

**WILCO**  
**LEANDER**  
**UNION**  
**TX**

**Where Leander Happens**

10860 CRYSTAL FALLS PKWY

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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.

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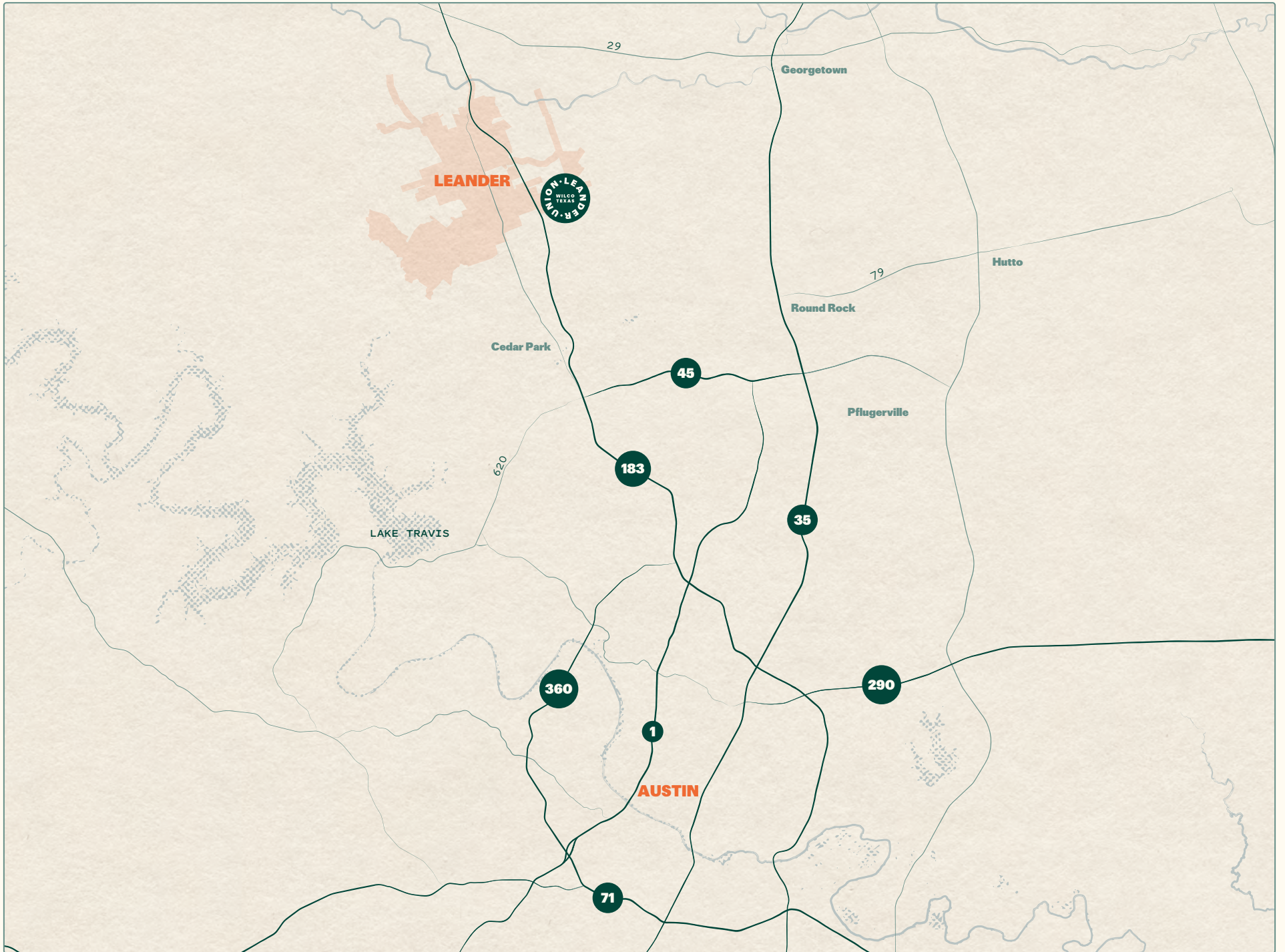
**Leander Population**

