



# THE TEAM

# **Developer**

### Topo Development Group

# □ ТОРО

Topo brings a unique perspective to real estate drawing from its experience founding and operating hospitality businesses.

The company creates uncommon spaces where thoughtful design produces meaningful impacts for its tenants, partners, and community - while having fun along the way.

The fully integrated team finds innovative real estate solutions for businesses seeking dynamic and attainable workspaces. The company builds relationships with best-in-class partners who share its passion for activating destinations and helping them thrive.



Springdale General

## **Design Architect | Interior**

### Michael Hsu Office of Architecture

# Michael Hsu Office Of Architecture

Michael Hsu Office of Architecture is a renowned firm offering comprehensive architectural and interior design services.

Celebrated for its innovative designs that integrate hospitality into mixed-use developments, adaptive reuse projects, and more. With a strong focus on creating spaces that evoke emotion and connect people to their environment, they serve a global clientele from their Texas studios in Austin and Houston. Their services include master planning, art direction, branding, and bespoke furniture design.

# **Project Architect**

### McFarland Architecture



McFarland Architecture is a respected firm in Austin, Texas, offering comprehensive architectural services for over 25 years. Known for innovative commercial design, their expertise includes master site planning, building shell design, tenant representation, and interior design. With a focus on client vision and adaptability to evolving technologies, McFarland Architecture fosters strong relationships with clients and contractors, ensuring exceptional results. The firm is dedicated to creating functional, inspiring spaces that meet and exceed client expectations while adapting to the rapidly changing business climate.

# **Retail Leasing**

### Endeavor Real Estate Group



Endeavor Real Estate Group is a distinguished firm specializing in comprehensive real estate services, including development, acquisition, and leasing. Renowned for its commitment to creating sustainable projects that enhance communities, Endeavor blends entrepreneurial spirit with local market expertise. They offer a wide array of services, from property and construction management to asset investment, focusing on mixed-use, multifamily, and commercial properties. With a base in Austin, Texas, Endeavor fosters strategic growth and value creation, serving as a pivotal force in community improvement and urban development.

# Office Leasing

### Partners

# partners

Partners is a leading firm providing a full spectrum of commercial real estate services. Known for their client-focused approach and innovative solutions, they excel in brokerage, property management, and capital markets. With a commitment to fostering growth and prioritizing relationship development, their comprehensive services extend beyond traditional real estate, offering expertise in development, construction management, and asset services to meet the diverse needs of their clients.

# 1836

Tumlinson Fort, built in 1836 by Texas Ranger John J. Tumlinson, Jr., and his company to protect the area settlers in Williamson County, was the first Anglo-American post in the area.



# **1855**

Bagdad was a rural community on the South Fork of Brushy Creek one mile west of Leander.
Surveyed in 1854 by Charles Babcock, the settlement had a post office from 1855 to 1882 and thrived in the 1860s and 1870s.



# 1881

Austin and North Western
Rail Road Company began
constructing a line
from Austin to Abilene.
Originally planned to
pass through Bagdad, but
later moved one mile east
to modern-day Leander.





# 1882

After the completion of the Austin and North Western Railroad, residents of Bagdad began moving near the new train station, later naming the settlement Leander.

# 1983

Archeologists discovered the remains of a young woman, known as the Leanderthal Lady or Leanne, at the Wilson-Leonard site near Leander. The burial is one of the oldest and most complete human skeletons in North America, dating back to 9,000 B.C.



# 2010

In keeping with its history, Leander opened Leander Station, the final stop along CapMetro's red line. Servicing commuters into Central Austin.



5

# **SETTING THE SCENE**

Leander is a dynamic hub for business development, demonstrating robust economic growth through steadily rising sales tax collections. Its strategic location near Austin and US-183, combined with a growing workforce and high demand for goods and services, makes it an attractive destination for businesses. Leander's rapid population growth creates opportunities for businesses to fill

the gap between supply and demand. The city's Transit Oriented Development area and CapMetro commuter rail further enhance accessibility and business potential. With nearly 8,400 acres available for commercial development, Leander offers a family-friendly and thriving environment for businesses seeking proximity to urban amenities and a close-knit community.

