



GATEWAY 29

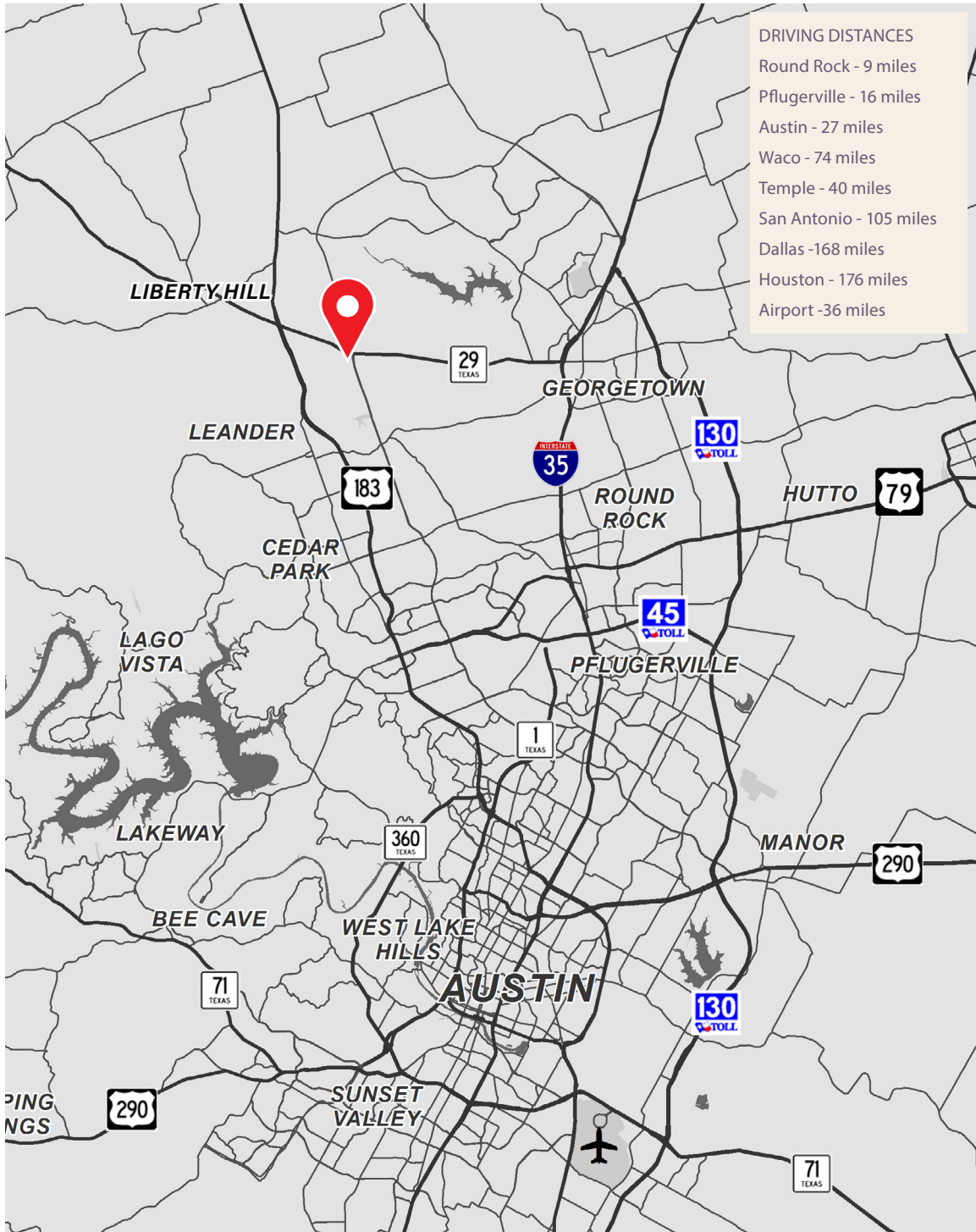
LEANDER, TEXAS

29 GATEWAY

SHOPPING CENTER

UNDER CONSTRUCTION

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



ABOUT

LEANDER, TX

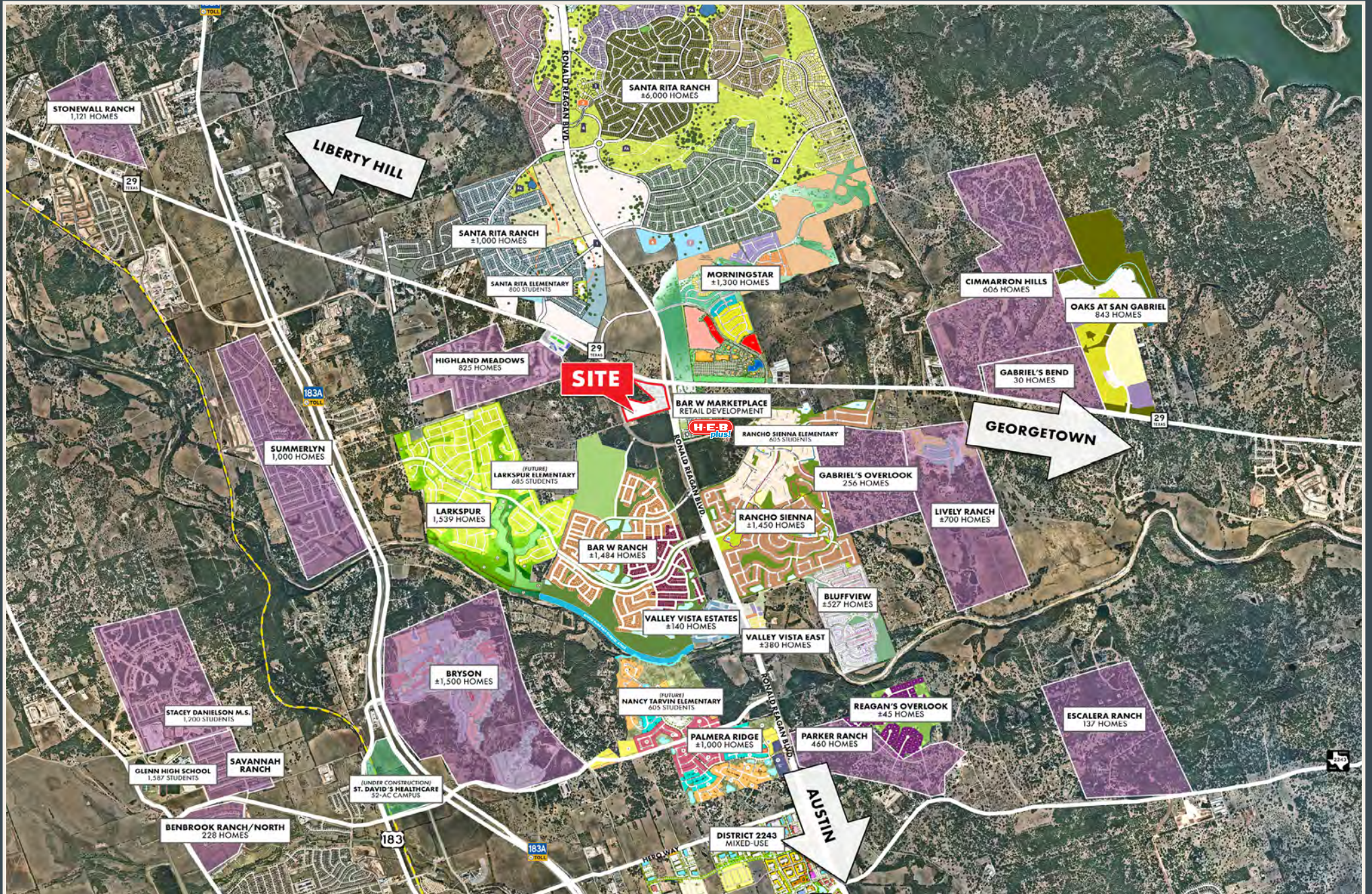
Leander, Texas, is a quaint town full of Hill Country charm and endless ways to enjoy yourself and sits just 20 miles north of Austin. Leander’s growth has unlocked new economic opportunities including a more balanced tax base, increased employment options, and has increased the number of community amenities.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

(SOURCE)

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.

LEANDER TRADE AREA



29 GATEWAY

Future Kauffman Loop Extension



LOT 2

facing Ronald Reagan Blvd.