94,200

**Williamson County Population**

671,418

	<b>3 mile</b>	<b>5 mile</b>	<b>8 mile</b>
<b>Population</b>	59,284	170,063	349,198
<b>Median Age</b>	37.1	37.4	37.6
<b>Households</b>	20,342	58,181	124,122
<b>Avg. Household Size</b>	2.91	2.91	2.80
<b>Avg. Household Income</b>	\$150,529	\$157,795	\$158,545





3

Building 1





Building 8





Buildings 1 & 2

# Site Details

## Land Area

13.8 acres (601,000 sf)

## Type

Creative Commercial Development

## Rentable SF

154,217

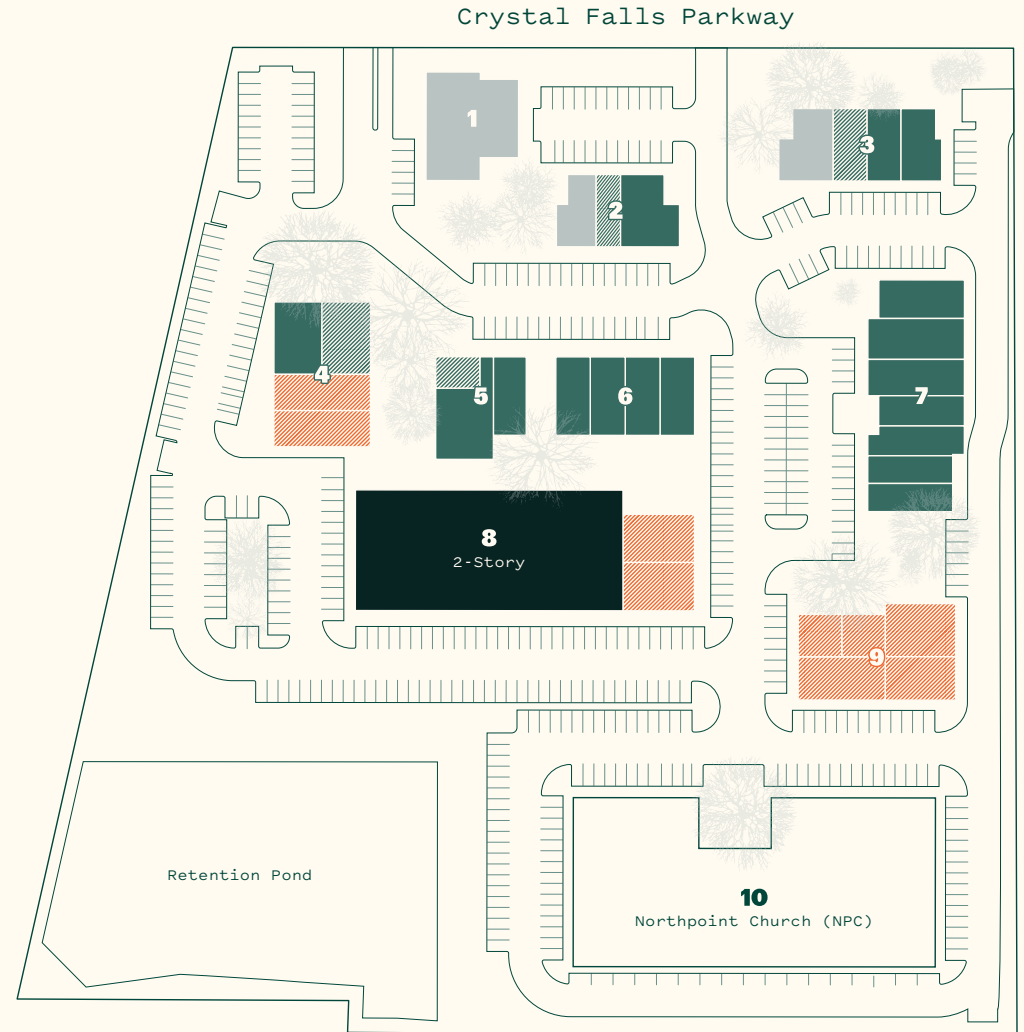
## Parking

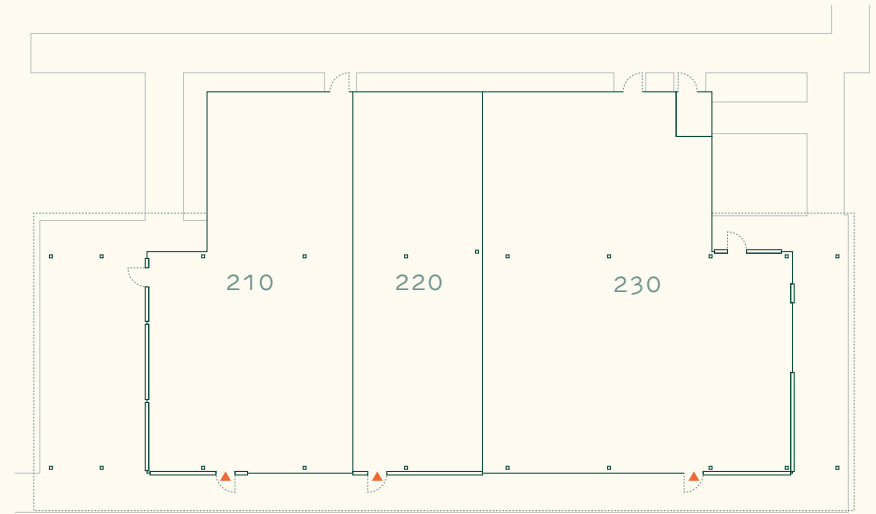
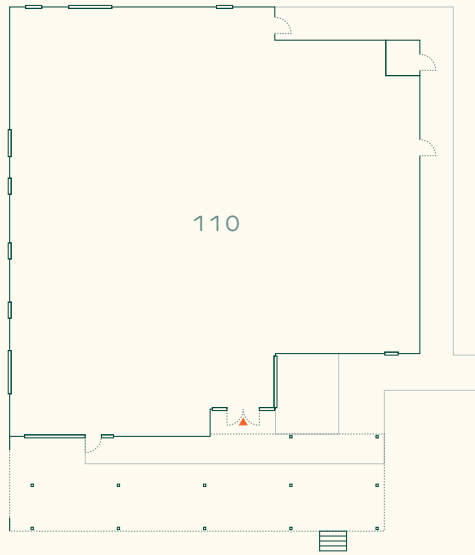
468 Spaces | 3.02 per 1,000 SF

# Intended Use

1	Food & Beverage	5,664 RSF
