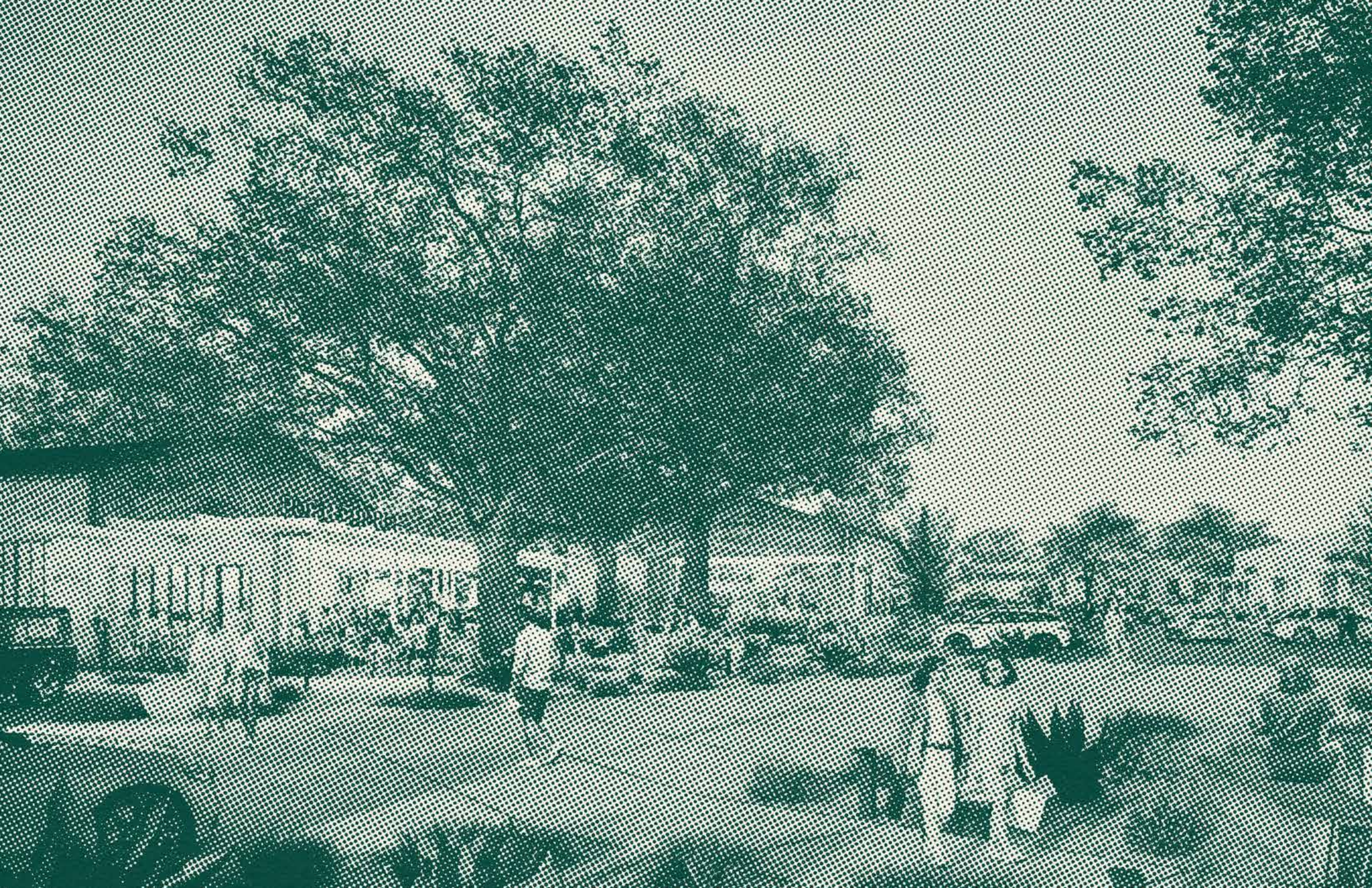


WILCO
LEANDER
UNION
TX

10880 CRYSTAL FALLS PKWY



THE TEAM

Developer

Topo

Topo brings a unique perspective to real estate drawing from its experience founding and operating hospitality businesses.

The company creates uncommon spaces where thoughtful design produces meaningful impacts for its tenants, partners, and community - while having fun along the way.

The fully integrated team finds innovative real estate solutions for businesses seeking dynamic and attainable workspaces. The company builds relationships with best-in-class partners who share its passion for activating destinations and helping them thrive.



Springdale General

Austin, TX

Design Architect | Interior

Michael Hsu Office of Architecture

Michael Hsu Office of Architecture is a renowned firm offering comprehensive architectural and interior design services.

Celebrated for its innovative designs that integrate hospitality into mixed-use developments, adaptive reuse projects, and more. With a strong focus on creating spaces that evoke emotion and connect people to their environment, they serve a global clientele from their Texas studios in Austin and Houston. Their services include master planning, art direction, branding, and bespoke furniture design.

Retail Leasing

Endeavor Real Estate Group

Endeavor Real Estate Group is a distinguished firm specializing in comprehensive real estate services, including development, acquisition, and leasing. Renowned for its commitment to creating sustainable projects that enhance communities, Endeavor blends entrepreneurial spirit with local market expertise. They offer a wide array of services, from property and construction management to asset investment, focusing on mixed-use, multifamily, and commercial properties. With a base in Austin, Texas, Endeavor fosters strategic growth and value creation, serving as a pivotal force in community improvement and urban development.

Project Architect

McFarland Architecture

McFarland Architecture is a respected firm in Austin, Texas, offering comprehensive architectural services for over 25 years. Known for innovative commercial design, their expertise includes master site planning, building shell design, tenant representation, and interior design. With a focus on client vision and adaptability to evolving technologies, McFarland Architecture fosters strong relationships with clients and contractors, ensuring exceptional results. The firm is dedicated to creating functional, inspiring spaces that meet and exceed client expectations while adapting to the rapidly changing business climate.

Office Leasing

Partners

Partners is a leading firm providing a full spectrum of commercial real estate services. Known for their client-focused approach and innovative solutions, they excel in brokerage, property management, and capital markets. With a commitment to fostering growth and prioritizing relationship development, their comprehensive services extend beyond traditional real estate, offering expertise in development, construction management, and asset services to meet the diverse needs of their clients.

STEP THROUGH TIME

1836

Tumlinson Fort, built in 1836 by Texas Ranger John J. Tumlinson, Jr., and his company to protect the areas settlers in Williamson County, was the first Anglo-American post in the area.



1855

Bagdad was a rural community on the South Fork of Brushy Creek one mile west of Leander. Surveyed in 1854 by Charles Babcock, the settlement had a post office from 1855 to 1882 and thrived in the 1860s and 1870s.



