

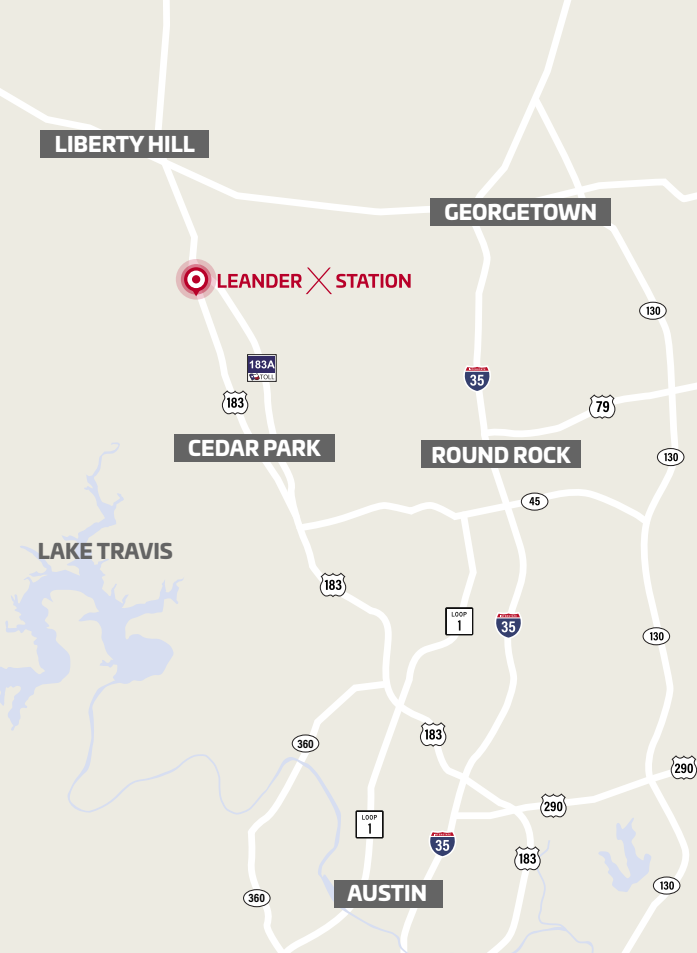
LEANDER 2243/SOUTH STREET

LOCAL COMMERCIAL PLANNED URBAN DEVELOPMENT



MULTIPLE DEVELOPMENT SITE OPPORTUNITY
COMPRISING 8.772-ACRES IN LEANDER, TEXAS.





EXECUTIVE SUMMARY

Jones Lang LaSalle (“JLL”) is pleased to offer qualified investors the unique opportunity to acquire up to three separate parcels comprising ± 8.772 acres of local commercial planned urban development land (the “Site” or “Property”) located in Leander, Texas, the fast-growing northwest suburb of Austin, Texas. Prominently positioned in the Austin-Round Rock MSA’s path of growth north, Leander 2243/South Street is located adjacent to the newly constructed MetroRail Station connecting Leander to the Domain and Downtown, and neighbors multiple planned or under construction developments. The three available parcels (± 3.636 acres, ± 3.363 acres and ± 1.773 acres) are advantageously positioned adjacent to Leander Station, the growing epicenter of the City of Leander, offering potential developers the opportunity to acquire developable land in the emerging live, work, play center in Northwest Austin.

Leander 2243/South Street is an excellent potential development site located in the booming Leander, Texas:

- » ± 0.5 miles from HEB (\$58.5M Sales), the new St David’s Medical Hospital (115 beds), Austin Community College (2,700 students) and 183A (35,000 VPD).
- » Adjacent to the Leander Station. The 32-mile commuter route connects Leander to the Domain, Central Austin and Austin’s downtown core to Leander’s nearby towns of Liberty Hill, Bertram, Georgetown, Round Rock, Cedar Park, and Burnet.
- » Construction is underway on the 480-home Horizon Lake development just behind the three properties by Pulte Homes.



