



The Shops at Northline Leander

Renderings are Speculative & Subject to Change



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The Shops at Northline

Leander, TX 78641

LEANDER

- Leander is located in the NW Austin MSA on the growing 183A corridor leading from Austin to the Texas Hill Country
- Since 2000, the population has grown from 7,600 residents to more than 88,939 in 2024

NORTHLINE

- Northline is Leander's new 116 acre downtown district. 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.

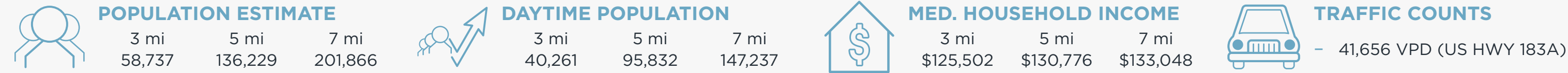
SPACE AVAILABLE

- Anchor spaces available

NEARBY COMMUNITY



DEMOGRAPHICS (2026)





THE LEANDER ADVANTAGE

Leander lies on the northeast edge of Texas' Hill Country, roughly ten miles due west of Interstate 35 on U.S. 183, just north of Austin TX.

With the **population more than doubling over the past eight years**, the City of Leander is one of the fastest-growing cities in the United States, showing no signs of slowing down. Since 2000, the community has grown from 7,600 to **more than 95,000 residents today**.

While growth has been incredibly strong, the city has lacked a true central destination, leaving residents with few options for shopping and dining. **Northline fills this void**.

A Growing Population



95,000+ total population as of 2024 with a growth rate of **8%** annually



Leander is one of **the fastest growing cities** in the nation

Strong School System



Leander School District serves **42,000 students** across **37 campuses**



Home to Austin Community College San Gabriel Campus serving **16,000 students**

Business Friendly



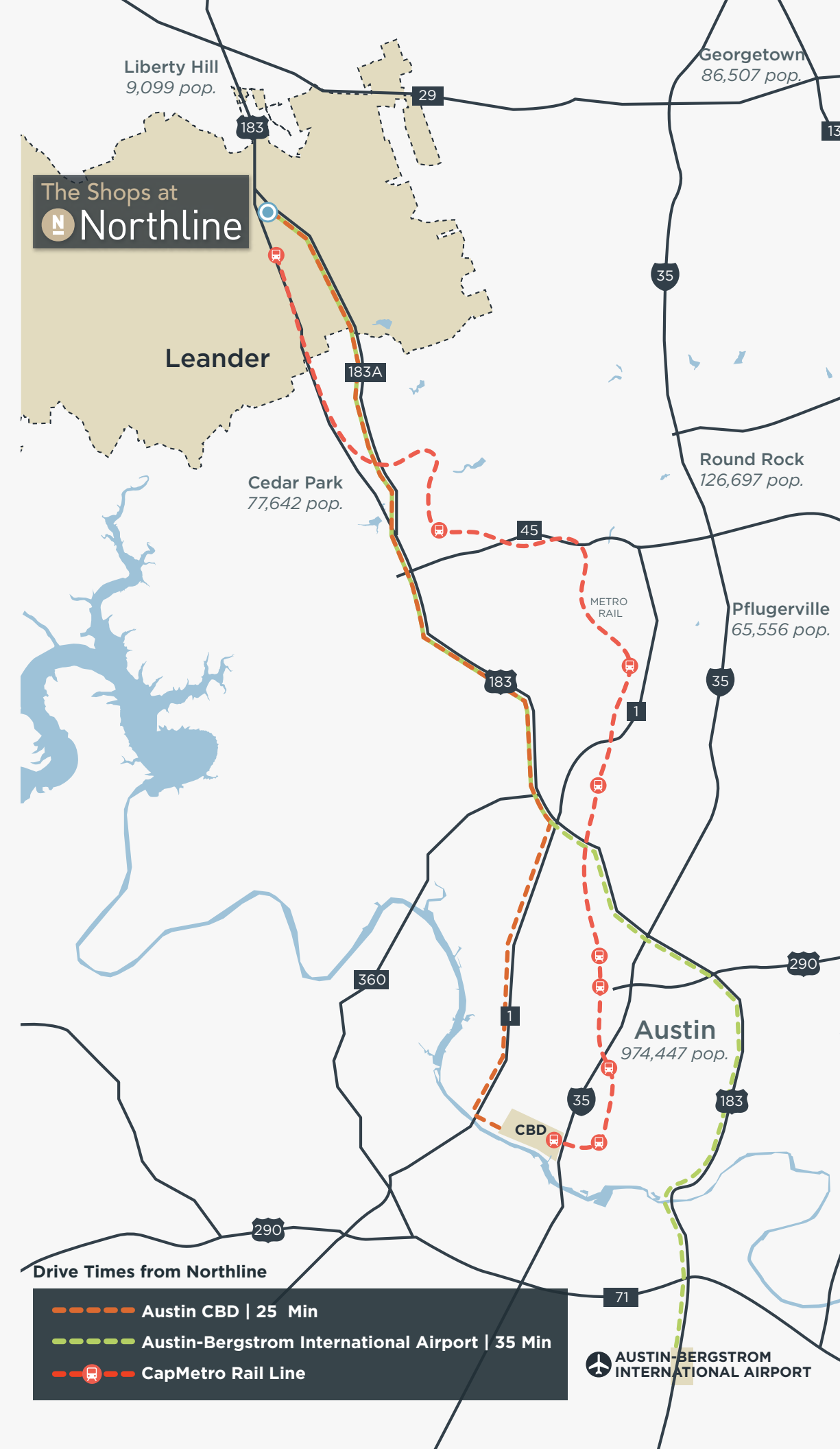
Over 1 million workers living within a **30 minute** drive time radius



