

For Lease



**4,506 SF
AVAILABLE
(Will Divide)**

**Crystal Falls Pkwy
16,639 vpd**

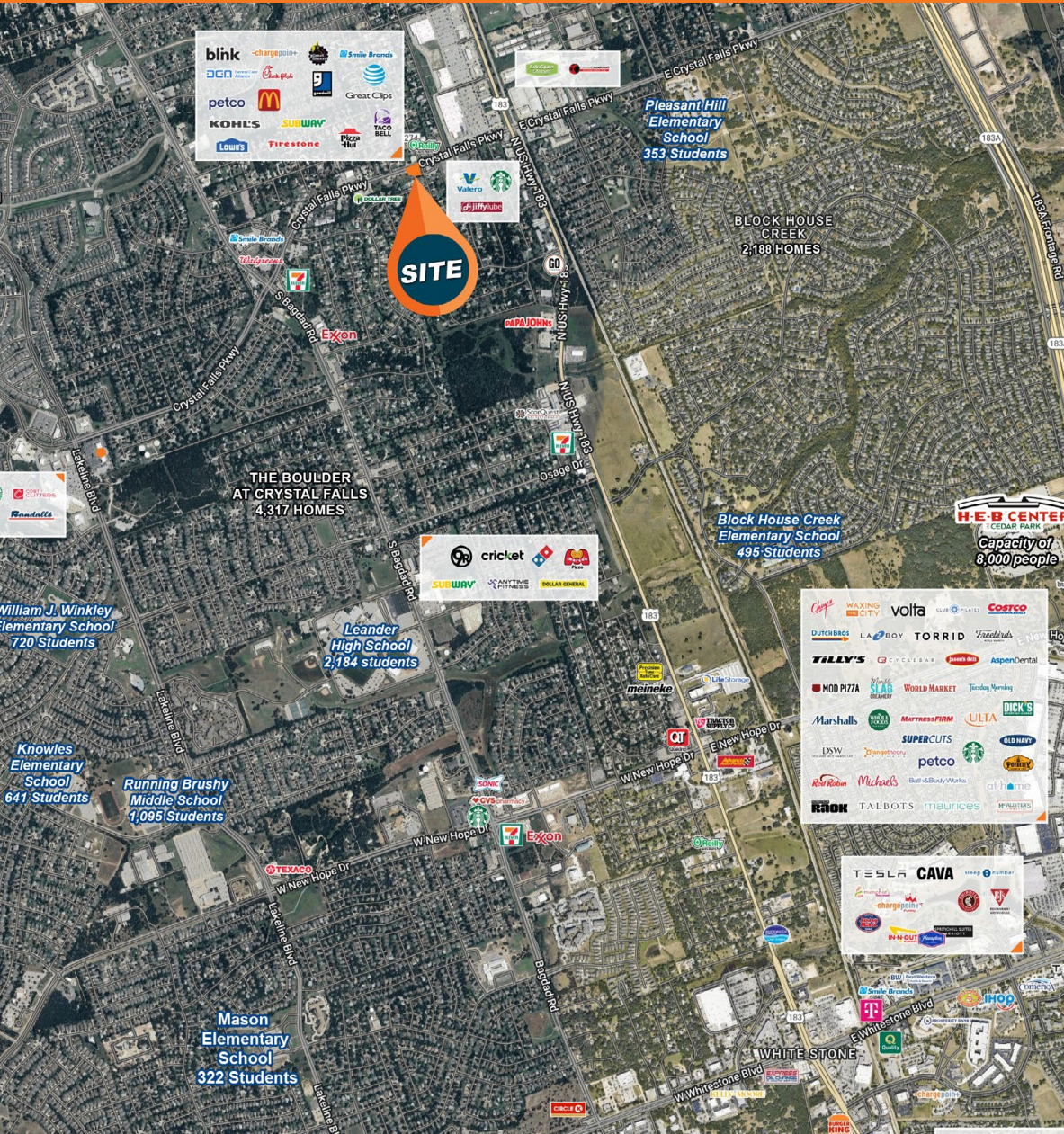


Hunington

Hunington Properties, Inc.
1715 S. Capital of Texas Highway #101
Austin TX 78746
(512) 767-7442
hpiproperties.com

