

# Crystal Village

MULTIPLE RETAIL & RESTAURANT OPPORTUNITIES

SEC 183A & Crystal Falls Parkway, Leander TX

A 65-ACRE MIXED USE DESTINATION

 Koniag **CBRE**

# Leander, Texas:

## Second-Fastest Growing City in the Nation

Nestled in the northwest corner of the Austin metropolitan area, Leander is an actively growing "small town" with a low cost of living (4.7% below national avg), award-winning school system, and access to all the Texas Hill Country has to offer.

### Within 7 Miles

Total Population: 283,771

Avg HH Income: \$149,499

Avg Home Value: \$475,679

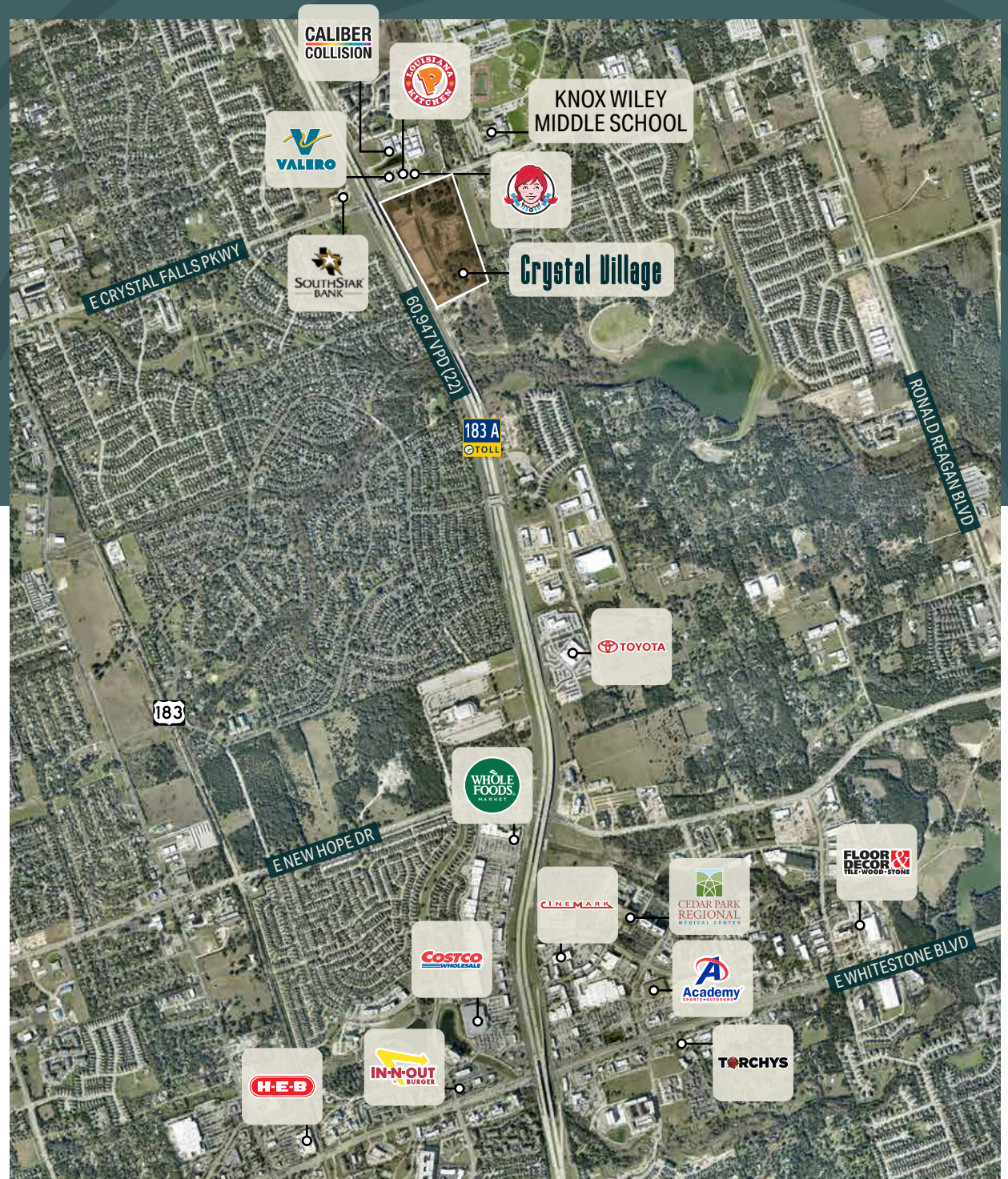
### Who is living, working, and shopping in Leander:

#### 30.2% Boomburgs

Well-educated young professionals, two-income households, well-connected with latest tech devices, work with financial planners.

