

JUNIPER

Retail | Office



CROSSING

Leander, TX



Deal  vision

NICK NELSON, CCIM
512.906.6757 | nick@dealvision.com

JACKSON STEINLE
512.762.7569 | jackson@dealvision.com



JOIN THESE LOCAL ATTRACTIONS!

St. David's
HEALTHCARE

N Northline

AUSTIN
COMMUNITY
COLLEGE
DISTRICT



Ascension
Seton

H-E-B CENTER
CEDAR PARK

H-E-B
plus!

PROPERTY DESCRIPTION

Juniper Crossing at Leander is a planned 9.6 acre mixed-use development directly across Highway 183A from the developing Northline Leander project. Comprised of +/- 40,000 SF of retail and office available for lease and 3.5 AC of pad space available for sale.

[Property Website](#)

[Go to Deal Room](#)



PHASE I

- Lot 1 (gas station)
- Lot 2 & 4 (paved lots)
- Site Utilities
- Ingress/Egress/Decel Lanes
- Detention Pond



ZONING AND PERMITTED USE

Zoning: PUD-GC (183A Plaza Minor PUD)

see Deal Room for PUD documents.

Base Zoning District: GC-3-A (General Commercial)

The allowable uses shall include all those allowed in the GC base district (see allowable uses: [HERE](#))

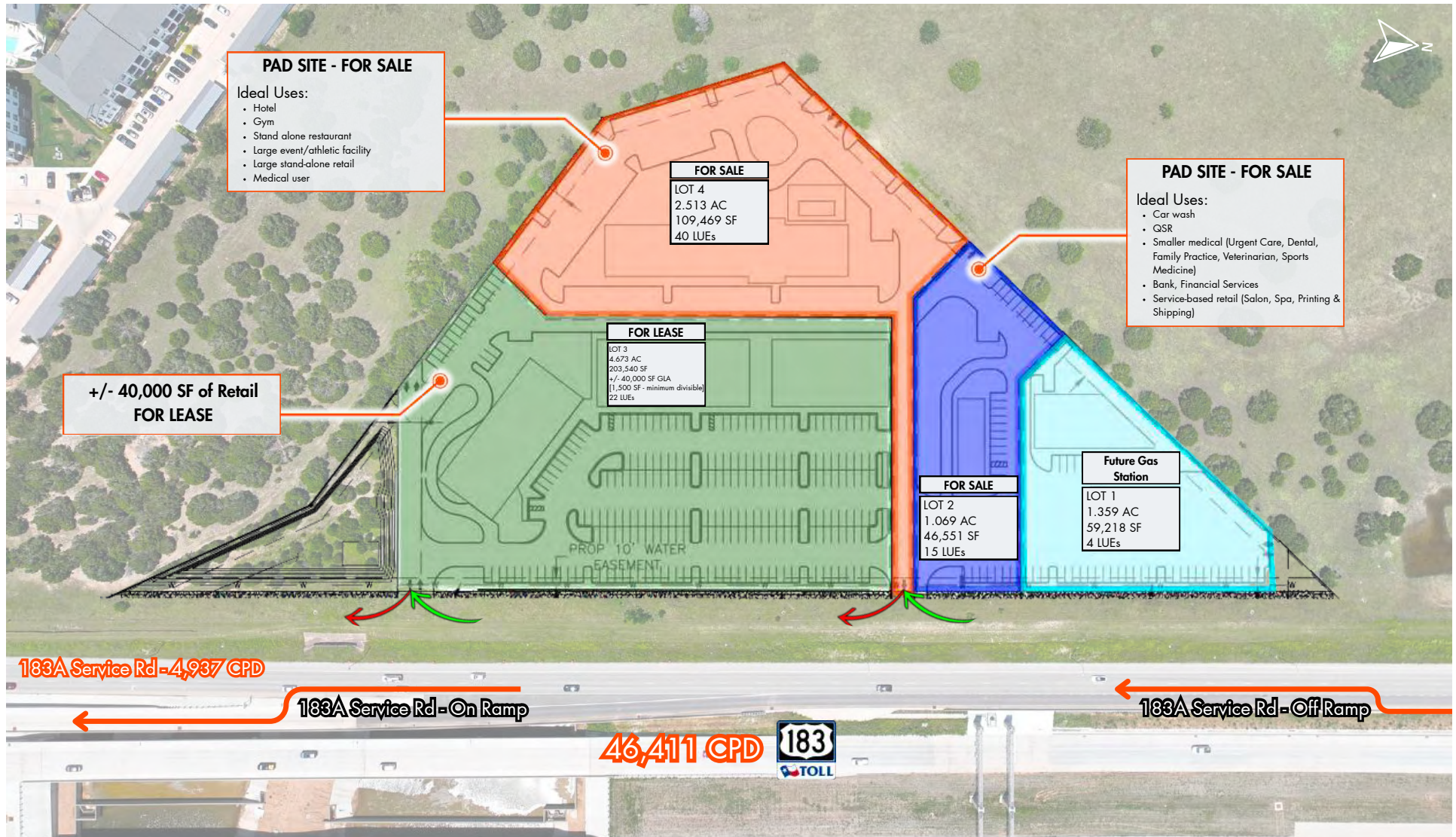
The following uses shall be prohibited:

- Animal hospital or animal boarding, including a crematory/cemetery.
- Equipment sales, repair, and service.
- Farms or truck gardens.
- Funeral home, including embalming and crematory facilities.
- Manufactured housing sales and accessory building sales.
- Office/warehouse including painting, plumbing or other similar commercial service.
- Transportation related facilities including commercial parking lots, passenger terminals, taxi cab stations and mass transit terminals.
- New vehicle and major equipment sales, rental or leasing, repair of new or used vehicles, body shop, except that repair of new or used vehicles and body shops shall be permitted if they are national/regional brands, and
- no buildings are placed so that garage doors are visible from US 183A.
- Wholesale activities with less than 3,500 SF of gross area of the business.

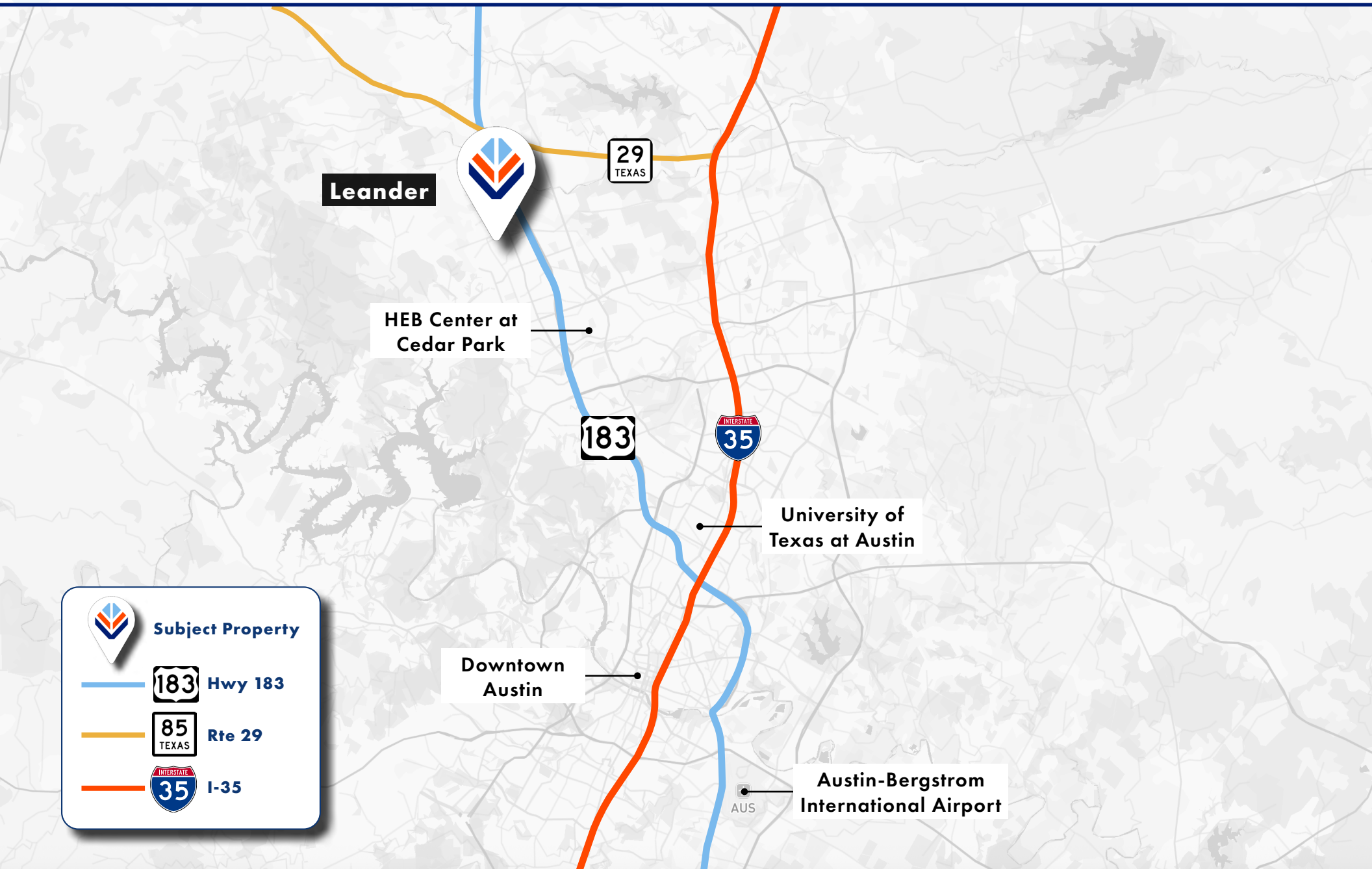
Disclaimer: Please refer to the appropriate jurisdictions having authority and your due diligence team for a complete list of permitted, conditional, and prohibited uses.