Leander Retail Center

412 Crystal Falls Pkwy
Leander, TX 78641



LEANDER RETAIL CENTER

412 Crystal Falls Pkwy, Leander, TX 78641

Property Information	Building
Space For Lease	4,506 SF (Will Divide)
Rental Rate	\$30.00 PSF
NNN	\$10.00 PSF

Property Highlights

- Crystal Falls Parkway is known for its scenic views and access to residential neighborhoods, parks, and amenities.
- The area around Crystal Falls Parkway likely offers a range of community amenities such as parks, trails, schools, and possibly recreational facilities like golf courses or community centers.
- Approximately 1.5 mile to highway 183 with 36,700 vpd

Demographics

Population (2023)	2 mi. - 46,966
	3 mi. - 84,159
	5 mi. - 149,142
Average Household Income	2 mi. - \$139,971
	3 mi. - \$144,003
	5 mi. - \$145,017

Traffic Counts Crystal Falls Pkwy: 16,639 vpd

Contact Information

Gigi GomeI
Principal | Brokerage
gigi@hpiproperties.com

Matthew Kivnani
Senior Associate | Brokerage
matthew@hpiproperties.com

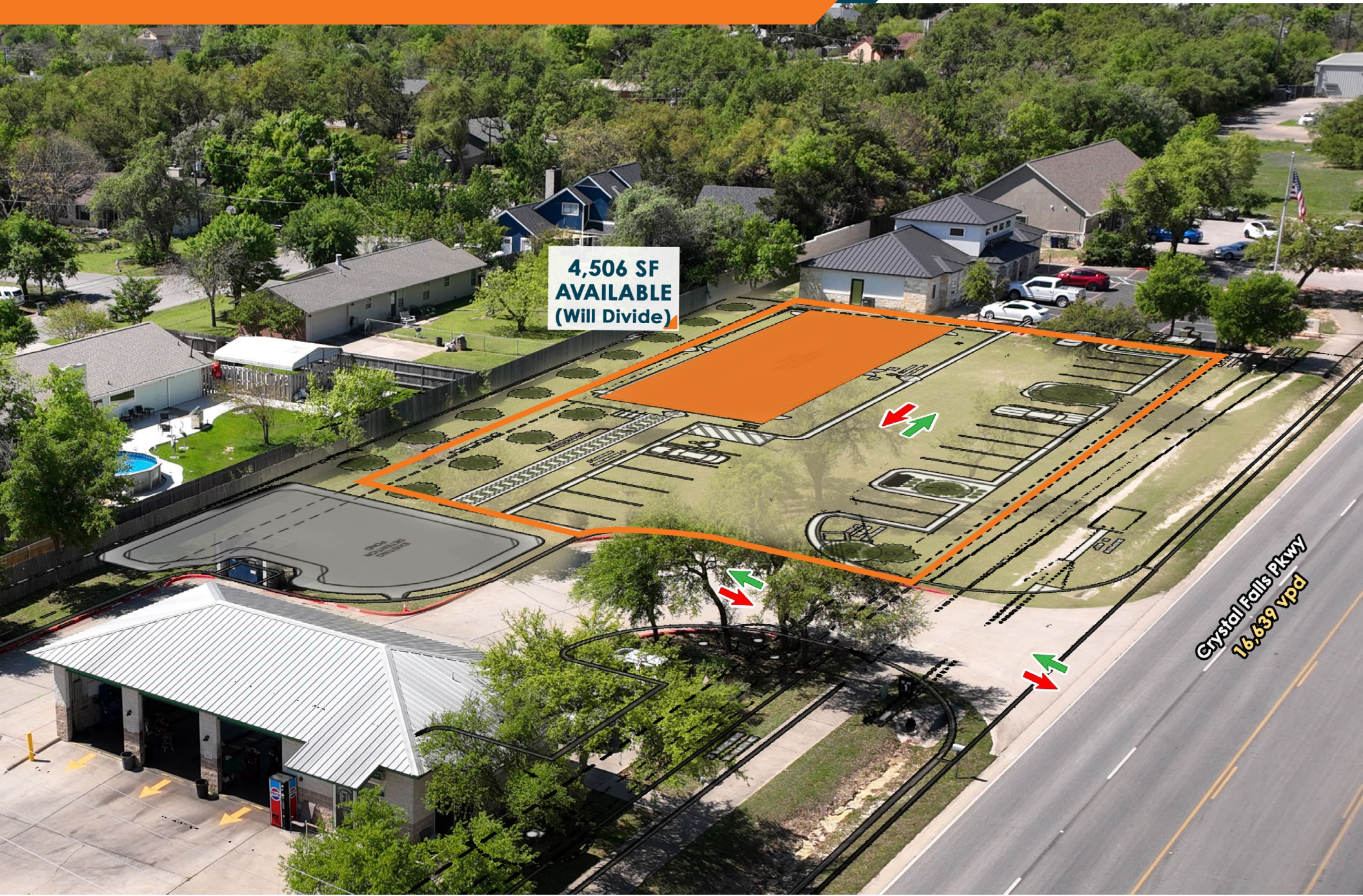
Hunnington Properties, Inc.
1715 S. Capital of Texas Highway #101 Austin TX 78746 • 512.767.7442
hpiproperties.com