2	Food & Beverage   Retail	5,628
3	Food & Beverage   Retail	7,684
4	Food & Beverage   Retail   Office	9,570
5	Food & Beverage   Retail	5,816
6	Retail	7,372
7	Retail	14,240
8	Retail   Office	48,612
9	Retail   Office	9,895
10	Northpoint Church	39,738

- Food & Beverage
- ▨ Food & Beverage or Retail
- Retail
- ▨ Retail or Office
- Office





**Building 1**

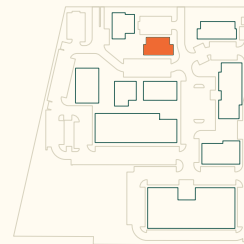
**5,664 Total RSF**



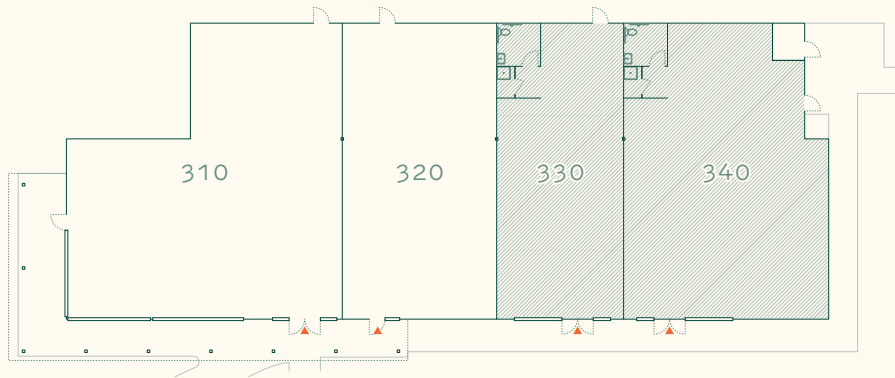
110	5,664 RSF	Food & Beverage
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**Building 2**

**5,628 Total RSF**



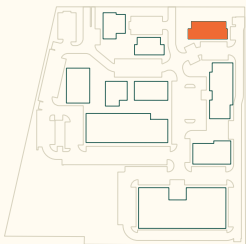
210	1,855 RSF	Food & Beverage
220	1,213 RSF	F&B or Retail
230	2,560 RSF	Retail



