

**WILCO**  
**LEANDER**  
**UNION**  
**TX**

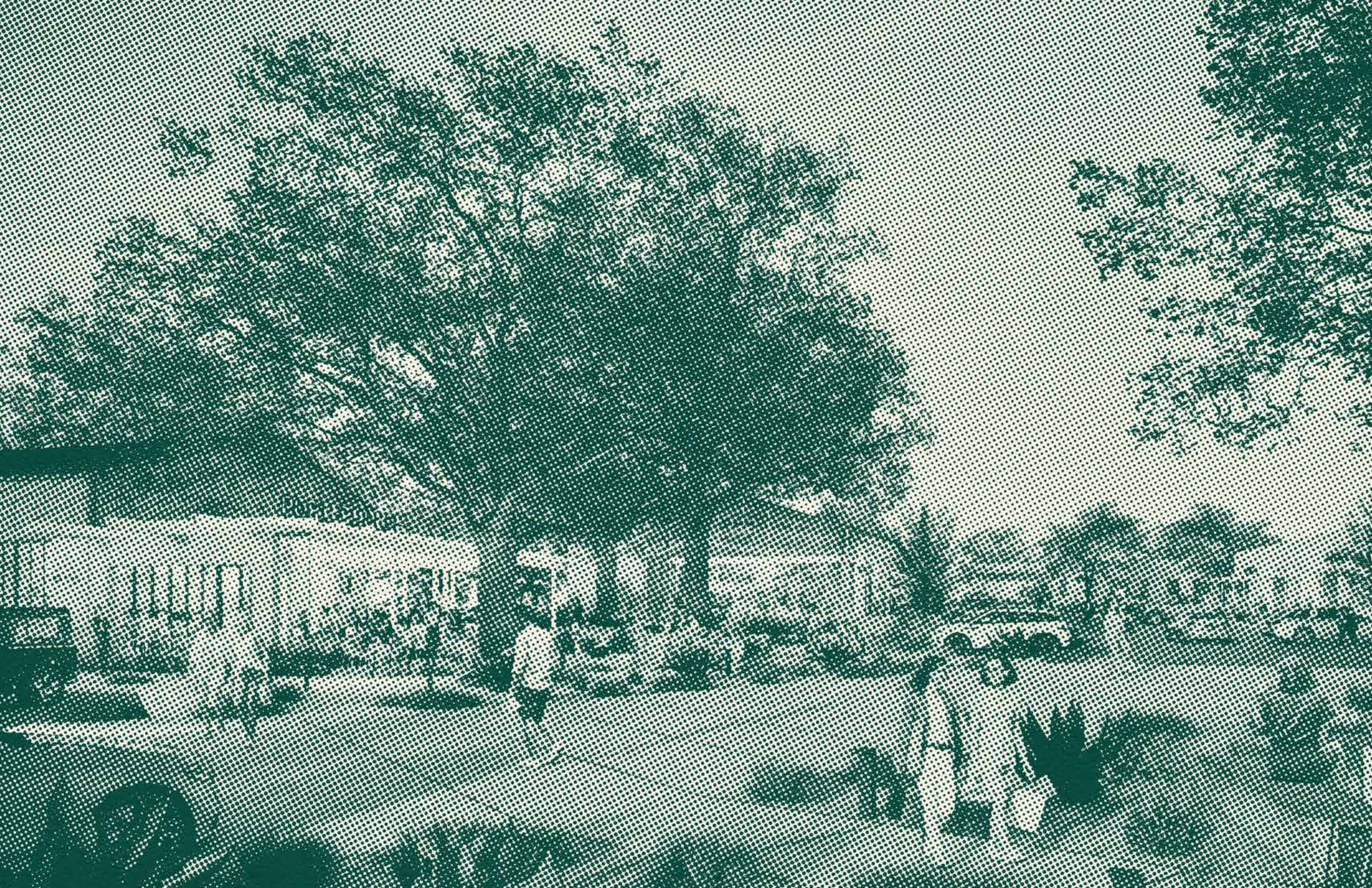
**10880 CRYSTAL FALLS PKWY**

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# 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

**Evan Deitch**  
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512 532 2181

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### 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