The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Hunnington Properties or by any agent, independent associate, subsidiary or employee of Hunnington Properties. This information is subject to change.

For Lease

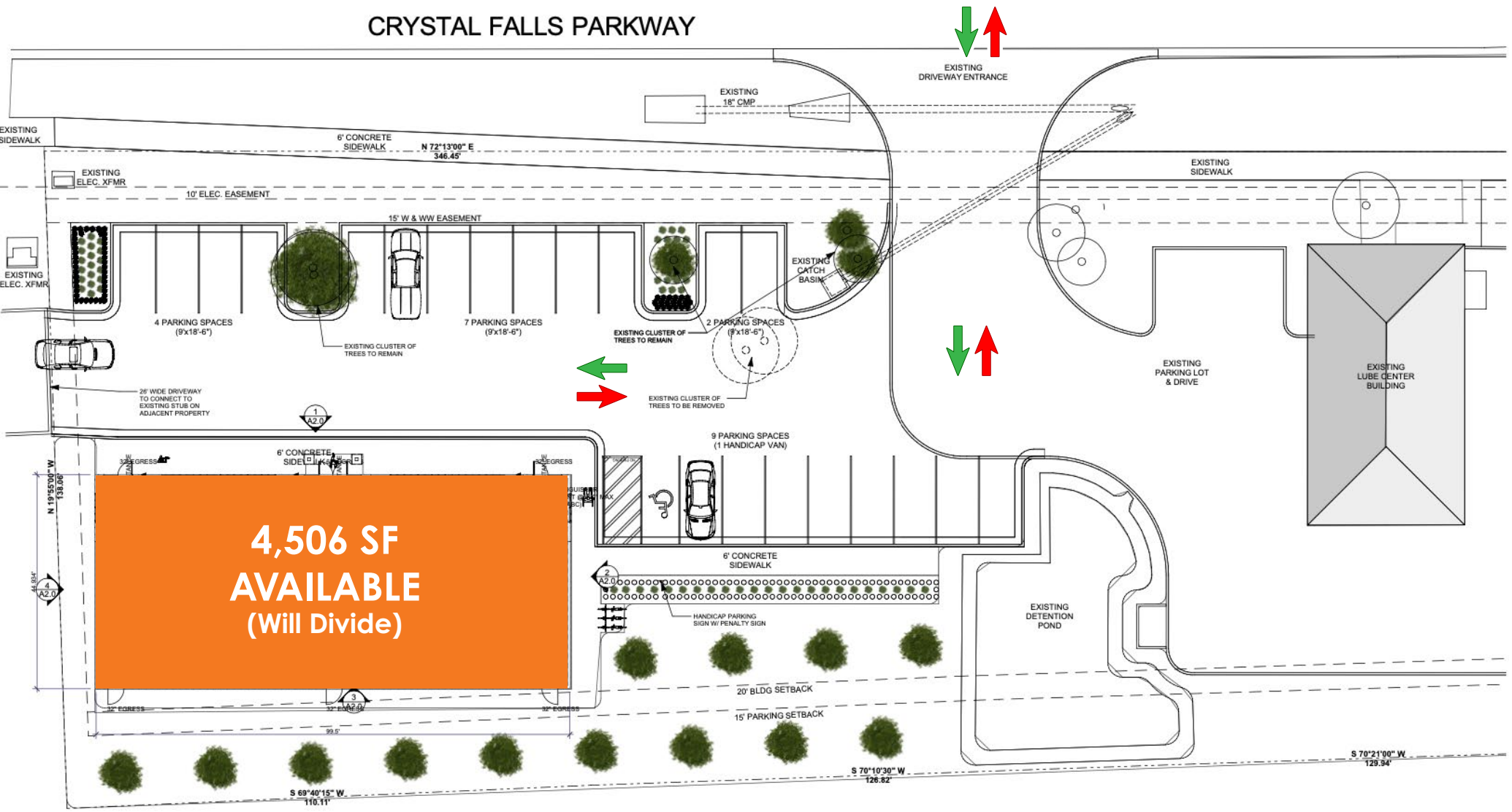


Hunington

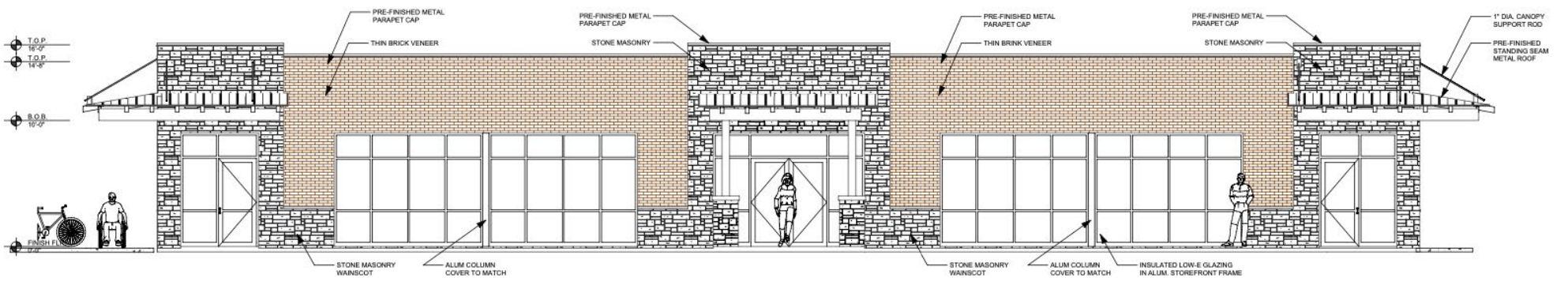