Leander has a **low tax rate** and a **streamlined permitting** process



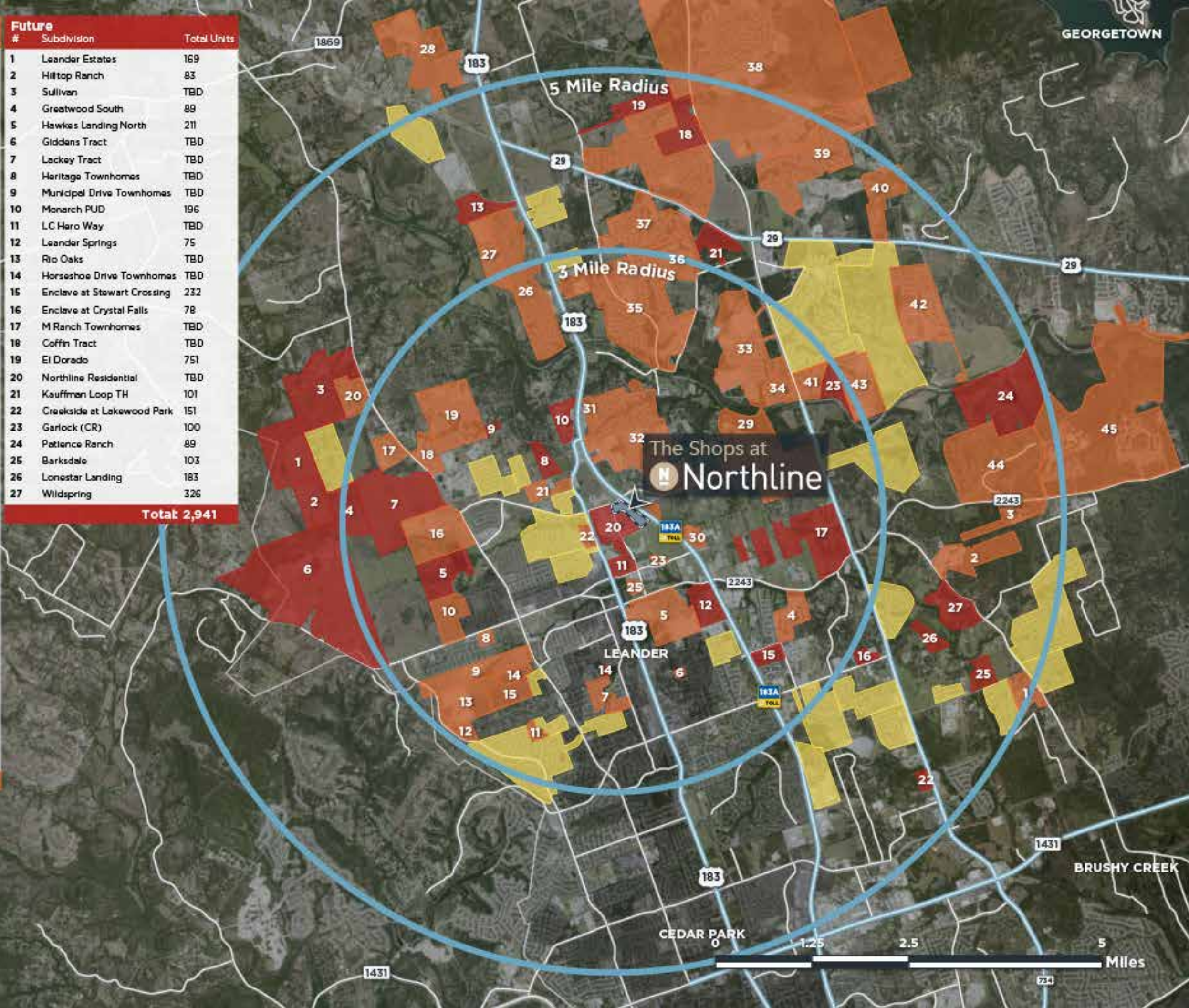
Near major Tech Hubs including **Dell, Samsung, Tesla** and **Apple**

