

Delivery Q1-25

3,500 SF  
AVAILABLE

# SHOPS AT TRAVISSO

NEC W. Whitestone (F.M. 1431) & Travisso Parkway,  
Leander, TX. 78641



Hunington Properties, Inc.  
1715 S. Capital of Texas Highway #101, Austin, Texas 78746  
(512) 767-7442 | [hpiproperties.com](http://hpiproperties.com)



## SHOPS AT TRAVISSO

Travisso is surrounded by rolling countryside and open vistas of the Texas Hill Country. Nestled northwest of Austin and north of Lake Travis, right in the heart of the thriving Cedar Park-Leander area, this Italian-inspired outdoor-lifestyle community is just minutes from any convenience you may need.

## AMERICA'S FASTEST GROWING CITY

**158**

No. of people moving to Austin each day

**9<sup>th</sup>**

Rank the 9th most innovative city

**32.4**

Average resident age



Property Information	Building A	Building B
Space Available	3,500 SF	4,127 SF
Rental Rate	Call for Pricing	Call for Pricing
NNN	\$10.00	\$10.00
Building Size	7,575 SF	10,703 SF

Pad Sites Available
Ground Lease or Build to Suit
Lot 1 - 2.30 AC   Lot 2 - 3.57 AC (Will Divide)

- Property Highlights**
- Located at the main entrance to the 2,100-acre Travisso Master Planned Community with a total of 4,000 homesites at completion.
  - Travisso Master Planned Community was voted the Best Family-Friendly Residential Community
  - Located at a Signalized Lighted Intersection
  - Underserved retail market: closest retail is 4 miles from the site
  - High barrier to entry

Demographics	
Population (2023)	2 mi. - 10,312 3 mi. - 26,544 4 mi. - 62,291
Average Household Income	2 mi. - \$248,925 3 mi. - \$204,941 4 mi. - \$165,111
Traffic Count	W. Whitestone Blvd (FM 1431)- 56,518 vpd (Combined)

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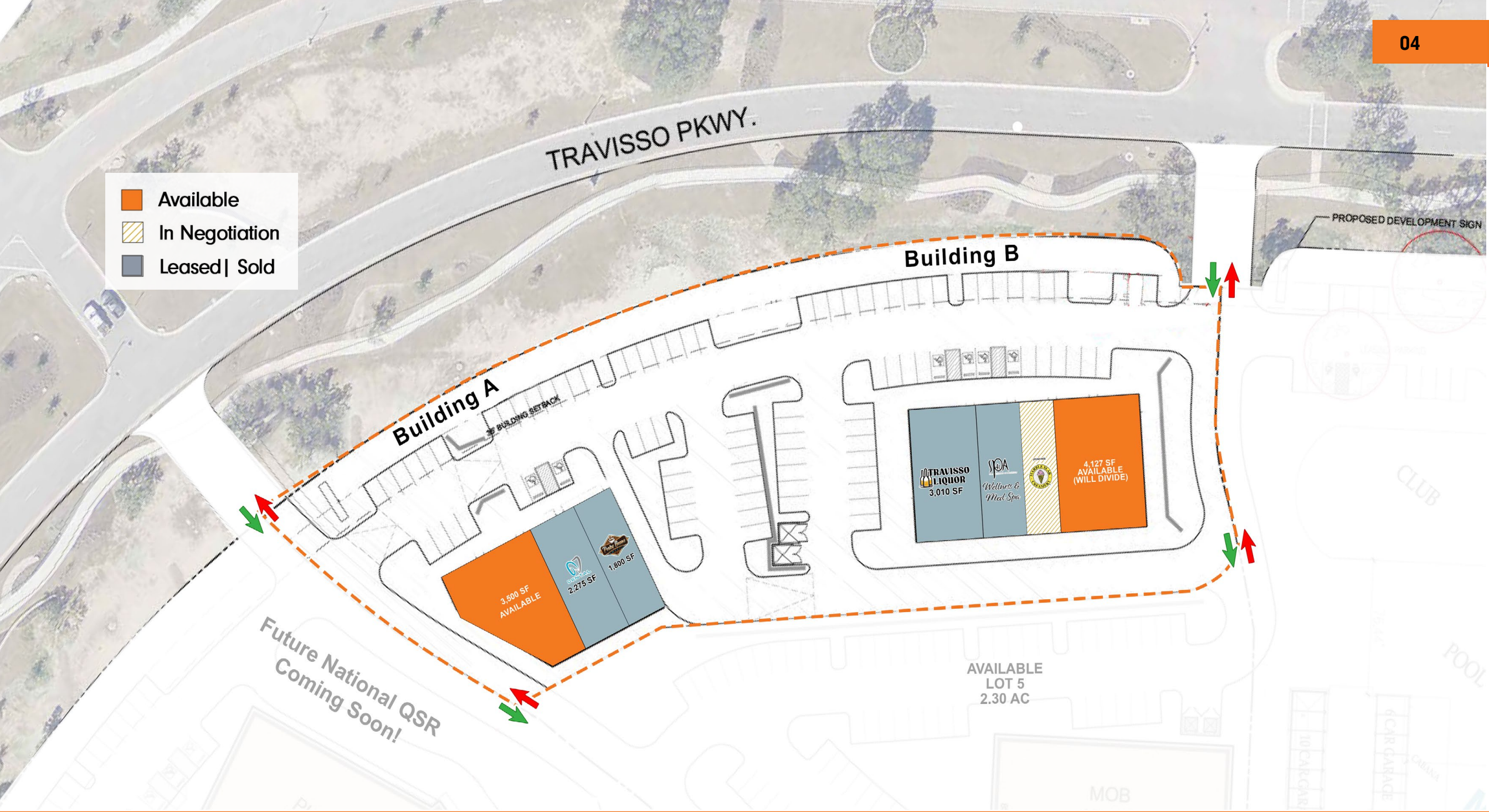