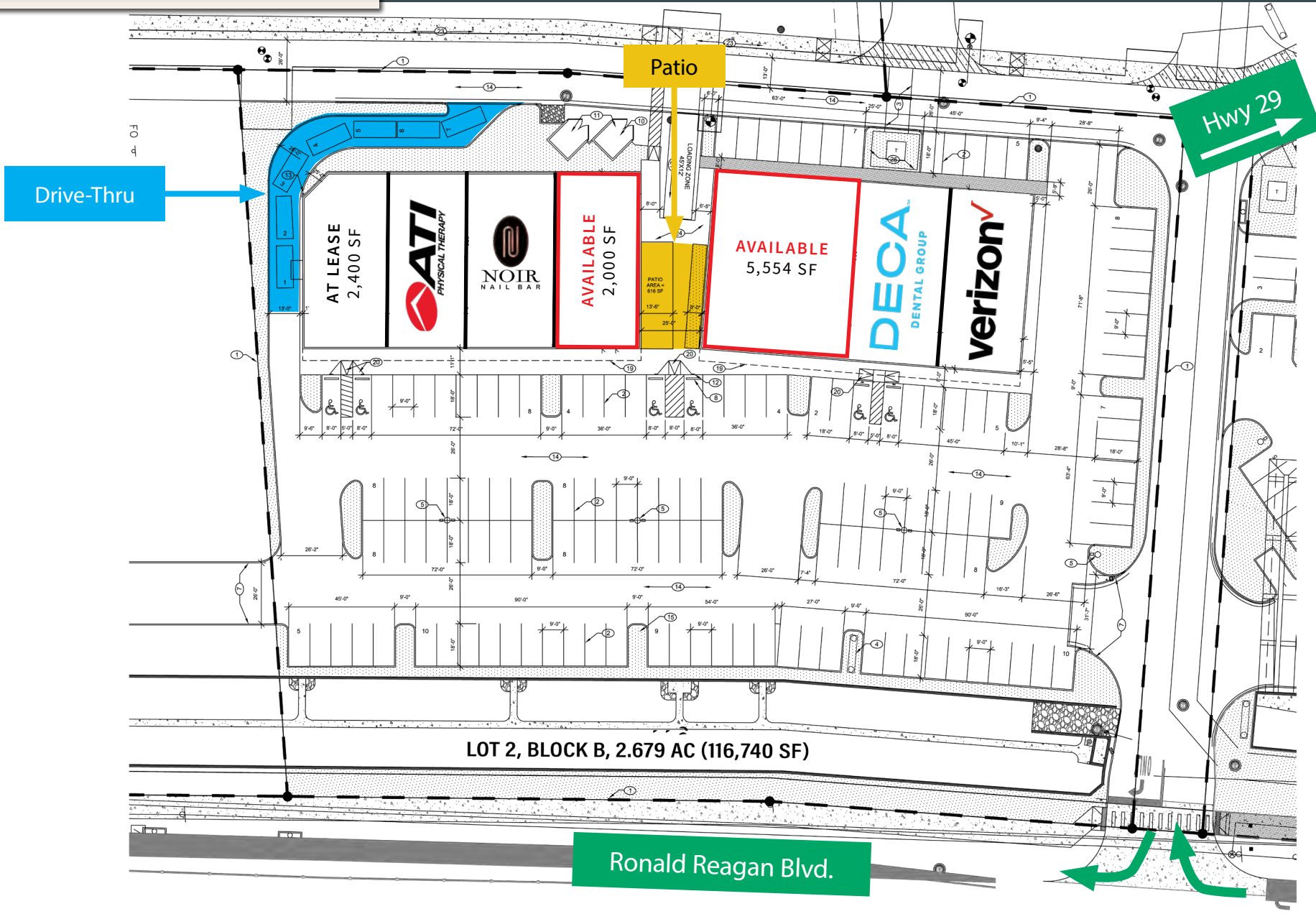
R E N D E R I N G S



LOT 2