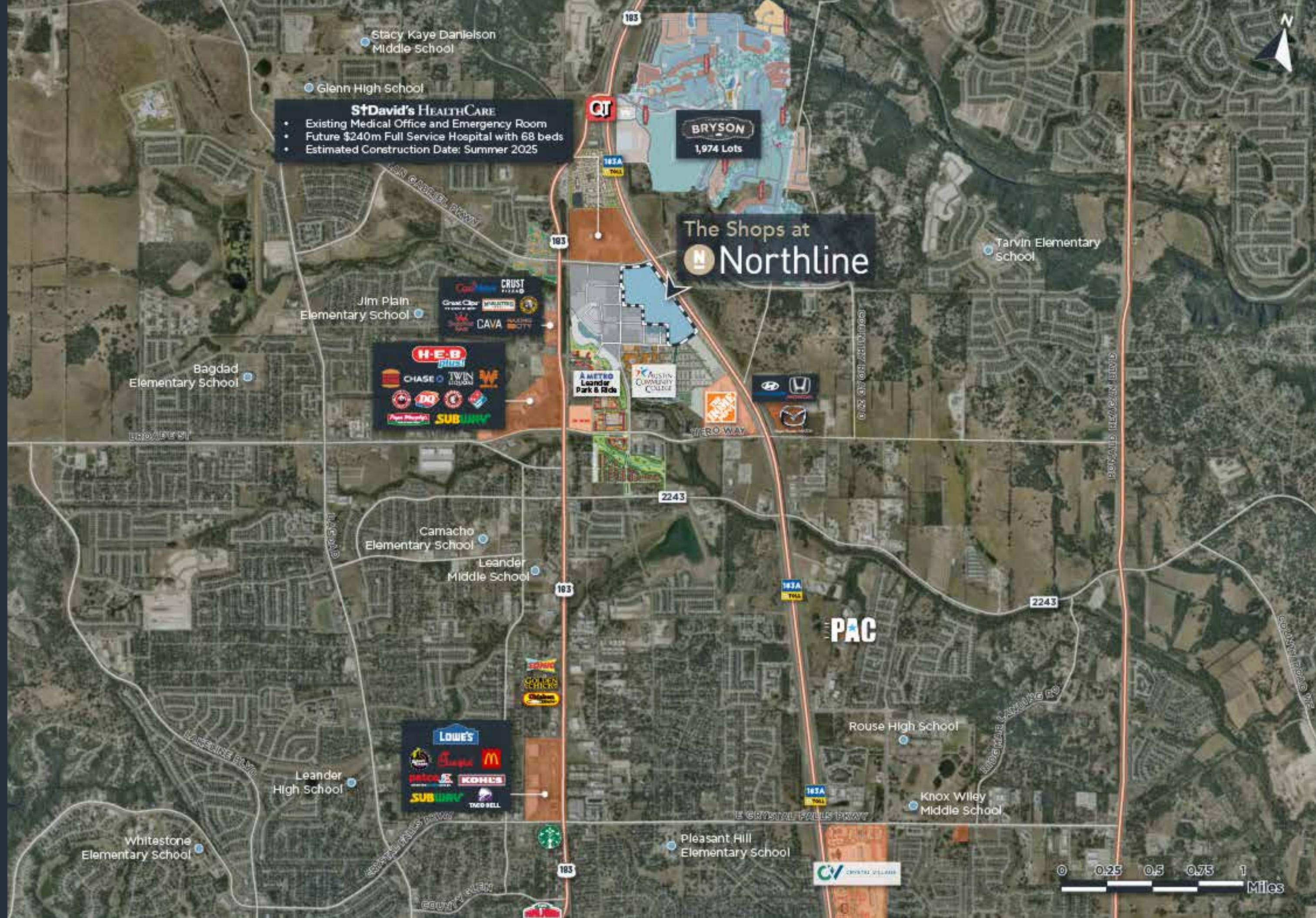




Active		
#	Subdivision	Total Units
1	Lost Woods Preserve	227
2	Edgewood	378
3	Parkside Peninsula	129
4	Marbella	210
5	Horizon Lake	561
6	Starlight Village	29
7	Magnolia Creek	104
8	Retreat at Hero Way	83
9	Cameros Ranch	276
10	Hawkes Landing	304
11	Connallys Crossing	67
12	Cedar Brock	113
13	Rosenbusch Ranch	504
14	Vista Ridge	457
15	Vista Ridge Estates	61
16	Devine Lake	70
17	Mockingbird Park	286
18	Homestead Leander	128
19	Dearbrooke	790
20	Whitt Ranch	62
21	Reserve at North Fork	153
22	Arroyo Roble Townhomes	125
23	Trailside Oaks Homes	105
24	Brownstone at Northline	300
25	Enclave at Leander Station	113
26	Summerlyn	1724
28	Stonewall Ranch	1026
29	Palmera Ridge	974
31	Cottages at San Gabriel	103
32	Bryson	1336
33	Bar W	1759
34	Valley Vista Estates	152
35	Larkspur	1736
36	Bonnet	110
37	Orchard Ridge	790
38	Santa Rita Ranch	1371
39	Morningstar Ranch	455
40	Ridge at Cross Creek	135
41	Valley Vista	199
42	Lively Ranch	1244
43	Bluffview	511
44	Escalera Ranch	160
45	Parkside on the River	2563
Total: 21,511		

Future		
#	Subdivision	Total Units
1	Leander Estates	169
2	Hilltop Ranch	83
3	Sullivan	TBD
4	Greatwood South	89
5	Hawkes Landing North	211
6	Giddens Tract	TBD
7	Lackey Tract	TBD
8	Heritage Townhomes	TBD
9	Municipal Drive Townhomes	TBD
10	Monarch PUD	196
11	LC Hero Way	TBD
12	Leander Springs	75
13	Rio Oaks	TBD
14	Horseshoe Drive Townhomes	TBD
