

**southbrook
station**

Under Construction

Delivering Q4 2024

Pad Site for Ground Lease Leander, TX 78641



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Southbrook Station

Leander, TX 78641



For Lease

THE PROJECT

- NWC of HWY 183 & Metro Drive
- Located along HWY 183
- One stoplight north of HEB Plus
- 38,203 daytime population within 3 miles
- Multi-tenant Retail and Pad Sites for Lease

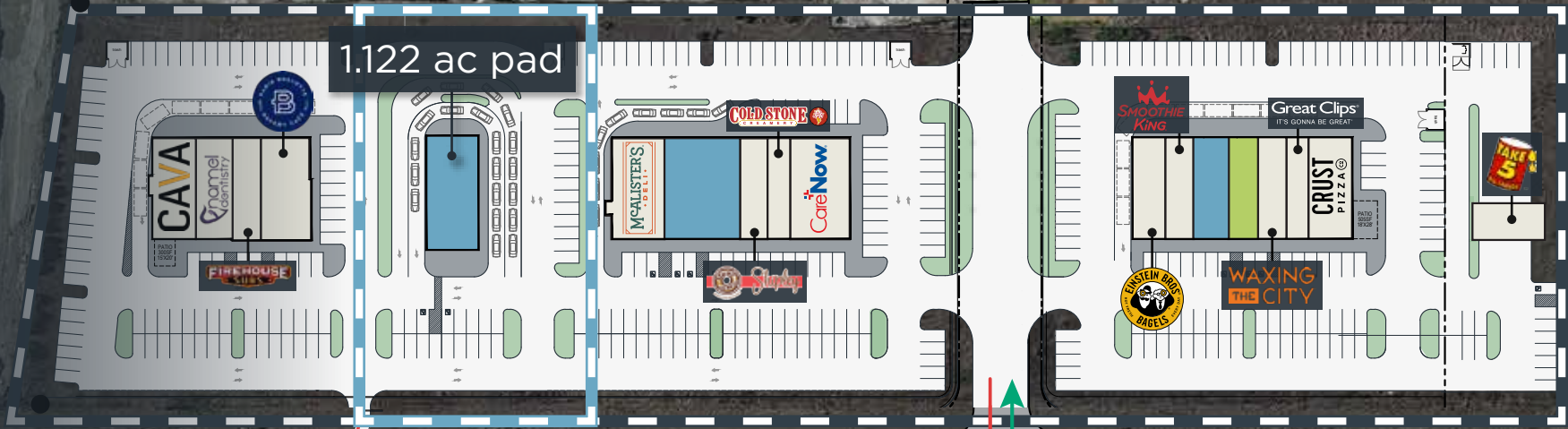
SPACE AVAILABLE

- Multi-tenant Building: 1,200 - 3,360 SF
- Pad Site: 1.122 ac.

RATES

- Please reach out for pricing

NEARBY RETAILERS



183 US HIGHWAY 183 25,032 VPD

DEMOGRAPHICS (2024)



POPULATION

1 mi	3 mi	5 mi
6,850	57,356	130,905



NUMBER OF HOUSEHOLDS

1 mi	3 mi	5 mi
2,492	19,680	44,616



MED. HOUSEHOLD INCOME

1 mi	3 mi	5 mi
\$106,777	\$115,974	\$123,802



TRAFFIC COUNTS

- 29,978 VPD (Hero Way, W of HWY 183)
- 52,004 VPD (HWY 183, N of San Gabriel)
- 22,222 VPD (HWY 183 N of FM 2243)





THE SOUTHBROOK
APARTMENT HOMES

Holiday Inn
Express
& Suites
84 rooms

ARROYO ROBLE TOWNHOMES
125 units

1.122 ac pad

SITE

SOUTH BROOK DR

US HIGHWAY 183 25,032 VPD

DETENTION POND

CAVA
FIREHOUSE
SUBS
PARIS BAGUETTE

McALISTER'S
DELI
COLDSTONE
CREAMERY
CareNow

SMOOTHIE
KING
WAXING
THE CITY
Great Clips
IT'S GONNA BE GREAT
CRUST
PIZZA

TAKE
5
DR. CHANGE

DQ

H-E-B
plus!