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210 876 2240

### 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

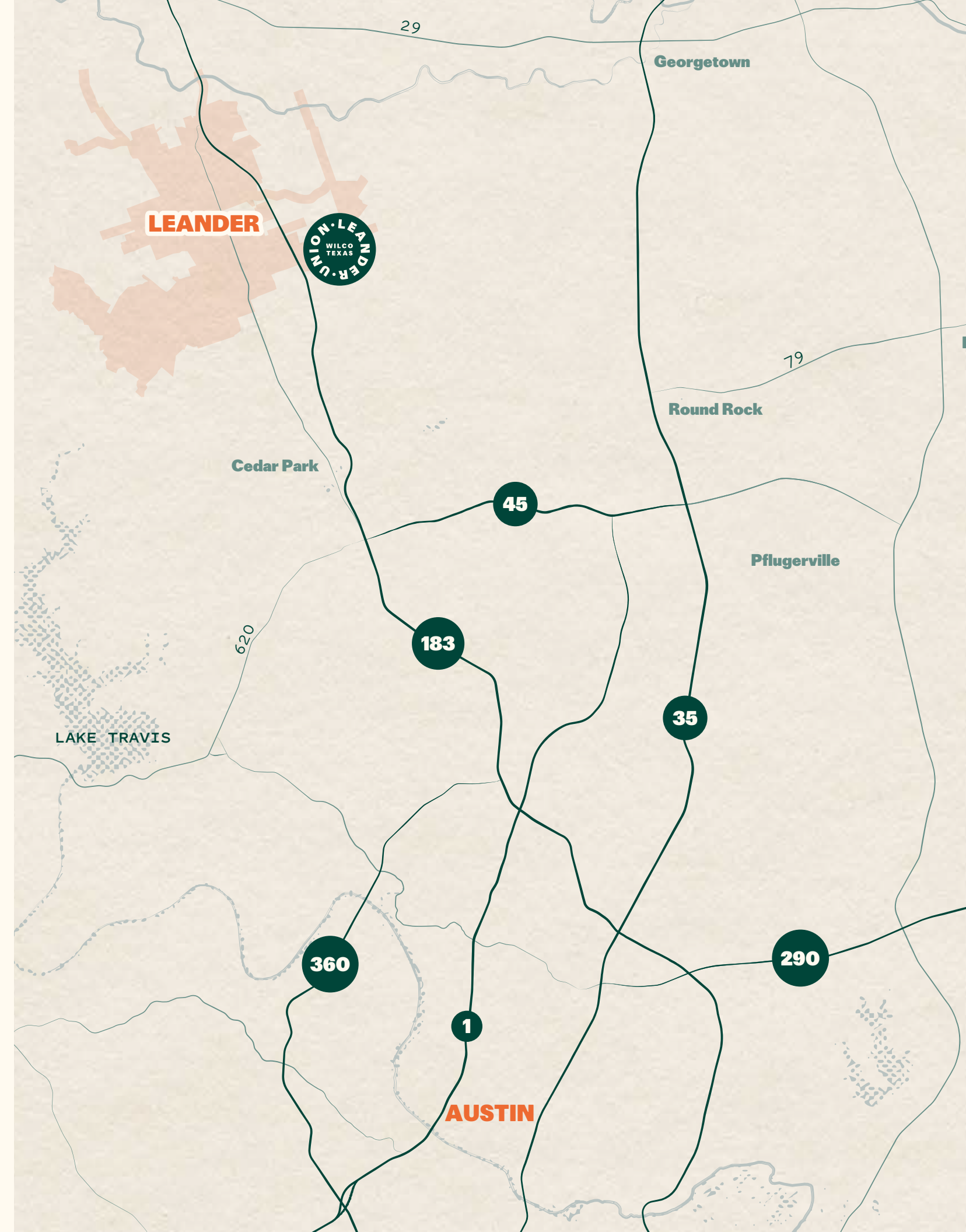
94.6% of the population is 25 years of age or older has at least a high school diploma

Home to ACC San Gabriel Campus serving 12,000 students

**Leander Population**  
74,375

**Williamson County Population**  
671,418

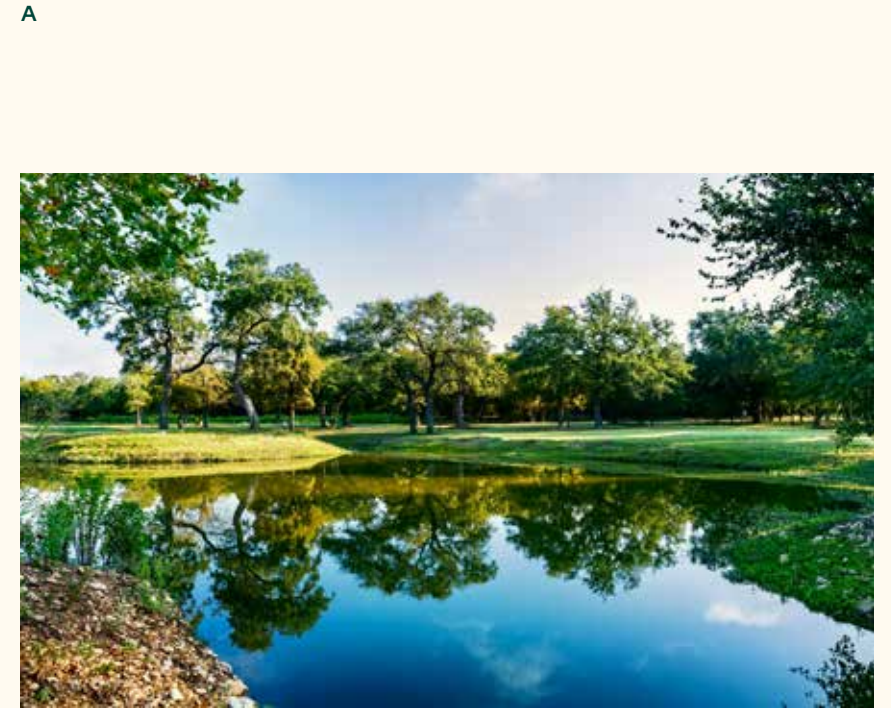
	3 mile	5 mile	8 mile
<b>Population</b>	51,260	165,854	343,586
<b>Median Age</b>	37	35.5	36.3
<b>Households</b>	18,021	57,332	123,016
<b>Avg. Household Size</b>	2.81	2.88	2.78
<b>Avg. Household Income</b>	\$106,463	\$113,525	\$113,831