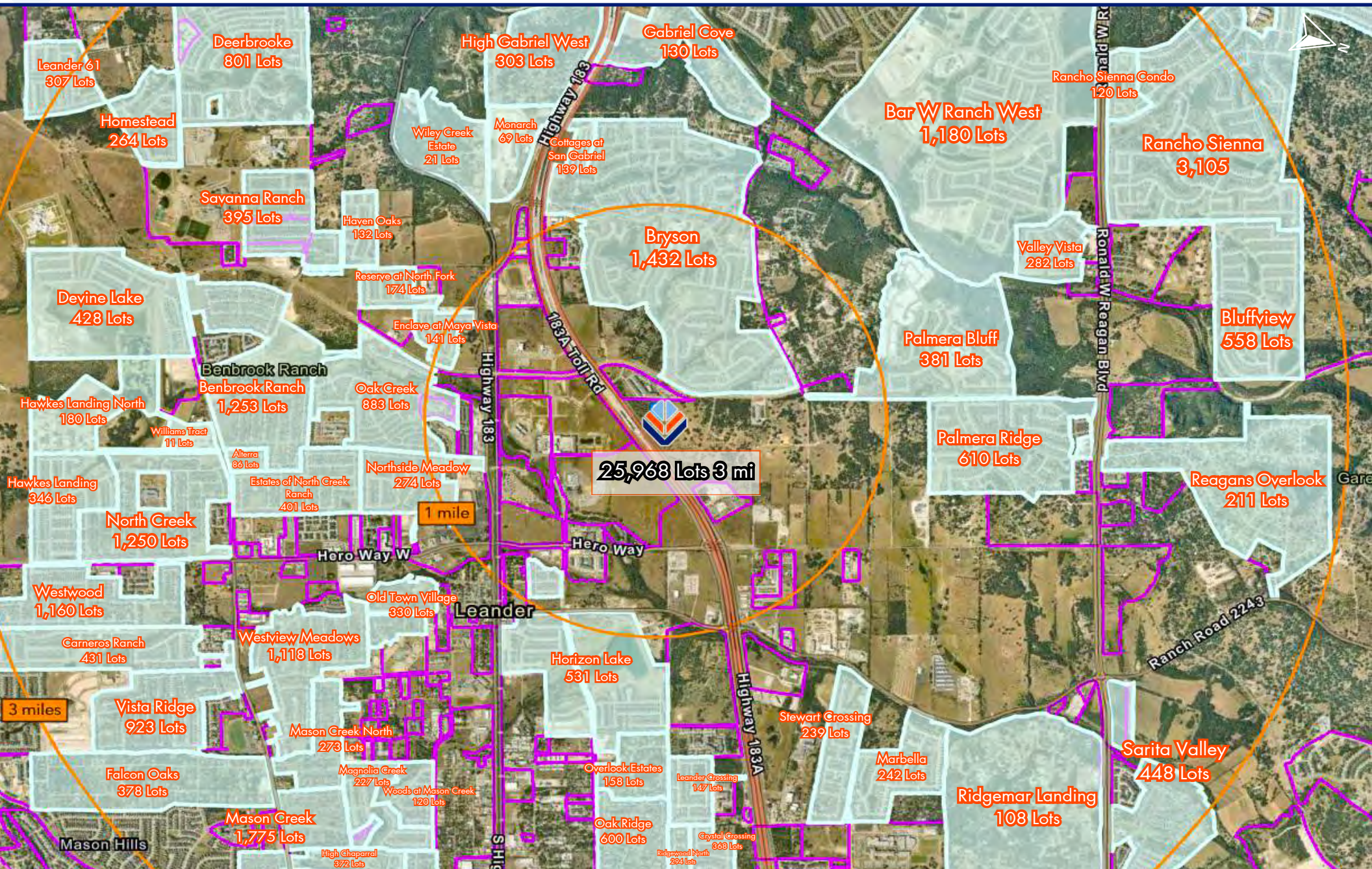
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52,440
2025 Employees