1881

Austin and North Western Rail Road Company began constructing a line from Austin to Abilene. Originally planned to pass through Bagdad, but later moved one mile east to modern-day Leander.



1882

After the completion of the Austin and North Western Railroad, residents of Bagdad began moving near the new the new train station, later naming the settlement Leander.



1983

Archeologists discovered the remains of a young woman, known as the Leanderthal Lady or Leanne, at the Wilson-Leonard site near Leander. The burial is one of the oldest and most complete human skeletons in North America, dating back to 9,000 B.C.



2010

In keeping with it's history, Leander opened Leander Station, the final stop along CapMetro's red line. Servicing commuters into Central Austin.



SETTING THE SCENE

Leander is a dynamic hub for business development, demonstrating robust economic growth through steadily rising sales tax collections. Its strategic location near Austin and US-183, combined with a growing workforce and high demand for goods and services, makes it an attractive destination for businesses. Leander's rapid population growth creates opportunities for businesses to fill

the gap between supply and demand. The city's Transit Oriented Development area and CapMetro commuter rail further enhance accessibility and business potential. With nearly 8,400 acres available for commercial development, Leander offers a family-friendly and thriving environment for businesses seeking proximity to urban amenities and a close-knit community.

In 2019, Leander was named the fastest growing large city in the US

22 miles/25 min drive from Austin

Ranked the best school district in Williamson county by Niche.com

Leander School District serves 42,000 students

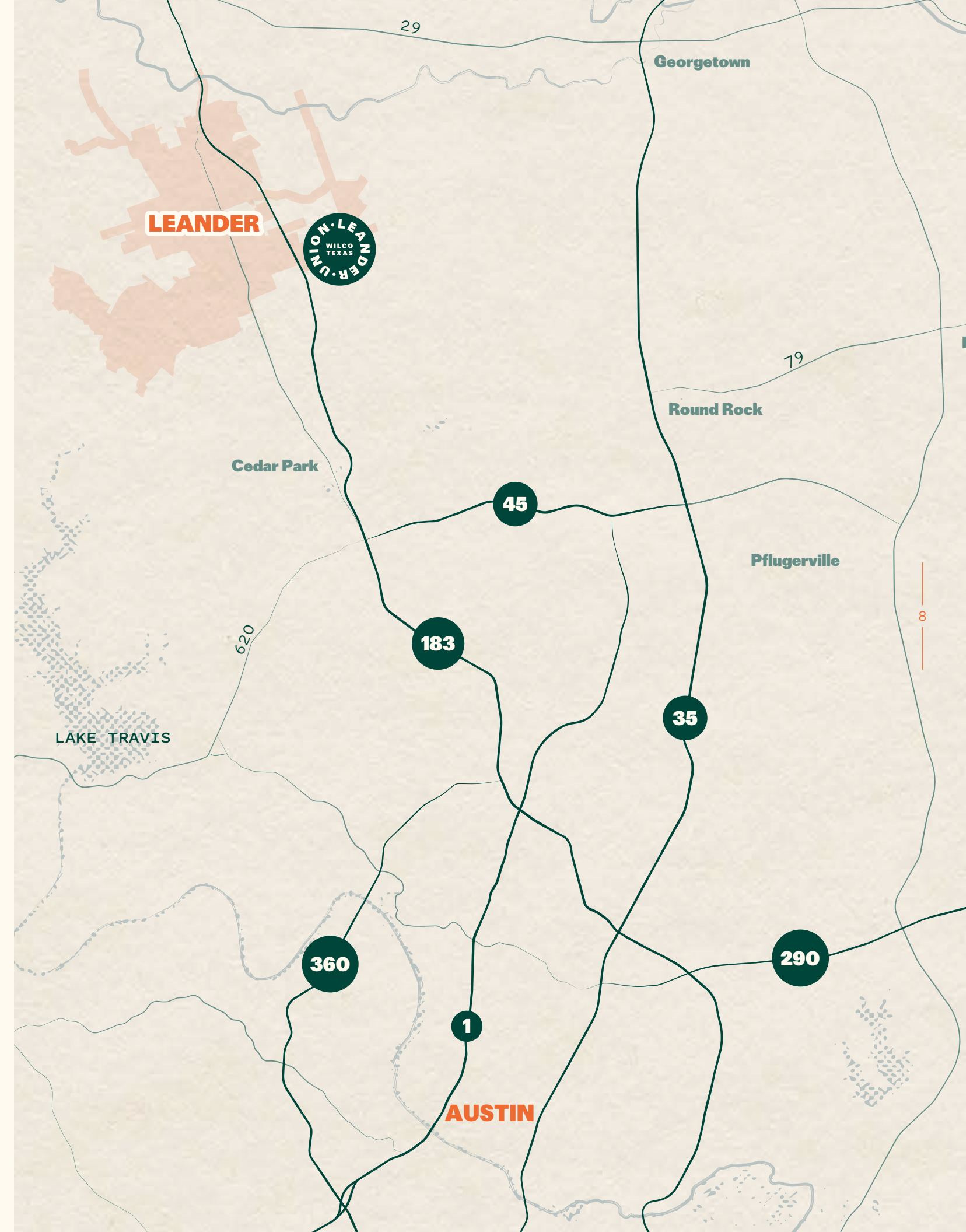
94.6% of the population is 25 years of age or older has at least a high school diploma

Home to ACC San Gabriel Campus serving 12,000 students

Leander Population
74,375

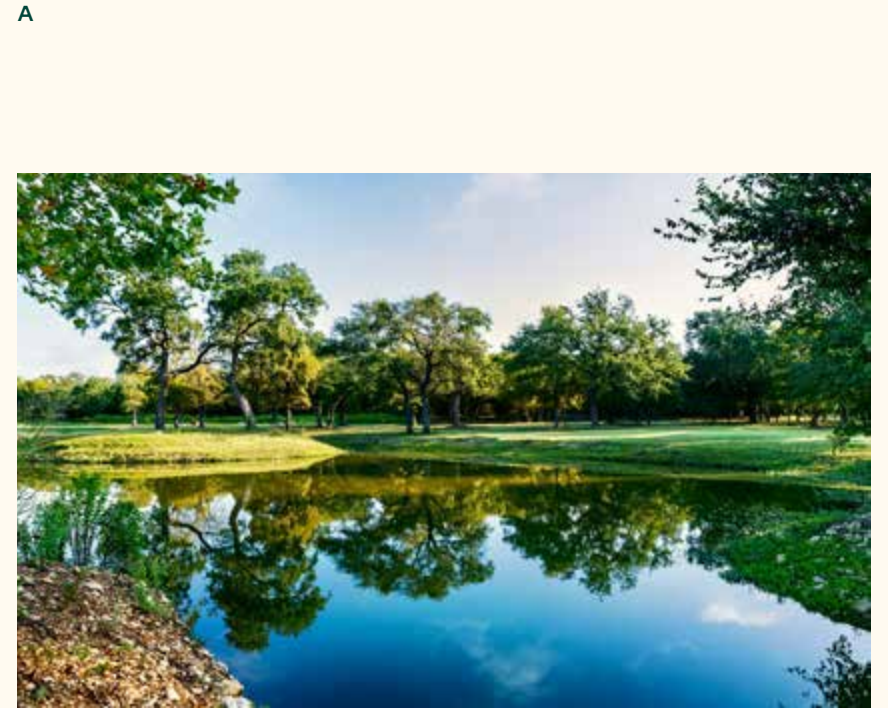
Williamson County Population
671,418

	3 mile	5 mile	8 mile
Population	51,260	165,854	343,586
Median Age	37	35.5	36.3
Households	18,021	57,332	123,016
Avg. Household Size	2.81	2.88	2.78
Avg. Household Income	\$106,463	\$113,525	\$113,831