#### 24.7% Up and Coming Families

Highly educated, hardworking, most households have two or more workers, careful shoppers, seek the latest and best in technology, young families still feathering their nest and establishing their style.

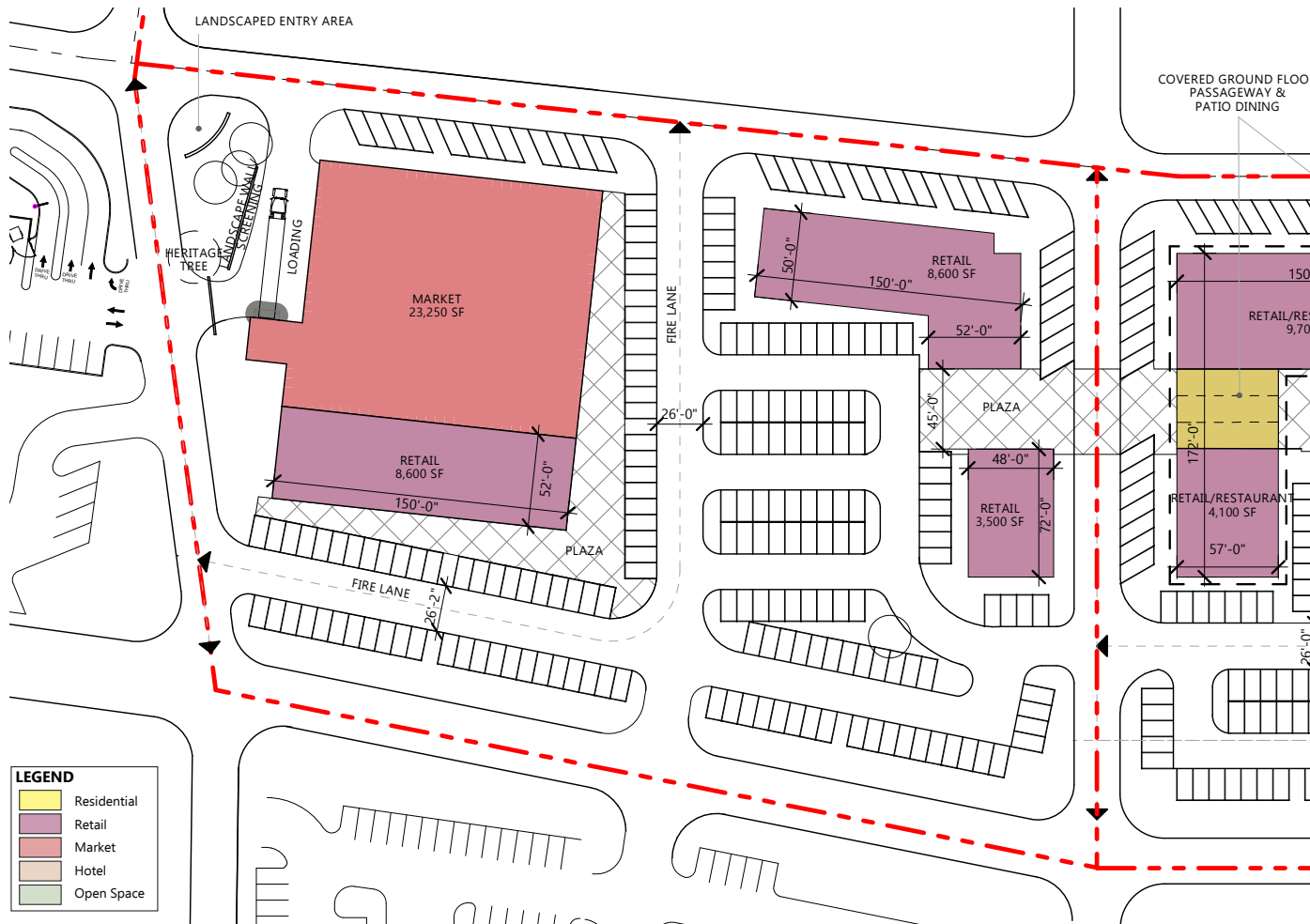






# Block C1

Grocery Anchored with Vibrant Main Street Retail Programming