In 2019, Leander was named the fastest-growing large city in the US.

22 miles/25 min drive from Austin.

Ranked the best school district in Williamson County by Niche.com.

Leander School District serves 42,000 students.

94.6% of the population is 25 years of age or older and has at least a high school diploma.

Home to ACC San Gabriel Campus serving 12,000 students.

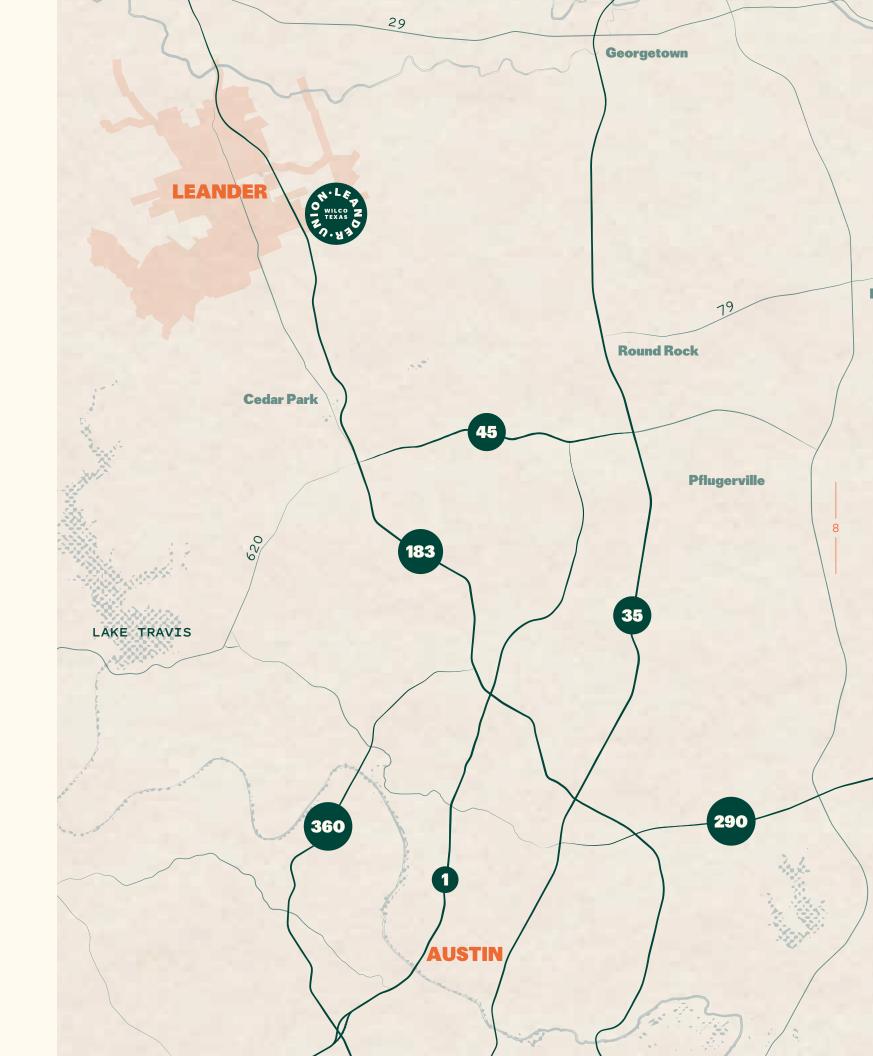
Leander Population 74,375

Avg. Household Income

Williamson County Population 671,418

	3 mile	5 mile	8 mile
Population	51,260	165,854	343,586
Median Age	37	35.5	36.3
Households	18,021	57,332	123,016
Avg. Househo	old Size 2.81	2.88	2.78

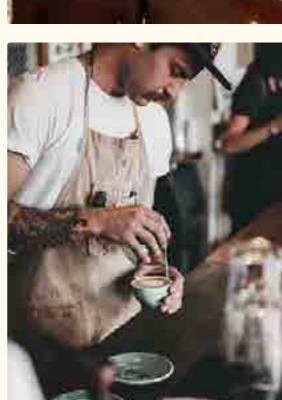
\$106,463 \$113,525 \$113,831



# THE LEANDER COMMUNITY

Leander is a vibrant community that blends growth and sustainability. Known for its affordability and excellent schools, Leander has rapidly expanded from 7,600 residents in 2000 to over 30,000. This growth is guided by awardwinning land planning initiatives aimed at fostering a community where residents can live, work, and play together. With a commitment to building a strong sense of place, Leander invites residents and visitors to connect and contribute to its dynamic future.