# 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.



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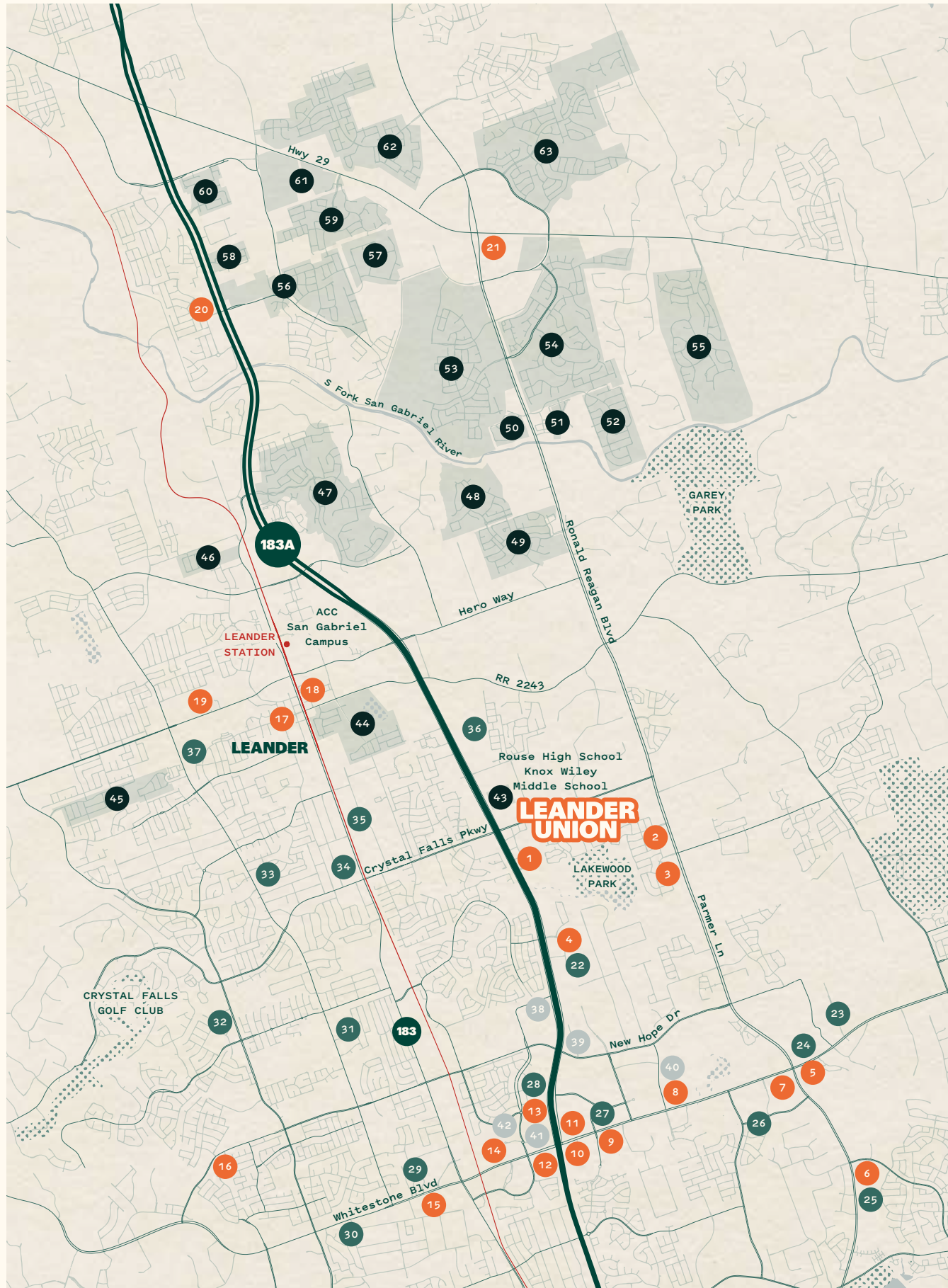
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E

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)





183

Wildleaf  
351 Planned Lots

Santa Rita South  
1,510 Planned Lots

Twenty-Nine Ranch  
47 Planned Lots

Highland Terrace  
183 Planned Lots

Orchard Ridge  
1,521 Planned Lots

Morningstar Homes  
1,234 Planned Lots

Larkspur  
1,580 Planned Lots

Bonnet Tract  
110 Planned Lots

183

H-E-B  
Torchy's Tacos  
Chili's  
Mama Juana's

Bar W Ranch  
1,279 Planned Lots

Rancho Sienna  
1,430 Planned Lots

Lively  
1,145 Planned Lots

Bryson  
1,974 Planned Lots

Valley Vista  
160 Planned Lots

Valley Vista East  
170 Planned Lots

Reserve at North Fork  
165 Planned Lots

Bluffview  
515 Planned Lots

Northline

2,000 Apt Units  
300 Town Homes  
300,000 SF Retail  
700,000 SF Office

Aven Ridge Apartments  
312 MF Units

The Southbrook  
360 MF Units

Leander Station  
192 MF Units  
Sky Luxury  
156 MF Units  
Verena at Leander  
200 Units

AUSTIN COMMUNITY COLLEGE  
2,200 Students

183

183A

Hermosa Village  
238 MF Units

The Standard  
225 MF Units

Trailside Oaks  
105 MF Units

Palmera Bluff  
465 Planned Lots

Palmera Ridge  
569 Planned Lots

H-E-B  
TWIN LIQUORS  
CHIPOTLE  
DQ  
PANDA EXPRESS  
WYBORGER

Leander Springs  
78-acre mixed-use development  
Retail, office, restaurants,  
residential, hotel, and resort

Alta Leander Station  
276 MF Units

RONALD REAGAN BLVD

TXB

Leander ISD Land

The Sarah  
270 MF Units

183

183A

Merrit Legacy  
208 MF Units

Hills at Leander  
228 MF Units

Rouse High School  
1,912 Students  
Knox Wiley Middle  
781 Students

LOWE'S  
KOHLS  
PETCO  
TACO BELL  
MCDONALD'S  
SUBWAY

Park at Crystal Falls II  
242 MF Units

POPEYES  
Wendy's

E CRYSTAL FALLS PKWY

LEANDER UNION

CASAMIGOS  
REPUBLIC  
Fantastic Sams

Monta Akin Elem.  
882 Students  
Stiles Middle  
1,442 Students

Crystal Falls Crossing  
152 MF Units

Leander High School  
2,180 Students

183

183A

CRYSTAL VILLAGE  
SOUTHSIDE MARKET  
TEXAS  
Culver's  
Starbucks

Leander Junction  
288 MF Units

the PARKE  
WHOLE FOODS  
DICK'S  
Michaels  
Marshalls  
DSW  
Rack  
ULTA  
OLD NAVY  
Starbucks  
Chuy's  
WORLD MARKET  
CAVENBERG'S  
petco  
TWIN LIQUORS  
MATTRESS FIRM  
Red Robin  
Ponchartraine  
CarNow  
swish  
Freebirds

