



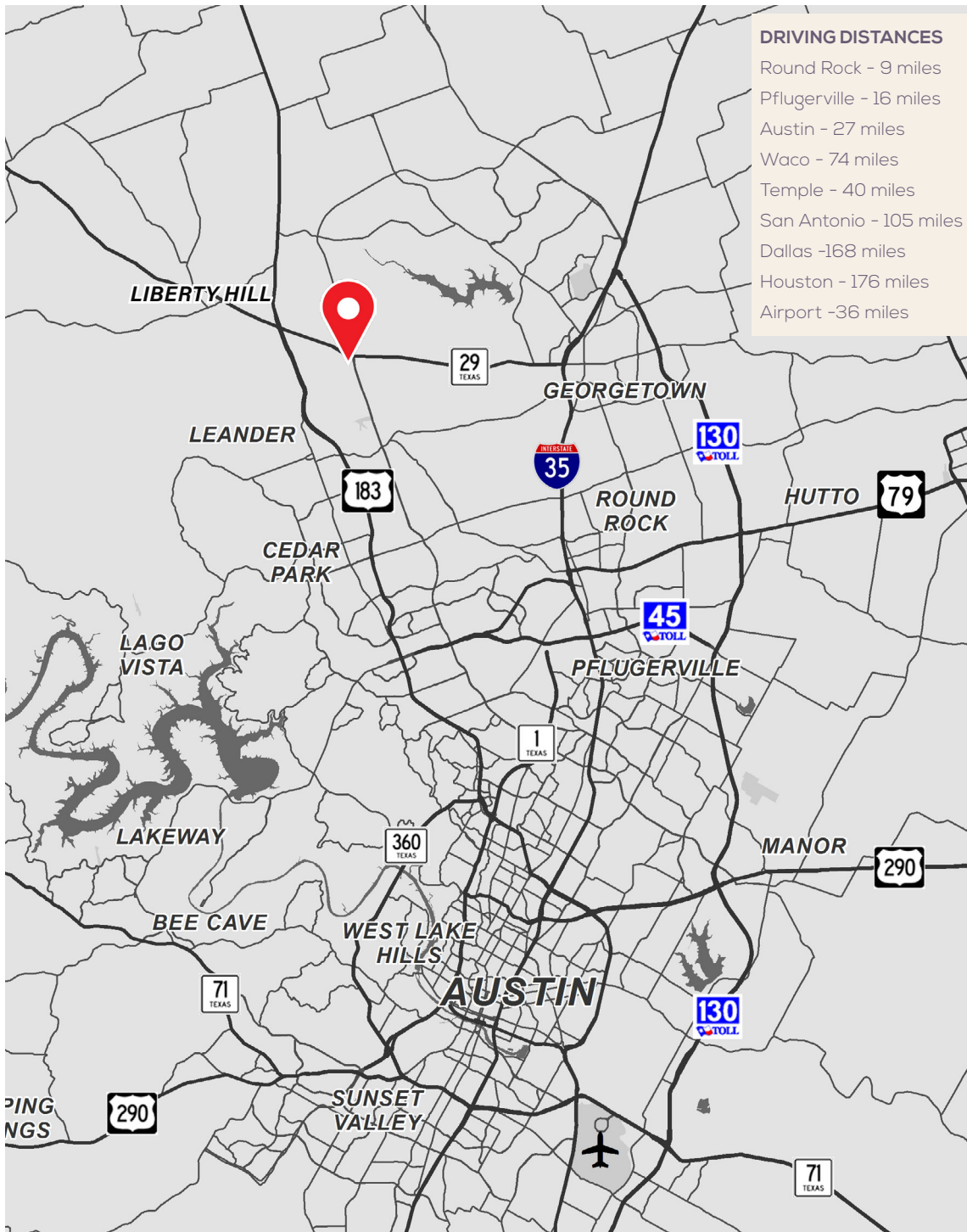
LEANDER, TEXAS

GATEWAY 29

SHOPPING CENTER

UNDER CONSTRUCTION
DELIVERING OCTOBER 2025

SWC HWY 29 & RONALD REAGAN BLVD. | LEANDER, TEXAS



ABOUT

LEANDER, TX

Leander, Texas, is a quaint town full of Hill Country charm and endless ways to enjoy yourself and sits just 20 miles north of Austin. Leander's growth has unlocked new economic opportunities including a more balanced tax base, increased employment options, and has increased the number of community amenities. The growth occurring in Leander provides a significant opportunity for new businesses looking to relocate, expand, or start up in the Austin region.

29 Gateway has an opportunity to take advantage of an upcoming transformation of the immediate trade area. With significant residential growth, this site is strategically positioned for a retailer to capture an underserved increasing population.

- Population has grown **46%** since 2010
- Population is forecast to grow **36%** by 2027
- **2/3** of residents are homeowners
- Leander was named the **second fastest growing city** in the nation in 2021 by the U.S. Census Bureau.

LOCATION & DEMOS

LOCATION, COMMUNITY, QUALITY LIVING. IT STARTS HERE!

- Retail space & pad sites Available
- Connected by two major arterials: Hwy 29 & Ronald Reagan Blvd (SWC)
- Positioned across from H-E-B Plus! anchored "Bar W Marketplace"
- Delivery in October 2025
- Strategic location at major intersection in rapidly-growing trade area
- Access and frontage on Ronald Reagan Blvd. and State Highway 29
- Williamson County added 24,918 new residents from 2022-2023

<u>2024 DEMOS</u>	<u>3-MILE</u>	<u>5-MILE</u>	<u>10-MILE</u>
Total Population	45,712	84,277	322,228
