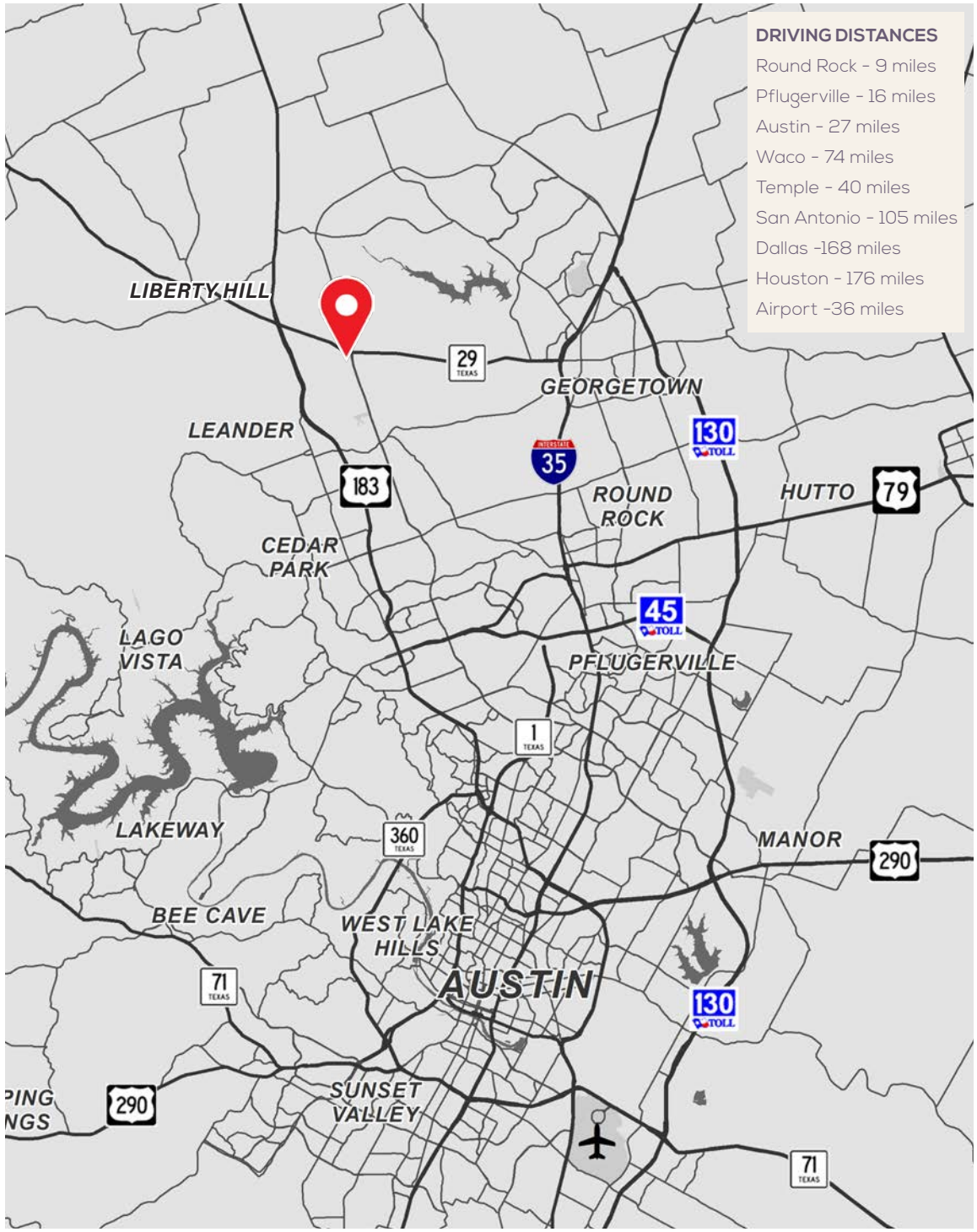
JLL®

LEANDER, TEXAS

GATEWAY 29

SHOPPING CENTER

SWC HWY 29 & RONALD REAGAN BLVD. | LEANDER, TEXAS



ABOUT

LEANDER, TX

Leander, Texas, is a quaint town full of Hill Country charm and endless ways to enjoy yourself and sits just 20 miles north of Austin. Leander's growth has unlocked new economic opportunities including a more balanced tax base, increased employment options, and has increased the number of community amenities. The growth occurring in Leander provides a significant opportunity for new businesses looking to relocate, expand, or start up in the Austin region.