Nature's Furniture Mart  
H-E-B CENTER

1890<sup>th</sup> RANCH  
EIGHTEEN NINETY RANCH  
SUPER TARGET CINEMARK  
Academy  
PETSMART Burlington  
Office DEPOT  
HOBBY LOBBY  
SEPHORA ROSS  
DOLLAR TREE  
verizon  
FedEx  
at&t  
SHAKE SHACK  
Snooze

PERFECT GAME  
National Headquarters  
16 baseball fields  
15,000SF Office

Tuckaway Apartments  
256 MF Units

View at Cedar Park  
166 MF Units

Walmart  
ZAXBY'S  
McDonald's  
Wendy's

Walmart  
BURGER KING  
chili's  
TACO CABANA  
DUNKIN' DONUTS  
GIBC BANK  
CHASE

Quest Apartments  
333 MF Units

H-E-B

E WHITESTONE BLVD

Arboleda  
334 MF Units

The Alden  
334 MF Units

The Allure  
334 MF Units

H-E-B  
SUBWAY  
TWIN LIQUORS

Bexley Silverado  
300 MF Units

Colonial Grand  
494 MF Units

hopdoddy  
TACO SHACK

SPCCS  
Schlotzsky's





## 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.

Buildings 1 & 2









Site Map







# 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.



● Available ● At LOI ● At Lease ● Leased ○ Patio ○ 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

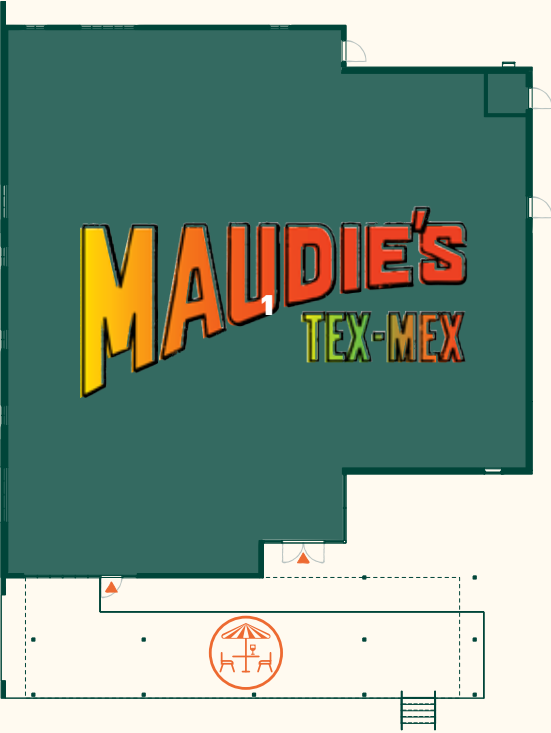
1	Food & Beverage	5,665 RSF
2	Food & Beverage   Retail	5,643
3	Food & Beverage   Retail	7,689
4	Retail   Office	9,600
5	Retail	5,875
6	Retail	7,476
7	Retail	14,239
8	Retail   Office	49,000
9	Office	9,895
10	Northpoint Church	39,738