15	Enclave at Stewart Crossing	232
16	Enclave at Crystal Falls	78
17	M Ranch Townhomes	TBD
18	Coffin Tract	TBD
19	El Dorado	751
20	Northline Residential	TBD
21	Kauffman Loop TH	101
22	Creekside at Lakewood Park	151
23	Garlock (CR)	100
24	Patience Ranch	89
25	Barksdale	103
26	Lonestar Landing	183
27	Wildspring	326
Total: 2,941		







Completed Entry & Exit Ramps
183A Expansion Project



183

183A
TOLL

BRYSON
1,974 Lots

St. David's HealthCare
• Existing Medical Office and Emergency Room
• Future \$240m Full Service Hospital with 68 beds
• Estimated Construction Date: Summer 2025

SAN GABRIEL PKWY

Proposed MXU Development

The Shops at Northline

BROWNSTONE
at Northline
69 Townhomes

GRAMERCY
at Northline
343 Units

METRO
Leander Park & Ride

AUSTIN COMMUNITY COLLEGE
Leander

THE HOME DEPOT

HYUNDAI
HONDA

MAZDA

Proposed Development

The Standard at Leander Station
225 Units

The Chloe
276 Units

Arroyo Roble Townhomes
125 Townhomes

The Southbrook
360 Units

Jim Plain Elementary School
850 students

Hermosa Village
238 Units

Skye Luxury Senior Living
192 Units

CHASE
OLD 2243 WEST

183

183A
TOLL

0 0.1 0.2 0.3 0.4 0.5 Miles



StDavid's HealthCARE
Future \$240m Full Service
Hospital with 68 beds

HWY 183A Expansion Project
New Entry & Exit Ramps
Completed & Operational

HWY 183A SOUTH FRONTAGE

Building 3

Building 2

Building 1

Building 4

Future Phase

Future Phase

Pad H
±4.04 ac.