THE LEANDER COMMUNITY

Leander is a vibrant community that blends growth and sustainability. Known for its affordability and excellent schools, Leander has rapidly expanded from 7,600 residents in 2000 to over 30,000. This growth is guided by award-winning land planning initiatives aimed at fostering a community where residents can live, work, and play together. With a commitment to building a strong sense of place, Leander invites residents and visitors to connect and contribute to its dynamic future.

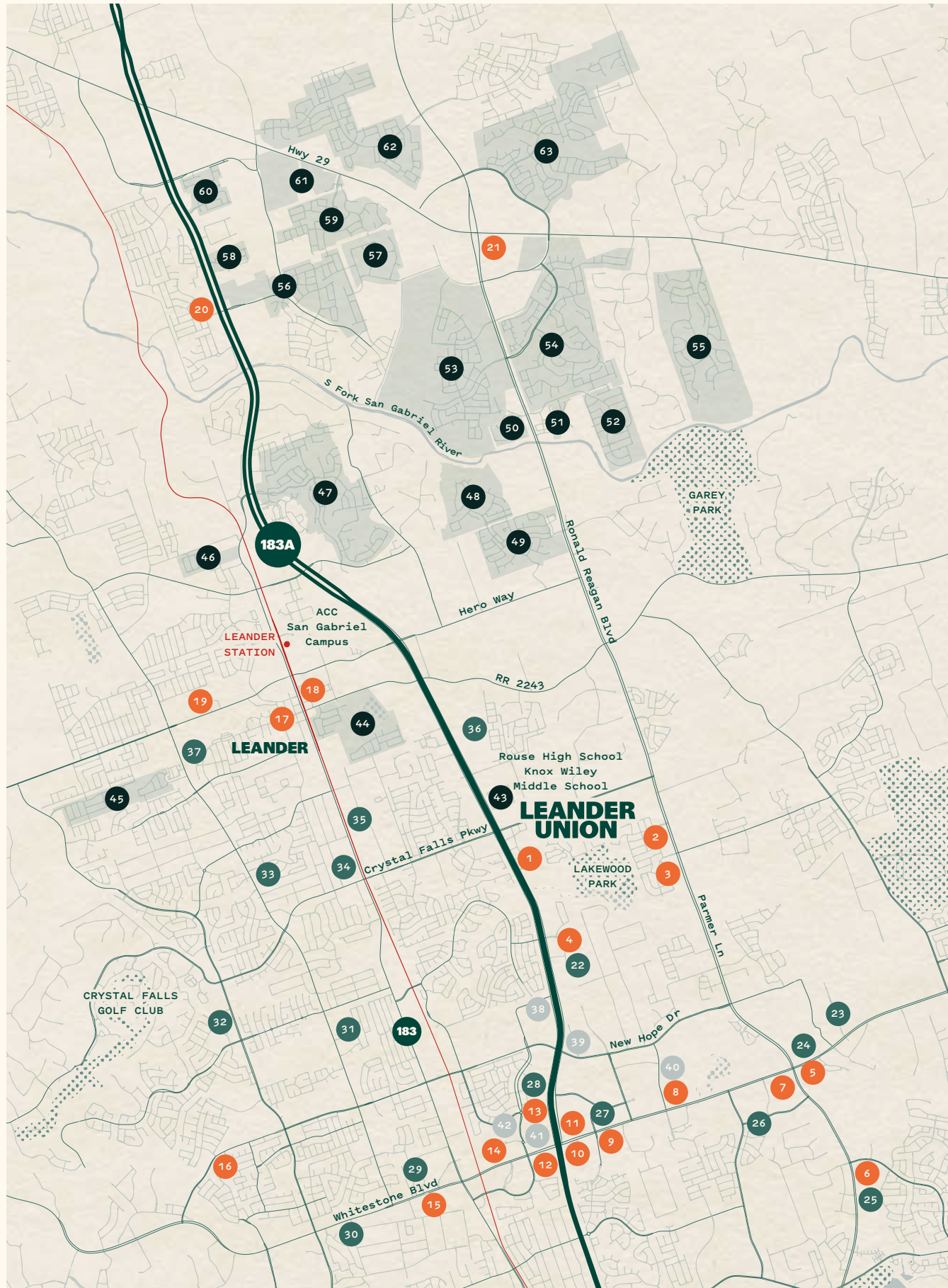


C

E

F

- A Brushy Creek Lake Park
- B Lakewood Park
- C Dinosaur Track Fossils
- D Austin Steam Train Association
- E MetroRail Red Line
- F Crystal Falls Golf Club



NEARBY ATTRACTIONS

Restaurants, Cafes & Bars

- 1 Texas Roadhouse Southside Market
- 2 The Republic Casamigos Tex-Mex
- 3 The Brass Tap
- 4 Red Horn Brewery The Fieldhouse
- 5 Red Horn Coffee House
- 6 Super Sap's Mandola's
- 7 Starbucks
- 8 The Peached Tortilla Snooze Black Rock Coffee Shake Shack
- 9 Torchy's Tacos
- 10 Hopdoddy Burger The Grove
- 11 Mighty Fine Via 313 Pizza Amy's Ice Cream Jack Allen's Kitchen
- 12 ThunderCloud Subs
- 13 Tumble 22 CAVA In-N-Out Burger
- 14 Whitestone Brewery
- 15 Nervous Charlie's
- 16 The Good Lot
- 17 The Thirsty Chicken Matinee Coffee
- 18 5th Element Brewing
- 19 Smokey Mo's Obsidian Brewery
- 20 Perky Beans

Fitness & Clubs

- 21 Torchy's Tacos
- 22 The Crossover
- 23 Austin Sports Center
- 24 Planet Fitness
- 25 Barre3
- 26 TopShot
- 27 Crunch Fitness
- 28 Orangetheory Fitness Cyclebar
- 29 LA Fitness
- 30 TexElite Training
- 31 Anytime Fitness
- 32 Orangetheory Fitness
- 33 Northwest Soccer Club
- 34 Planet Fitness
- 35 Grand Mesa CrossFit
- 36 Premier Athletic
- 37 Leander Athletic Club