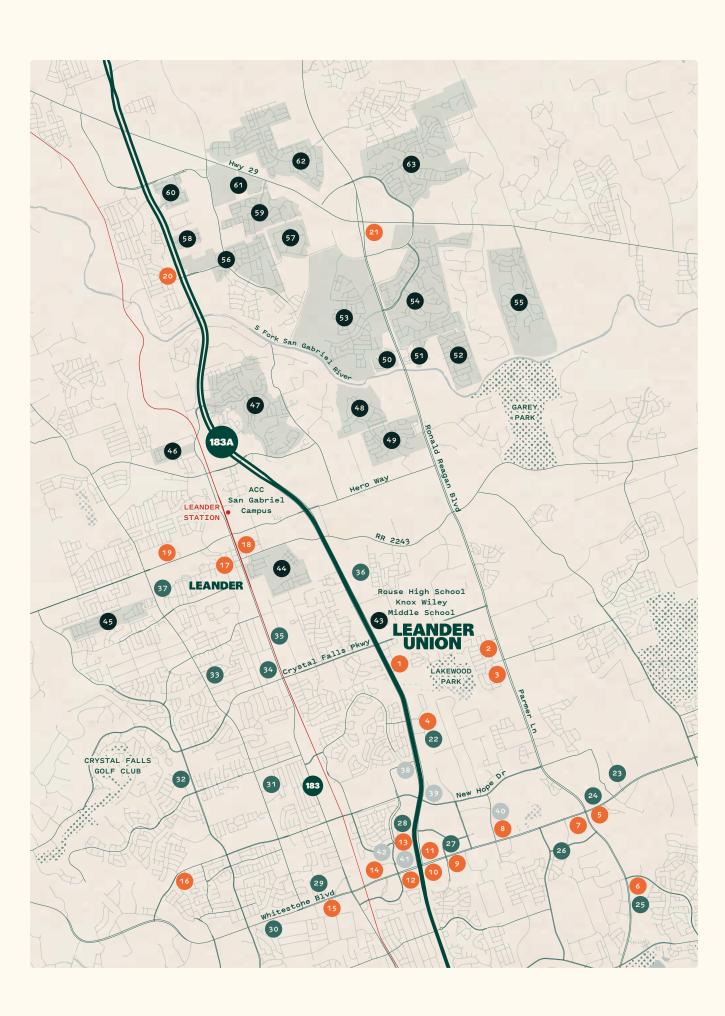
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- A Brushy Creek Lake ParkB Lakewood Park
- C Dinosaur Track Fossils
- D Austin Steam Train Association
- E MetroRail Red Line
- F Crystal Falls Golf Club



# **NEARBY ATTRACTIONS**

### Restaurants, Cafes & Bars

- 1 Texas Roadhouse Southside Market
- 2 The Republic Casamigos Tex-Mex
- 3 The Brass Tap
- 4 Red Horn Brewery
  The Fieldhouse
- Red Horn Coffee House
- 6 Super Sap's Mandola's
- 7 Starbucks
- 8 The Peached Tortilla Snooze Black Rock Coffee Shake Shack
- 5 Torchy's Tacos
- 10 Hopdoddy Burger The Grove
- Mighty Fine
  Via 313 Pizza
  Amy's Ice Cream
  Jack Allen's Kitchen
- 12 ThunderCloud Subs
- 13 Tumble 22 CAVA In-N-Out Burger
- 14 Whitestone Brewery
- 15 Nervous Charlie's
- 16 The Good Lot
- The Thirsty Chicken
  Matinee Coffee
- 18 5th Element Brewing
- 19 Smokey Mo's Obsidian Brewery
- 20 Perky Beans