CHASE

BURGER
KING

CHIPOTLE

PANDA
EXPRESS

WHATABURGER



Residential Development

- Single Family Subdivision
- Multifamily

Four Mile Radius

Total SF Lots.....**34,697**
Planned SF Lots.....**10,707**
Total Residents.....**80,946**
Projected Growth Rate.....**4.2%**
Historic Growth Rate.....**19.0%**

Sources: City of Leander Economic Development Department, ESRI

Whitt Ranch
68 Lots

Deerbrooke
750 Lots

Homestead
237 Lots

Greatwood
124 Lots

Leander 61
285 Lots

Mesa Verde
Estates
20 Lots

Honeycomb
Hills
58 Lots

Hidden Mesa
87 Lots

Apple Springs
76 Lots

Travisso
2,988 Lots

Grand Mesa
878 Lots

Fairways
438 Lots

Bluffs
1,010 Lots

Highlands
528 Lots

Lakeline
Ranch
572 Lots

Timberline West
280 Lots

County Glen
412 Lots

Mason Creek
687 Lots

Mason Ranch
864 Lots

Vista Ridge
453 Lots

Falcon Oaks
170 Lots

Westwood 527 Lots
Carneros Ranch
403 Lots

Hawkes
Landing
318 Lots

North
Creek
586 Lots

Estates
of North
Creek Ranch
367 Lots

Benbrook
Ranch
574 Lots

Devine Lake
380 Lots

Savanna
Ranch
382 Lots

Haven Oaks
132 Lots

Wiley Creek
Estates
17 Lots

High Gabriel West
75 Lots

High Gabriel East
82 Lots

Bryson
1,974 Lots

South San Gabriel
Ranches
124 Lots

Palmera Bluff
465 Lots

Palmera Ridge
569 Lots

Reagan Overlook
196 Lots

Bluffview
515 Lots

Valley Vista East
170 Lots

Valley Vista
160 Lots

Rancho
Sienna
1,430 Lots

Bar W Ranch
1,279 Lots

Bonnet Tract
110 Lots

Lively
1,145
Lots

SITE

Northline
2,403 Lots

The Standard
225 Lots

Northside
Meadows
263 Lots

Old Town
Village
181 Lots

Westview
Meadows
493 Lots

Lion Acres
10 Lots

Magnolia
Creek
285 Lots

Horizon Lake
500 Lots

Overlook
Estates
52 Lots

Leander
Corssing
128 Lots

Oak Ridge