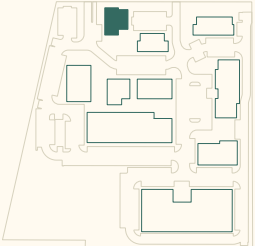


# FLOORPLANS





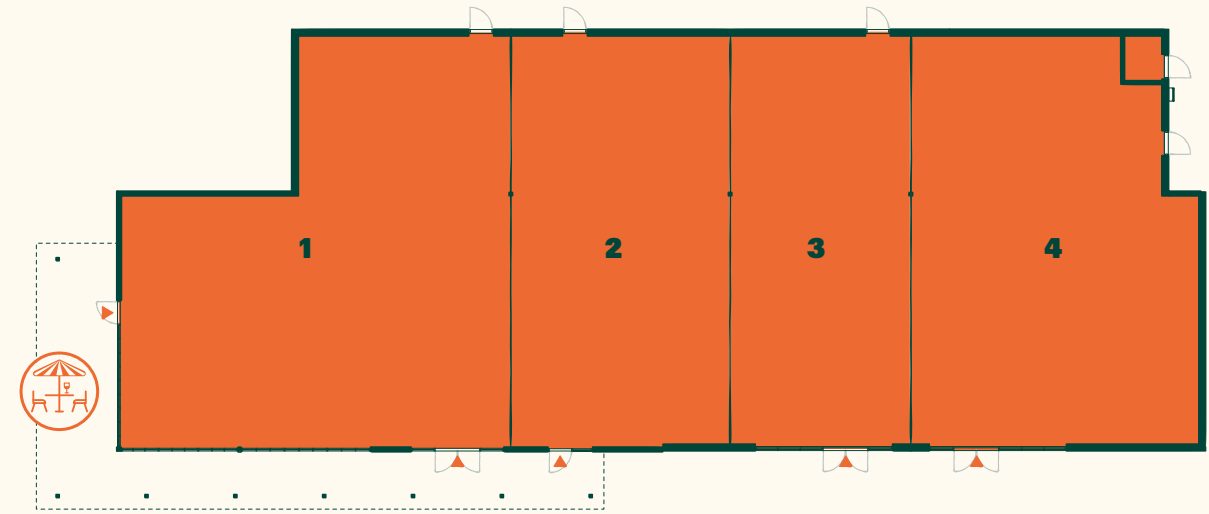
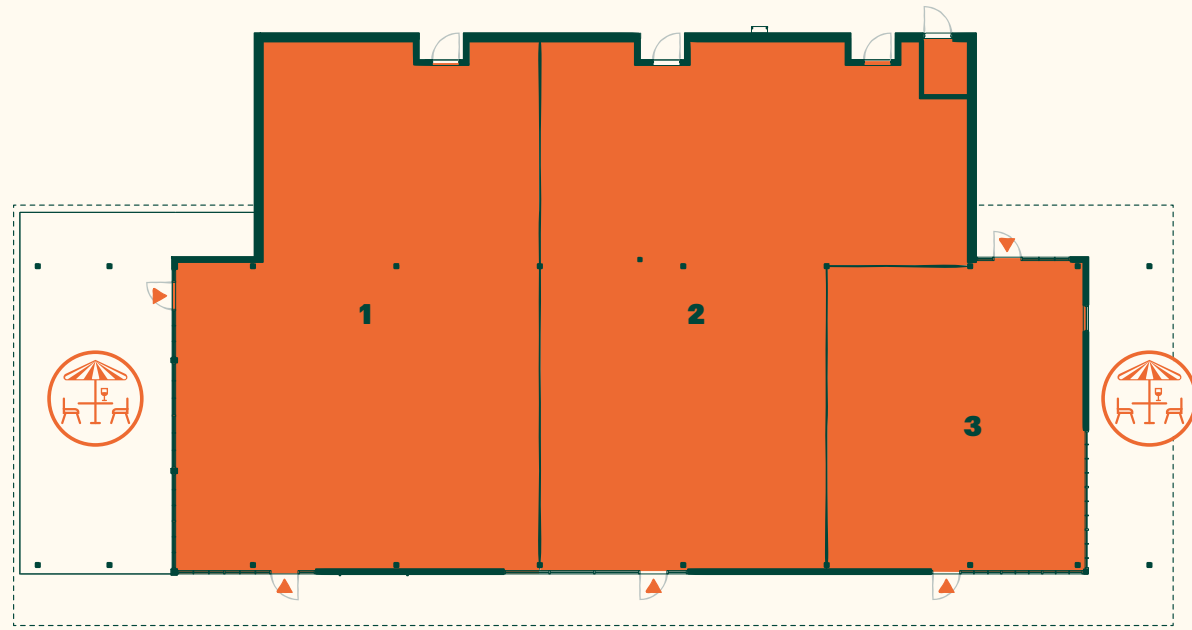
● Available  
 ● At LOI  
 ● At Lease  
 ● Leased  
 Patio  
 Office



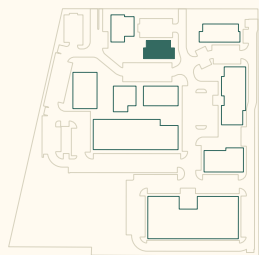
Building 1	Dimensions		Type
	Suite 1	5,488 RSF    77' x 80'	Food & Beverage



● Available  
 ● At LOI  
 ● At Lease  
 ● Leased  
  Patio  
  Office

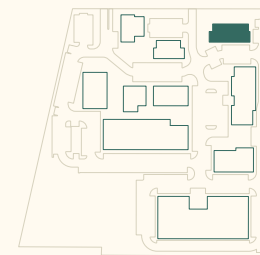


**Building 2**



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

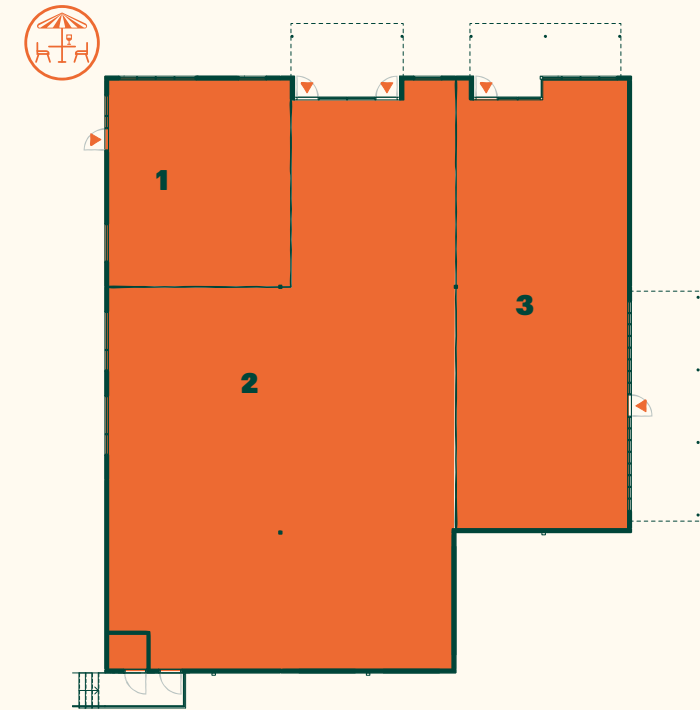
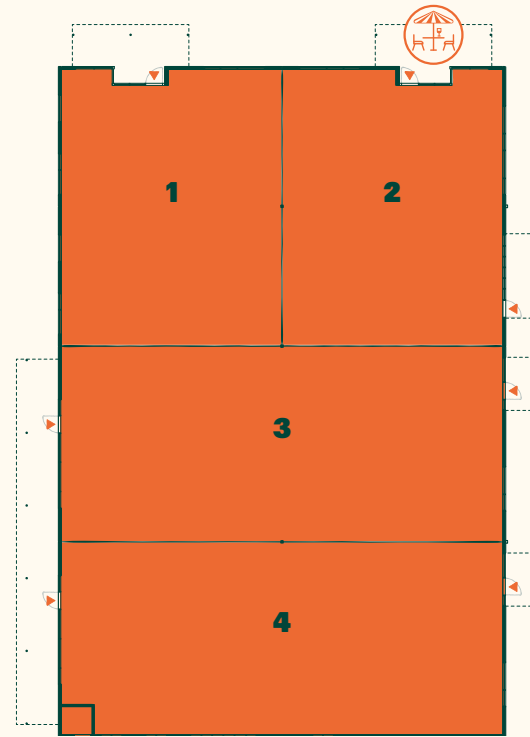
**Building 3**