21 Torchy's Tacos

### Fitness & Clubs

- 22 The Crossover
- 23 Austin Sports Center
- 24 Planet Fitness
- 25 Barre3
- 26 TopShot
- 27 Crunch Fitness
- Orangetheory Fitness
  Cyclebar
- 29 LA Fitness
- 30 TexElite Training
- 31 Anytime Fitness
- 32 Orangetheory Fitness
- 33 Northwest Soccer Club
- 34 Planet Fitness
- 35 Grand Mesa CrossFit
- 36 Premier Athletic
- 37 Leander Athletic Club

### Hotels & Venues

- 38 HEB Center
- 39 Hyatt Place Austin
- 40 Staybridge Suites
- 41 SpringHill Suites
- 42 Hampton Inn & Suites

### Future Developments

- Park at Crystal Falls
  II (242 MF units)
- Leander Springs (78-acre mixed-use)

- Caneros Ranch
  (400 planned lots)
- 46 Reserve at North Fork (165 planned lots)
- Bryson
  (1,974 planned lots)
- Palmera Bluff
  (465 planned lots)
- 49 Palmera Ridge (569 planned lots)
- Valley Vista
  (160 olanned lots)
- 51 Valley Vista East (170 planned lots)
- Bluffview
  (515 planned lots)
- 53 Bar W Ranch (1,279 planned lots)
- Rancho Sienna
  (1,430 planned lots)
- Lively (1,145 planned lots)
- 56 Larkspur (1,580 planned lots)
- Bonnet Tract
  (110 planned lots)
- Highland Terrace (183 planned lots)
- 59 Orchard Ridge (1,521 planned lots)
- 60 Wildleaf (351 planned lots)
- 61 Twenty-Nine Ranch (47 planned lots)
- 62 Santa Rita South (1,510 planned lots)
- 63 Morningstar Homes (1,234 planned lots)



# INTRODUCING LEANDER UNION

Leander Union is a reimagining of the familiar. Rooted in community and vibrancy, it creates a complementary contrast; vernacular architecture meets the unexpected in a textured and layered fashion. Leander Union is an authentic approach to materiality and discovery among the "in-between" spaces. It is a frequent touchpoint of Leander friends and family that fosters connection and memory-making amongst the community it serves.

Buildings 1 & 2









Building 8



Building 8 Lobby

# 5 6 7 7 Story

Retention Pond

### Crystal Falls Parkway

- Food & Beverage
- Retail

Northpoint Church (NPC)

- % Retail or Office
- Office

# **SITE PLAN**

Nestled within the landscape, the site is a reimagining of connection and community. Rooted in the vibrancy of a central gathering place, it creates a harmonious blend where diverse uses surround a textured and layered environment of heritage trees. This thoughtful integration provides a sense of continuity and rootedness, offering an authentic experience that bridges tenants and visitors alike. The site plan serves as a cherished touchpoint, encouraging a vibrant atmosphere where both tenants and visitors feel at home, fostering connections, and creating lasting memories within the community.

# **Site Details**

# Land Area

13.8 acres (601,000 sf)

### Type

Creative Commercial Development

### Rentable SF

154,329

### Parking

468 Spaces | 3.02 per 1,000 SF

# **Intended Use**

1	Food & Beverage	5,665 RSF
2	Food & Beverage   Retail	5,643
3	Food & Beverage   Retail	7,689
4	Food & Beverage   Retail   Office	9,600
5	Food & Beverage   Retail	5,875
6	Retail	7,476
7	Retail	13,865
8	Retail   Office	48,883
9	Retail   Office	9,895
10	Northpoint Church	39,738