29 Gateway has an opportunity to take advantage of an upcoming transformation of the immediate trade area. With significant residential growth, this site is strategically positioned for a retailer to capture an underserved increasing population.

- Population has grown **46%** since 2010
- Population is forecast to grow **36%** by 2027
- **2/3** of residents are homeowners
- Leander was named the **second fastest growing city** in the nation in 2021 by the U.S. Census Bureau.

LOCATION & DEMOS

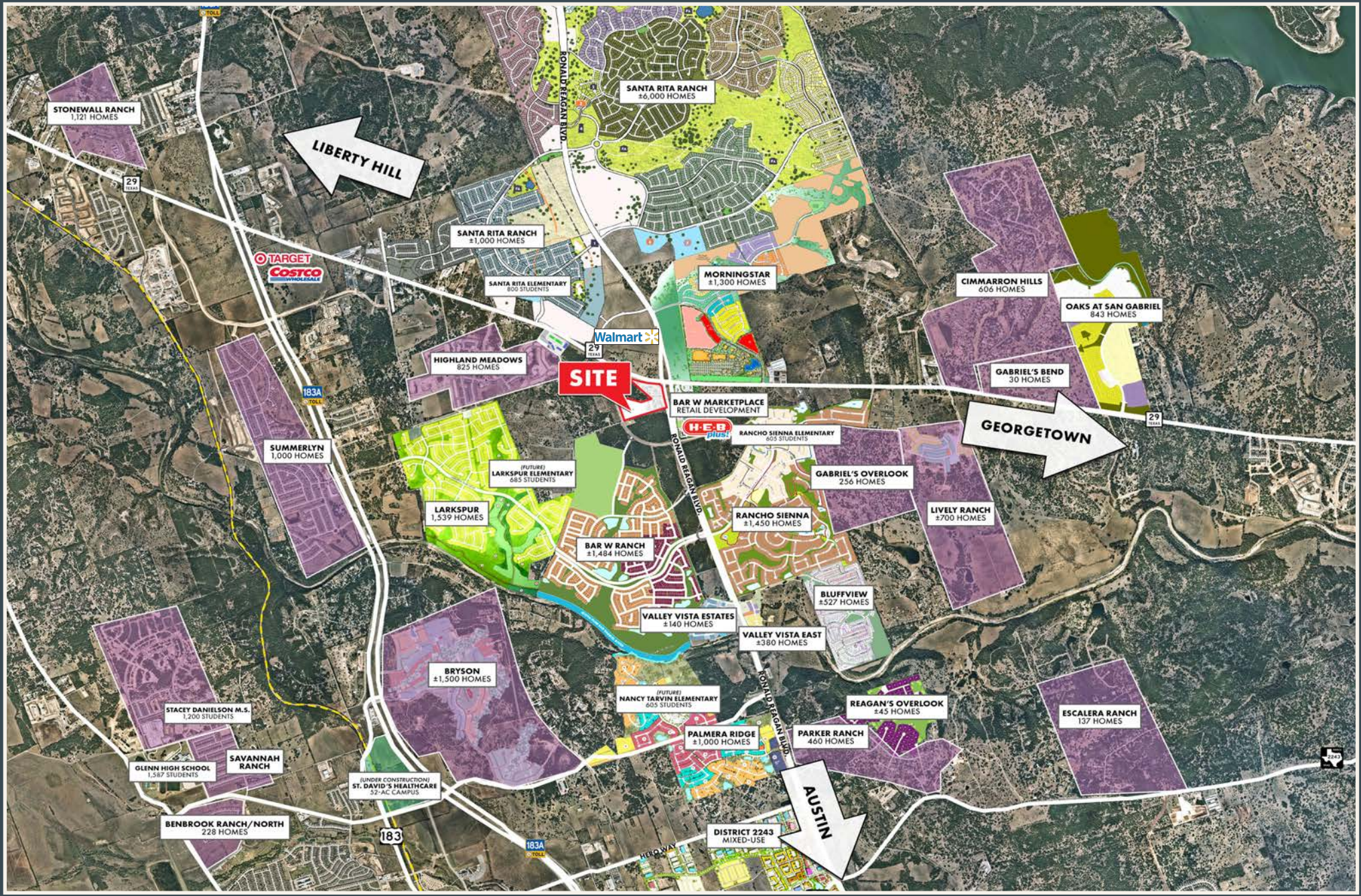
LOCATION, COMMUNITY, QUALITY LIVING. IT STARTS HERE!