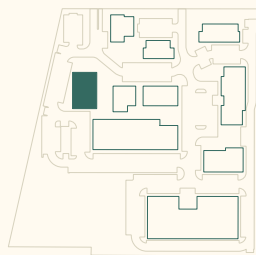
Dimensions	1,392 - 2,511 RSF	Type
Suite 1	2,511 RSF    53'1.5" x 57'	Food & Beverage
Suite 2	1,689 RSF    29'7.5" x 57'	F&B or Retail
Suite 3	1,392 RSF    24'5" x 57'	Retail
Suite 4	2,116 RSF    39'10" x 57'	Retail



● Available  
 ● At LOI  
 ● At Lease  
 ● Leased  
 ⊕ Patio  
 ○ Office

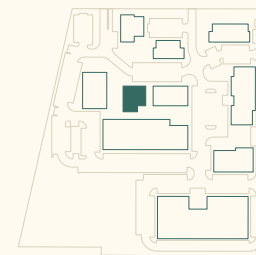


**Building 4**





Dimensions	2,000 - 2,800 RSF		Type
Suite 1	2,000 RSF	40' x 50'	Retail
Suite 2	2,000 RSF	40' x 50'	Retail
Suite 3	2,800 RSF	80' x 35'	Office   Retail
Suite 4	2,764 RSF	80' x 35'	Office   Retail

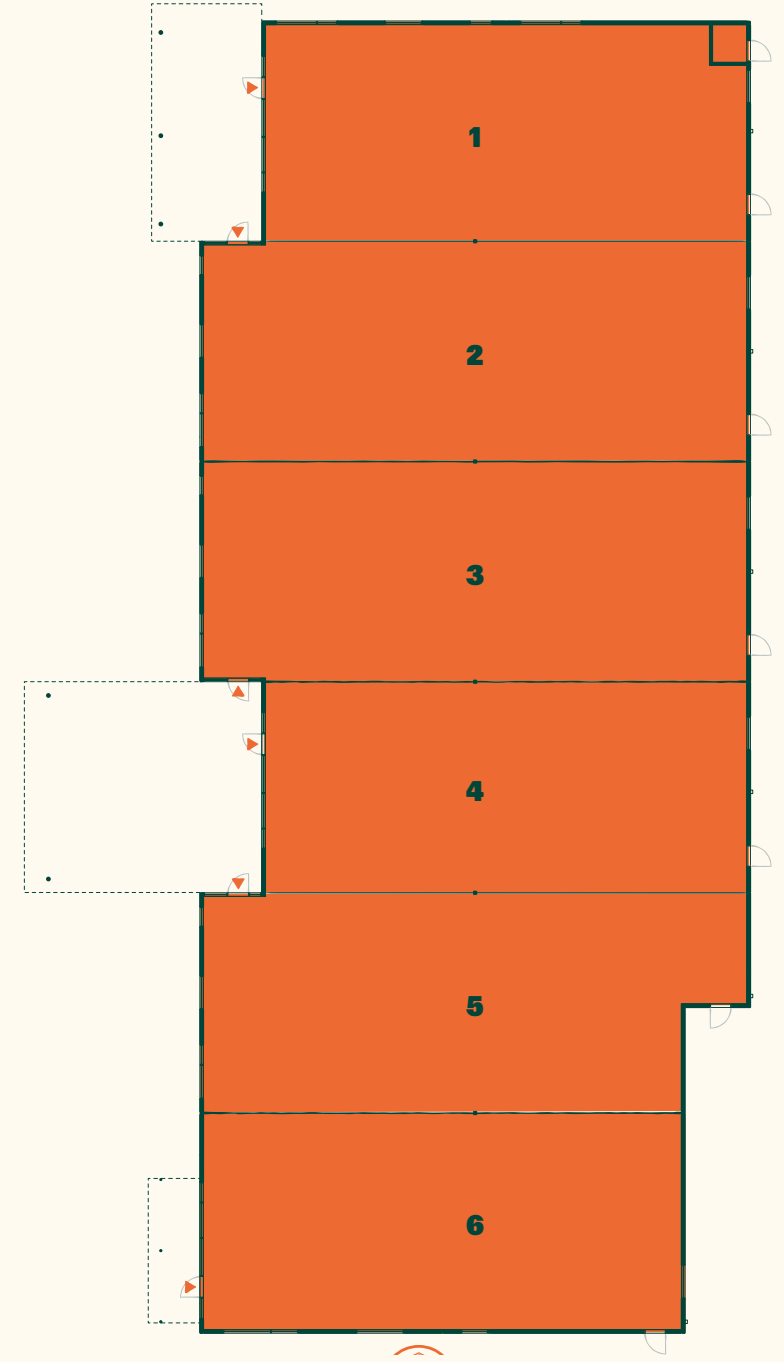
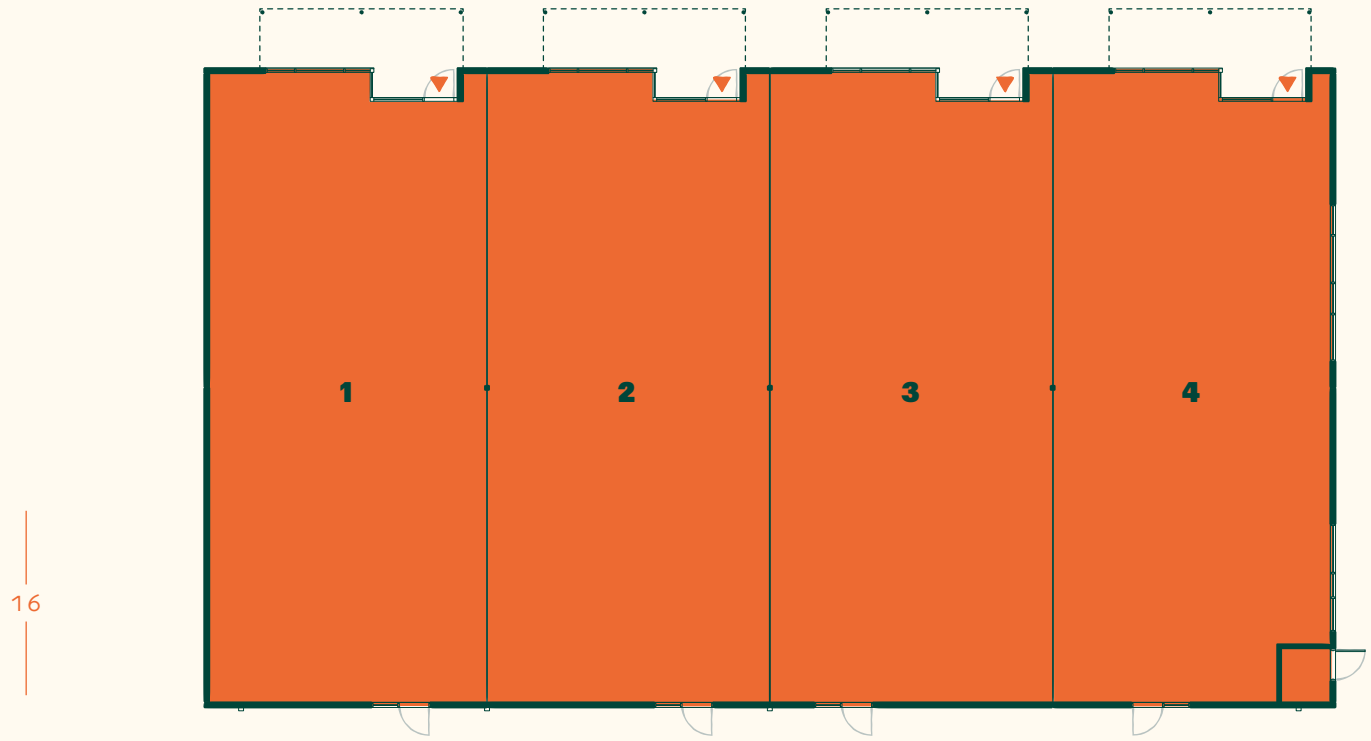
**Building 5**