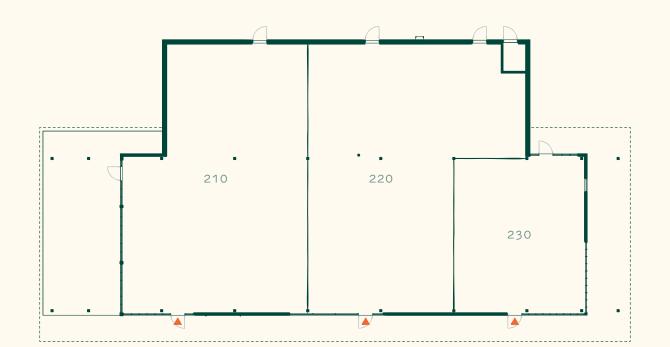


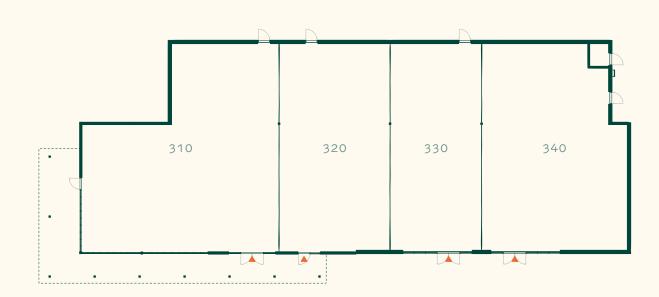


Suite 110 5,488 RSF Food & Beverage



1,392 - 3,508 RSF





Building 2

Suite 210	2,244 RSF	Food & Beverage
Suite 220	2,304 RSF	F&B or Retail
Suite 230	1,031 RSF	Retail

1,031 - 3,335 RSF

Building 3



Suite 310	2,511 RSF	Food & Beverage
Suite 320	1,689 RSF	F&B or Retail

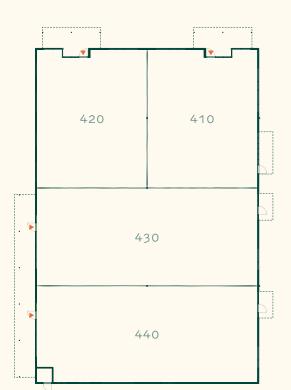
 Suite 310
 2,511 RSF
 Food & Beverage

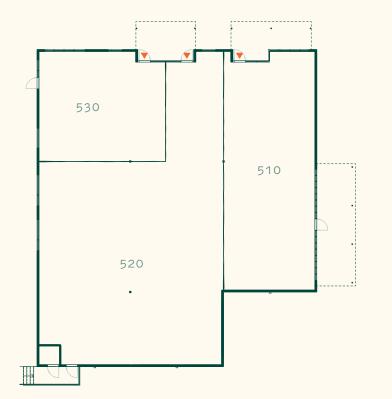
 Suite 320
 1,689 RSF
 F&B or Retail

 Suite 330
 1,392 RSF
 Retail

 Suite 340
 2,116 RSF
 Retail







2,000 - 5,564 RSF

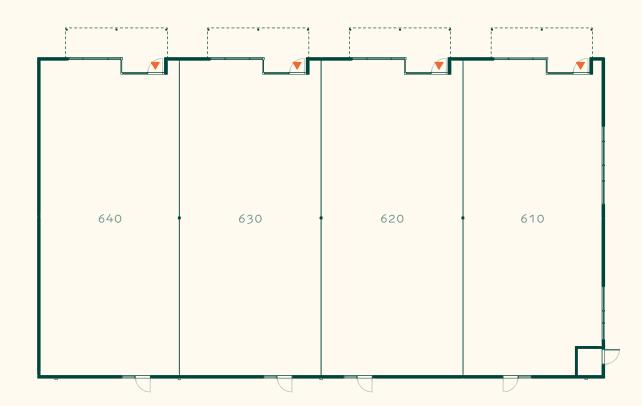
Suite 410 2,000 RSF Retail
Suite 420 2,000 RSF F&B or Retail
Suite 430 2,800 RSF Retail | Office
Suite 440 2,764 RSF Retail | Office