**4,506 SF
AVAILABLE
(Will Divide)**

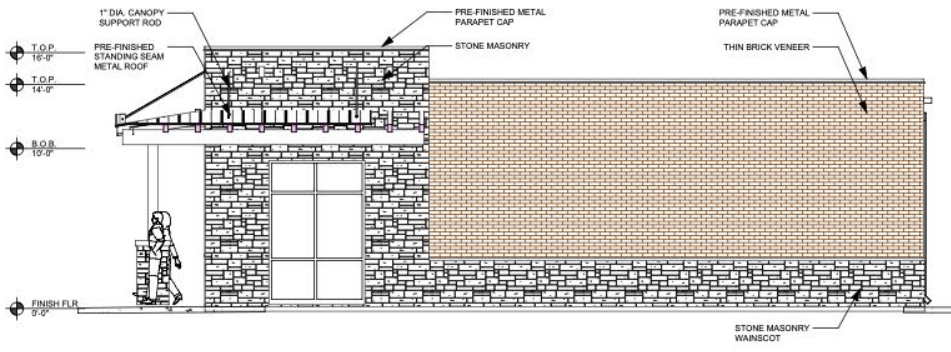
**Crystal Falls Pkwy
16,639 vpd**



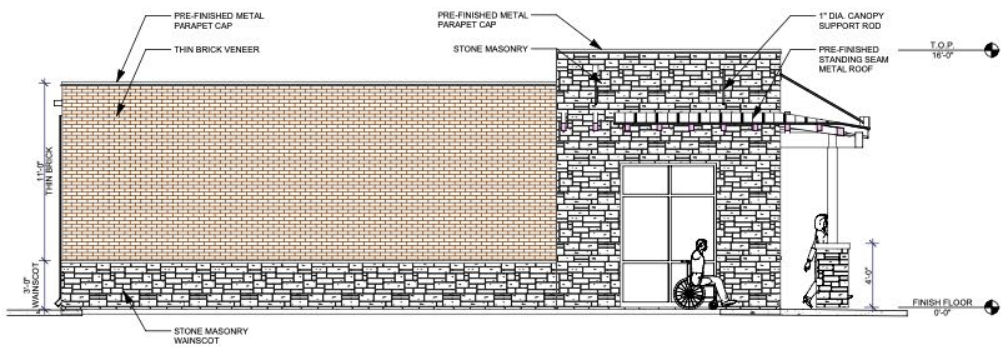
1 Architectural Site Plan
SCALE: 1" = 10'



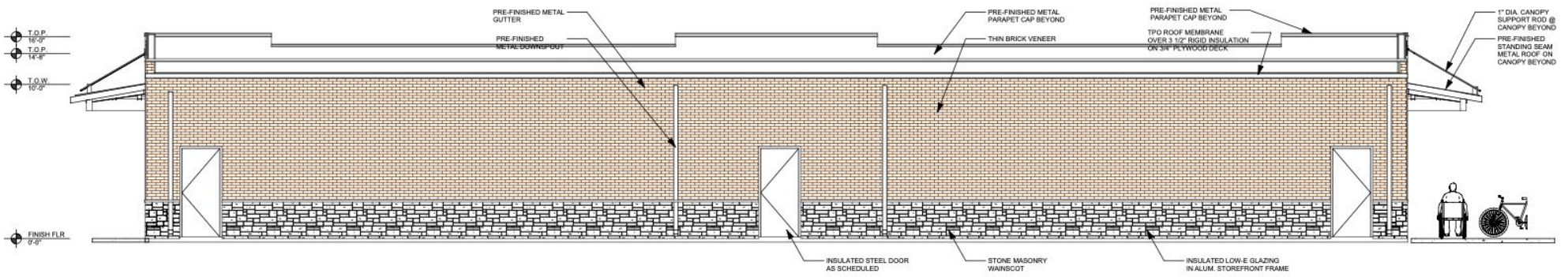
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