PROPERTY OVERVIEW

Location:	Parcels Surrounding the Intersection of HWY 183 & 2243/South Street
Net Acreage:	8.772
County/MSA/City/State:	Williamson County/Austin Metro/Leander/TX
1 - 3.636 Acres:	Local Commercial PUD Zoned
2 - 3.363 Acres:	Local Commercial PUD Zoned
3 - 1.773 Acres:	Local Commercial PUD Zoned

UTILITIES:

Water/Wastewater:	Water and wastewater is readily available to site
Detention/Filtration:	
Topography:	Flat
Land Use:	Zoned PUD-LO
School Districts:	Leander ISD



TO AUSTIN
• 25 MINUTES

1

HORIZON PARK BLVD

2

3

2243

THE STANDARD
• COMPLETED 2018
• 225 MULTIFAMILY UNITS

SOUTH STREET

VILLAGE AT LEANDER STATION
• RECENTLY COMPLETED
• 77 SINGLE FAMILY HOMES

HERO WAY

LEANDER STATION



Northline

(UNDER CONSTRUCTION)

- 115-ACRES
- 300K SF OF RETAIL
- 700K SF OF OFFICE
- 150K SF OF HOSPITALITY
- 2,000 MULTIFAMILY UNITS
- 300 TOWNHOMES
- TOWN SQUARE, CIVIC, PARKS & GREENSPACE



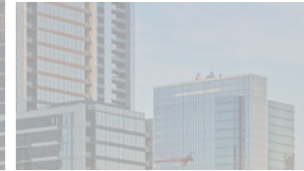
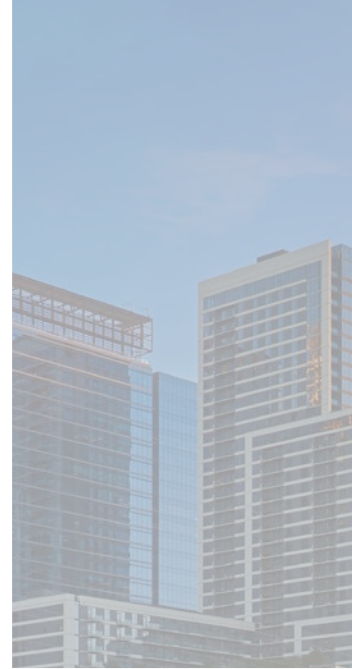
StDavid's MEDICAL CENTER

EPICENTER OF THE CITY OF LEANDER

- » Leander Station is the growing town center for the City of Leander, anchored by the newly-constructed MetroRail Station, the northern most station for the Capital Rail system, which sees an average of 33K daily riders, and has 635 parking spaces for “park and ride” customers traveling to and from some of Austin’s most prominent destinations in downtown, The Domain, Lakeline Mall, and Highland Mall
- » The Property is located across from The Forum Shopping Center, an H-E-B anchored power center featuring 201K SF of retail and home to other notable retailers including Domino’s, Subway, GameStop, Twin Liquors, La Tapatia Mexican Restaurant, T-Mobile, Chase Bank and Burger King
- » Leander Station is also adjacent to the Austin Community College Leander Campus, home to 12,500 students with near-term plans to expand, and the newly built St. David’s hospital, which will have over 400 beds and abundant medical office facilities.