Hotels & Venues

- 38 HEB Center
- 39 Hyatt Place Austin
- 40 Staybridge Suites
- 41 SpringHill Suites
- 42 Hampton Inn & Suites

Future Developments

- 43 Park at Crystal Falls II (242 MF units)
- 44 Leander Springs (78-acre mixed-use)

- 45 Caneros Ranch (400 planned lots)
- 46 Reserve at North Fork (165 planned lots)
- 47 Bryson (1,974 planned lots)
- 48 Palmera Bluff (465 planned lots)
- 49 Palmera Ridge (569 planned lots)
- 50 Valley Vista (160 planned lots)
- 51 Valley Vista East (170 planned lots)
- 52 Bluffview (515 planned lots)
- 53 Bar W Ranch (1,279 planned lots)
- 54 Rancho Sienna (1,430 planned lots)
- 55 Lively (1,145 planned lots)
- 56 Larkspur (1,580 planned lots)
- 57 Bonnet Tract (110 planned lots)
- 58 Highland Terrace (183 planned lots)
- 59 Orchard Ridge (1,521 planned lots)
- 60 Wildleaf (351 planned lots)
- 61 Twenty-Nine Ranch (47 planned lots)
- 62 Santa Rita South (1,510 planned lots)
- 63 Morningstar Homes (1,234 planned lots)



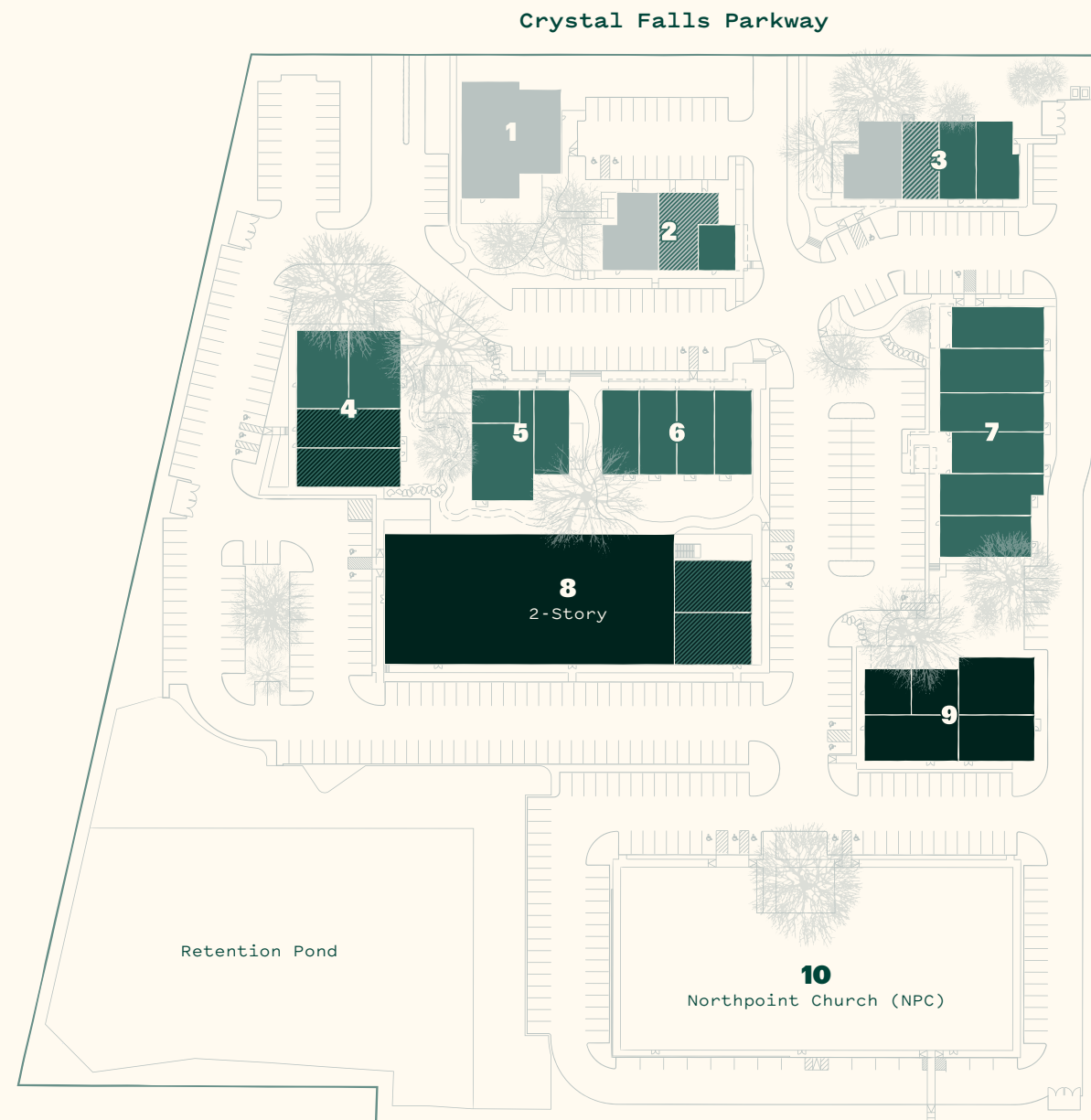
INTRODUCING LEANDER UNION

Leander Union is a reimagining of the familiar. Rooted in community and vibrancy, it creates a complementary contrast; vernacular architecture meets the unexpected in a textured and layered fashion. Crystal Falls is an authentic approach to materiality and discovery among the “in-between” spaces. It is a frequented touchpoint of Leander friends and family that fosters connection and memory making amongst the community it serves.



SITE PLAN

Nestled within the landscape, the site is a reimagining of connection and community. Rooted in the vibrancy of a central gathering place, it creates a harmonious blend where diverse uses surround a textured and layered environment of heritage trees. This thoughtful integration provides a sense of continuity and rootedness, offering an authentic experience that bridges tenants and visitors alike. The site plan serves as a cherished touchpoint, encouraging a vibrant atmosphere where both tenants and visitors feel at home, fostering connections and creating lasting memories within the community.