Households	15,381	28,976	115,964
Daytime Population	30,360	59,105	276,336
Average HH Income	\$163,051	\$158,013	\$160,168
Total Businesses	344	1,004	8,140
2024-2029 Annual Growth Rate	6.47%	5.83%	3.54%
<u>TRAFFIC COUNTS</u>		<u>CPD</u>	
Ronald Reagan Blvd.		24,059	
State Highway 29		35,583	

The map illustrates the Bar W Ranch area in Austin, Texas, highlighting various residential developments, schools, and commercial centers. Key features include:

- Residential Developments:** Stonewall Ranch (1,121 homes), Santa Rita Ranch (±1,000 homes), Morningstar (±1,300 homes), Highland Meadows (825 homes), Summerlyn (1,000 homes), Larkspur (1,539 homes), Bar W Ranch (±1,454 homes), Valley Vista Estates (±140 homes), Bryson (±1,500 homes), Stacey Danielson M.S. (1,200 students), Savannah Ranch, Benbrook Ranch/North (228 homes), District 2243 Mixed-Use, Palmera Ridge (±1,000 homes), Parker Ranch (460 homes), Reagan's Overlook (±45 homes), Escalera Ranch (137 homes), Lively Ranch (±700 homes), Gabriel's Bend (30 homes), Oaks at San Gabriel (843 homes), Cimmarron Hills (606 homes), and Gabriel's Overlook (256 homes).
- Educational Facilities:** Santa Rita Elementary (800 students), Larkspur Elementary (685 students), Rancho Sienna Elementary (605 students), Nancy Tarvin Elementary (605 students), and Glenn High School (1,587 students).
- Commercial and Retail Centers:** Target, Costco, Bar W Marketplace Retail Development, and H-E-B.
- Major Roads:** Highway 29, Highway 183, and Highway 183A.
- Directional Arrows:** Pointing towards Liberty Hill, Georgetown, and Austin.
- Site Identification:** A red arrow labeled "SITE" points to the Bar W Ranch development.

SITE LOCATION



GATEWAY 29



LOT 2

facing Ronald Reagan Blvd.

