



PAD SITES & RETAIL AVAILABLE

POINTE 183

OFF TOLL 183A IN LEANDER, TX

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PROPERTY DETAILS



ABOUT THE PROPERTY

The retail at Pointe 183 is situated on just under three acres of land on the frontage of 183A Toll, adjacent to St. David's Emergency Center.

OVERVIEW

2.93
ACRES
Available Retail

39,245
VEHICLES PER DAY
Toll 183A

119,804
EST. POPULATION
5-Mile Radius

POINTE 183

offers...



Pad Sites
Available



Retail
Available



Share
Detention



Infrastructure
In

Neighboring Tenants

StDavid's

WAYBACK
BURGERS

CAVA

EST. 1998
SCOOTER'S
COFFEE

SMOOTHIE
KING

CRUST
PIZZA CO

CareNow

Safelite

FIREHOUSE
SUBS

McALISTER'S
DELI

WAXING
THE CITY

TAKE
5
OIL CHANGE

EINSTEIN BROS
BAGELS

SITE ACCESS

Future
Northline
USE DEVELOPMENT
M SF of Office
000 SF of Retail
ulti-Family Units
of Hotel/Hospitality
Public Space/Parks

San Gabriel Rd.

Development

183

23,772 CPD

Martin Marietta
LEANDER READY MIX

AVAILABLE

POINTE
183

2.2 -Ac Medical Office Park
130,000 SF of Office

Leander Medical Plaza
60,000 SF

StDavid's LEANDER MEDICAL CENTER
52-AC Medical Complex

StDavid's ACUTE CENTER
\$182M Medical Facility
150K SF • 150 Beds • 200 Jobs

StDavid's EMERGENCY CENTER
LEANDER

Safelite
BEYOND BORDEN PIZZA
WAYBACK BURGERS
SCOOTER'S COFFEE
GO CARWASH

183

Southbound Off Ramp

Southbound On Ramp

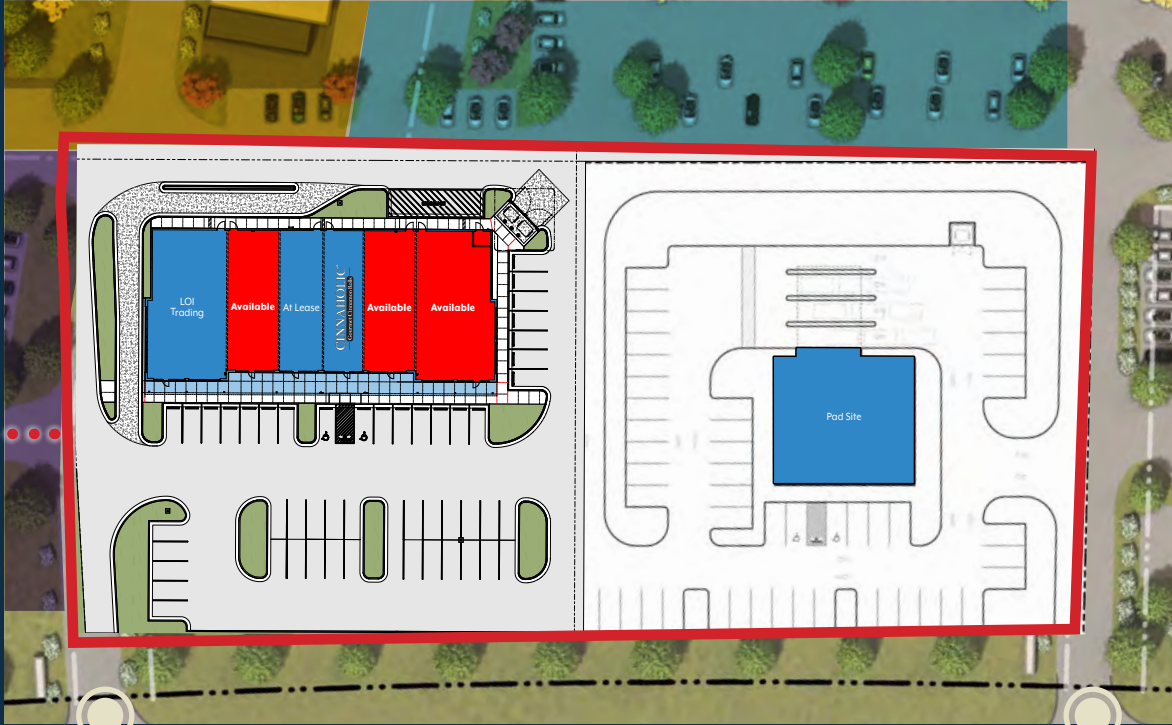
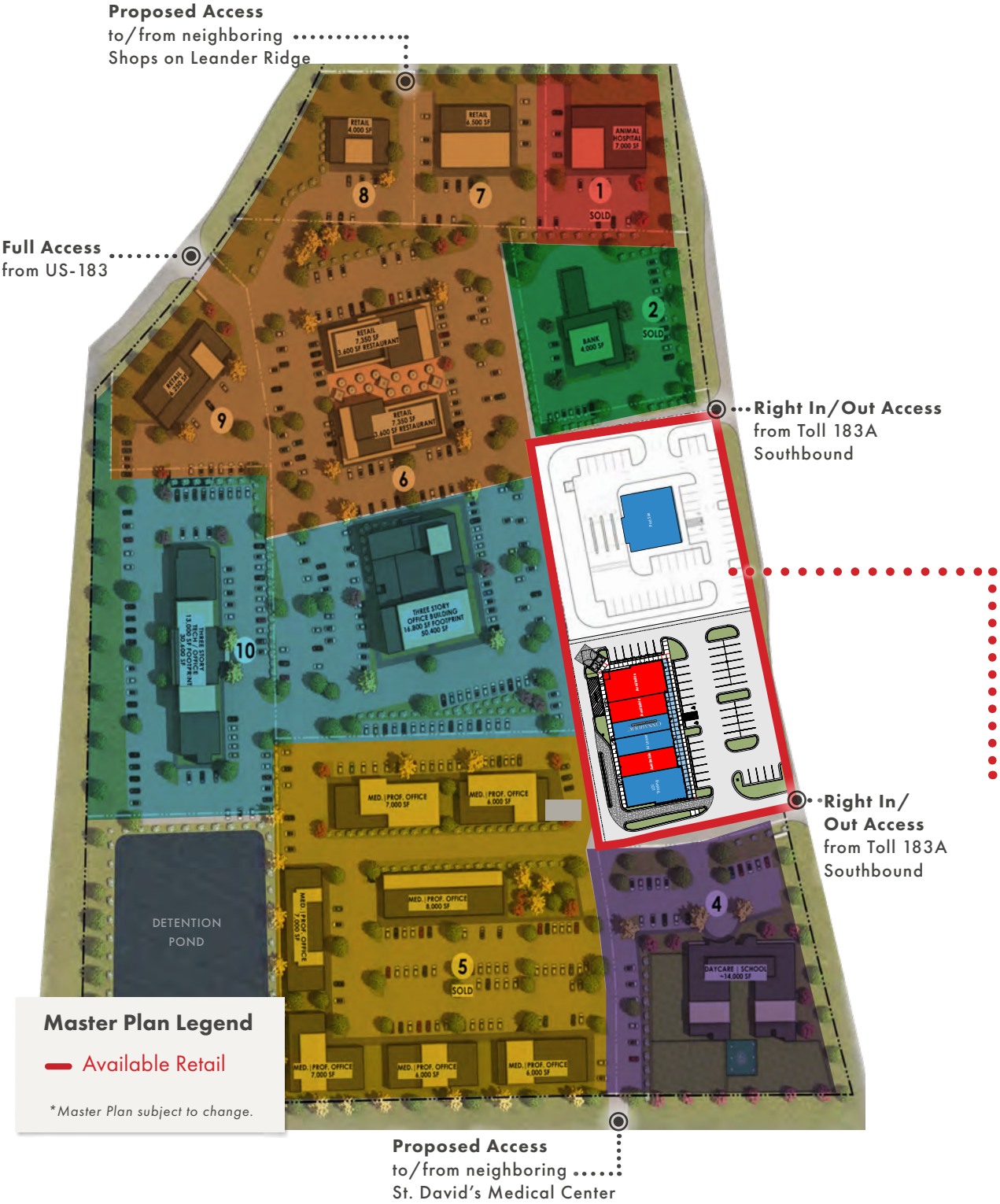
39,245 CPD