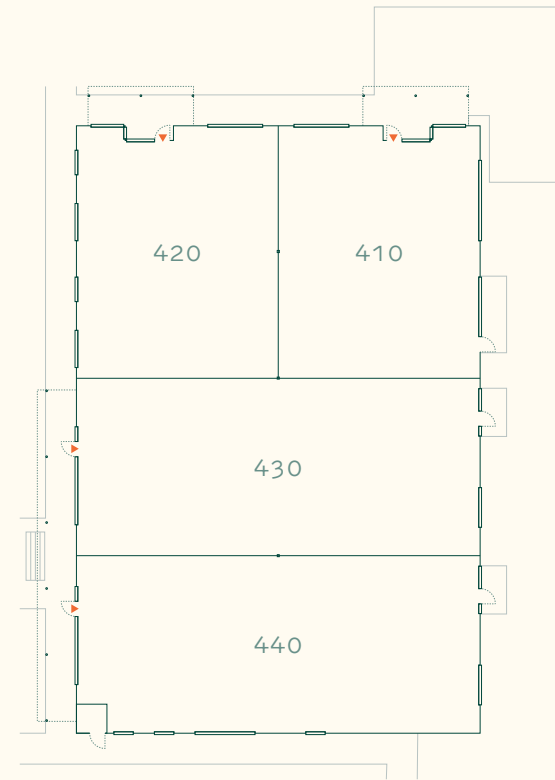
▨ Retail Spec

**Building 3**

**7,684 Total RSF**



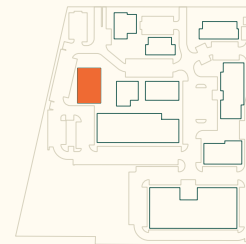
310	2,513 RSF	Food & Beverage
320	1,690 RSF	F&B or Retail
330	1,393 RSF	Retail
340	2,088 RSF	Retail



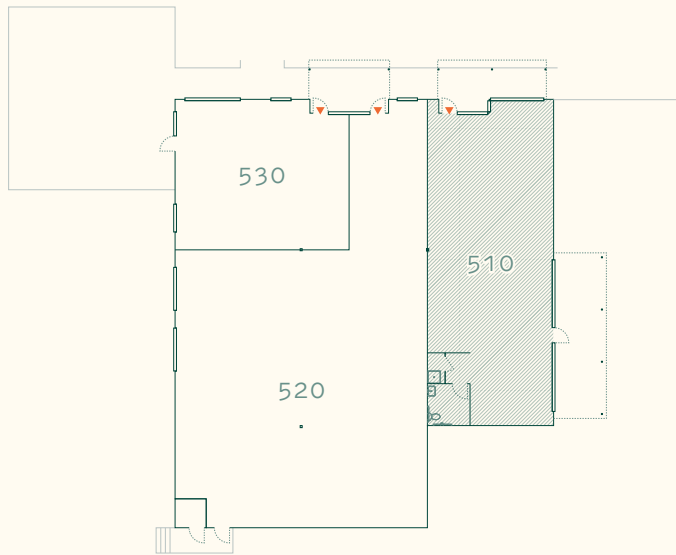
10

**Building 4**

**9,570 Total RSF**



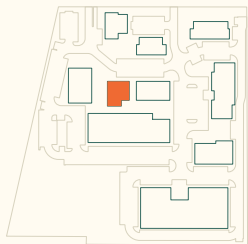
410	1,995 RSF	F&B or Retail
420	1,995 RSF	Retail
430	2,793 RSF	Retail   Office
440	2,787 RSF	Retail   Office