SITE PLAN

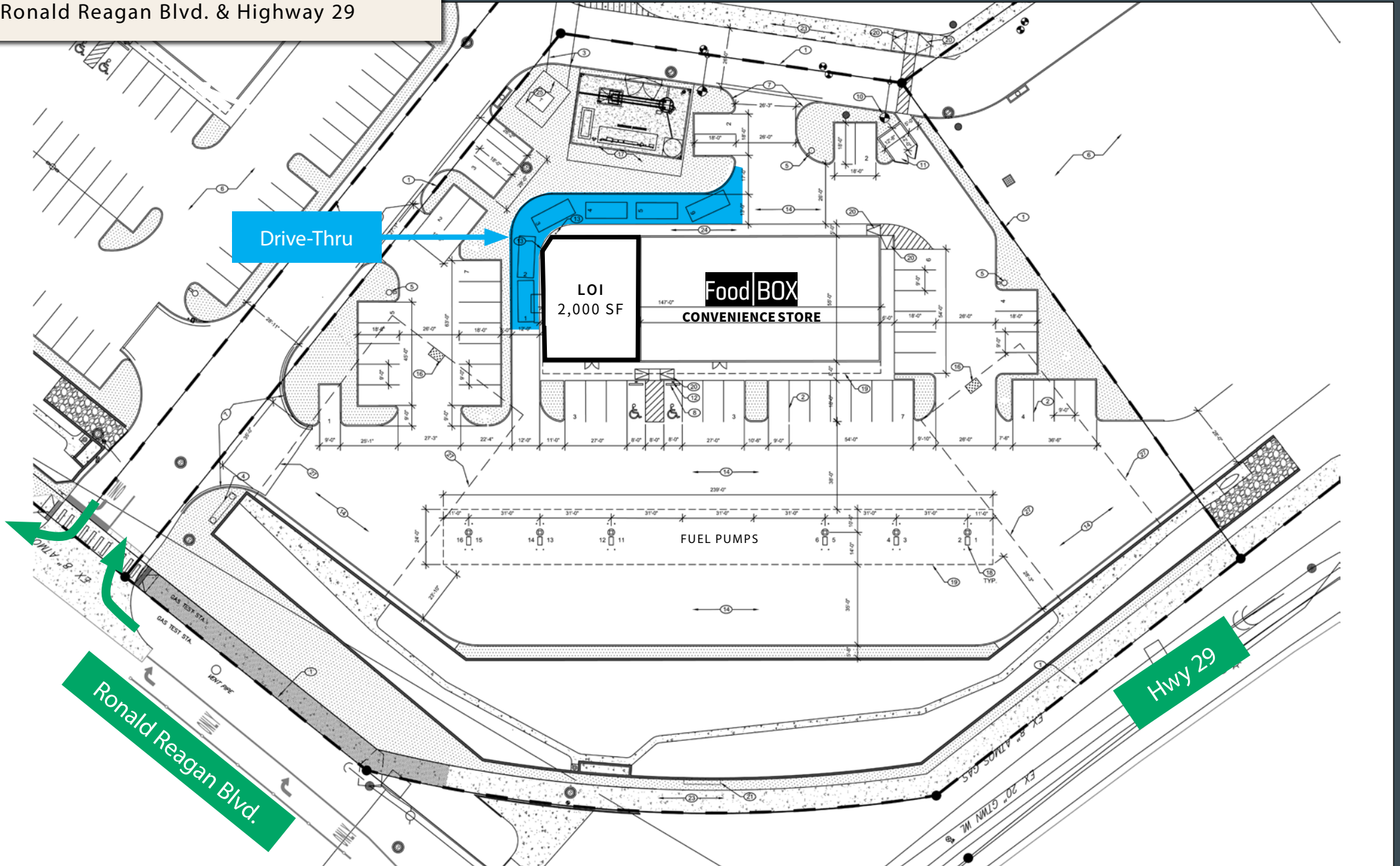
facing Ronald Reagan Blvd.