Pad G
±2.44 ac.

Pad I

Hotel

Proposed Office
& Leander City Hall
250+ Employees

Proposed
Residential MXU

All tenants are proposed and subject to change

Proposed Multifamily

Proposed Multifamily

Proposed Townhomes

Water Quality Ponds

GRAMERCY
AT NORTHLINE
343 Units

Available
LOI Working
Negotiating Lease
Lease Executed



BUILDING 1

Space SF	Status	Details
2,400 SF	Leased	Patio
2,500 SF	Leased	In-Line
2,510 SF	At Lease	In-Line
Anchor	Leased	Grocery



Available

LOI Working

Negotiating Lease

Lease Executed







BUILDING 2

Space SF	Status	Details
3,875 SF	Leased	Patio
1,350 SF	Leased	In-Line
3,661 SF	Leased	In-Line
3,073 SF	Leased	Plaza



BUILDING 3

Space SF	Status	Details
6,067 SF	Leased	Plaza
1,822 SF	Leased	In-Line
2,750 SF	Leased	Patio

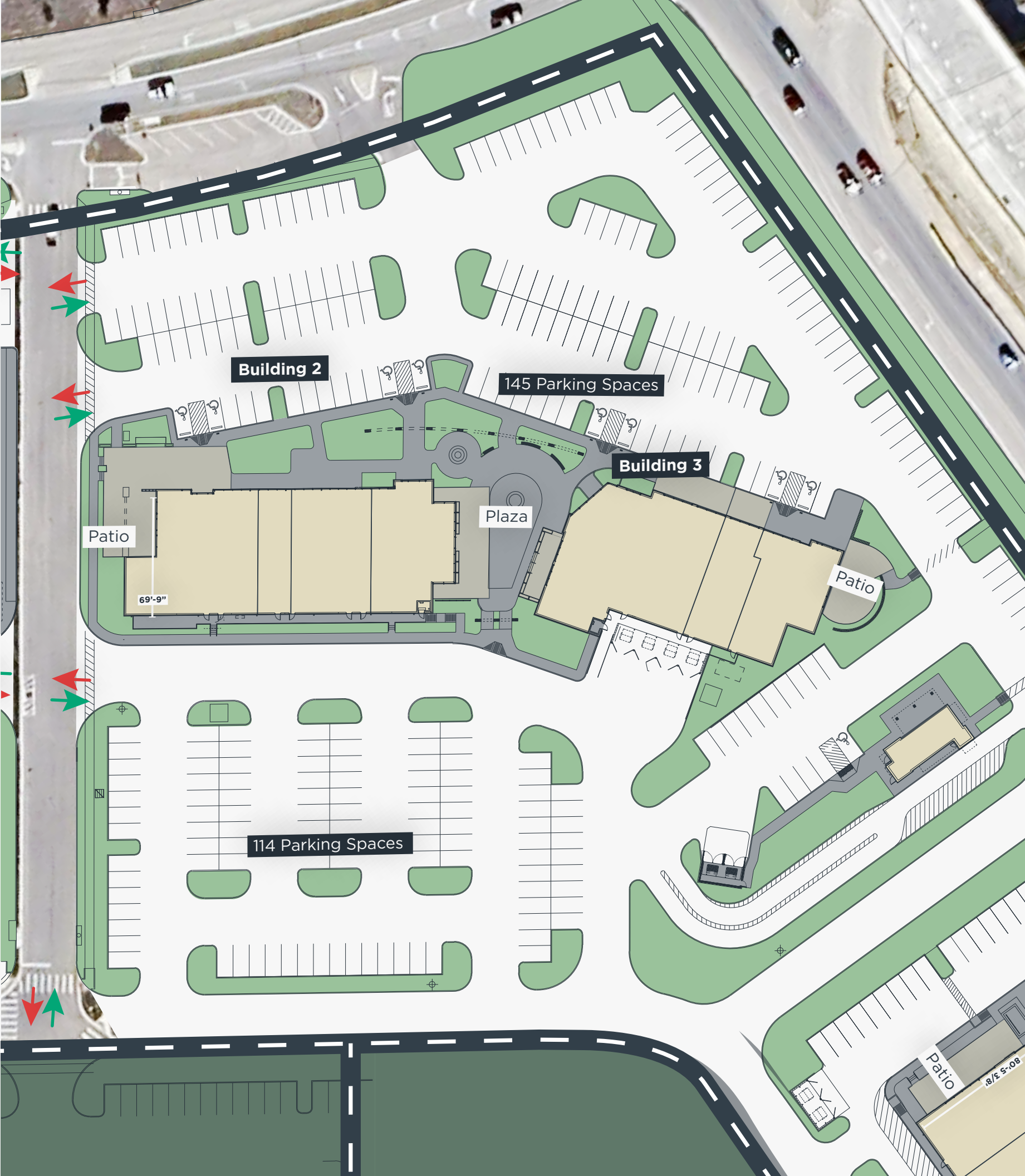


Available

LOI Working

Negotiating Lease

Lease Executed





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Plaza

Building 2



BUILDING 4

Space SF	Status	Details
3,300 SF	Leased	End-Cap
4,896 SF	Leased	In-Line
1,610 SF	Leased	In-Line
3,500 SF	Leased	Drive-Thru

