

JUNIPER CROSSING

Retail | Office



Leander, TX



Deal  vision

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JUNIPER CROSSING

Leander, TX 78641



[Property Website](#)

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Leander, TX

Leander, TX is an emerging submarket in the NW Austin MSA, located off of Highway 183A.

Juniper Crossing

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.

Local Attractions



DEMOGRAPHICS



DAYTIME POPULATION

42,178	31,151	73,329
RESIDENTS	WORKERS	TOTAL (10min)



MED. HOUSEHOLD INCOME

\$129,442	\$136,276	\$138,756
3 MI	5 MI	7 MI



HOUSEHOLDS

42,178	50,634	77,105
3 MI	5 MI	7 MI



TRAFFIC COUNTS

46,411	4,937
HWY 183	183 Service Road



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PROJECT TIMELINE





Skye Luxury Senior Living
192 Units

Hermosa Village
238 Units

Jim Plain Elementary School
850 Students

Arroyo Roble Townhomes
125 Townhomes

The Southbrook
360 Units

H-E-B plus!

SUBWAY
WALMART

CAVA
Great Clips
CRUST

Brownstone at Northline
69 Townhomes

Proposed Mixed-Use Development

StDavid's HEALTHCARE

Existing Medical Office
Future \$240M full service hospital

Future Medical

METRO

Gramercy at Northline
343 Units

N Northline
116 AC mixed-use development
+/-100,000 SF Retail

AUSTIN COMMUNITY COLLEGE DISTRICT

San Gabriel Pkwy - 5,195 CPD

Aven Ridge Apartments
312 Units

183A Service Rd - On Ramp

183A Service Rd - 4,937 CPD

183 TOLL

46,411 CPD

13,691 SF For Lease

11,280 SF For Lease

11,280 SF For Lease

2.513 AC - For Sale

1.069 AC For Sale

Proposed Gas Station

183A Service Rd - Off Ramp

JUNIPER CROSSING



PAD SITE - FOR SALE

Ideal Uses:

- Hotel
- Gym
- Stand alone restaurant
- Large event/athletic facility
- Large stand-alone retail
- Medical user

FOR SALE

LOT 4
2.513 AC
109,469 SF
40 LUEs

PAD SITE - FOR SALE

Ideal Uses:

- Car wash
- QSR
- Smaller medical (Urgent Care, Dental, Family Practice, Veterinarian, Sports Medicine)
- Bank, Financial Services
- Service-based retail (Salon, Spa, Printing & Shipping)

FOR LEASE

LOT 3
4.673 AC
203,540 SF
+/- 40,000 SF GLA
(1,500 SF - minimum divisible)
22 LUEs

**+/- 40,000 SF of Retail
FOR LEASE**

FOR SALE

LOT 2
1.069 AC
46,551 SF
15 LUEs

Future Gas Station

LOT 1
1.359 AC
59,218 SF
4 LUEs

PROP 10' WATER EASEMENT

183A Service Rd - 4,937 CPD

183A Service Rd - On Ramp

183A Service Rd - Off Ramp

46,411 CPD





THE PAC

Rouse High School

Knox Wiley Middle School



AUSTIN COMMUNITY COLLEGE DISTRICT

Bryson
1,432 Lots

Aven Ridge Apartments
312 Units

JUNIPER CROSSING



Northline

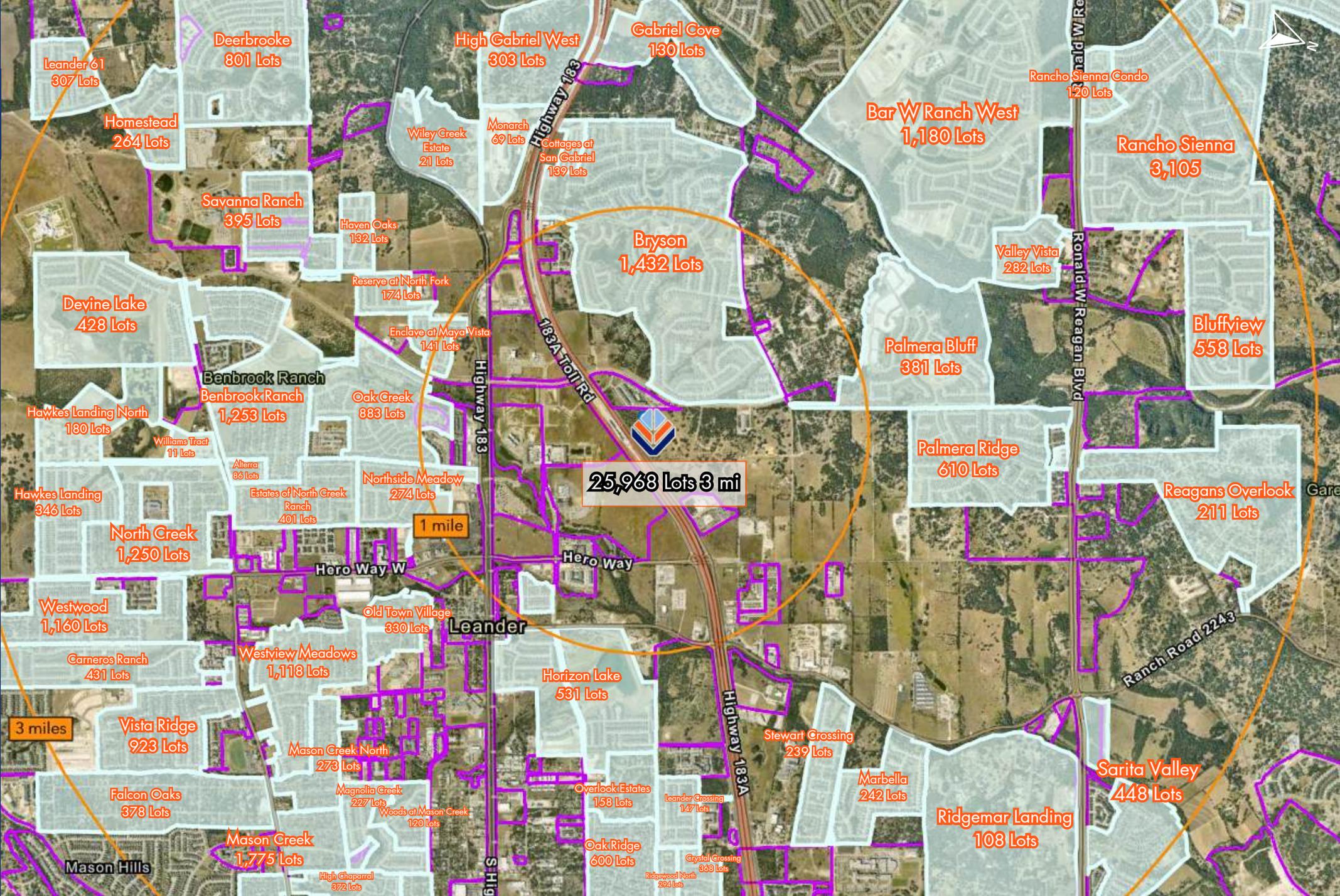
183A Service Rd - 4,937 CPD



46,411 CPD

Avenue Way - 204 CPD





25,968 Lots 3 mi

1 mile

3 miles



13691 SF

11280 SF

11280 SF

Pad #4 - 2.513 AC
For Sale

203 Parking Spaces

+/-340 Total
Parking Space

183A







JUNIPER CROSSING

EXCLUSIVELY LISTED BY:



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Deal  **vision**

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.

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:
 - 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.

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	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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