LOT 3

hard corner at
Ronald Reagan Blvd. & Highway 29

S I T E P L A N



LOT 5

facing Highway 29

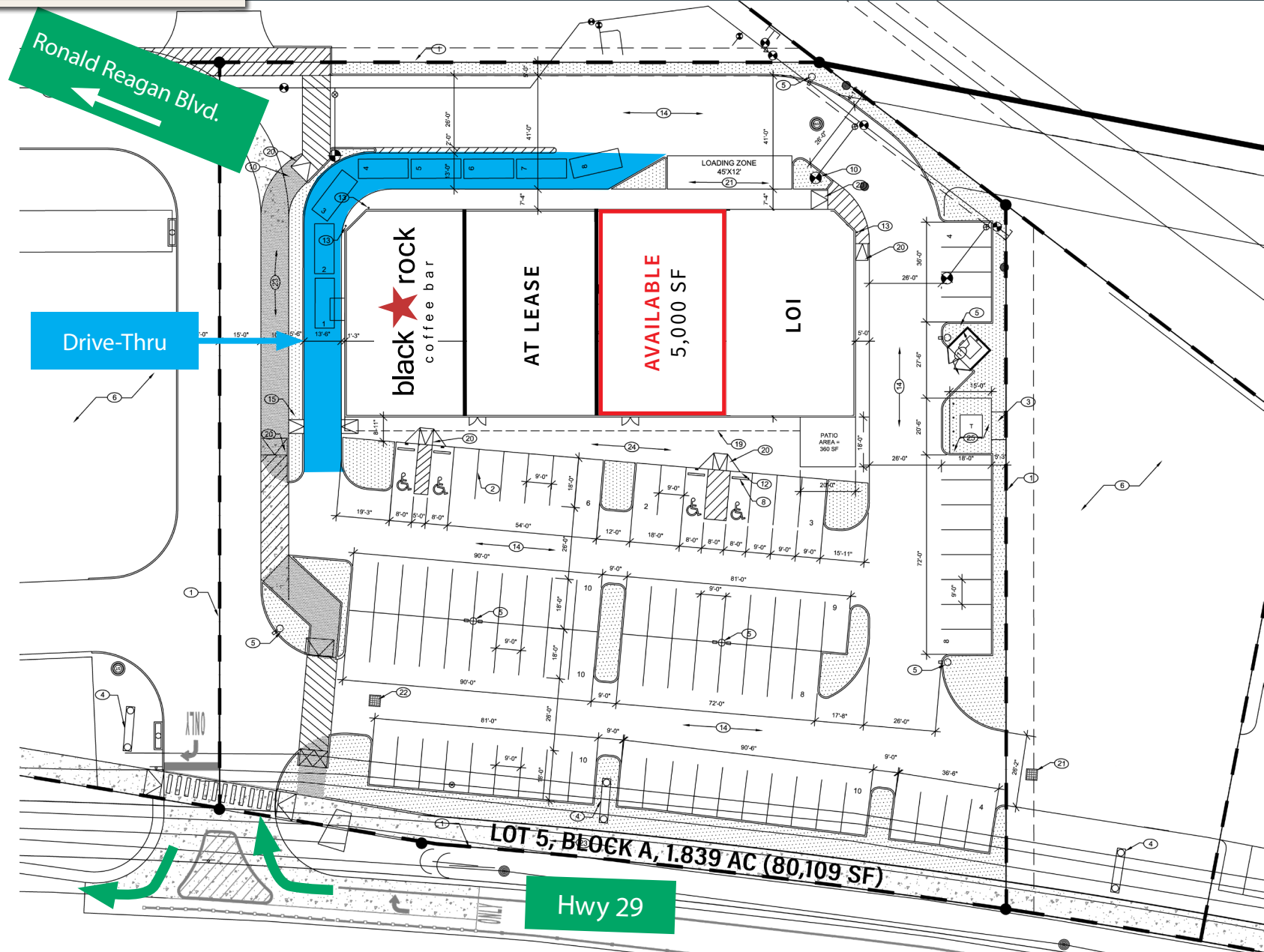
R E N D E R I N G S



LOT 5

facing Highway 29

SITE PLAN



LOCATION & DEMOS

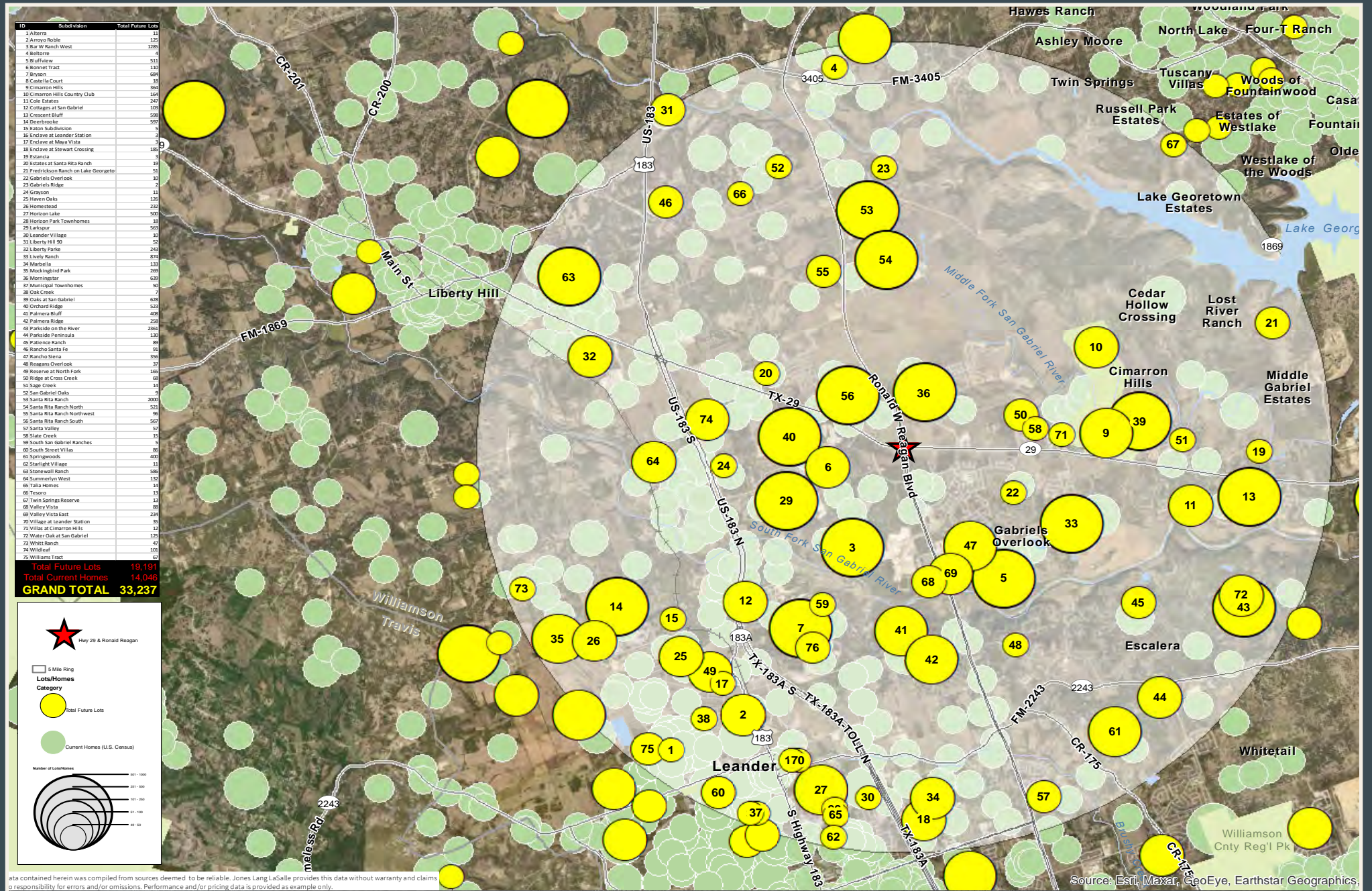
LOCATION, COMMUNITY, QUALITY LIVING. IT STARTS HERE!

- Connected by two major arterials: Hwy 29 & Ronald Reagan Blvd (SWC)
- Positioned across from new H-E-B Plus! anchored "Bar W Marketplace"
- Strategic location at major intersection in rapidly-growing trade area
- Access and frontage on Ronald Reagan Blvd. and State Highway 29
- Spaces and site available for retail, service, medical, and restaurant uses

<u>2024 DEMOS</u>	<u>3-MILE</u>	<u>5-MILE</u>	<u>10-MILE</u>
Total Population	41,780	75,876	314,459
Households	14,189	26,214	113,621
Daytime Population	25,577	50,938	260,257
Average HH Income	\$153,430	\$147,521	\$146,057
Total Businesses	277	864	7,457
2024-2029 Annual Growth Rate	8.12%	6.59%	3.37%

<u>TRAFFIC COUNTS</u>	<u>CPD</u>
Ronald Reagan Blvd.	18,614
State Highway 29	21,727

HOUSING GROWTH STUDY



Data contained herein was compiled from sources deemed to be reliable. Jones Lang LaSalle provides this data without warranty and claims no responsibility for errors and/or omissions. Performance and/or pricing data is provided as example only.

Source: Esri, Maxar, GeoEye, Earthstar Geographics,



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.

Jones Lang LaSalle Brokerage,	591725	Renda.Hampton@jll.com	+1 (214) 438-6100	N/A	N/A	N/A	N/A
<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>	<small>Licensed Supervisor of Sales Agent / Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
Daniel Glyn Bellow	183794	Dan.Bellow@jll.com	+1 (713) 888-4000	Austin McWilliams	574957	Austin.McWilliams@jll.com	+1 512 368 7063
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>	<small>Sales Agent / Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>

Buyer/Tenant/Seller/Landlord Initials _____
Date



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Date



GATEWAY 29

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