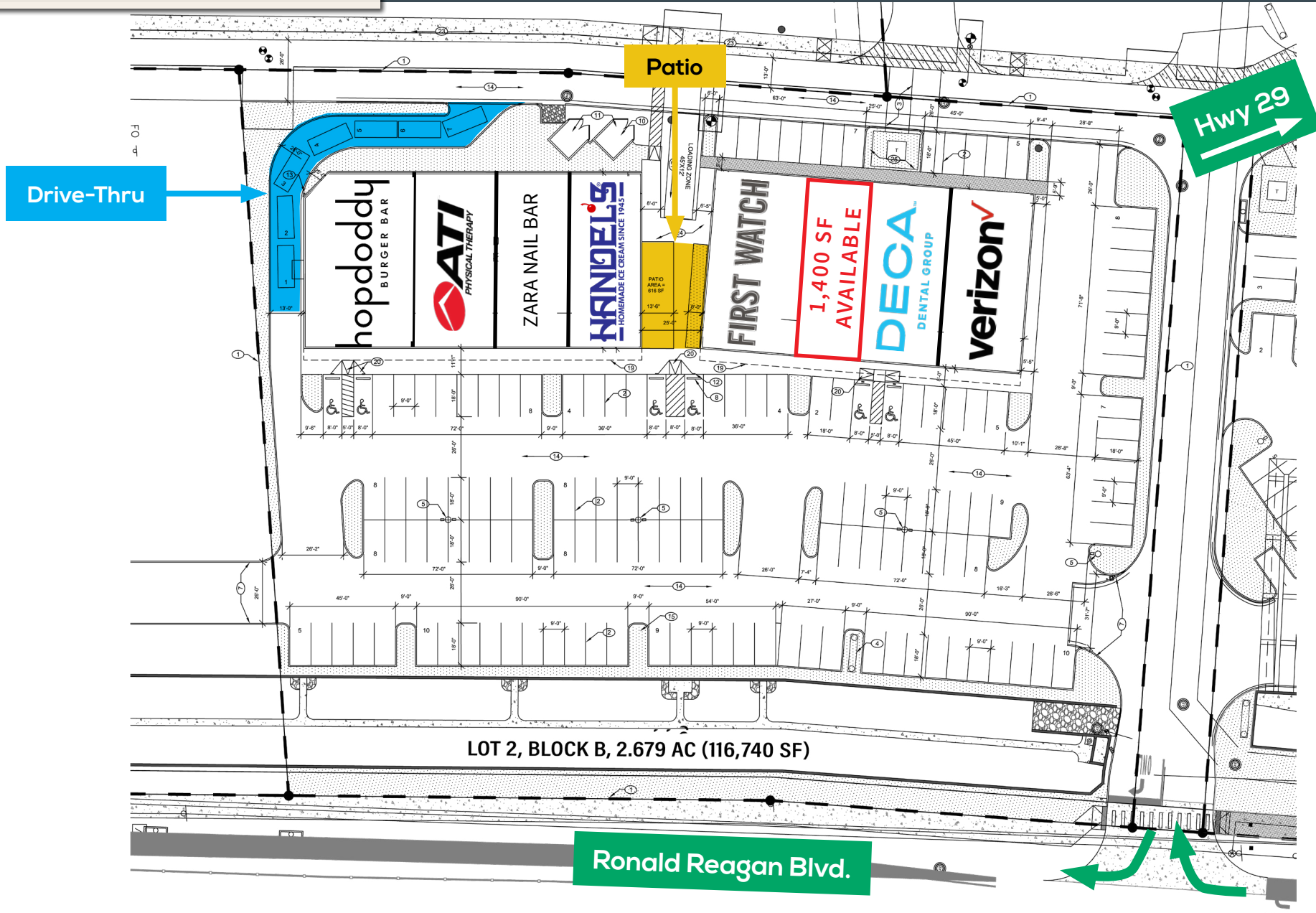
RENDERING



LOT 2

facing Ronald Reagan Blvd.