- Retail space & pad sites Available
- Connected by two major arterials: Hwy 29 & Ronald Reagan Blvd (SWC)
- Positioned across from H-E-B Plus! anchored "Bar W Marketplace"
- Delivery in October 2025
- Strategic location at major intersection in rapidly-growing trade area
- Access and frontage on Ronald Reagan Blvd. and State Highway 29
- Williamson County added 24,918 new residents from 2022-2023

2024 DEMOS	3-MILE	5-MILE	10-MILE
Total Population	45,712	84,277	322,228
Households	15,381	28,976	115,964
Daytime Population	30,360	59,105	276,336
Average HH Income	$163,051	$158,013	$160,168
Total Businesses	344	1,004	8,140
2024-2029 Annual Growth Rate	6.47%	5.83%	3.54%

TRAFFIC COUNTS	CPD
Ronald Reagan Blvd.	24,059
State Highway 29	35,583

LEANDER TRADE AREA



SITE LOCATION

GATEWAY 29

Proposed KAUFFMAN LOOP EXTENSION ($2
jiffylube
WATERSHED
AVAILABLE
May 2026
29
22,038 VPD
Ronald Reagan Blvd.
15,302 VPD
GYRO
petiquet
EYEMART EXPRESS
AURORA
black rock
RBFCU
Food BOX
AVAILABLE
LOT 7A
2.180 Ac
FUTURE
Multi-FamilyDevelopment
14 Ac
Wings
AVAILABLE
LOT 8B
5.105 Ac
verizon
DECA
crave
FIRST WATCH
HANDEL'S
Nail Salon
ATI
hopdoddy
BANK OF AMERICA
24,059 VPD
Ronald Reagan Blvd.

LOT 2

facing Ronald Reagan Blvd.