ADVANCING DEMOGRAPHIC GROWTH FUNDAMENTALS

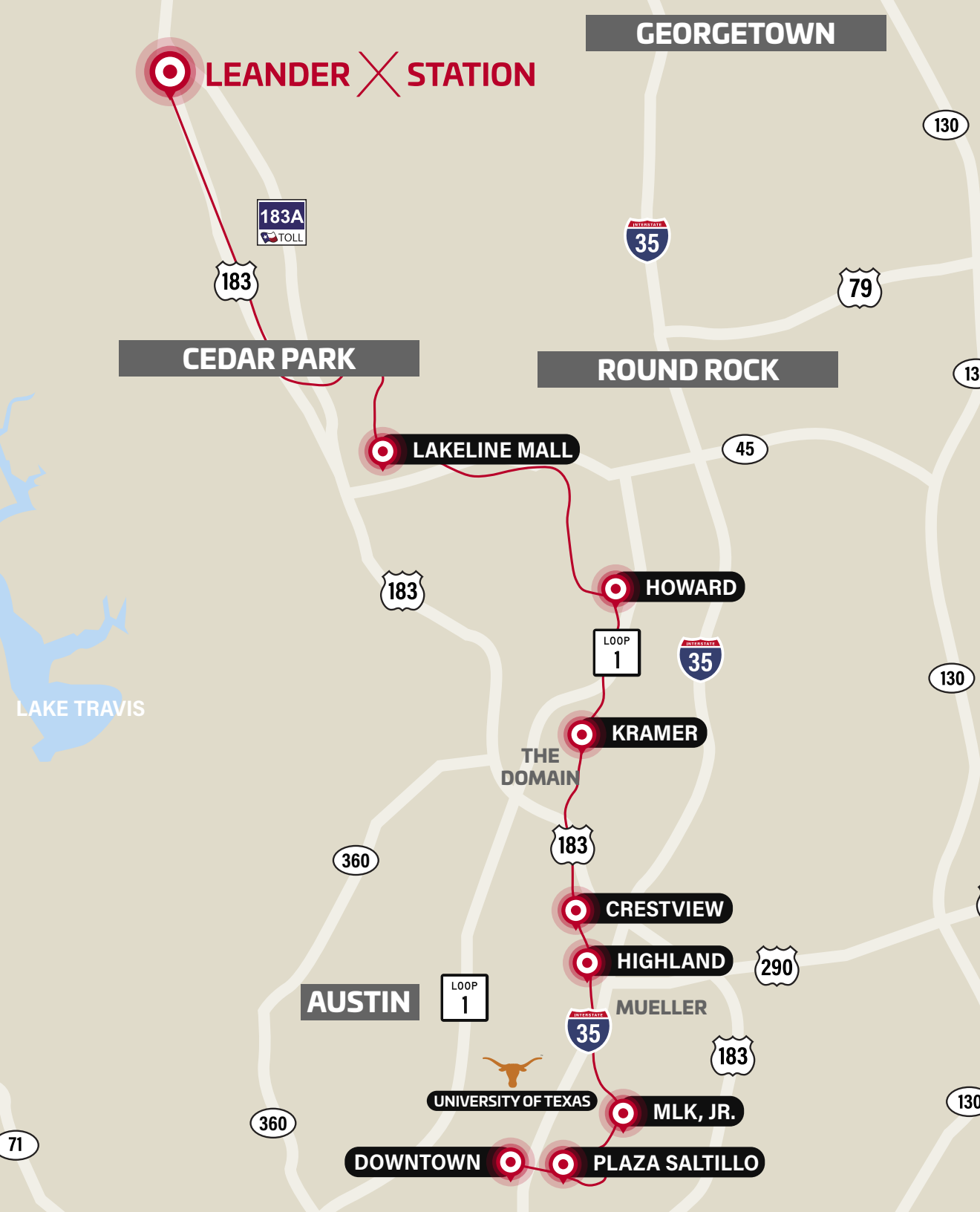
- » Driven by North Austin’s global presence within the technology sector along with Austin’s economic health, business friendly environment, and outstanding lifestyle offerings Leander has seen some of the most impressive population growth in the country.
- » Growing at an annual rate of 9.65%, its population has increased 186.47%. While the population in 2010 reached 26,521 in 2021 it reached it’s highest population recorded at 75,976.
- » Average household income within 3 miles of Leander Station has grown to \$106,200 with 70% of people working white collar occupations.