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



● Available  
 ● At LOI  
 ● At Lease  
 ● Leased  
  Patio  
  Office

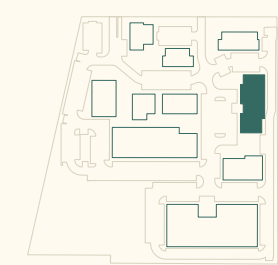


**Building 6**



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

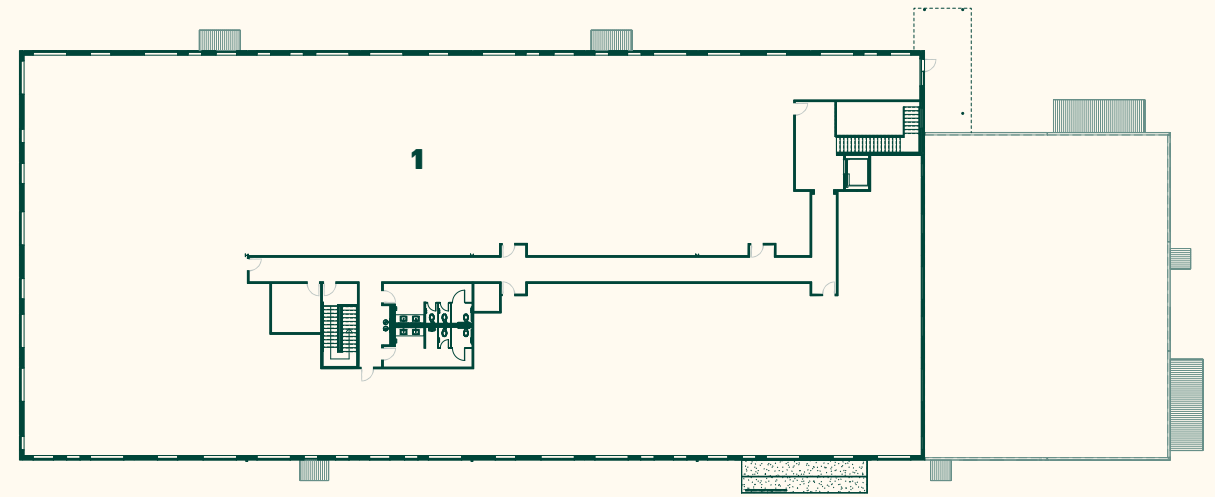
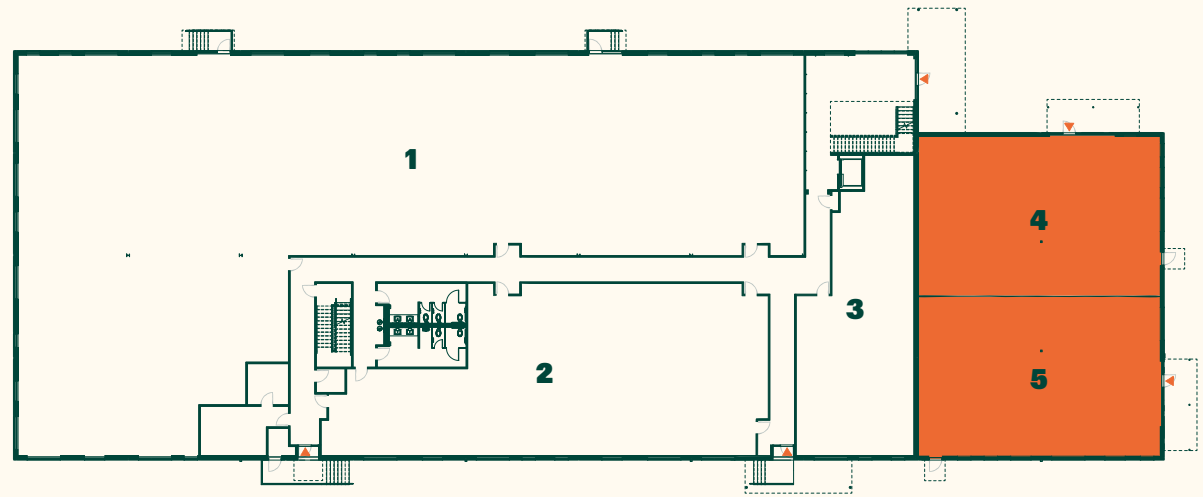
**Building 7**