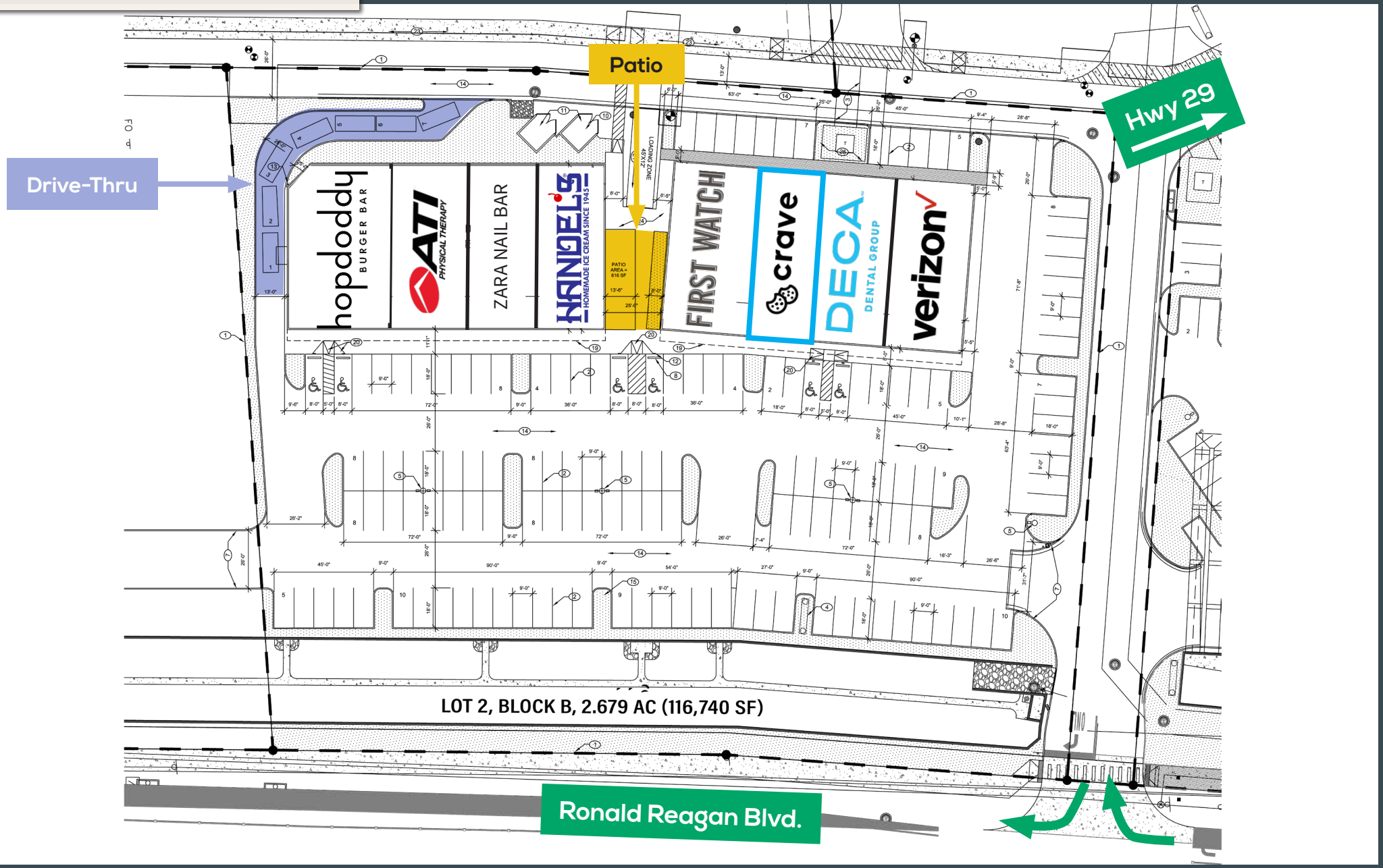
RENDERING

LOT 2

facing Ronald Reagan Blvd.