85,481
2030 Households



\$164,037
2025 Median
Household Income



\$3,172,175,232
2025 Retail Expenditures



75,257
2025 Households



185,765
2025 Daytime
Population

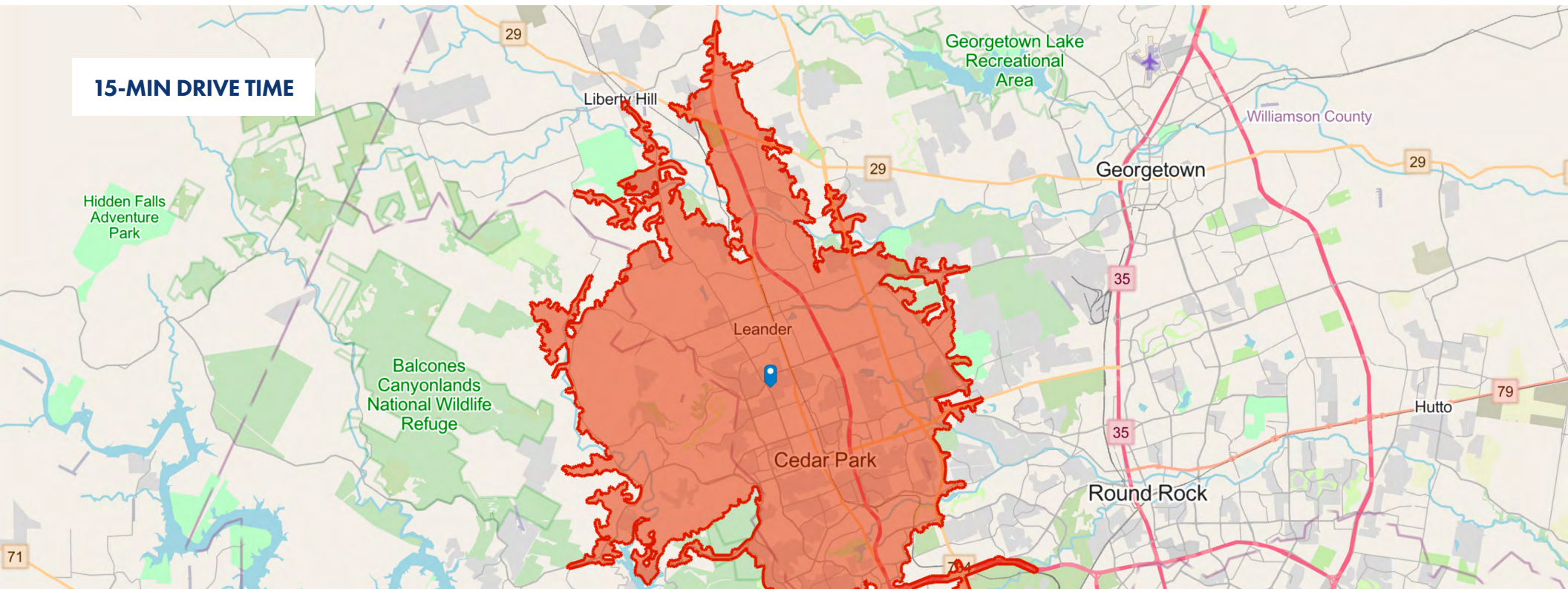


26,418
2025 Graduate or
Professional Degree



\$274,376,994
2025 Medical Care

15-MIN DRIVE TIME





LEANDER, TX

UNMATCHED ACCESSIBILITY

Situated directly off the S Highway 183A toll road in the heart of Leander, Juniper Crossing benefits from exceptional connectivity to the area's major thoroughfares, including Hero Way and Ronald Reagan Boulevard. This strategic positioning offers seamless access to the rapidly expanding North Austin and Hill Country corridors. Located immediately across from the massive 116-acre Northline development, the property places businesses at the epicenter of Leander's future downtown district, ensuring high daily traffic counts and unparalleled market exposure.

CAPTIVE AFFLUENT MARKET

Leander is consistently ranked among the fastest-growing cities in the nation, characterized by highly sought-after, high-income master-planned communities such as Crystal Falls, Travisso, and Bryson. The immediate trade area boasts exceptional demographics, with median household incomes significantly higher than the regional average. This booming, affluent residential base drives consistent and growing demand for premium neighborhood services, professional offices, and boutique retail.

AMENITY-RICH LIFESTYLE