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

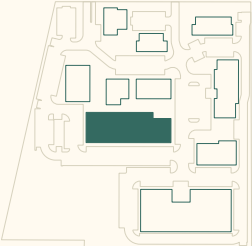


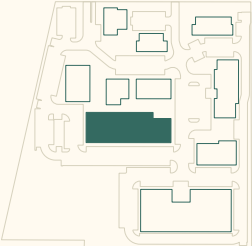
● Available  
 ● At LOI  
 ● At Lease  
 ● Leased  
  Patio  
  Office



17

17

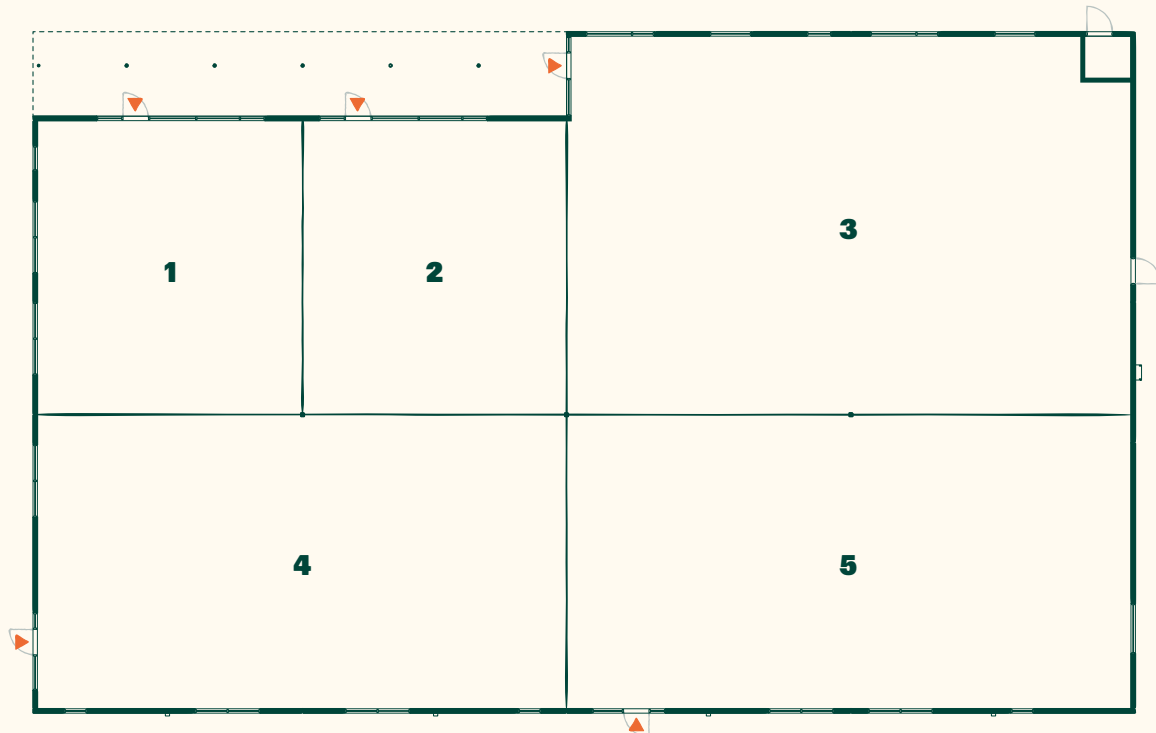
Building 8	L1	Dimensions	1,896 - 12,664 RSF		Type
	Suite 1	12,664 RSF	100' x 193'		Office
	Suite 2	3,923 RSF	43'6" x 109'6"		Office
	Suite 3	1,896 RSF	30' x 74'6"		Office
	Suite 4	2,400 RSF	40' x 60'		Office   Retail
	Suite 5	2,400 RSF	40' x 60'		Office   Retail

Building 8	L2	Dimensions	19,518 RSF		Type
	Suite 1	19,518 RSF	100' x 221'		Office

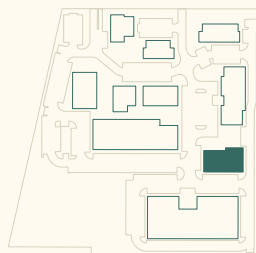


● Available ● At LOI ● At Lease ● Leased  Patio ○ Office

18



**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

# INQUIRIES

## Retail Leasing



Endeavor Real Estate Group

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## Office Leasing



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