● Food & Beverage ● Retail ● Office

Site Details

Land Area
13.8 acres (601,000 sf)

Type
Creative Commercial Development

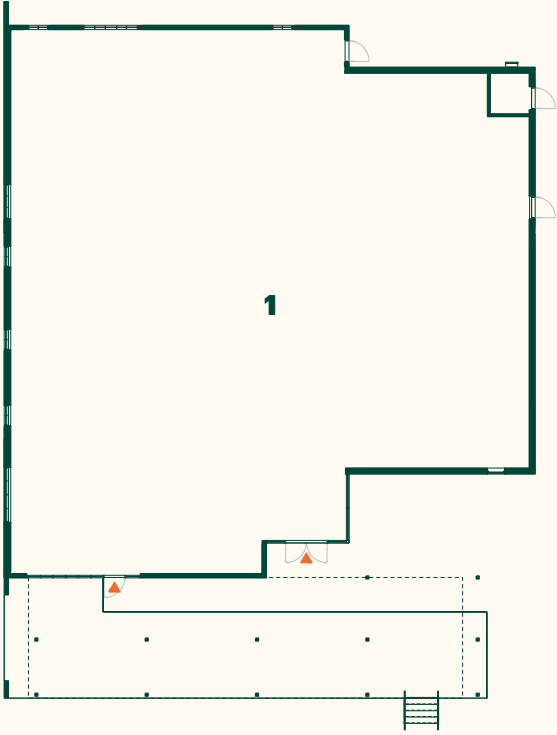
Rentable SF
154,820

Parking
468 Spaces | 3.02 per 1,000 SF

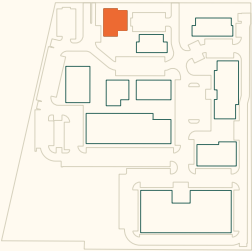
Intended Use

1	Food & Beverage	5,665 RSF
2	Food & Beverage Retail	5,643
3	Food & Beverage Retail	7,689
4	Retail	9,600
5	Retail	5,875
6	Retail	7,476
7	Retail	14,239
8	Retail Office	49,000
9	Office	9,895
10	Northpoint Church	39,738

FLOORPLANS



Building 1

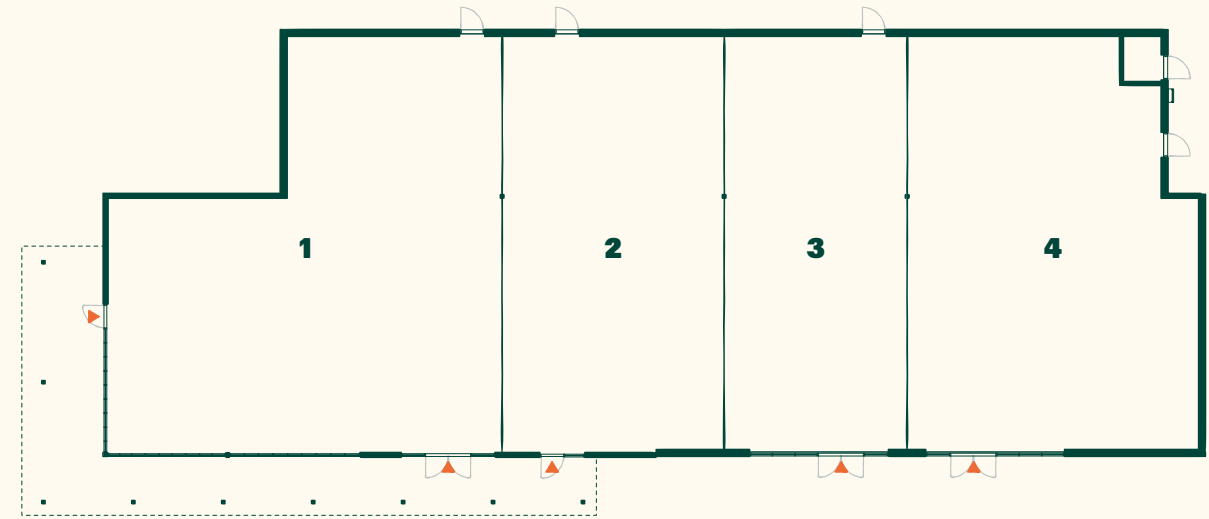
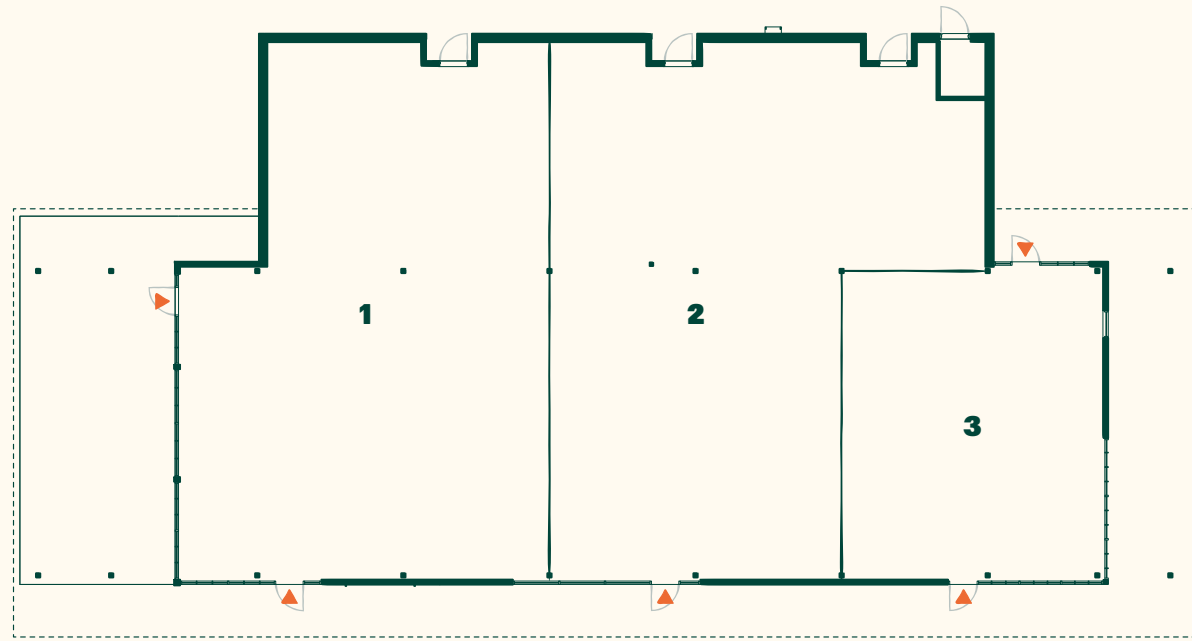


Dimensions

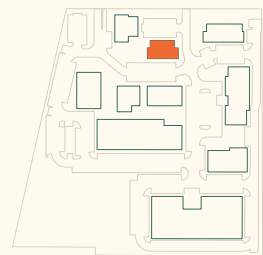
Suite 1 5,488 RSF 77' x 80'