SITE PLAN

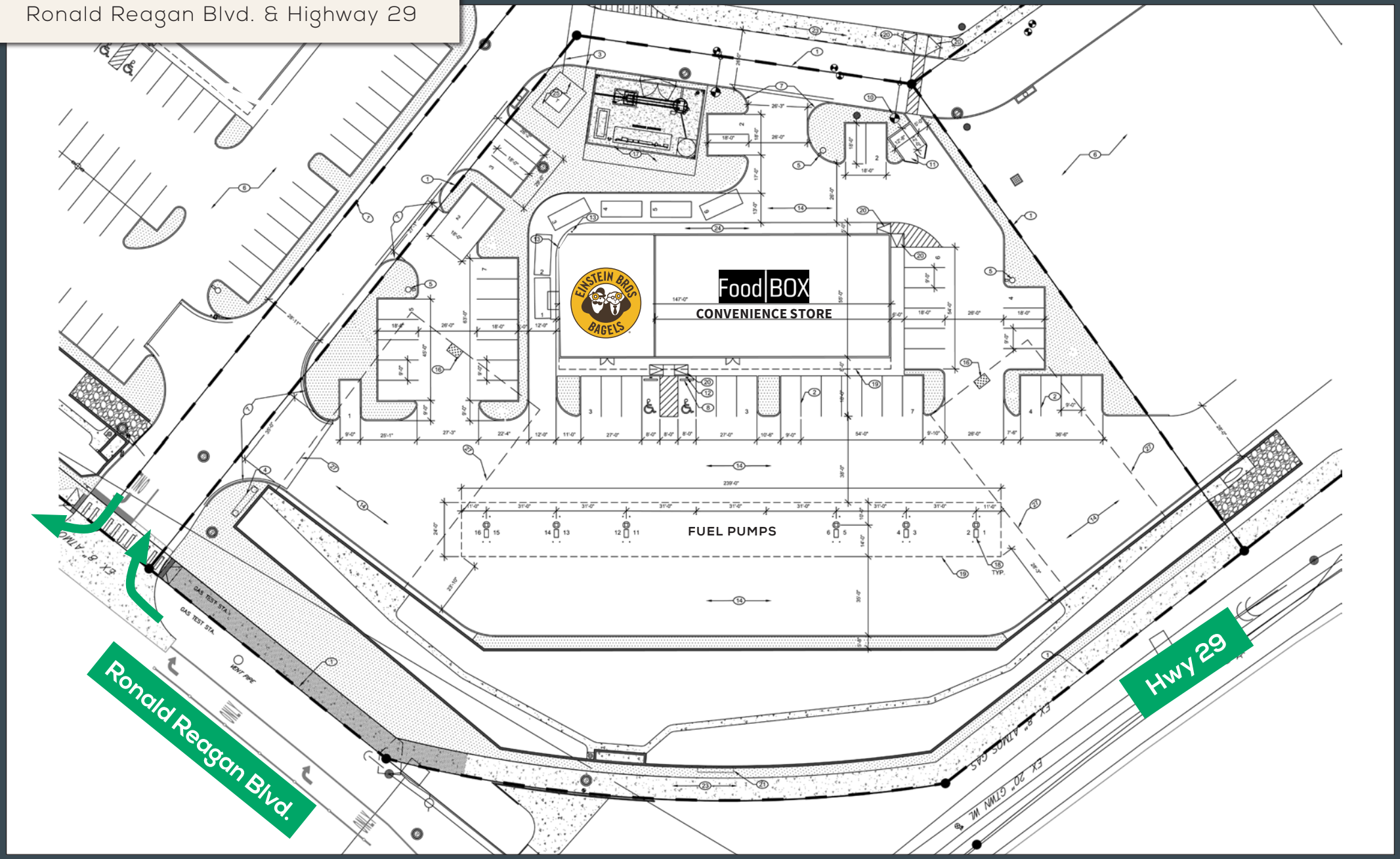
At Lease/LOI



LOT 3

hard corner at
Ronald Reagan Blvd. & Highway 29

SITE PLAN



LOT 5

facing Highway 29

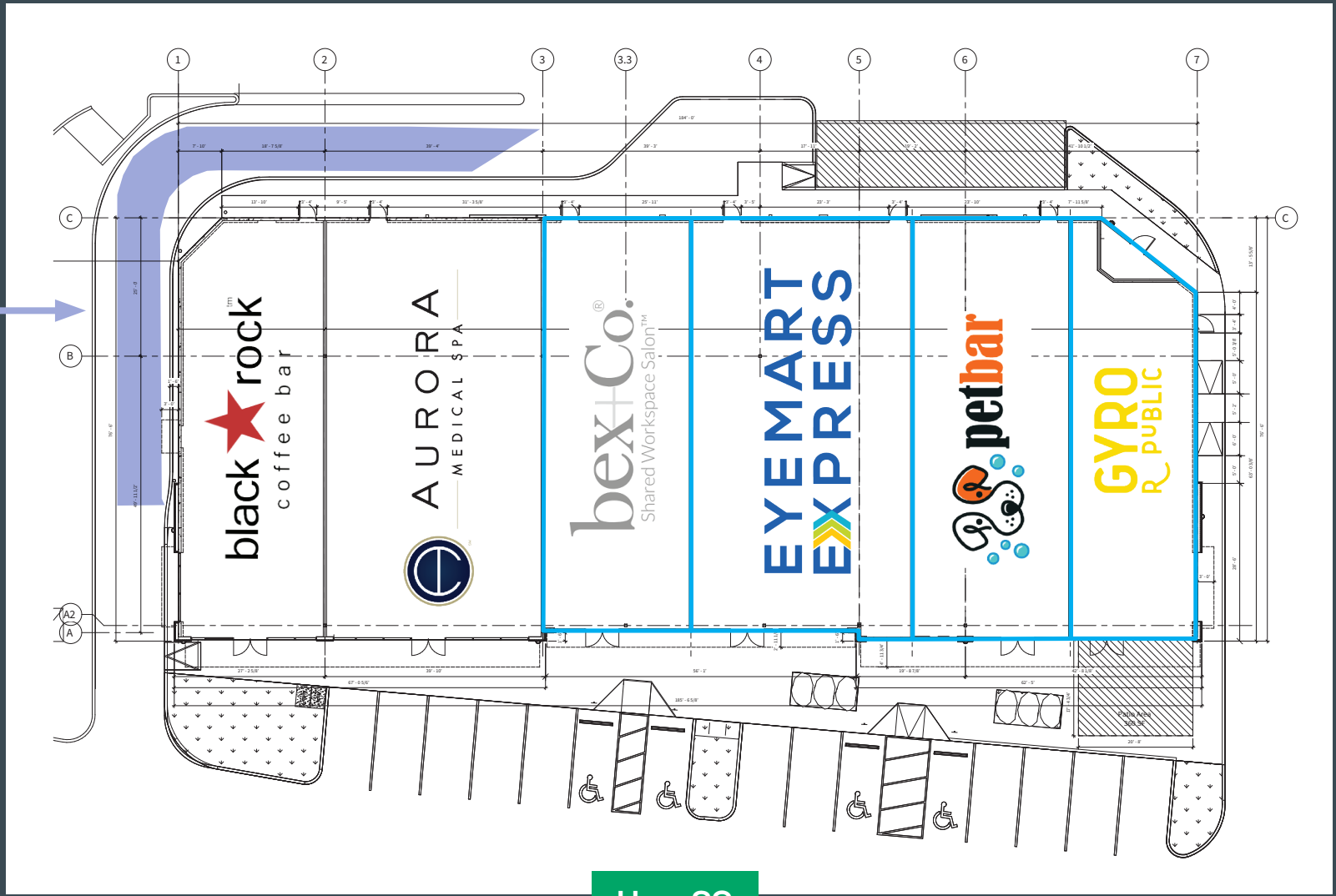
RENDERING

LOT 5

facing Highway 29

SITE PLAN

At Lease/LOI



LOT 6

facing Highway 29

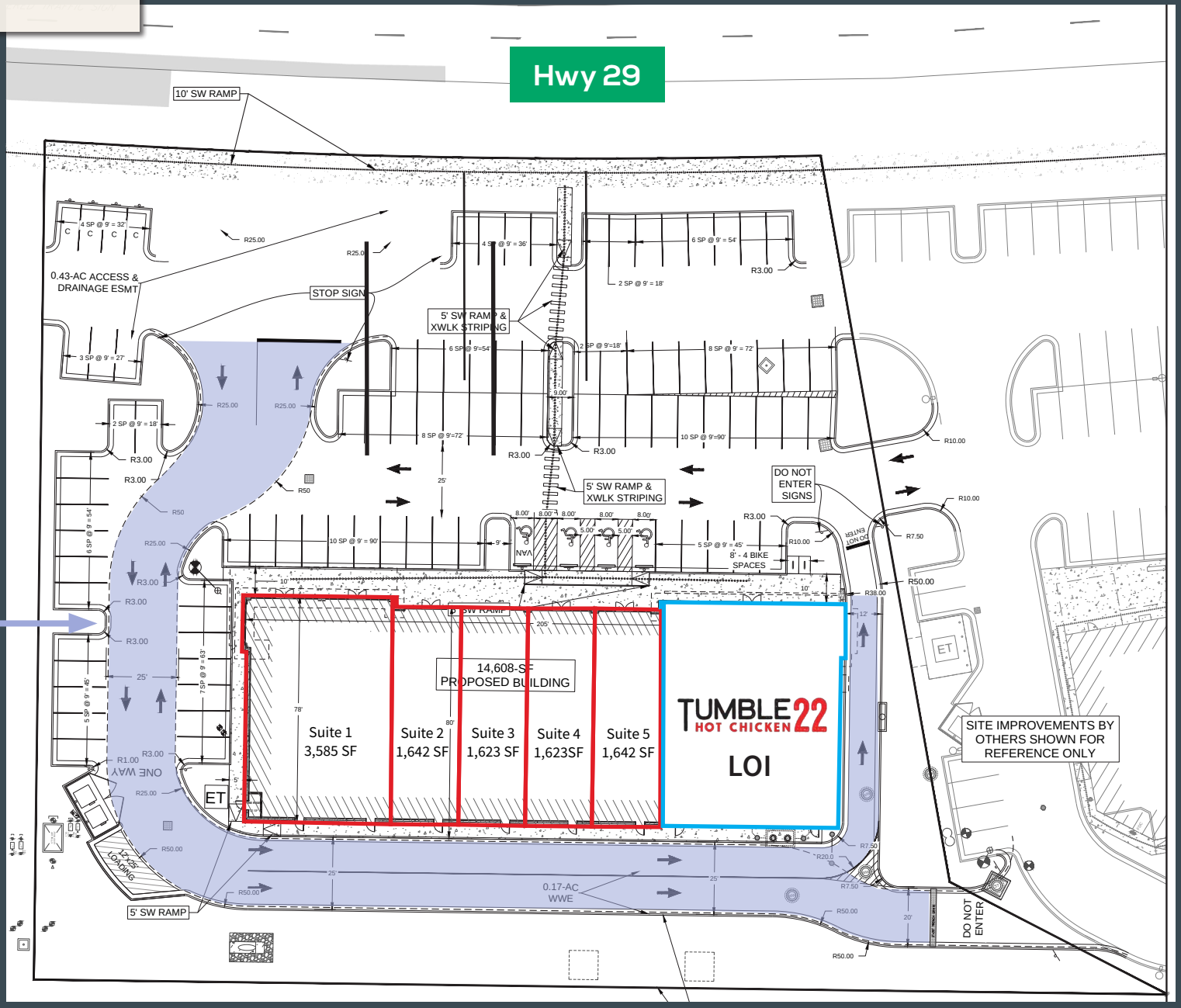
RENDERING

LOT 6

facing Highway 29