Market:  
25,000 SF



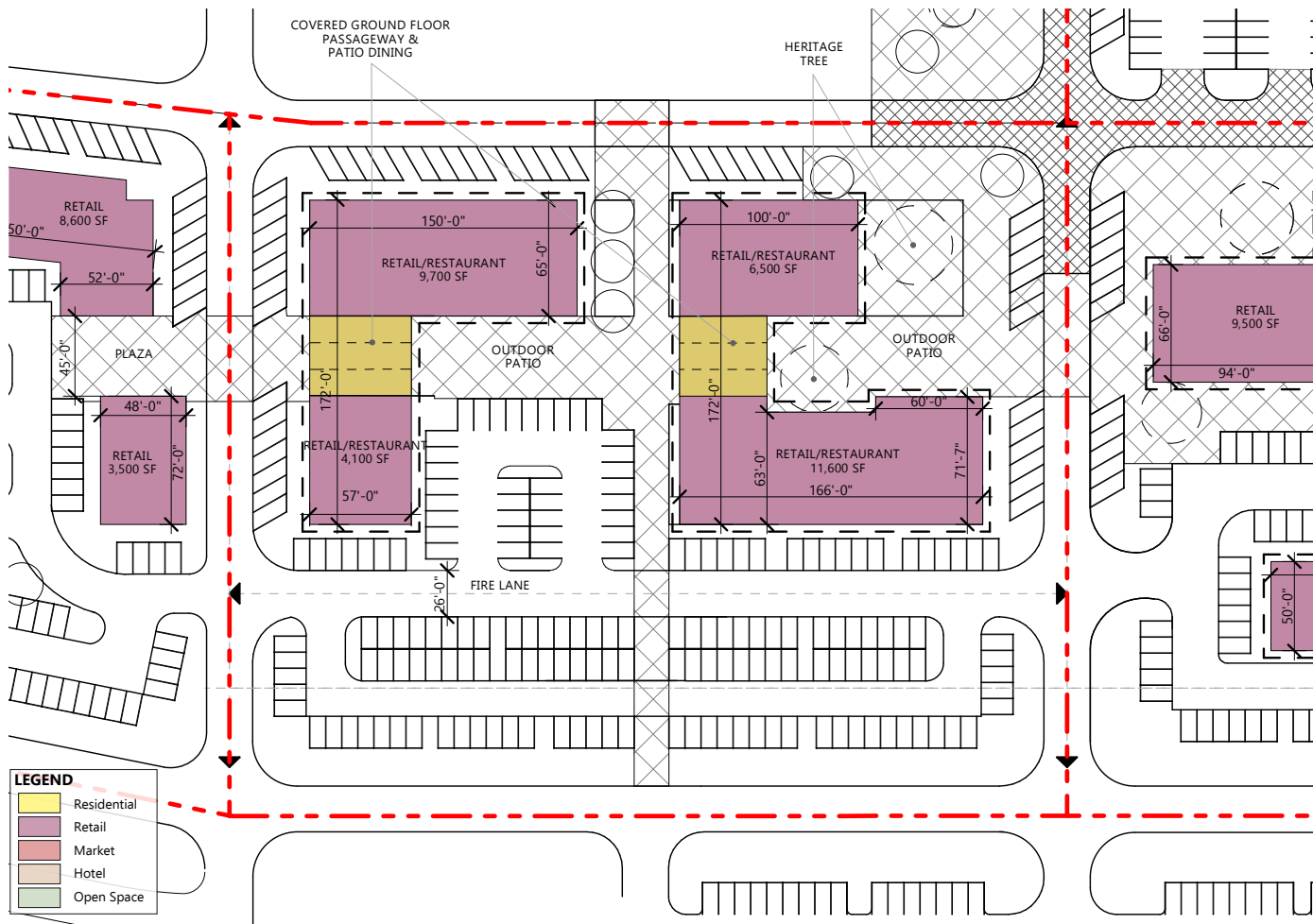
Retail:  
20,500 SF



Total Parking:  
207 spc.

# Block C2

The retail core of Crystal Village, complete with easy parking, and active dining with outdoor patio spaces that offer connectivity to Community Green, which will host featured event programming, festivals, markets, and community gatherings.