492 Lots

Leander Heights
303 Lots

High Chaparral
166 Lots

Horizon Park
791 Lots

Block House
Creek
2,219 Lots

Ridgewood
South
278 Lots

Crystal
Crossing
247 Lots

Enclave at
Stewart Crossing
182 Lots

Hills at
Leadnder
228 Lots

Stewart
Crossing
236 Lots

Marbella
232 Lots

Ridgmar Landing
60 Lots

Sartia Valley
244 Lots

Cold Springs
473 Lots

Hazlewood
355 Lots

Catalina Ranch
118 Lots

Pecan Creek
264 Lots

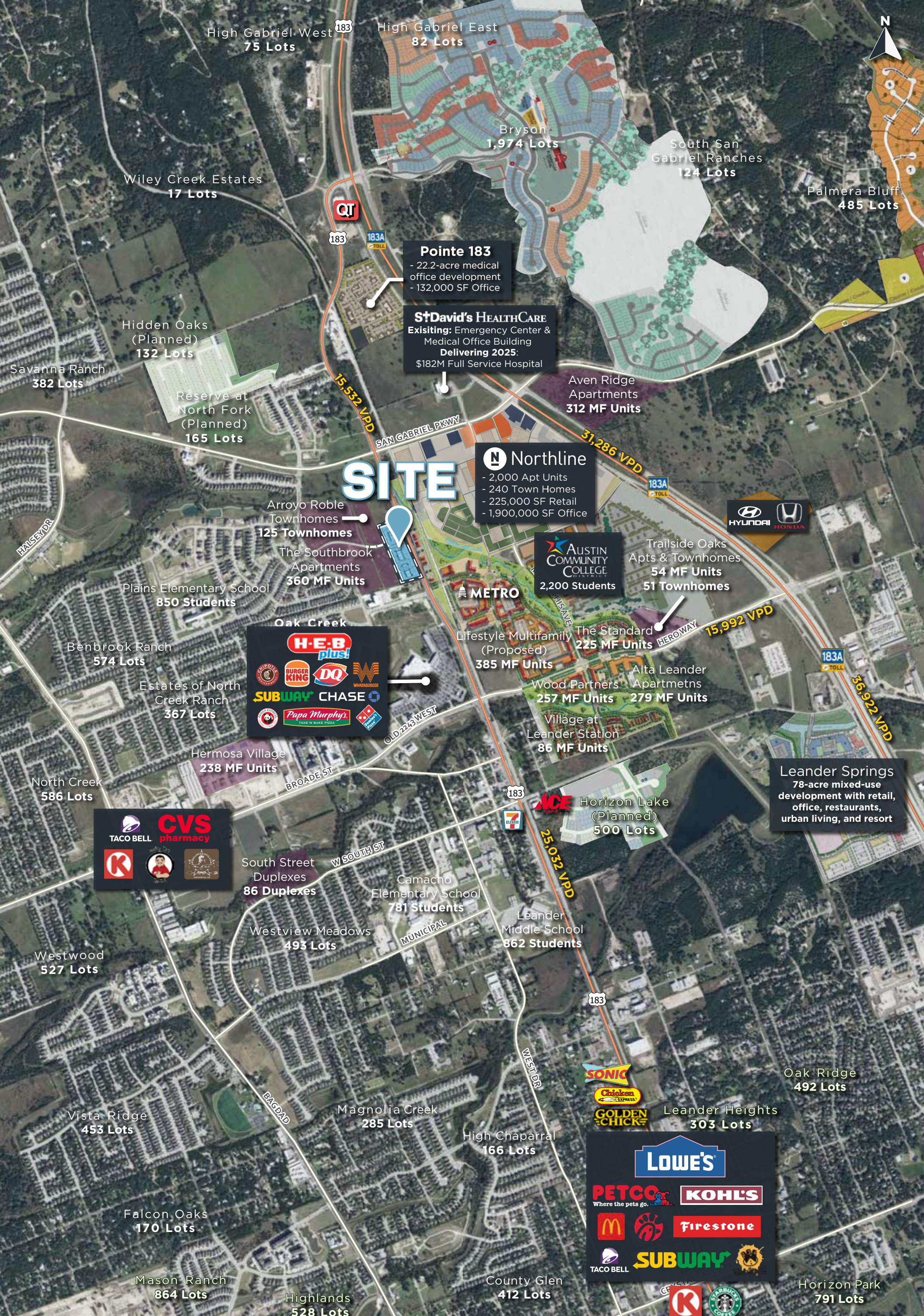
Creek Meadows
Estates
15 Lots

Parkside
at Mayfield
1,181 Lots

Borho
339 Lots



Miles





StDavid's HEALTHCARE

Existing: Emergency Center & Medical Office Building

Delivering 2025:
\$182M Full Service Hospital

Aven Ridge Apartments
312 MF Units

N Northline

- 2,000 Apt Units
- 240 Town Homes
- 225,000 SF Retail
- 1,900,000 SF Office



SAN GABRIEL PKWY
Proposed C-Store

Arroyo Roble Townhomes
125 Townhomes

The Southbrook Apartments
360 MF Units

PAD SITE
1.122 ac.

AUSTIN COMMUNITY COLLEGE DISTRICT
2,200 Students

Plain Elementary School
850 students

METRO
Leander Park & Ride

Trailside Oaks Apartments & Townhomes
54 MF Units
51 Townhomes

The Standard Apartments
225 MF Units

Lifestyle Multifamily (Proposed)
385 MF Units

Alta Leander Apartments
276 MF Units

Wood Partners
257 MF Units

Village at Leander Station
86 MF Units

1,000 500 0 Feet



Two minute drive
from site to stoplight

SAN GABRIEL PKWY
Proposed
C-Store

Arroyo Roble
Townhomes
125 Townhomes

The Southbrook
Apartments
360 MF Units

SOUTHBROOK DR

90 second drive from
site to stoplight

Holiday Inn
EXPRESS

THE LEARNING EXPERIENCE



 Northline

- 2,000 Apt Units
- 240 Town Homes
- 225,000 SF Retail
- 1,900,000 SF Office

PAD SITE
1.122 ac.

