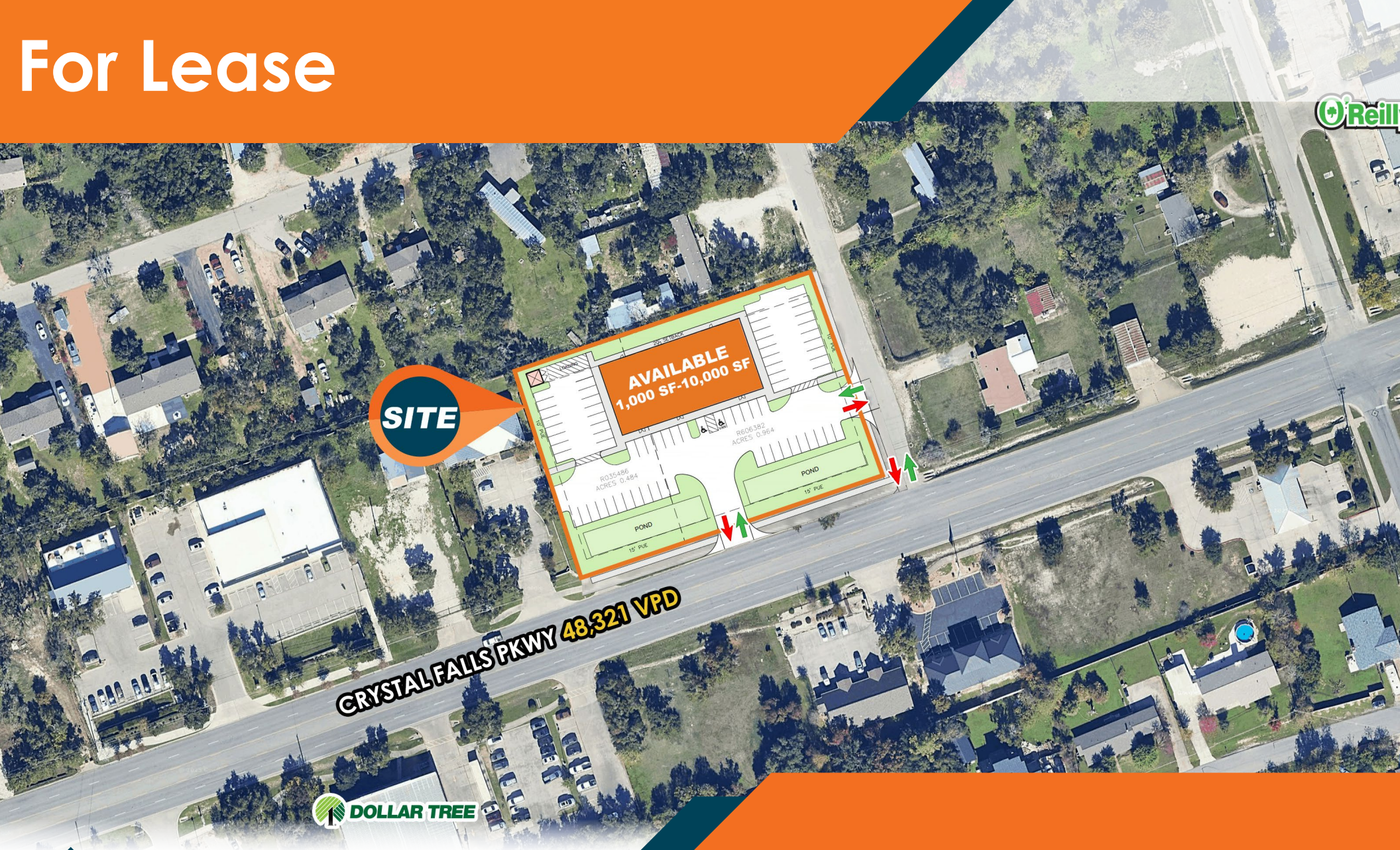


For Lease



Hunington

Hunington Properties, Inc.

1715 S. Capital of Texas Highway #101

Austin TX 78746

512-767-7442

hpiproperties.com

Crystal Falls Center

503 Crystal Falls Pkwy, Leander, TX 78641

For Lease



CRYSTAL FALLS CENTER

503 Crystal Falls Pkwy, Leander, TX 78641

LEANDER, TX

Leander, Texas is a rapidly growing suburb located in Williamson County, just north of Austin. Once a quiet small town, it has transformed into a bustling community attracting residents with its top-rated Leander Independent School District, relatively affordable housing, and easy access to Austin's tech hub. It stands out among Texas suburbs for its Capital Metro MetroRail connection to downtown Austin, and despite its explosive growth, the city has worked to maintain a welcoming, small-town character through parks, community events, and a developing downtown district.

MARKET OVERVIEW

48,321 VPD

Along Crystal Falls Parkway, providing strong drive-by exposure for businesses along the corridor.

7.36%

Rate of population growth in Leander annually, increasing by over 60% since 2020.

\$161,026

Average Household Income within 1 mile, reflecting the community's appeal to high-earning professionals.



