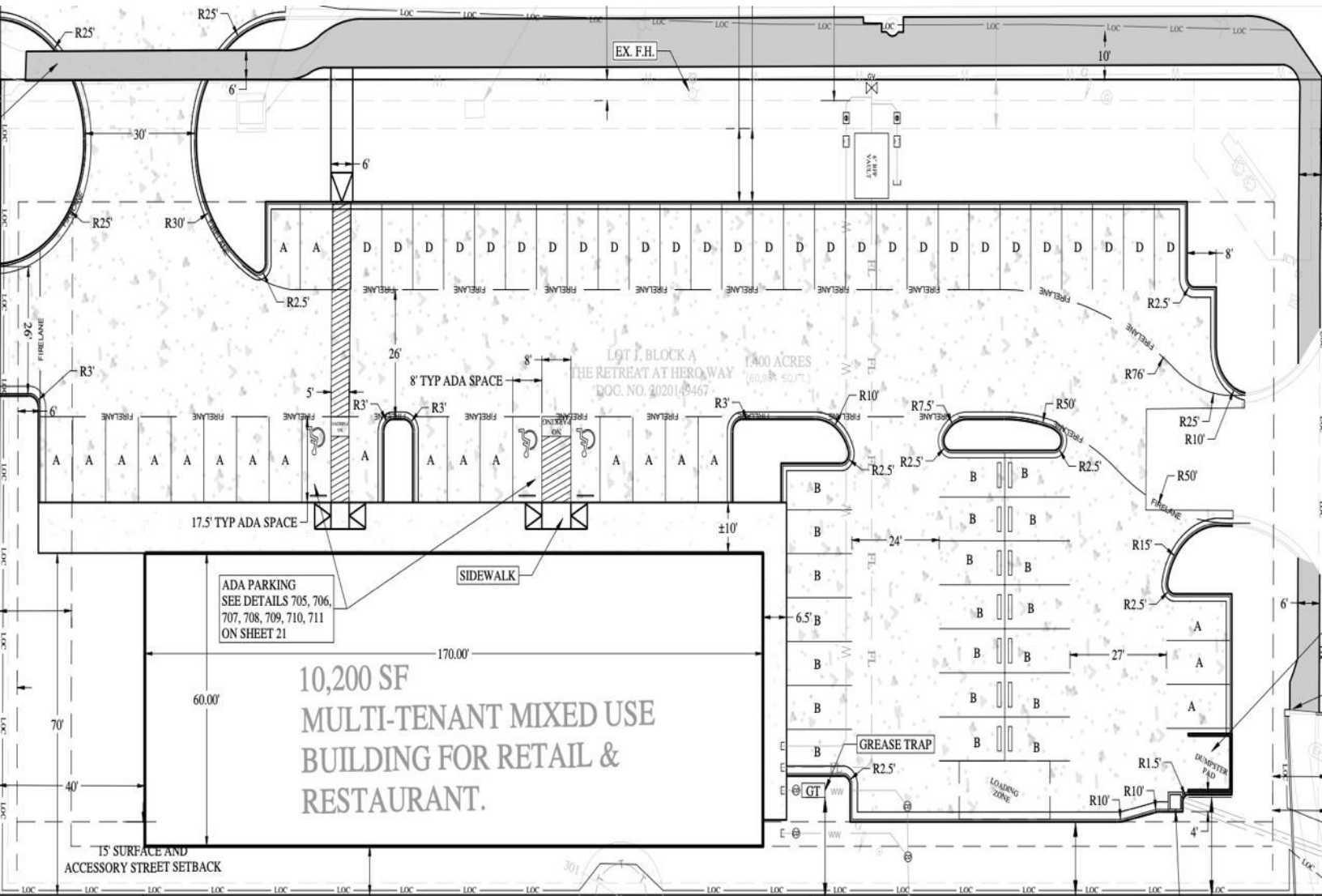
Full Access from
Hero Way

Full Access from
Deercreek Lane

Facts

- Address: 12501 Hero Way West, Leander, TX 78641
- Asking rates: Please call for rates. Pricing will fluctuate depending on use and parking.
- **1,014 SF up to 10,250 SF contiguous space for lease**
- NNN expenses estimated to be \$10.00
- Negotiable TI packages and delivery
- Shell Completion Date: Q2 2027
- Legal address: Zoning: S12568 - LEANDER 2243 SUB (BLK A LTS 1A & 1B & 2A & 3A AMD), BLOCK A, Lot 1B, ACRES 3.604, (25DEL TO S13602)
- Zoned General Commercial (GC) zoning: [Link to Permitted Uses](#)