SITE PLAN

At Lease/LOI



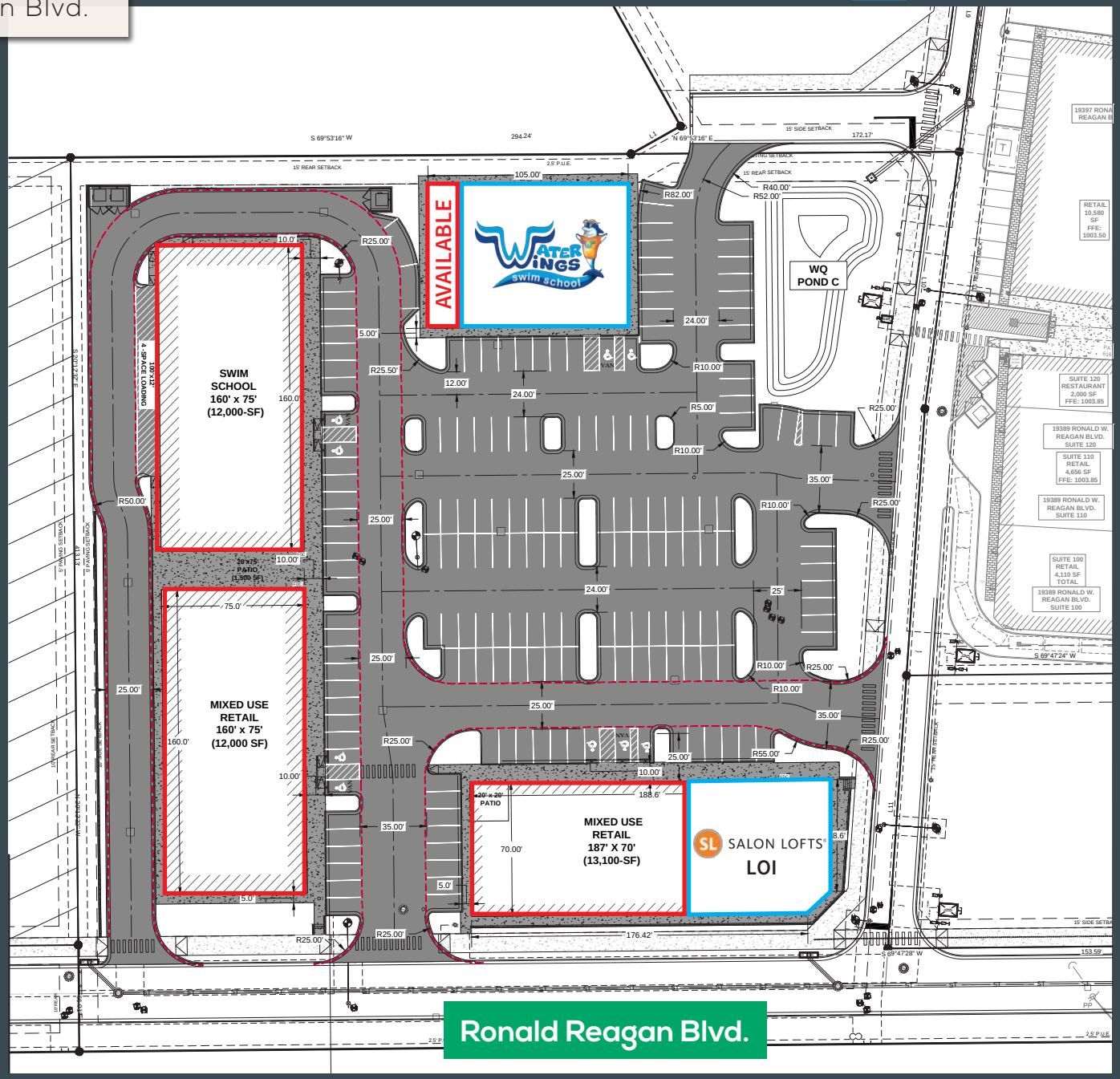
Drive-Thru

LOT 8

facing Ronald Reagan Blvd.

SITE PLAN

At Lease/LOI



TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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.

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 or subagent by the buyer or buyer's agent.