Type

Food & Beverage



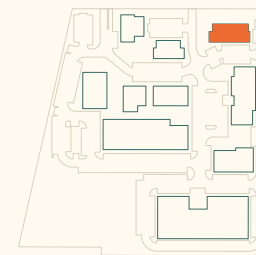
Building 2



Dimensions 1,031 - 2,304 RSF

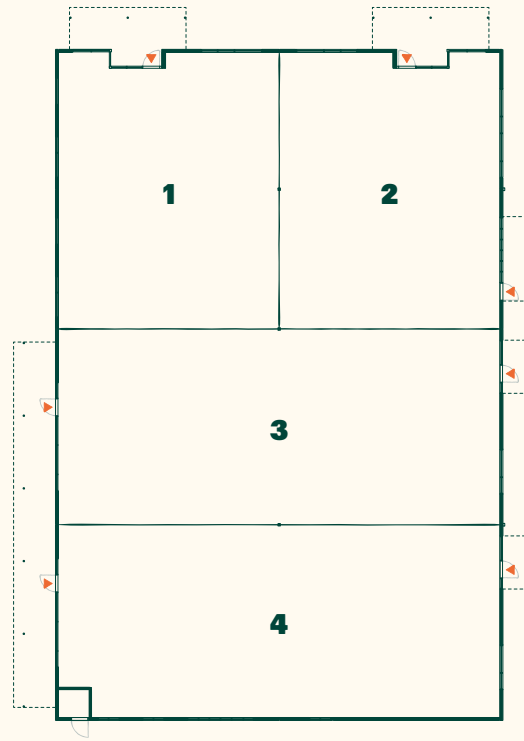
Suite	RSF	Dimensions	Type
Suite 1	2,244	41' x 60'4"	Food & Beverage
Suite 2	2,304	48'8" x 60'4"	F&B or Retail
Suite 3	1,031	29'2" x 35'4"	Retail

Building 3

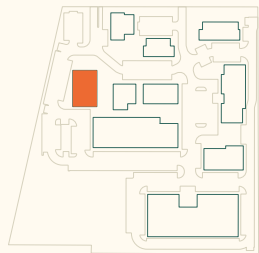


Dimensions 1,392 - 2,511 RSF

Suite	RSF	Dimensions	Type
Suite 1	2,511	53'1.5" x 57'	Food & Beverage
Suite 2	1,689	29'7.5" x 57'	F&B or Retail
Suite 3	1,392	24'5" x 57'	Retail
Suite 4	2,116	39'10" x 57'	Retail



Building 4

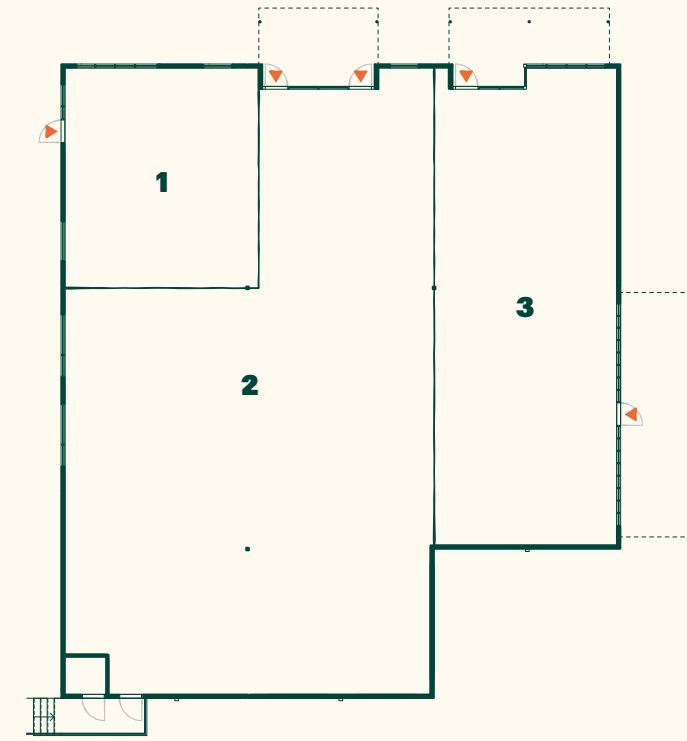


Dimensions 2,000 - 2,800 RSF

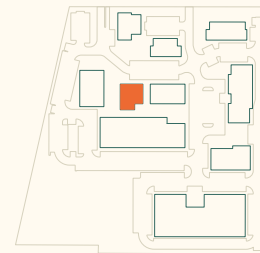
Suite 1	2,000 RSF	40' x 50'
Suite 2	2,000 RSF	40' x 50'
Suite 3	2,800 RSF	80' x 35'
Suite 4	2,764 RSF	80' x 35'

Type

Retail
Retail
Office | Retail
Office | Retail



Building 5



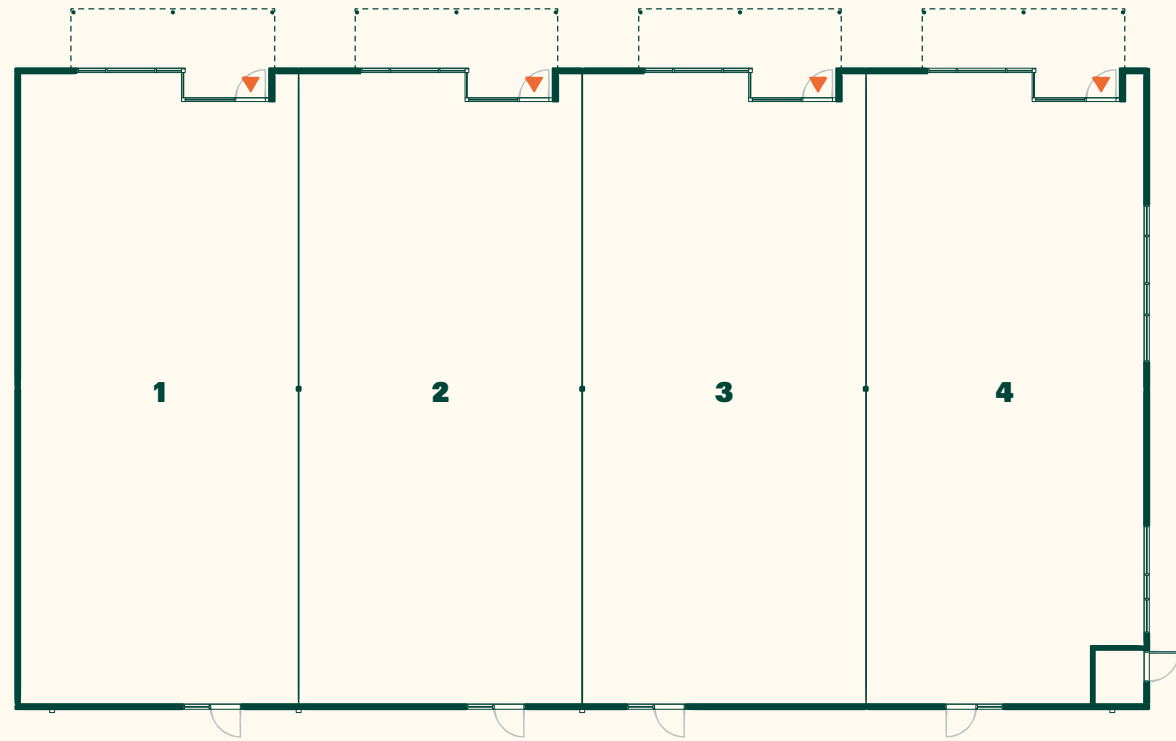
Dimensions 750 - 3,464 RSF

Suite 1	750 RSF	25' x 30'
Suite 2	3,464 RSF	50' x 85'
Suite 3	1,625 RSF	25' x 65'