- Available
- In Negotiation
- Leased | Sold



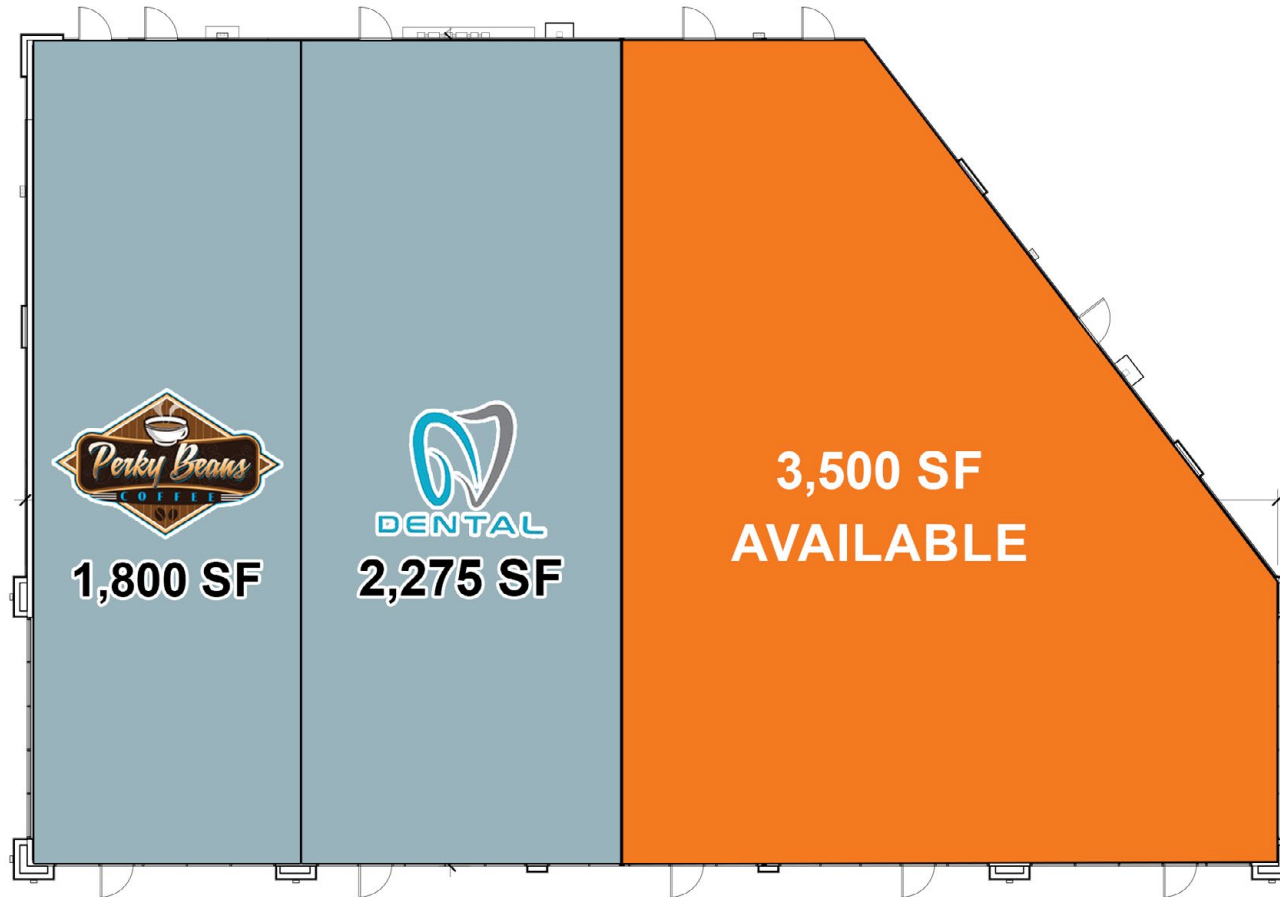


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**Building A**

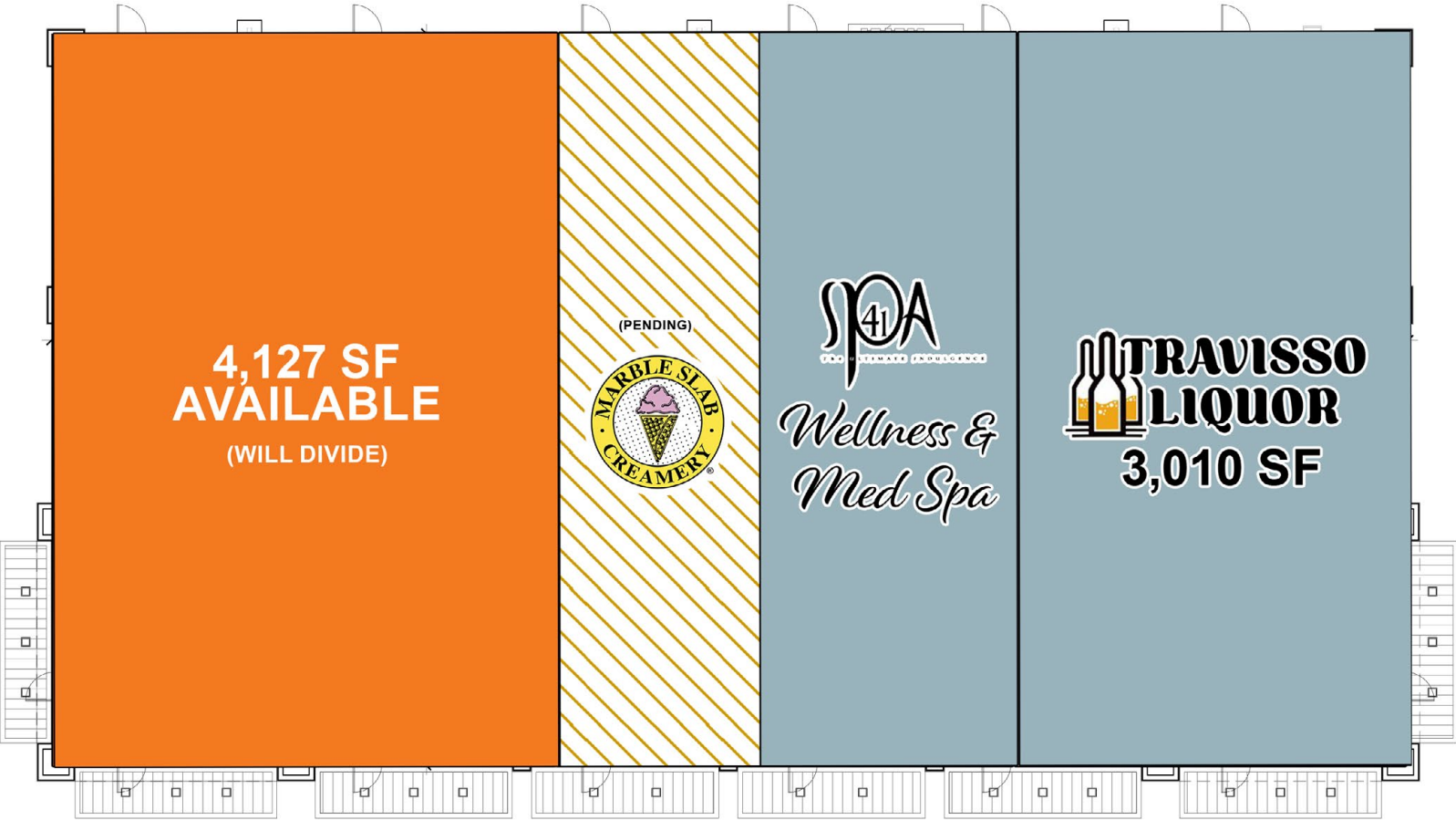
- Available
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Building B

- Available
- In Negotiation
- Leased | Sold





# TRAVISSO

2,100-Acre Master-planned Community  
±4,000 Homes at completion

## SHOPS AT TRAVISSO

**(Proposed) Elementary School**  
Capacity 800 Students

**Fire Station**

**THE Vic**  
Multi-Family 18.27 Acres  
*Coming Soon*



**Sterling Classical School**  
283 Students  
*Now Open*

**(Future) Hillside Nature School**  
40 Students

**Office/Retail**  
7.36 Ac.

**Office/Retail**  
4.44 Ac.







From the ground up, we provide retail development expertise and long-term value creation.

### We Do Our Homework

Superior market knowledge is critical to the success of real estate projects. At Hunington, we provide our clients a competitive edge through a process that begins by identifying the right market opportunity, conducting detailed analysis, and leveraging our connections in the market. With our fingers on the pulse of the market and our proactive business culture, we can get into areas that are about to take off before others in our arena. Through our vast experience, we offer expertise in developments that range from retail centers and free-standing restaurants and shops to single tenant facilities and industrial/business parks, and mixed-use projects.

Our experienced real estate development team has become synonymous with quality retail properties throughout greater Houston. We focus on value creation for real estate assets and leverage our significant track record in finding and optimizing opportunities. Our projects are structured to have long-term security despite changing economic conditions. Site analysis, highest and best use studies and competitive demand projections are carefully weighed for potential new property developments. For renovation and redevelopment work, we provide cost/benefit analyses and value projections. What's more, as a full-service real estate firm, we can also provide cohesive property management, leasing, and investment sales services.

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### AUSTIN MARKET RETAIL DEVELOPMENTS