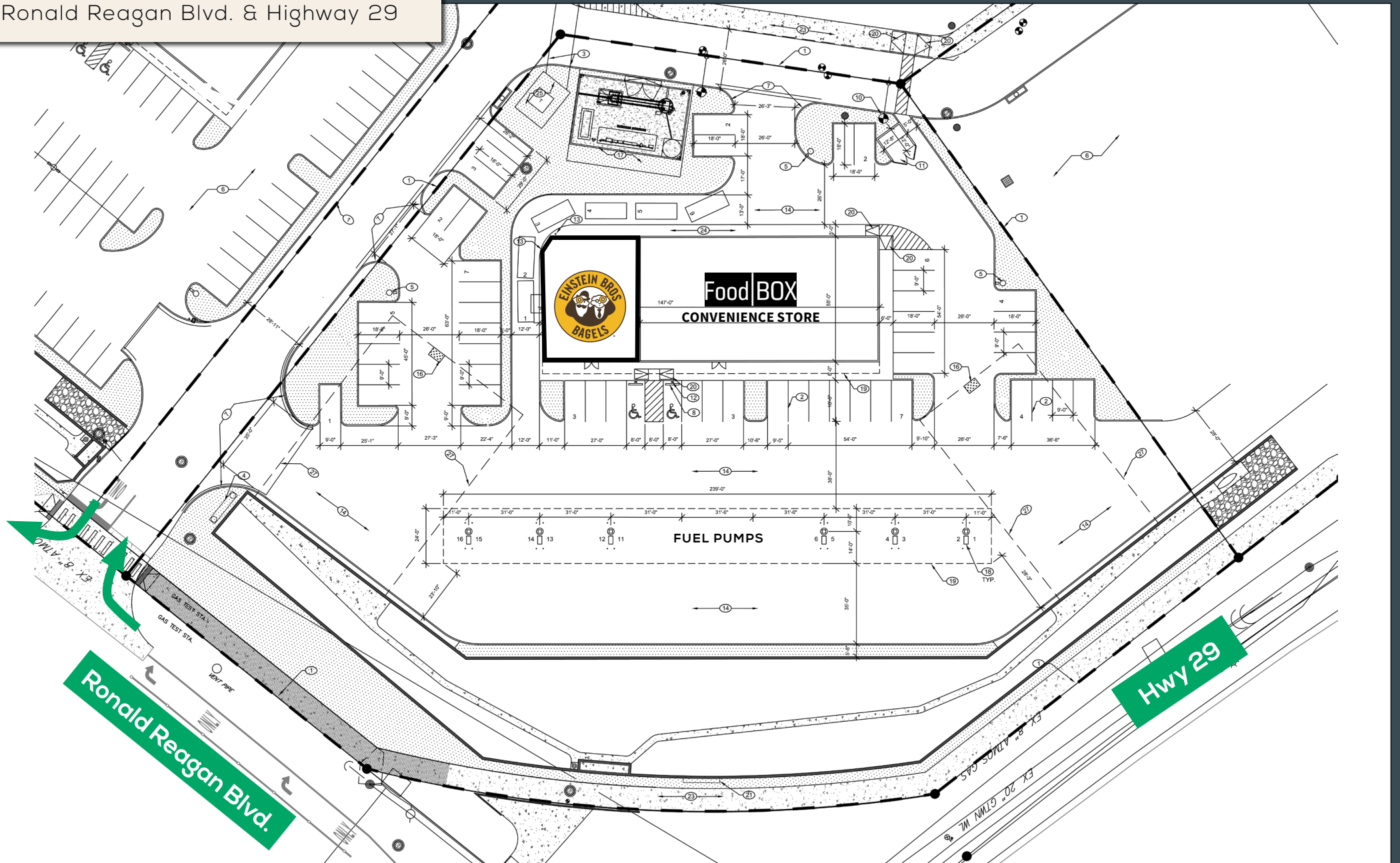
SITE PLAN



LOT 3

hard corner at
Ronald Reagan Blvd. & Highway 29

SITE PLAN



LOT 5

facing Highway 29

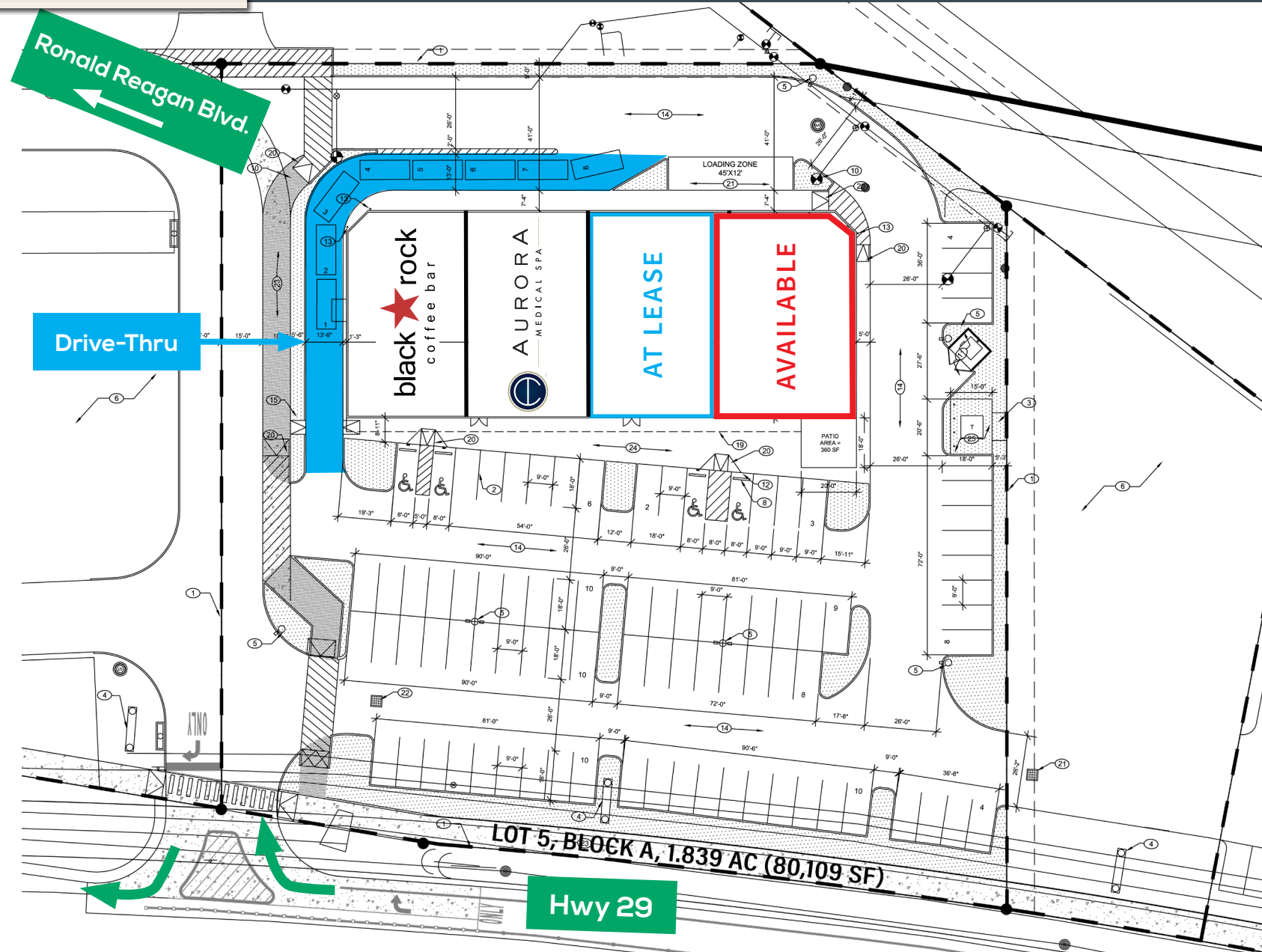
RENDERING



LOT 5

facing Highway 29

SITE PLAN



LOT 6

facing Highway 29

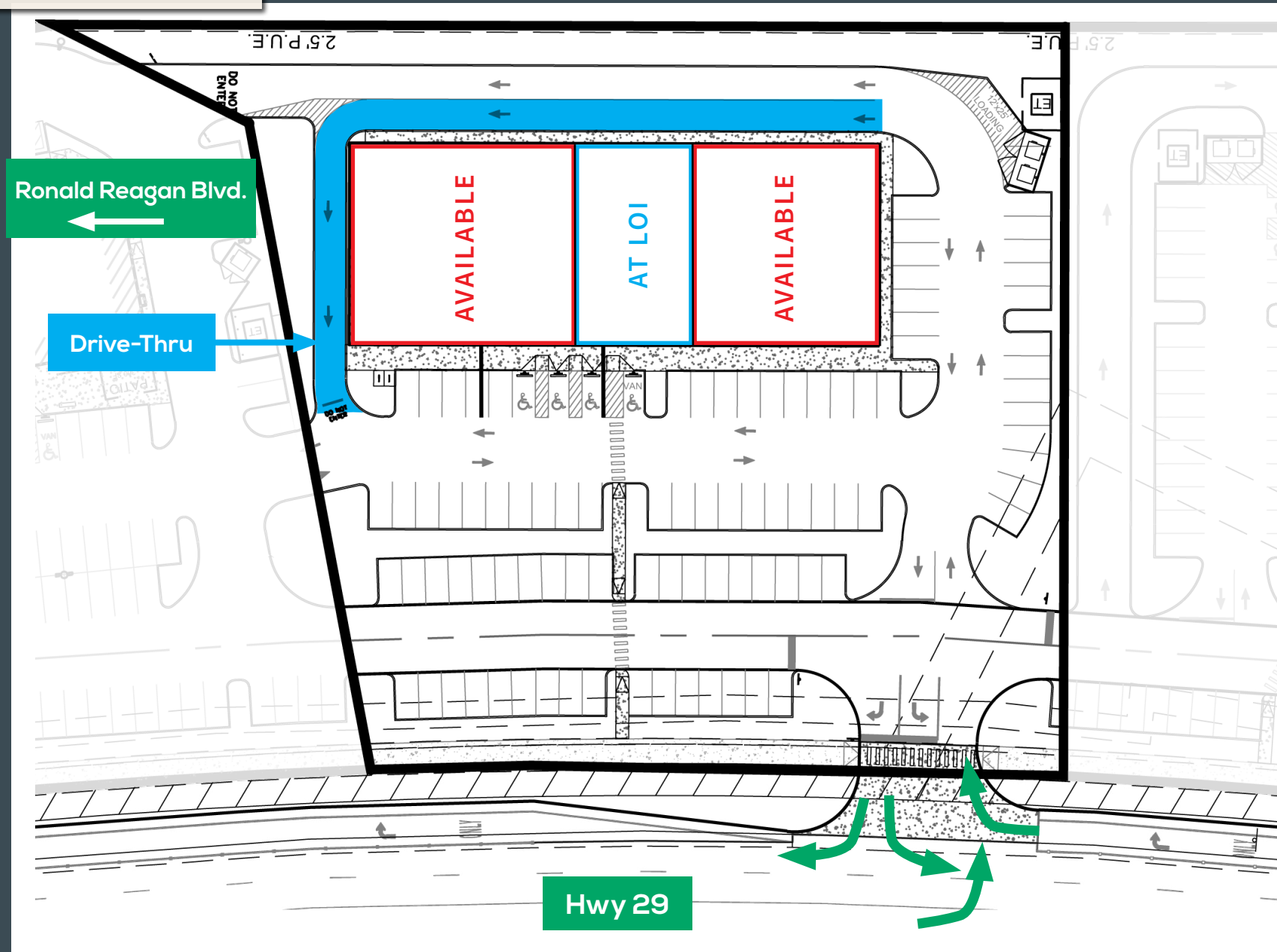
RENDERING



LOT 6

facing Highway 29

SITE PLAN