 **METRO**
Leander
Park & Ride



N



THE SOUTHBROOK
APARTMENT HOMES

SAN GABRIEL PKWY


84 rooms

ARROYO ROBLE TOWNHOMES
Delivered
125 units


WAXING THE CITY
Great Clips
CRUST PIZZA

DETENTION POND


FIRST WATCH
COLDSTONE
CareNow

CAVA
FIREHOUSE SUBS
name! PARIS BAGUETTE

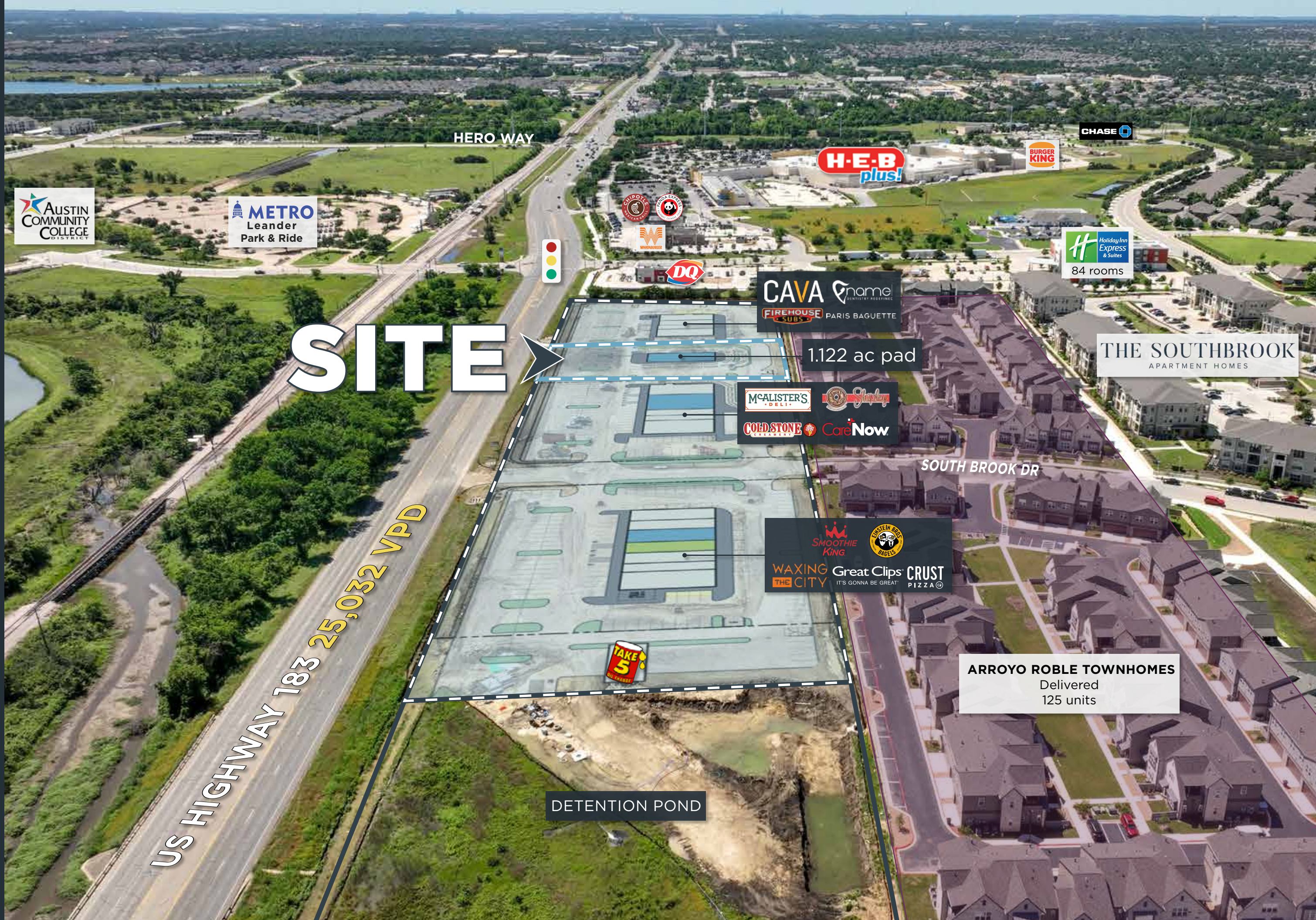
1.122 ac pad



SITE

US HIGHWAY 183 25,032 VPD





CAVA enamel
DENTISTRY REDEFINED



Great Clips
IT'S GONNA BE GREAT®

THE SOUTHBROOK

APARTMENT HOMES

ARROYO ROBLE TOWNHOMES
Delivered
125 units


DETENTION POND

An aerial photograph of a multi-lane highway, identified as US Highway 183. The road is flanked by green vegetation and trees. A text overlay in the center of the image reads "US HIGHWAY 183 25,032 VPD". The text "US HIGHWAY 183" is in white with a black outline, and "25,032 VPD" is in yellow with a black outline.