Property Information

Space for Lease	1,000 SF-10,000 SF
Rental Rate	Call For Pricing
NNN	\$10.00 PSF
Building Size	10,000 SF
Bay Depth	69'

Property Highlights

- Leander is one of America's fastest-growing cities, ranking among the top U.S. ZIP codes for inbound moves
- Rapidly growing residential corridor with high-income households
- Primary east-west commuter artery for Leander
- High visibility with immediate access to 183A frontage and ramps
- Family-driven demographics with multiple schools nearby
- Strong medical & wellness cluster along Crystal Falls Pkwy
- Surrounded by major national retailers and daily-needs services

Demographics

Population (2026)	1 mi. - 10,319
	3 mi. - 79,873
	5 mi. - 152,349
Average Household Income	1 mi. - \$161,026
	3 mi. - \$176,593
	5 mi. - \$188,424

Traffic Counts

Crystal Falls Pkwy: 48,321 vpd
183A Toll: 38,842 vpd

For More Information

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For Lease

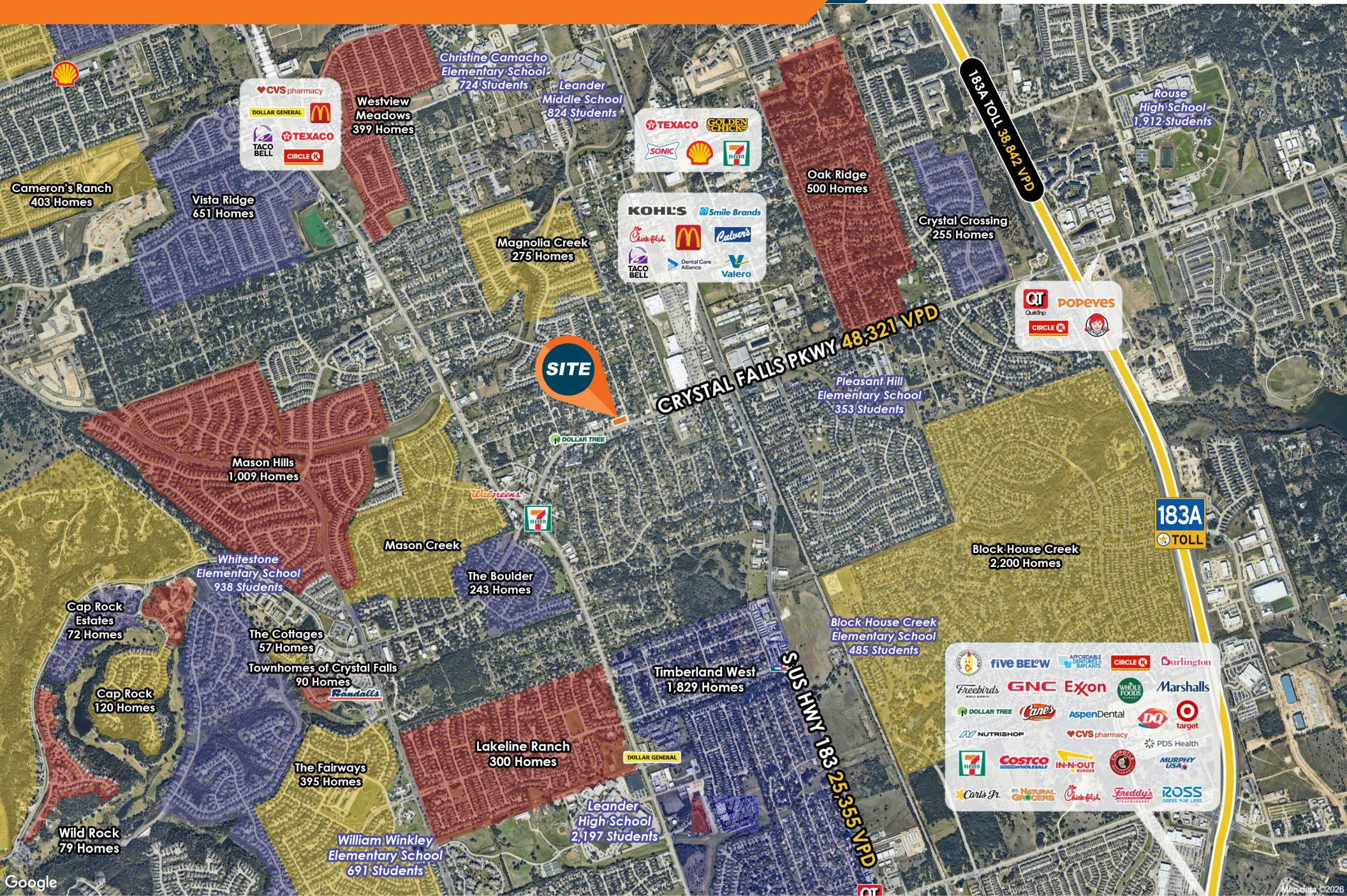


Hunington

Site Plan



For Lease



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Securing a property along Crystal Falls Pkwy presents a compelling opportunity for those looking to capitalize on one of the fastest-growing markets in the country.

This road is a high-traffic corridor generating as much as 40,000 vehicles per day, ensuring strong visibility and consistent consumer exposure for any business at this location.

Leander has experienced explosive population growth — surging from just 7,596 residents in 2000 to nearly 100,000 today — fueled by an influx of high-earning professionals drawn to the area's top-rated schools, proximity to Austin's tech hub, and outstanding quality of life.

With a median household income of \$141,023 and an average household income exceeding \$170,000, the surrounding consumer base possesses exceptional purchasing power.

A 10,000 square foot footprint at the intersection of Crystal Falls Pkwy and High Chaparral Dr offers the right-sized space to serve this affluent and rapidly expanding community, whether as a retail, restaurant, medical, or service-oriented use — positioning any tenant or owner for long-term success in one of Texas's most dynamic suburban markets.



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.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date