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:

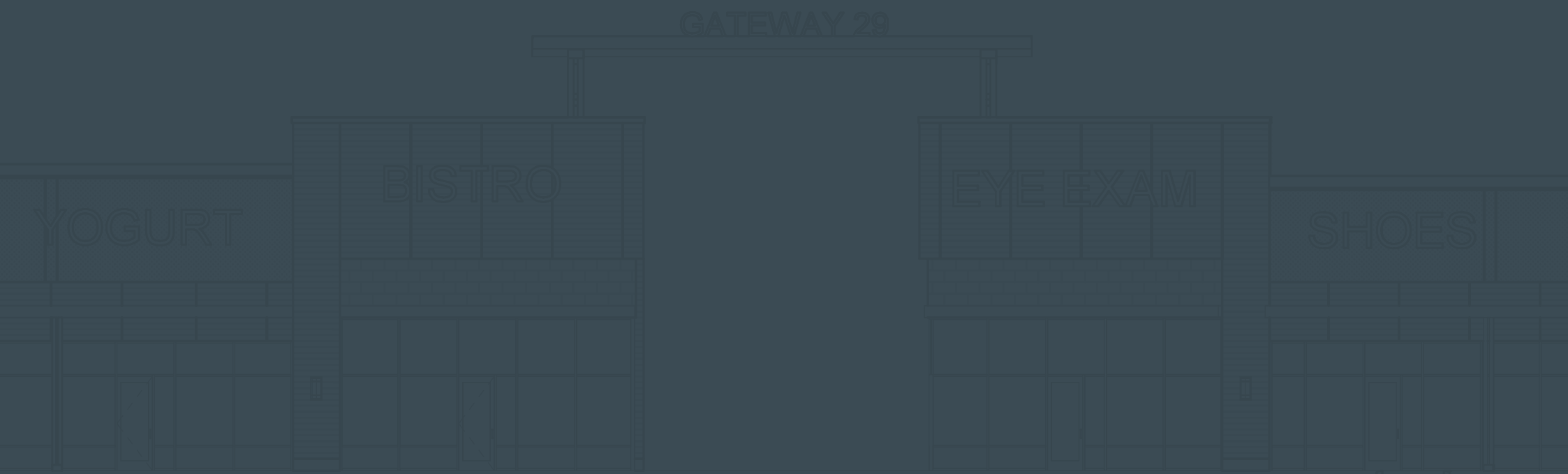
- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 (214) 438-6100	N/A	N/A	N/A	N/A
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone	Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 (713) 888-4000	Barry Haydon	672378	Barry.Haydon@jll.com	+1 (512) 861-3423
Designated Broker of Firm	License No.	Email	Phone	Sales Agent / Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



BARRY HAYDON

Executive Vice President

+ 1 512 593 4878

Barry.Haydon@jll.com

[US.JLL.COM/RETAIL](https://us.jll.com/retail)

Although information has been obtained from sources deemed reliable, Owner, Jones Lang LaSalle, and/or their representatives, brokers or agents make no guarantees as to the accuracy of the information contained herein, and offer the Property without express or implied warranties of any kind. 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.

©2025. JONES LANG LASALLE. ALL RIGHTS RESERVED.

FOR MORE INFORMATION, VISIT [US.JLL.COM/](https://us.jll.com/)