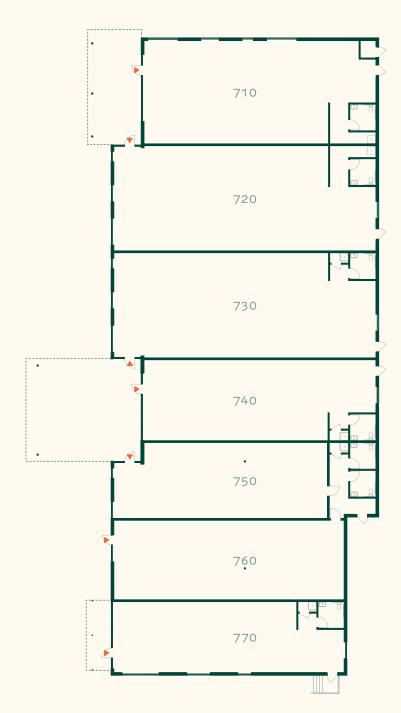
Building 5



750 - 5,089 RSF Suite 510 750 RSF F&B or Retail

Suite 510 750 RSF F&B or Retail
Suite 520 3,464 RSF Retail
Suite 530 1,625 RSF Retail





# Building 6 1,833 - 3,702 RSF Suite 610 1.869 RSF Retail



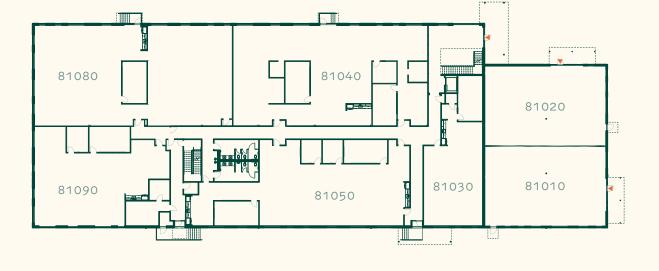
Suite 610	1,869 RSF	Retail
Suite 620	1,869 RSF	Retail
Suite 630	1,869 RSF	Retail
Suite 640	1,833 RSF	Retail

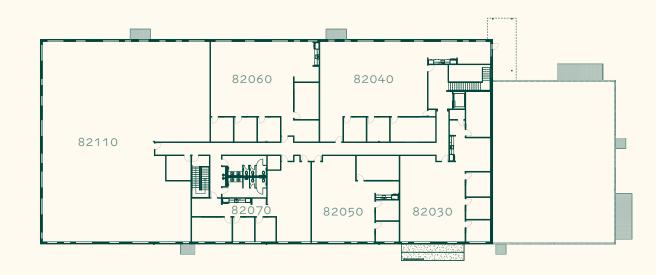
Building 7 1,458 - 4,796 RSF



Suite 710	2,236 RSF	Retail
Suite 720	2,560 RSF	Retail
Suite 730	2,560 RSF	Retail
Suite 740	1,761 RSF	Retail
Suite 750	1,458 RSF	Retail
Suite 760	1,715 RSF	Retail
Suite 770	1,575 RSF	Retail

1,608 - 7,273 RSF





Building 8 L1



Suite 81010	2,400 RSF	Retail   Office
Suite 81020	2,400 RSF	Retail   Office
Suite 81030	1,722 RSF	Office
Suite 81040	4,607 RSF	Office
Suite 81050	3,737 RSF	Office
Suite 81080	4,684 RSF	Office
Suite 81090	2,665 RSF	Office

1,722 - 4,684 RSF

Building 8 L2

Suite	82030	2,389 RS	SF	Office
Suite	82040	2,969 RS	SF	Office
Suite	82050	1,778 RS	SF	Office
Suite	82060	2,570 RS	SF	Office
Suite	82070	1,608 RS	SF	Office
Suite	82110	7,273 RS	SF	Office



Suite 910	1,128 RSF	Retail   Office
Suite 920	1,104 RSF	Retail   Office
Suite 930	3,017 RSF	Retail   Office
Suite 940	2,232 RSF	Retail   Office
Suite 950	2,379 RSF	Retail   Office

1,104 - 9,860 RSF

# **INQUIRIES**

# **Retail Leasing**



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# Office Leasing

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