**LEANDER STATION IS THE
GROWING TOWN CENTER FOR
THE CITY OF LEANDER**

LEANDER X STATION





IDEAL CONNECTIVITY TO THE AUSTIN-ROUND ROCK MSA

- » Located along South Street between Highway 183 and Highway 183A, the Property features immediate highway access allowing for convenient connectivity to major tech employers and recreational destinations located in Cedar Park, Round Rock, and North Austin
- » The MetroRail Station features stops along Lakeline Mall, Howard Lane, The Domain, Crestview, Highland Mall, Mueller, Plaza Saltillo, and Downtown, offering its riders seamless connectivity to virtually all of Austin
- » As of Q1 of 2021 Project Connect proposition A, an estimated \$7.1 Billion bond has passed to raise property tax rates by 8.75 cents in Austin. This will add a new high-capacity transit system including a new rail system, transit tunnel downtown, expanded bus service and 9 new park & rides throughout the Austin region.

2
MINUTES
HWY 183A

11
MINUTES
183/45
INTERSECTION

20
MINUTES
THE DOMAIN

23
MINUTES
ROUND ROCK

28
MINUTES
DOWNTOWN
AUSTIN

TO AUSTIN
• 25 MINUTES

THE STANDARD
• COMPLETED 2018
• 225 MULTIFAMILY UNITS

2243

VILLAGE AT LEANDER STATION
• RECENTLY COMPLETED
• 77 SINGLE FAMILY HOMES

HERO WAY

LEANDER STATION



N Northline

(UNDER CONSTRUCTION)

- 115-ACRES
- 300K SF OF RETAIL
- 700K SF OF OFFICE
- 150K SF OF HOSPITALITY
- 2,000 MULTIFAMILY UNITS
- 300 TOWNHOMES
- TOWN SQUARE, CIVIC, PARKS & GREENSPACE



183



StDavid's MEDICAL CENTER

LEANDER STATION LOCATION OVERVIEW

METRORAIL

In 2004 Capital Metro and City of Leander ran an economic analysis to determine what would best serve the northeast quadrant of Leander. It was then determined that the urban approach and use of the SmartCode would realize twice the ultimate tax base, resulting in Leander's TOD designation

The TOD goal is to create walkable transit-friendly community with a mix of people, jobs, and services to increase Cap Metro Rail ridership and support affordable living. The TOD is one of the few places in Leander that multifamily is still allowed and encouraged. Outside of the TOD, multifamily developments are discouraged largely in the city of Leander.

Leander Station is the terminus stop for the Metro Rail red line. The 32-mile commuter route connects Leander to the Domain, Central Austin and Austin's downtown core to Leander's nearby towns of Liberty Hill, Bertram, Georgetown, Round Rock, Cedar Park, and Burnet.

StDavid's MEDICAL CENTER

With over 110 sites across Central Texas, St. David's includes seven of the areas leading hospitals and is one of the largest healthcare systems in the state of Texas. It is the third largest private employer in the Austin area with more than 10,200 employees with plans to create up to 600 new jobs at the completion of the St. David's Leander Campus.

The hospital system acquired 52 acres of land just north of the property in 2017, with plans for Leander's first hospital. The first phase was completed recently with an opening in 2018. The Hospital ER is the fifth location within St. David's that considers the stand-alone facilities an extension of their hospital system. Construction is soon to start on an 111-bed hospital building, while the masterplan for the site calls for upwards of 400 beds and MOB space at full build out on the Leander campus.





The 100-acre Austin Community College San Gabriel Campus has competed phase 1 of development. A 106,000 SF LEED certified development that opened in 2018 with 2,500 students has been up and running, and once built out the 100-acre campus is designed to serve 12,500 student's total at full capacity. The new San Gabriel campus serve's one of the fastest growing areas in the region and relieve crowding at ACC's Cypress Creek and Round Rock campuses further south. The new campus has catered to general studies and includes a combination of traditional classrooms, hybrid classrooms as well as labs for science and chemistry classes. San Gabriel is ACC's 12th campus, and includes the college's second ACCelerator learning center, a high-tech learning lab designed for individualized learning and small groups.