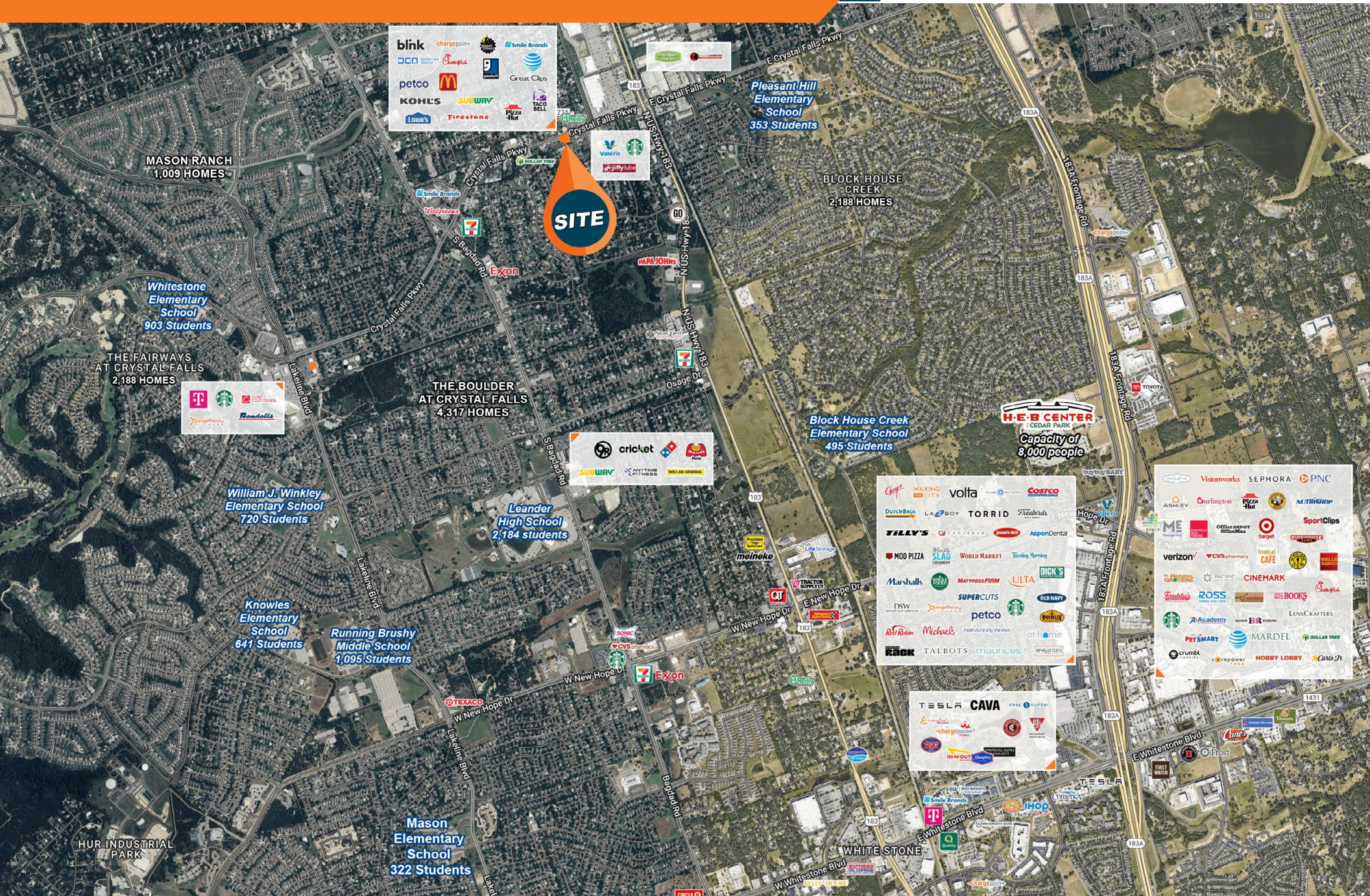


3 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

For Lease



Hunington



For Lease



The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way, warranted by Huntington Properties or by any agent, independent associate, subsidiary or employee of Huntington Properties This information is subject to change.



Lagoon Programming

- 1 Lagoon - ~ 4 acres
- 2 Hotel Beach Area (9.5 K SF)
- 3 Family Beach Area (51.7 K SF)
- 4 Entertainment Beach Area (21.7 K SF)
- 5 Activity Beach Area (29.2 K SF)
- 6 Amphitheatre & Stage
- 7 Continuous Pedestrian Promenade
- 8 Waterfront Restaurant & Retail
- 9 Beach Club House
- 10 Wet Bar
- 11 Water Sports Rental
- 12 Lookout Pier
- 13 Marina
- 14 Hotel Over Retail
- 15 View Corridor & Multi-Purpose Esplanade
- 16 Multi-purpose Green Space & Wedding Venue
- 17 Beach Club
- 18 Flowrider Surf
- 19 Sand Volleyball Courts
- 20 Splash Pad
- 21 Children's Playground
- 22 Hotel Drop-off
- 23 PAL Drop-off
- 24 PAL Parking
- 25 Green Area
- 26 Urban Residences



Leander Springs is a 78-acre mixed-use project that will offer restaurants, retail, entertainment components and feature a 4-acre crystal lagoon. (Courtesy iLand Development Group)

The Leander Springs project is composed of approximately 78 acres of land at the intersection of 183 A and 2243. It is a mixed use, master planned development located in the heart of the city of Leander, TX which tops U.S. Census list of fastest-growing large cities. Leander is part of Williamson county, strategically located in the growth corridor of Northwest Austin MSA. The current and planned development vision of the city possesses all the ingredients for Leander to evolve into Austin Metro's first "hipstrubia".