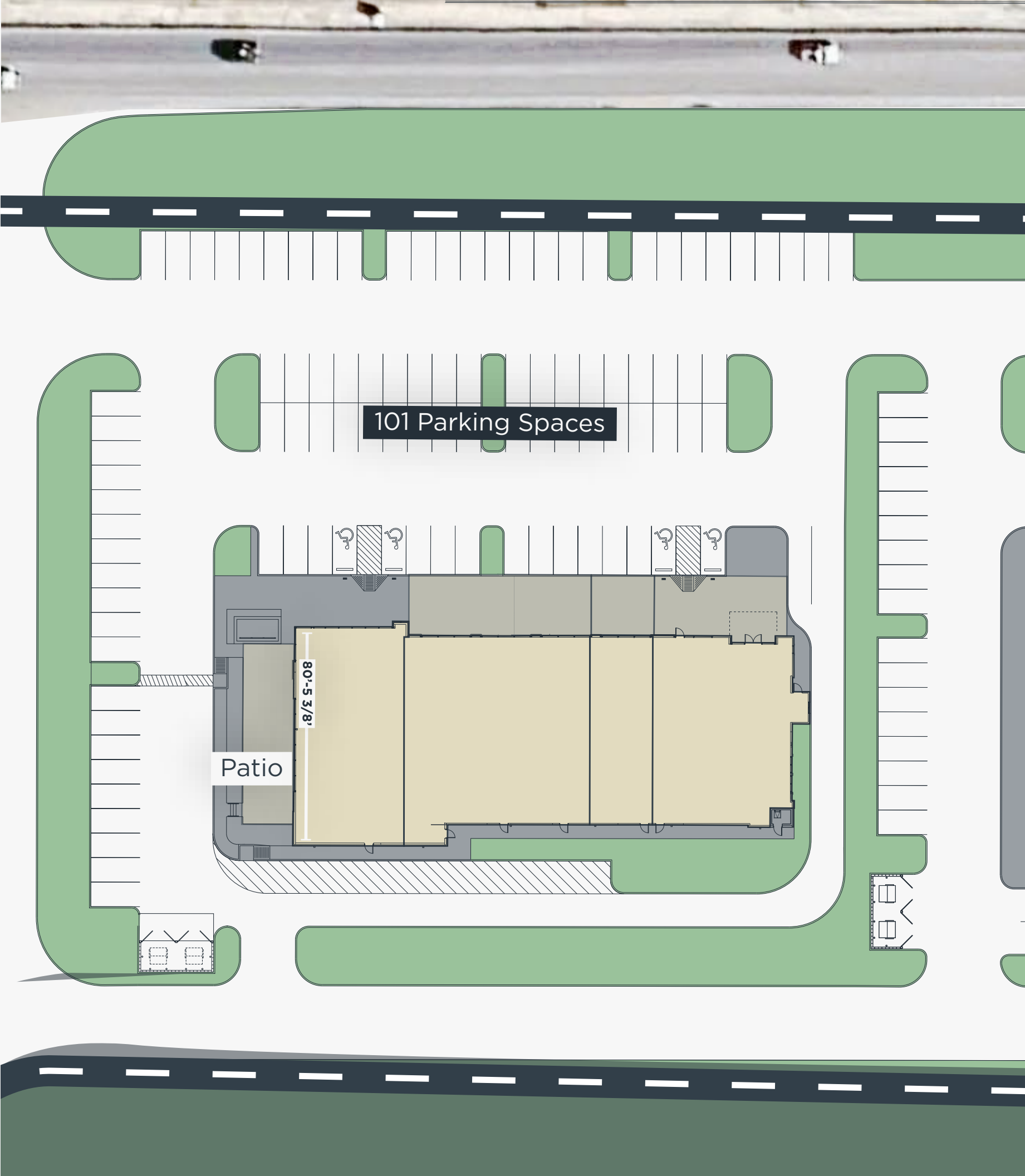


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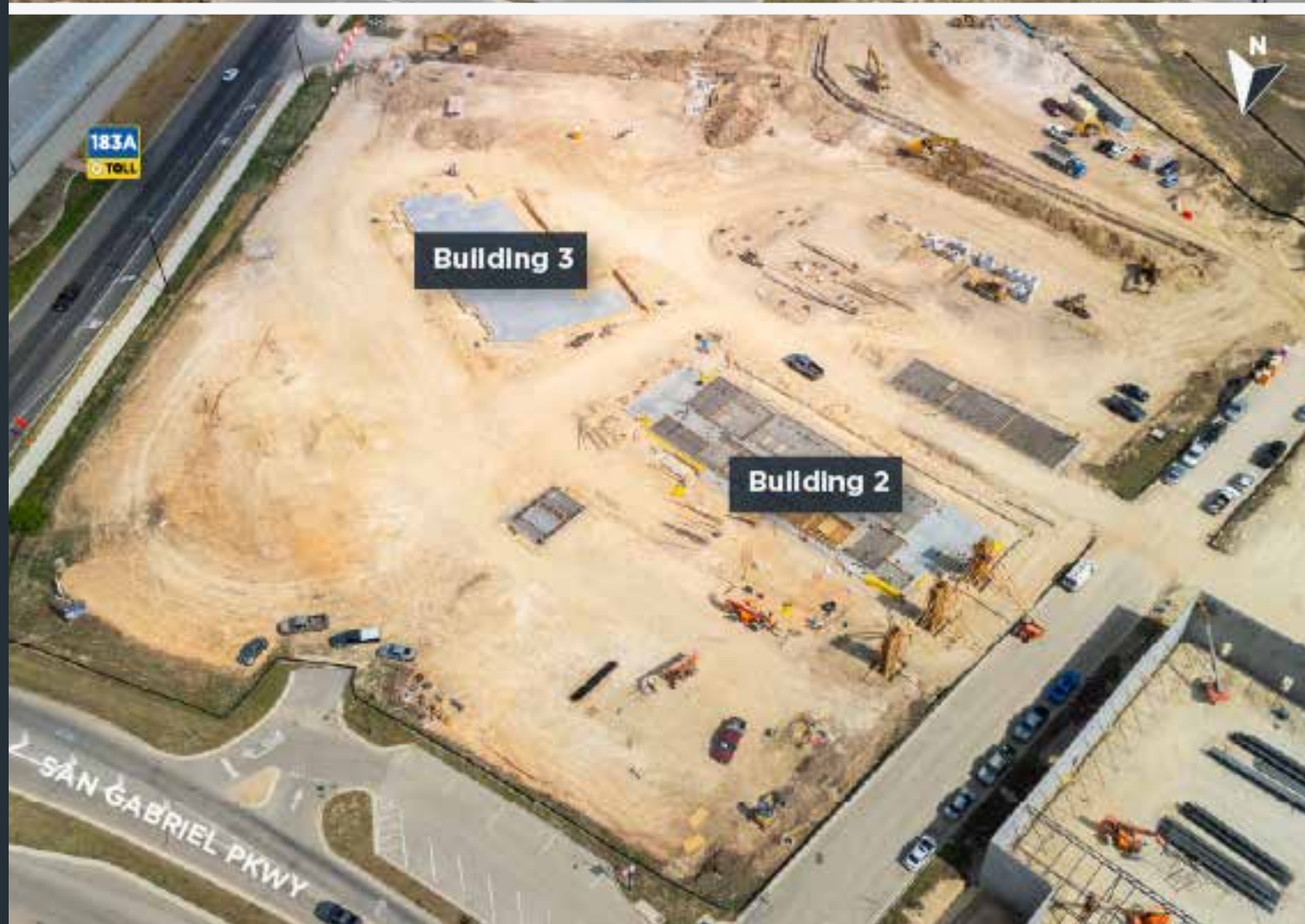
LOI Working

Negotiating Lease

Lease Executed







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 counteroffer 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.

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.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date