Type

Retail
Retail
Retail

25

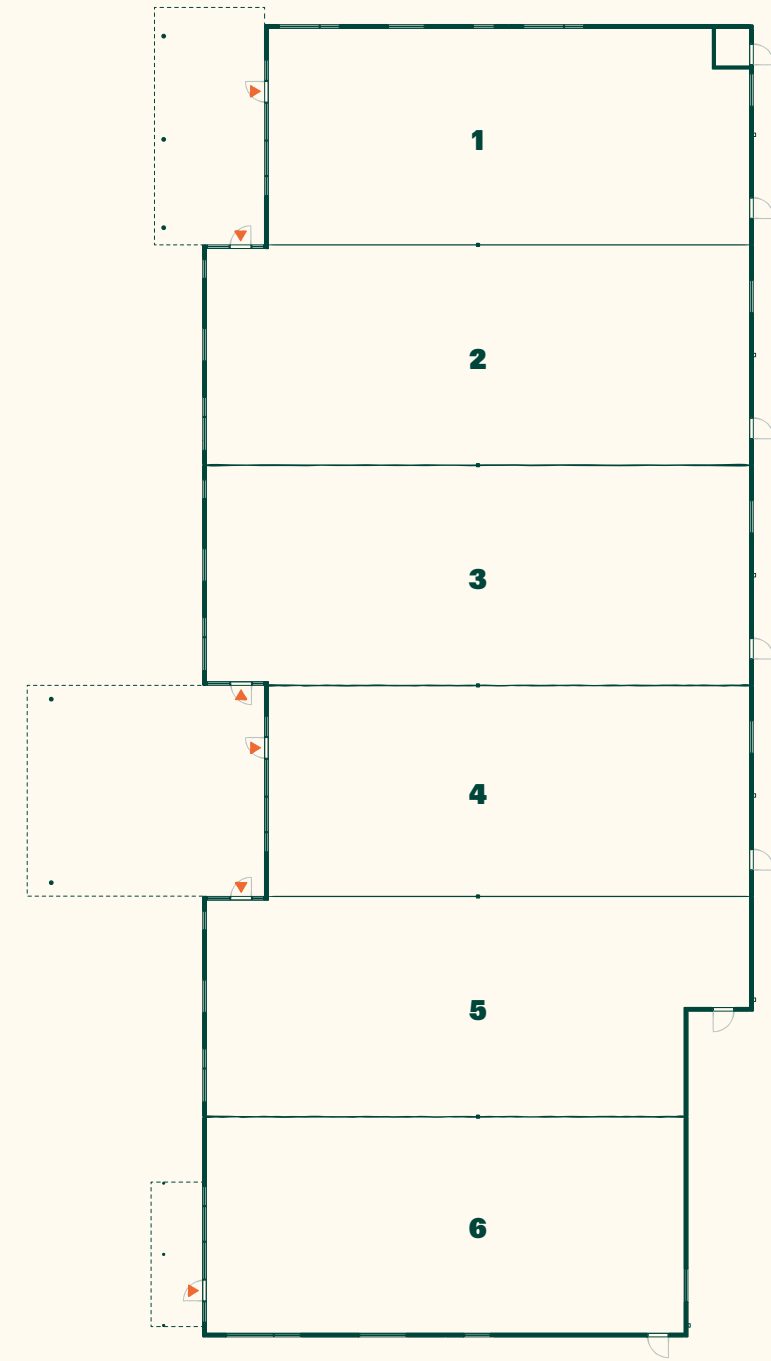


Building 6

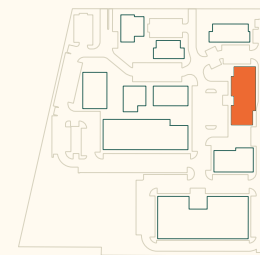


Dimensions	1,833 - 1,869 RSF		Type
Suite 1	1,869 RSF	28'9" x 65'	Retail
Suite 2	1,869 RSF	28'9" x 65'	Retail
Suite 3	1,869 RSF	28'9" x 65'	Retail
Suite 4	1,833 RSF	28'9" x 65'	Retail