Leander Springs development vision is to be the "cool urban" in the suburb where live-work-play environments thrive. All three living components will benefit from the proximity to mass transit, colleges, shops, restaurants, and urban living spaces. A welcoming atmosphere, pedestrian friendly networks, strategically placed elements, wide open spaces, all revolve around building a sustainable environment, an urban oasis that naturally brings people together.

The 78-acre development includes retail, offices, restaurants, urban living and a resort style hospitality and conference center. The development is anchored by Crystal Lagoon, a world class water amenity. The Crystal Lagoon is the meeting point that brings idyllic beach lifestyle to the cities and its communities.

The KVUE abc logo is displayed in a blue box with white text.

Leander announces new plans for tech park development

LEANDER, Texas — A piece of land in Leander is going to be turned into a development for businesses.

St. John Properties announced it acquired the 50-acre site at the southwest intersection of State Highway 29 and Kauffman Loop.

The Leander Tech Park will feature eight buildings, totaling 270,000 square feet. Groundbreaking on the first phase of the project is set to happen later this year.

Once the project is completed, it's expected to be able to support about 850 jobs.

Leander Tech Park is St. John Properties' third development in the state and its second in Leander. The company is also behind a 35-acre development near the border of Georgetown and Round Rock called Westinghouse Crossing, a 225,000-square-foot project. Construction on that development is expected to start next month.

St. John Properties' third project is a 120,000-square-foot office building within the 116-acre Northline development in Leander at 373 Main St. That development is expected to be completed in mid-2025.

"We are excited to launch our third project in Williamson County in such a short amount of time. The greater Austin metropolitan region is ripe with opportunity to deliver high quality commercial product due to the strength and diversity of the business community, and population growth spurred by the area's excellent quality of life," Brooke Harlander, a regional partner for St. John Properties' Austin office, said. "We appreciate the City of Leander being great partners to us through permitting on Northline and we are excited to continue that relationship with another large project in the city limits."

**COMMUNITY
IMPACT**



Leander council OKs new 115-acre industrial, commercial development

Leander now has a 115-acre industrial development in the pipeline after months of deliberation and City Council's final approval on March 21.

Titan Development, the company behind the newly approved development, has similar projects in Georgetown, Hutto and New Braunfels. Now, the company has added Leander to the list with plans for a property at the northeast corner of Hero Way and CR 270.

A closer look

The development will bring industrial, flex industrial and even more commercial uses to Leander, pushing the city's opportunities for more job creation forward. According to city documents, the development will also "enhance economic growth and generate a diverse tax base" for the city.

While specific details such as potential tenants have not yet been announced, according to the documents, the project could include the following uses:

- Manufacture, assembly or processing of materials
- Warehouse and distribution
- Research, testing and development laboratory
- Data center
- Wireless communication facilities

Sal Perdomo with Titan Development said in a previous email to the city "inappropriate uses such as vehicle sales, pawn shops and liquor stores" were excluded from the planned unit development to provide "better certainty on the development program."

"It's such an exciting time for Leander. [The Titan development] is going to be so good for our city for years and years to come," Mayor Christine DeLisle said during the March 21 City Council meeting.

Titan Development is responsible for projects such as Gateway35 and NorthPark35 in Georgetown as well as Innovation Business Park in Hutto.

Perdomo said during a Nov. 16 meeting the company spent two years to find its first project in Leander, and now with council's approval, the project can move forward.

While a specific timeline is not yet available, DeLisle said the developers are hoping to build the project quickly.

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.

Hunington Properties, Inc.	454676	sandy@hpiproperties.com	713.623.6944
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sanford Paul Aron	218898	sandy@hpiproperties.com	713.623.6944
Designated Broker of Firm	License No.	Email	Phone
Gigi Gomel	446845	gigi@hpiproperties.com	713.623.6944
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew Kivnani	741535	matthew@hpiproperties.com	214.689.3600
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date