HERO WAY



METRO
Leander
Park & Ride



84 rooms





9




84 rooms

ARROYO ROBLE TOWNHOMES
DELIVERED
125 units

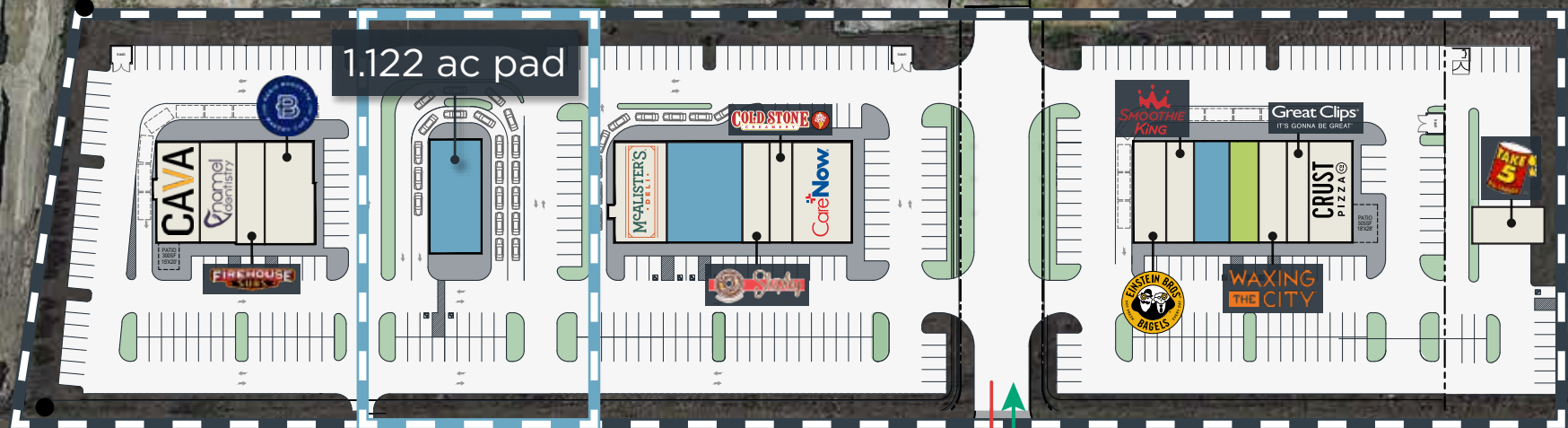










DETENTION
AREA

183

183 US HIGHWAY 183 25,032 VPD


LEANDER
STATION

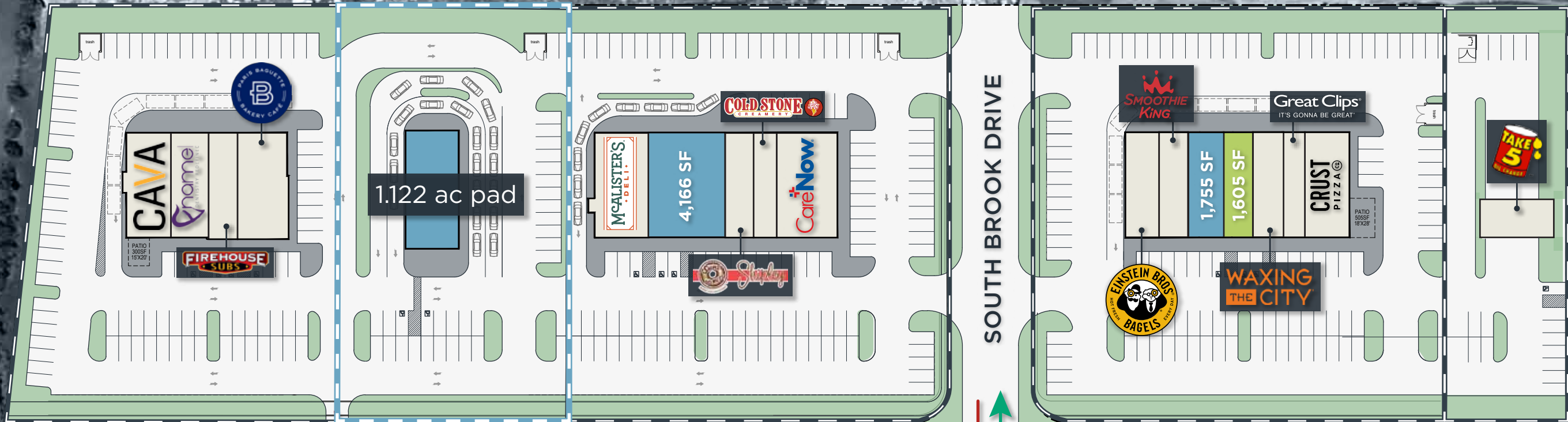
CAPITAL METRO METRORAIL



- Available
- LOI Working
- Negotiating Lease
- Lease Executed

Arroyo Roble Townhomes
125 Units

Escalon Townhomes
125 Units



183 US HIGHWAY 183 25,032 VPD



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.

Endeavor 2015 Management LLC
Licensed Broker /Broker Firm Name or Primary Assumed Business Name

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Buyer/Tenant/Seller/Landlord Initials

Date