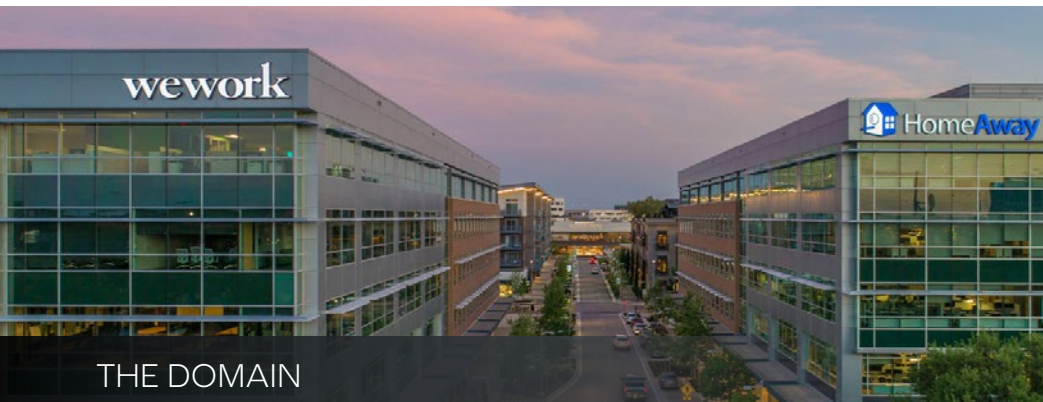
The Leander HEB Plus is part of a 225,000 SF Shopping center and one of the largest HEB stores in Texas. As one of Central Texas' largest employers, HEB is preferred grocer across the region with over 370 locations. Founded in 1905 the grocery chain is ranked No. 12 on Forbes' 2019 list of "America's Largest Private Companies". HEB was named Retailer of the Year in 2010 by Progressive Grocer.

The DOMAIN

The Domain is a rare and iconic premier mixed-use development located just south of the Property. As Austin's second downtown, the Domain is home to high-end luxury retail, entertainment venues, and Fortune 500 office tenants. The Domain is one of the prime examples of a true mixed-use development in the United States. Companies such as Amazon, Facebook, Expedia, Charles Schwab, and IBM call the Domain home. From a retail and consumer services perspective, the Domain is the primary location for Austin, Texas with retailers such as Apple, Microsoft, Niemann Marcus, AT&T, SoulCycle, Peloton, Warby Parker, and many more. The Domain is a bustling center for work, shopping, entertainment, and living, and will continue to see more growth for years to come.

APPLE CAMPUS

Apple has broken ground on its \$1 billion campus just south of the Property, which will make it the largest private employer in Austin. The campus will initially house nearly 5,000 employees with the capacity to grow to 15,000 employees. Once fully developed, the campus is expected to contain around 3 million square feet with 2 million square feet dedicated to office space and research and development, and 1 million of ancillary space.



THE DOMAIN

Drive Time 20 minutes
1.8 million SF of Retail
4,022 Multifamily Units
924 Hotel Rooms
3.3 million SF of Office