Retail:  
**22,000 SF**



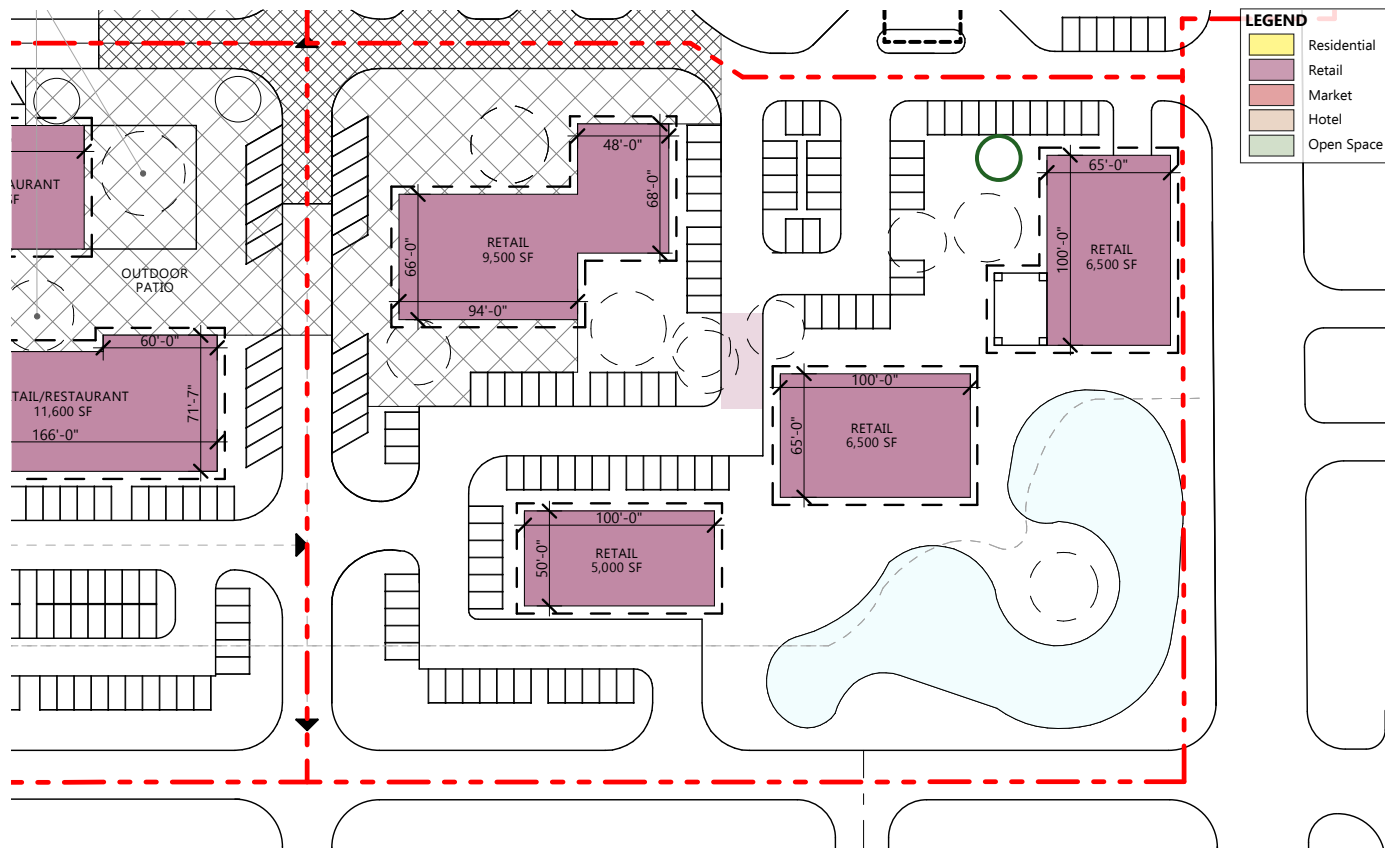
Restaurant  
**10,000 SF**



Total Parking:  
**210 spc.**

# Block C3

An area for unique dining and entertainment-based retailers. Nestled amongst the trees, the area features spaces with outdoor patio dining under string-lit canopies with additional greenspace nearby at the 3-acre Crystal Park on Block House Creek.



Retail:  
13,750 SF



Restaurant  
13,750 SF



Total Parking:  
100 spc.

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SEC 183A & Crystal Falls Parkway  
**Leander TX**

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