183A
TOLL

Northbound Off Ramp

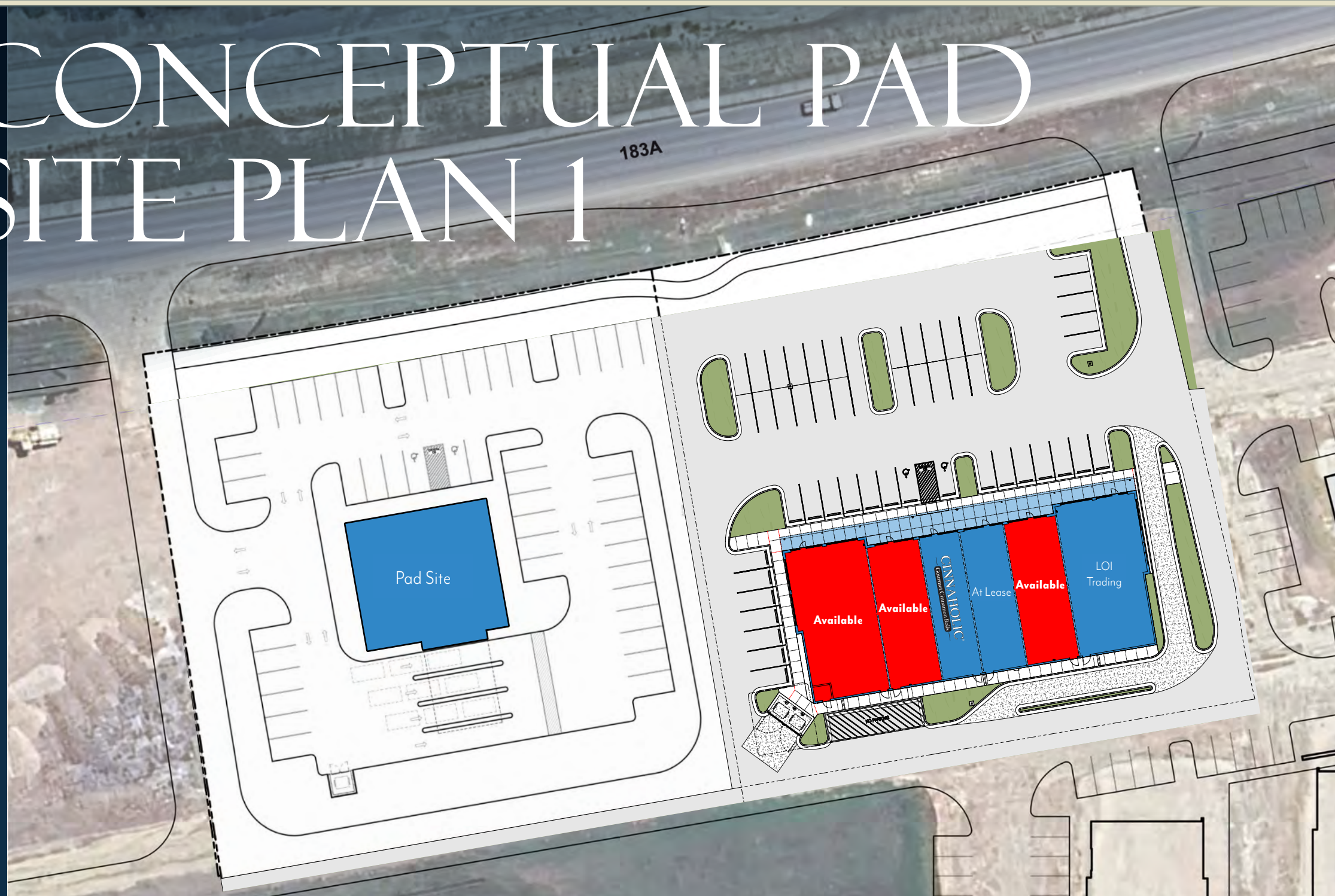
RETAIL SITE PLAN

Pad Sites and Retail Available



Right In/Out Access
from Toll 183A
Southbound

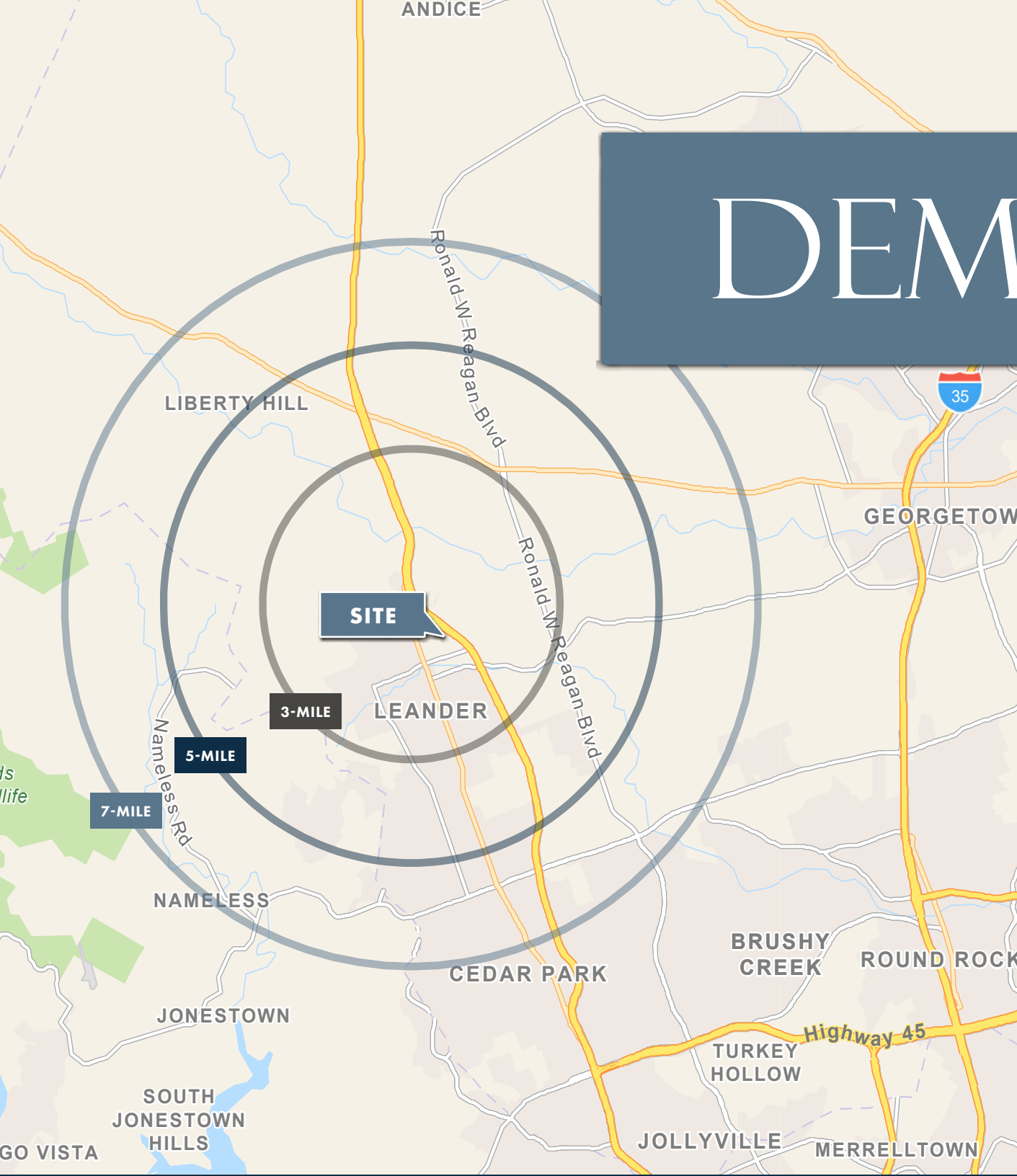
CONCEPTUAL PAD SITE PLAN 1



TRADE AREA



DEMOGRAPHICS



	3-MILE	5-MILE	7-MILE
TOTAL POPULATION	53,711	119,804	184,037
POPOULATION GROWTH	4.89%	4.19%	4.03%
TOTAL HOUSEHOLDS	18,652	40,664	63,157
MEDIAN AGE	34.8	36.1	36.8
AVG. HOUSEHOLD INCOME	\$138,605	\$156,899	\$160,949
DAYTIME POPULATION	34,867	80,464	140,365

RETAIL RENDERING



**Renderings are subject to change.*

LEANDER, TEXAS

LOCATION

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. Since 2000, the community has grown from 7,600 residents to more than 74,000 in 2022. It is listed at one of the, "Fastest-Growing Large Cities in the United States: July 1, 2021 - July 1, 2022" at an increase of 10.9% population growth (US Census Bureau).

Affordability and quality schools have been the historical drivers for the community's growth. Single-family residential homes run the gamut from first-time to executive styled living. The Leander Independent School District's (LISD) 37 campuses provide a varied curriculum. This gives more than 30,000 students a great start to their future.





Jones Lang LaSalle Brokerage, Inc.

PAD SITES & RETAIL

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