APPLE CAMPUS

Drive Time 15 minutes

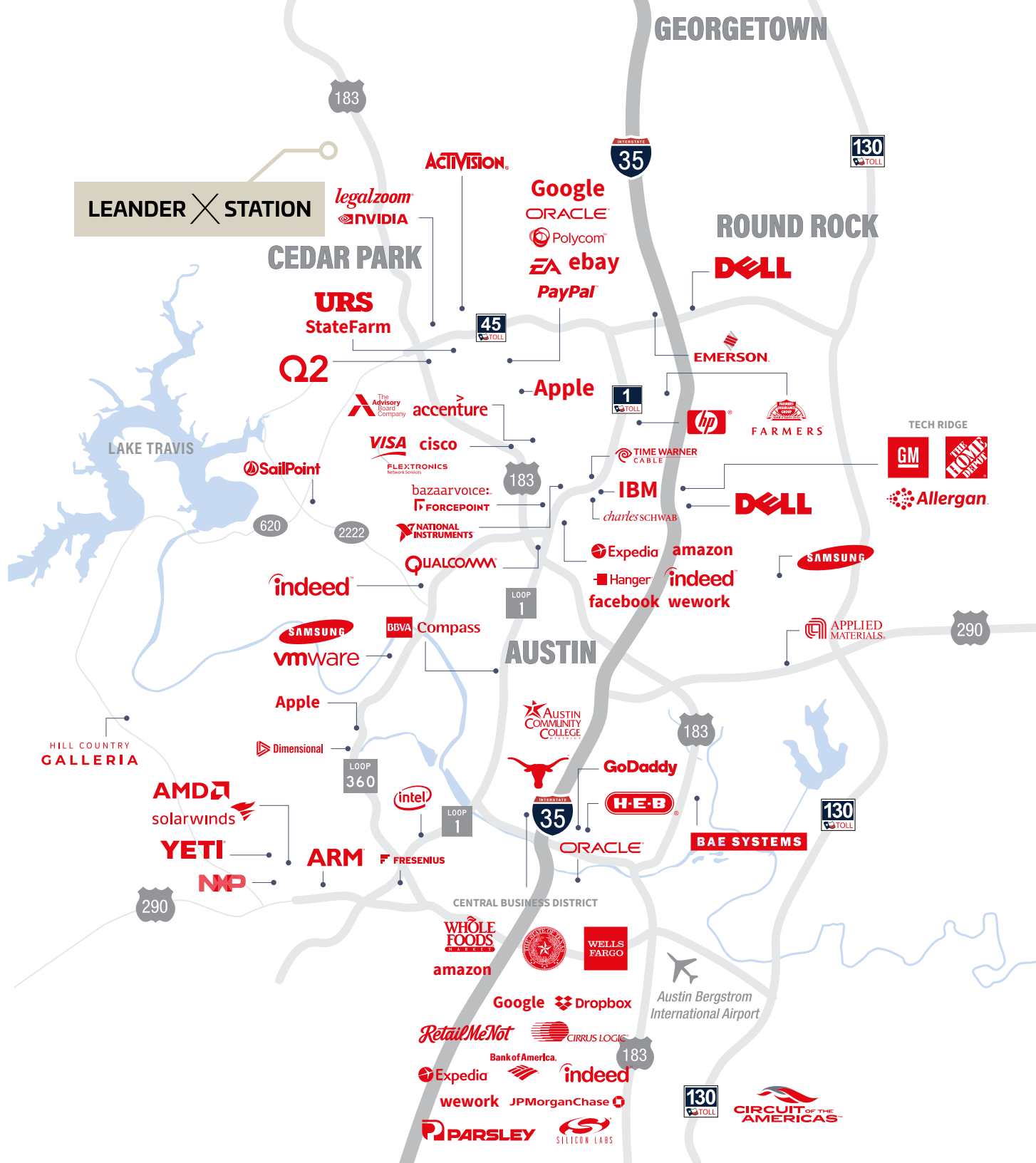
APPLE CAMPUS: an HQ

6,000+ Employees expanding up to 15,000

Largest concentration of Apple employees outside of Cupertino

\$1 billion in planned investment







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.

11-2-2015



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.

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date

DEAL CONTACTS

Elizabeth Clampitt

Executive Vice President

+1 713 888 4075

elizabeth.clampitt@am.jll.com

Simmi Jaggi

Managing Director

+1 713 888 4098

simmi.jaggi@am.jll.com

Joshua Green

Senior Associate

+1 512 861 3434

joshua.green@am.jll.com

Matthew Underhill

Associate

+1 512 368 7381

matthew.underhill@am.jll.com

LEANDER 2243/SOUTH STREET

LOCAL COMMERCIAL PLANNED URBAN DEVELOPMENT



1703 W 5th St Suite 850 | Austin, TX 78703

www.us.jll.com/capitalmarkets

Copyright © Jones Lang LaSalle IP, Inc. 2021

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property [properties] described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. ©2022. Jones Lang LaSalle IP, Inc. All rights reserved.