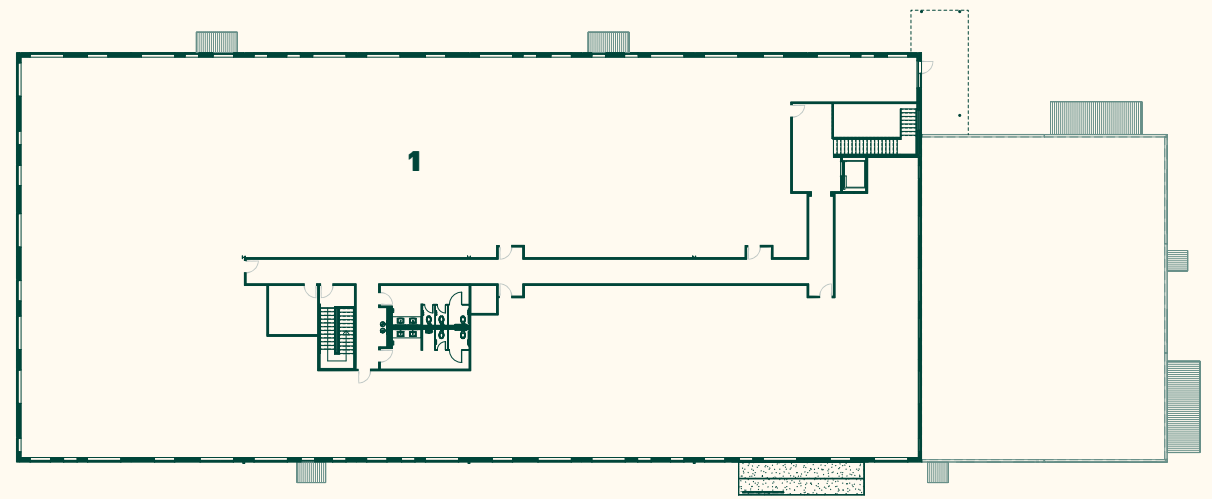
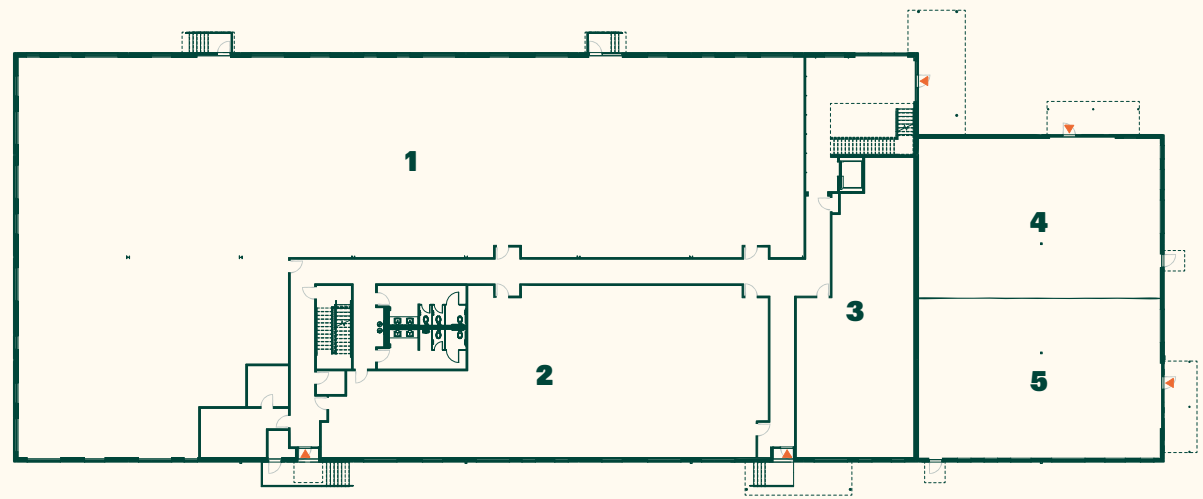
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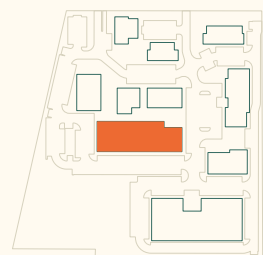
Building 7



Dimensions	2,177 - 2,560 RSF		Type
Suite 1	2,236 RSF	32' x 71'	Retail
Suite 2	2,560 RSF	32' x 80'	Retail
Suite 3	2,560 RSF	32' x 80'	Retail
Suite 4	2,177 RSF	30'8" x 71'	Retail
Suite 5	2,414 RSF	32' x 80'	Retail
Suite 6	2,256 RSF	32' x 70'6"	Retail

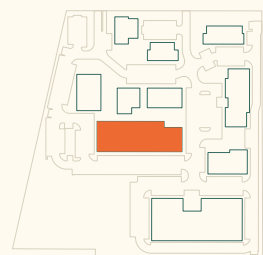


Building 8 L1



Dimensions	1,896 - 12,664 RSF		Type
Suite 1	12,664 RSF	100' x 193'	Office
Suite 2	3,923 RSF	43'6" x 109'6"	Office
Suite 3	1,896 RSF	30' x 74'6"	Office
Suite 4	2,400 RSF	40' x 60'	Office Retail
Suite 5	2,400 RSF	40' x 60'	Office Retail

Building 8 L2



Dimensions	19,518 RSF		Type
Suite 1	19,518 RSF	100' x 221'	Office

INQUIRIES

Retail Leasing



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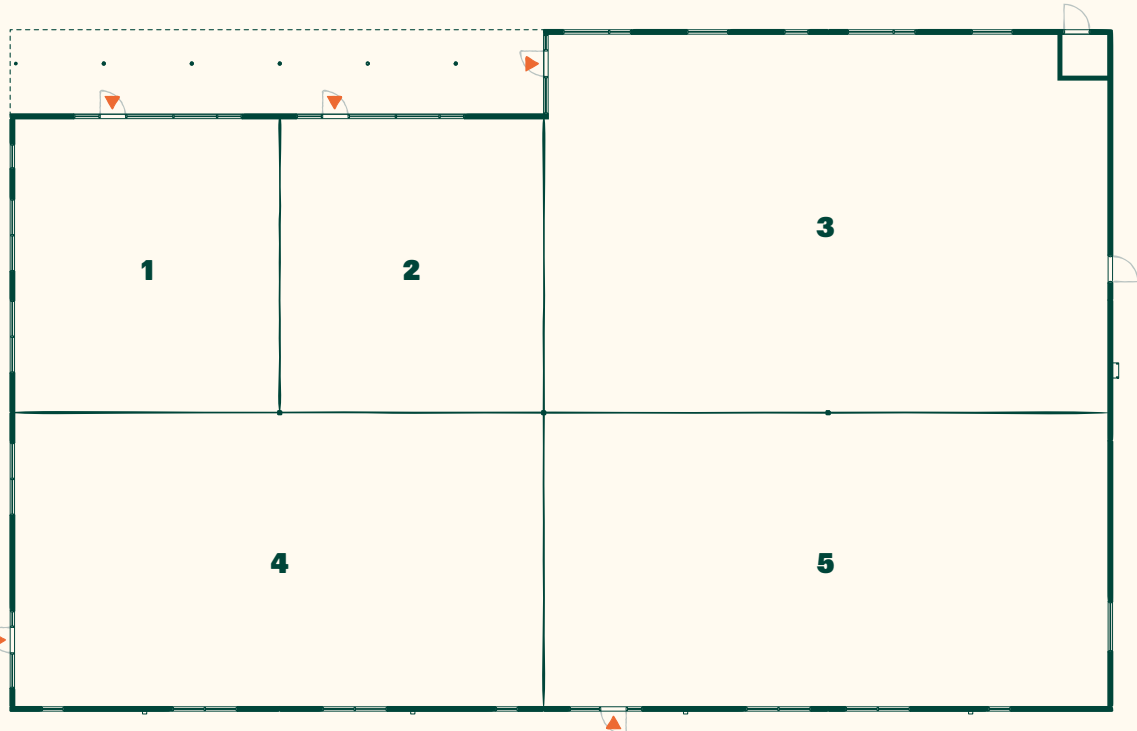
Partners Real Estate

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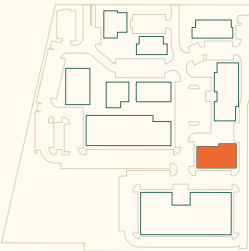
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Building 9



Dimensions	1,104 - 3,017 RSF		Type
Suite 1	1,128 RSF	31'11" x 35'4"	Office
Suite 2	1,104 RSF	31'3" x 35'4"	Office
Suite 3	3,017 RSF	45'4" x 67'4"	Office
Suite 4	2,232 RSF	35'4" x 63'2"	Office
Suite 5	2,379 RSF	35'4" x 67'4"	Office



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