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.

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

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

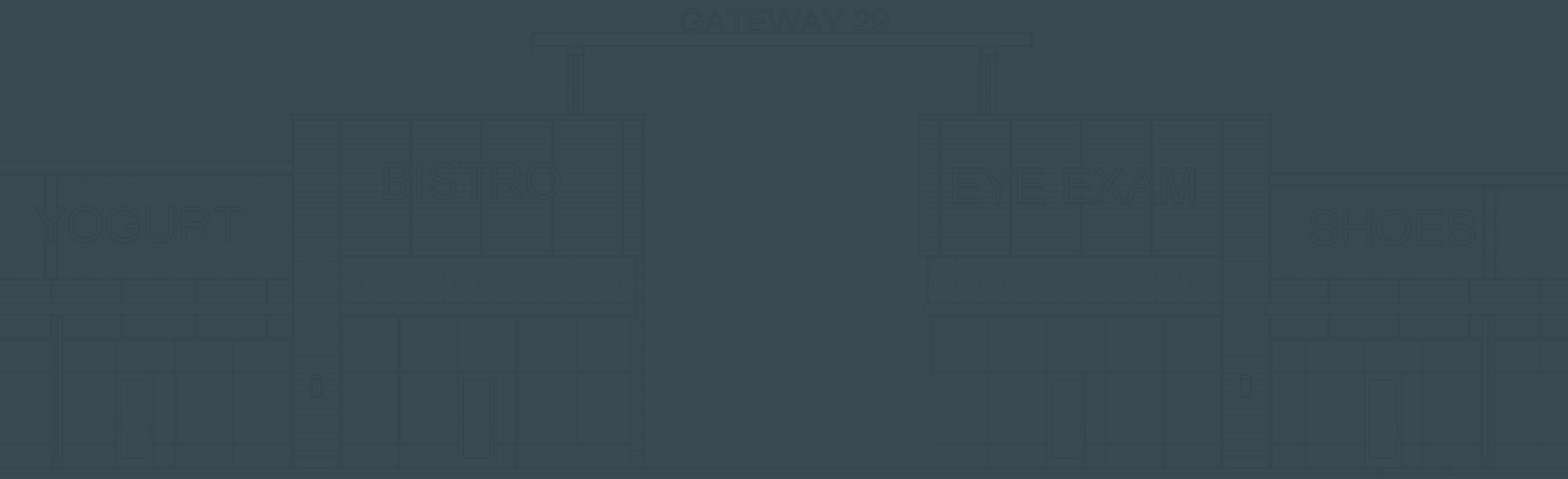
TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Jones Lang LaSalle Brokerage, Inc.	591725	renda.hampton@jll.com	+1 (214) 438-6100	N/A	N/A	N/A	N/A
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone	Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Daniel Glyn Bellow	183794	dan.bellow@jll.com	+1 (713) 888-4000	Barry Haydon	672378	Barry.Haydon@jll.com	+1 (512) 861-3423
Designated Broker of Firm	License No.	Email	Phone	Sales Agenct / Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____



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