Site Plan



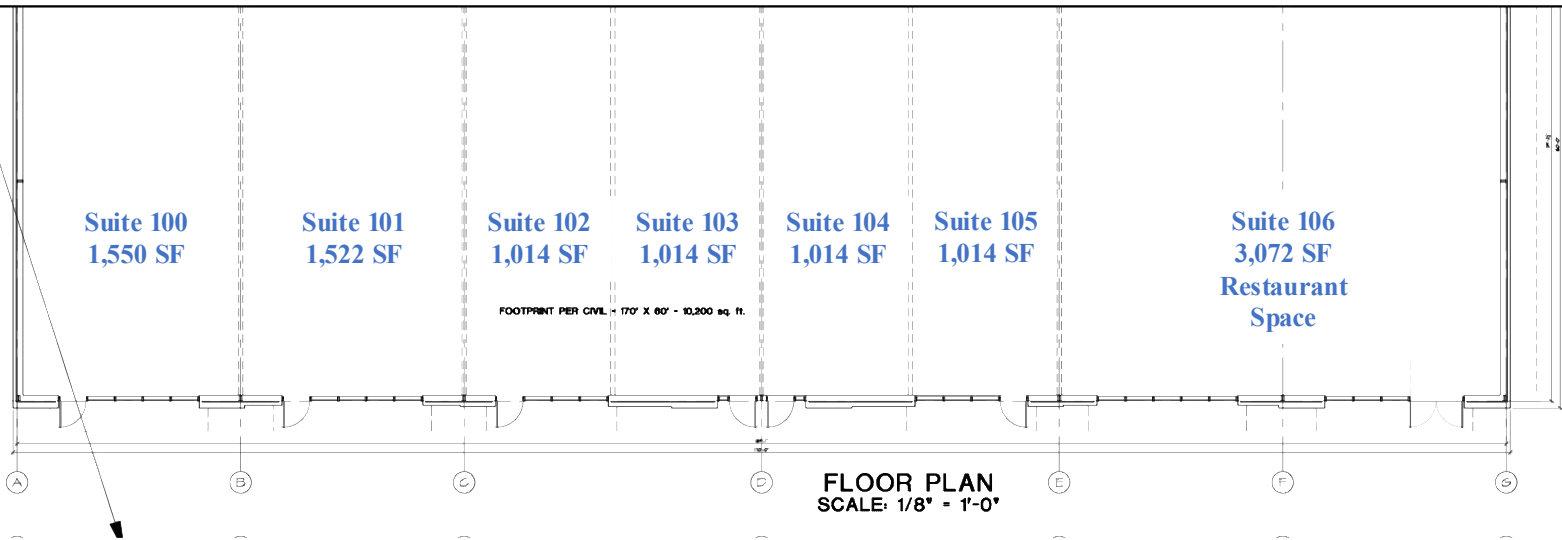
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Shell Design



New Projects in Leander

Northline

1. Northline is a nearly \$1 billion, 116-acre development that will combine commercial and residential space with a modern aesthetic that the city hopes will be a draw for residents and tourists. From restaurants, retail and residential, to offices, hotels and public gathering spaces, this urban mixed-use community will become the heart and soul of Leander and transform Williamson County



2. Southbrook Station will comprise three buildings that will house a variety of retail and office space. The development will also be surrounded by residential developments, including the Southbrook Apartments, which has 360 multifamily units, and Arroyo Roble, a development of 125 townhomes, according to documents from Endeavor, Southbrook's principal developer.



3. Crystal Village is a 65-acre mixed-use development located on the southeast corner of 183A Toll and East Crystal Falls Parkway in Leander. There will be a 350-unit multifamily project within the development called the Evergreen. The development will offer parkland, biking and walking trails, restaurant, retail, office and medical space in addition to the multifamily housing.



4. The Crossover is a 240,000 sq. ft. multi-tenant indoor sports complex, offering ice hockey, soccer fields, augmented-virtual reality training, fitness, dining, sports medicine and athletic retail in Cedar Park.



5. Leander Union is a new mixed-use community bringing together shopping, dining, office spaces, and more will be coming soon to Leander. Topo, previously known as Central Austin Management Group, will develop the 155,000 square feet mixed-use project that sits on approximately 14 acres. The project will cost roughly \$48 million.

