



1,200 - 10,000 SF AVAILABLE

# POINTE 183

OFF TOLL 183A IN LEANDER, TX

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# PROPERTY DETAILS



POINTE 183

offers...



Pad Sites  
Available



Retail  
Available



Share  
Detention



Infrastructure  
In



## 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

1,200 - 10,000  
SQUARE FEET  
Available Retail

39,245  
VEHICLES PER DAY  
Toll 183A

119,804  
EST. POPULATION  
5-Mile Radius

Neighboring Tenants

StDavid's

WAYBACK BURGERS

CAVA

SCOOTER'S COFFEE

SMOOTHIE KING

Safelite

CRUST PIZZA CO.

CareNow

WAXING THE CITY

FIREHOUSE SUBS

MCALISTER'S DELI

EINSTEIN BROS BAGELS

TAKE 5 OIL CHANGE



# 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

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

AVAILABLE

POINTE 183

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

TEXAS ORTHOPEDICS  
SPORTS & REHABILITATION ASSOCIATES



**ARA**  
radiology patient practice

**Safelite**  
**BEYOND PIZZA**  
**WAYBACK**  
BURGERS

**SCOOTER'S**  
COFFEE

**GO**  
CARWASH

183

Southbound Off Ramp

Southbound On Ramp

39,245 CPD

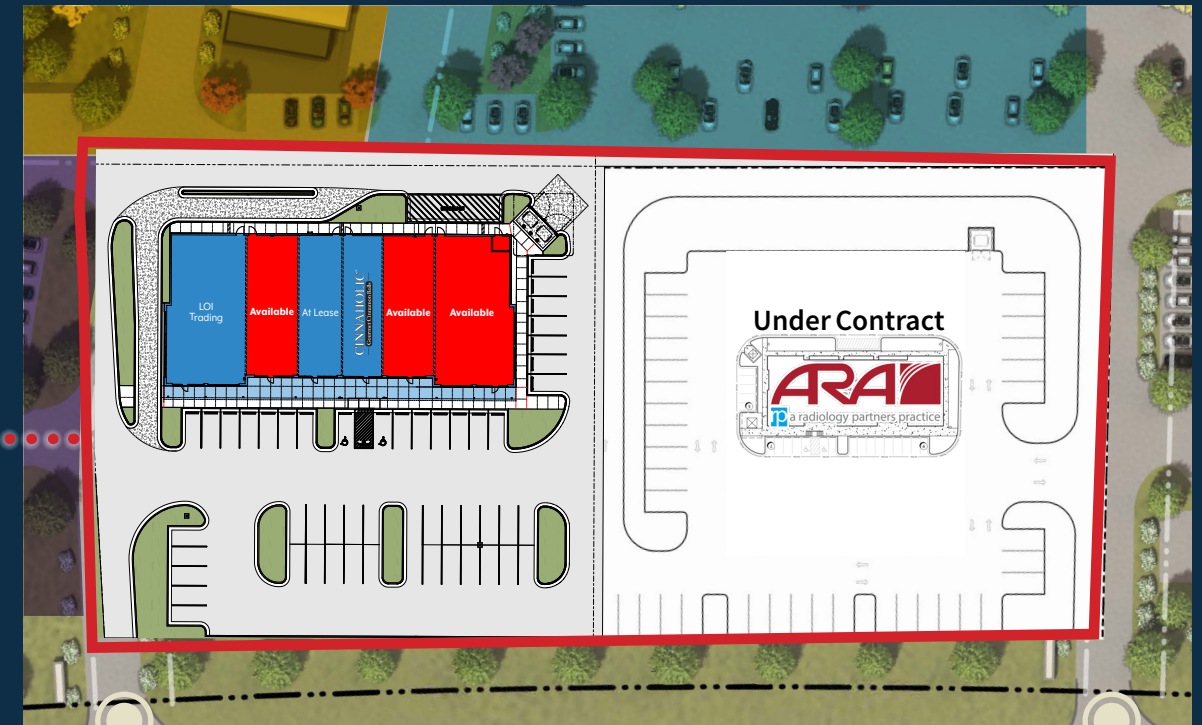
183A  
TOLL

Northbound Off Ramp



# RETAIL SITE PLAN

Pad Sites and Retail Available



**Right In/Out Access**  
from Toll 183A  
Southbound



# CONCEPTUAL PAD SITE PLAN 1

183A



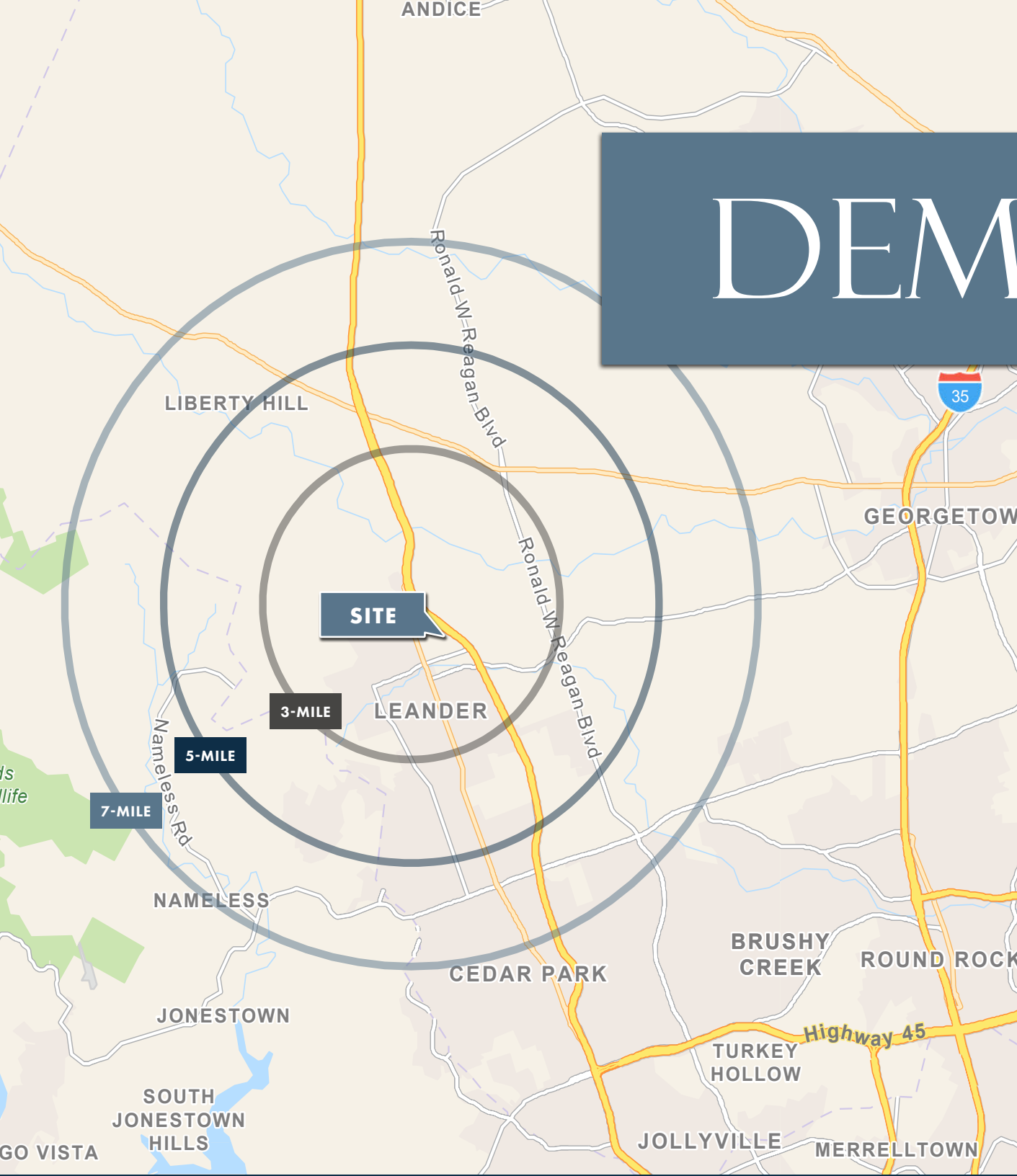


# TRADE AREA





# 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

For retail leasing inquiries, please contact:

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