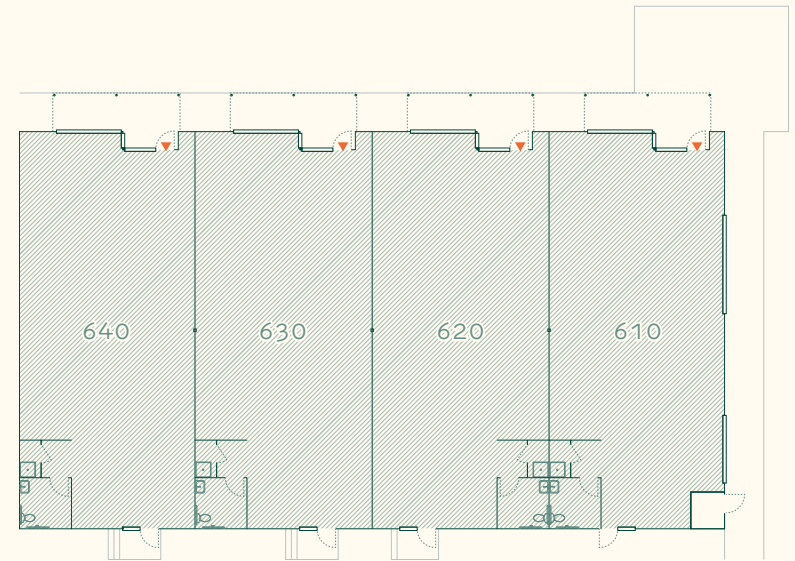
▨ Retail Spec

**Building 5**

**5,816 Total RSF**



510	1,610 RSF	Retail
520	3,314 RSF	Retail
530	892 RSF	F&B or Retail



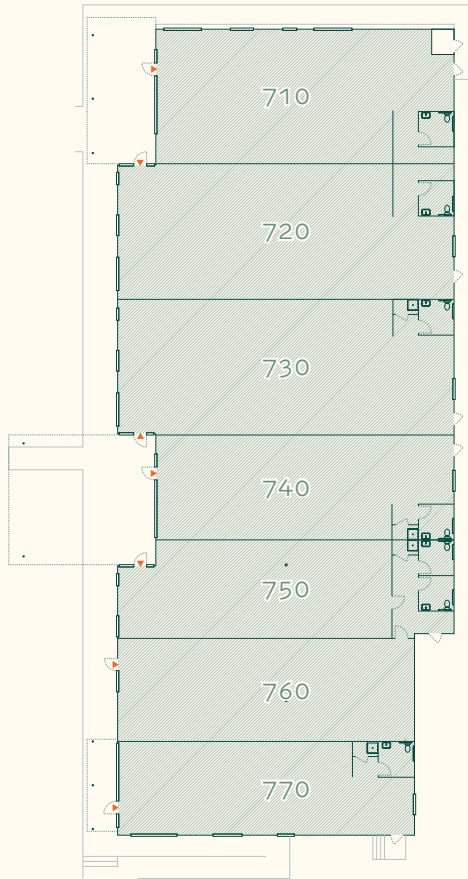
▨ Retail Spec

**Building 6**

**7,372 Total RSF**



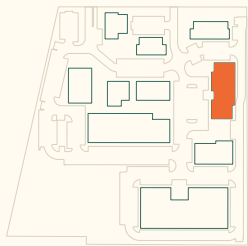
610	1,843 RSF	Retail
620	1,843 RSF	Retail
630	1,843 RSF	Retail
640	1,843 RSF	Retail



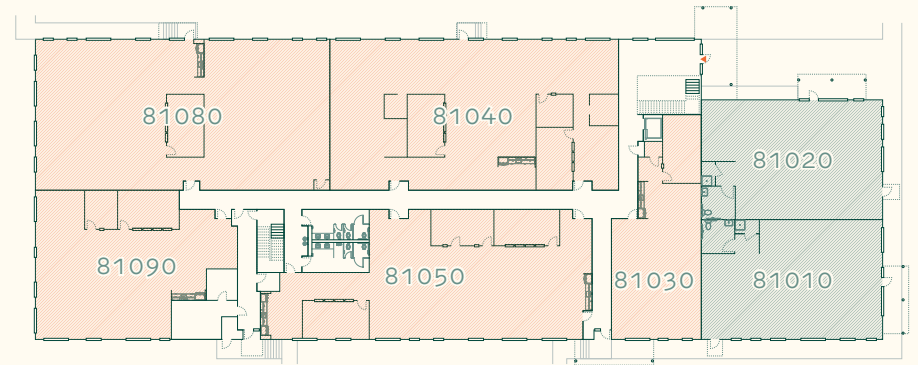
▨ Retail Spec

**Building 7**

**14,240 Total RSF**



710	2,322 RSF	Retail
720	2,624 RSF	Retail
730	2,624 RSF	Retail
740	1,805 RSF	Retail
750	1,494 RSF	Retail
760	1,758 RSF	Retail
770	1,614 RSF	Retail