Employees and clients alike will enjoy unparalleled access to the best of the Texas Hill Country's outdoor and lifestyle amenities. The property is just minutes away from Lake Travis, premier local golf courses, and the HEB Center. Additionally, the adjacent Northline transit-oriented hub and nearby CapMetro Leander Station offer exceptional shopping, dining, entertainment, and commuting options, perfectly bridging everyday suburban convenience with Central Texas's renowned active lifestyle.

VERSATILE FOOTPRINT FOR MODERN BUSINESS

The property accommodates a broad range of warehouse, light industrial, and service-commercial uses, including distribution, custom manufacturing, construction-related services, repair operations, research services, and office-support functions. In addition to traditional business use, the space could serve as an exceptional private storage or showroom environment for vehicles, equipment, inventory, or other high-value recreational assets, creating a unique leasing opportunity in a highly sought-after Austin submarket.

JUNIPER CROSSING

Retail | Office Leander, TX

EXCLUSIVELY LISTED BY:



NICK NELSON, CCIM

Co Founder, President

m: 512.906.6757

e: nick@dealvision.com

License No. 603416 (TX)



JACKSON STEINLE

Co Founder, Vice President

m: 512.785.0137

e: jackson@dealvision.com

License No. 783155 (TX)



BROKER OF RECORD: Nick Nelson, CCIM - License No. 9014392



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Deal Vision, LLC	9014392-BB	nick@dealvision.com	(512)906-6757
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Nick Nelson, CCIM	603416-B	nick@dealvision.com	(512)906-6757
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

Deal Vision, 592 Dayridge Dr. Dripping Springs TX 78620

Phone: 5129066757

Fax:

Nick IABS Form

Nick Nelson

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com