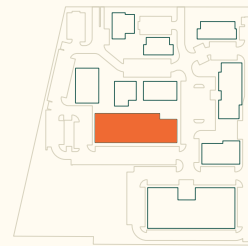


▨ Retail Spec

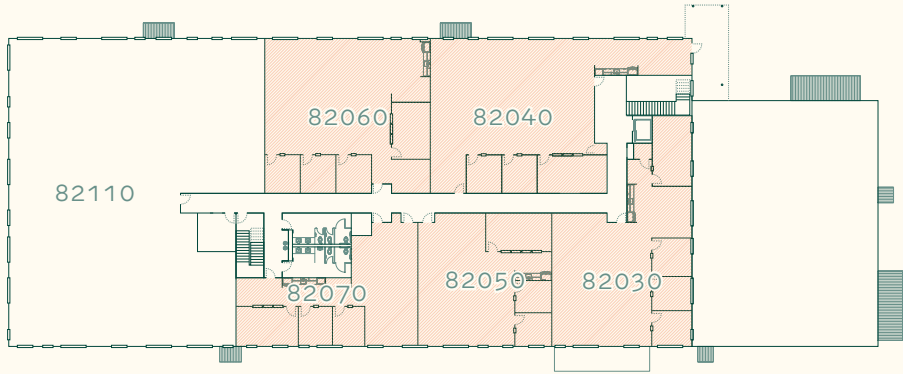
■ Office Spec

**Building 8 L1**

**25,873 Total RSF**

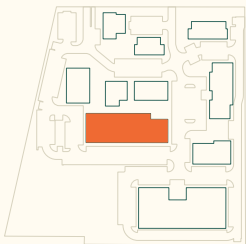


81010	2,415 RSF	Retail   Office
81020	2,415 RSF	Retail   Office
81030	2,081 RSF	Office
81040	5,567 RSF	Office
81050	4,516 RSF	Office
81080	5,660 RSF	Office
81090	3,220 RSF	Office

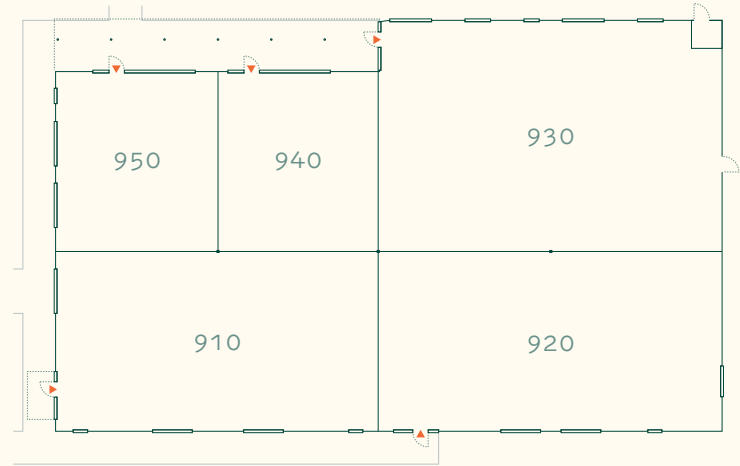


Office Spec

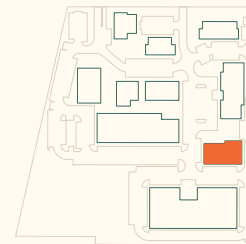
**Building 8 L2** **22,739 Total RSF**



82030	2,887 RSF	Office
82040	3,867 RSF	Office
82050	2,148 RSF	Office
82060	3,105 RSF	Office
82070	1,943 RSF	Office
82110	8,788 RSF	Office



**Building 9** **9,895 Total RSF**



910	2,233 RSF	Retail   Office
920	2,380 RSF	Retail   Office
930	3,049 RSF	Retail   Office
940	1,105 RSF	Retail   Office
950	1,129 RSF	Retail   Office

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## Developer



Topo Development Group

## Design Architect & Interior



Michael Hsu  
Office of Architecture

## Project Architect



McFarland Architecture

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## Retail Leasing



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Ryan Ridgeway  
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512 768 5200

Nathan Curley  
nathan@bridgepointatx.com  
512 535 8126

## Office Leasing



AQUILA Commercial

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