

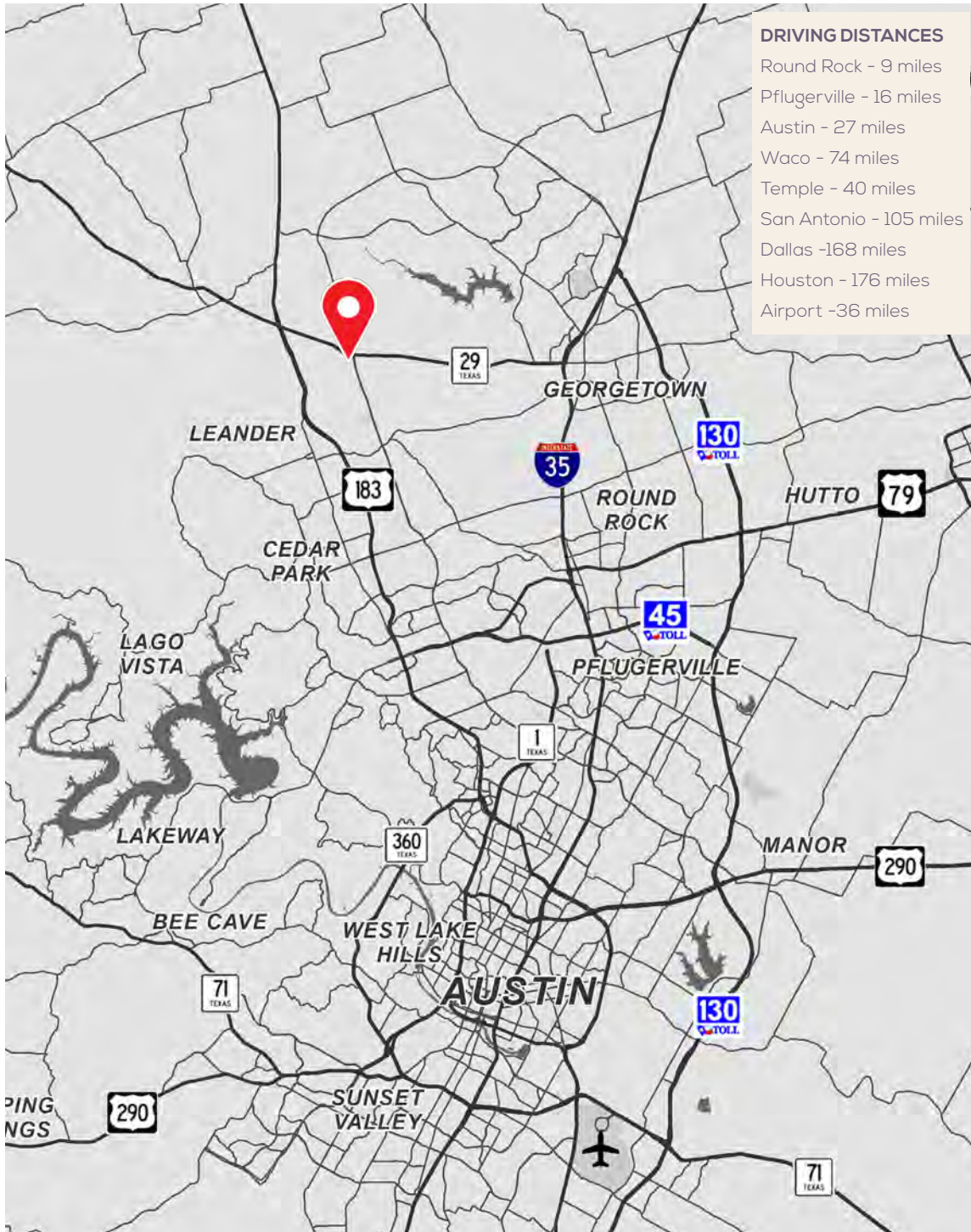


LEANDER, TEXAS

# 29 GATEWAY

SHOPPING CENTER

SWC HWY 29 & RONALD REAGAN BLVD. | LEANDER, TEXAS



# ABOUT

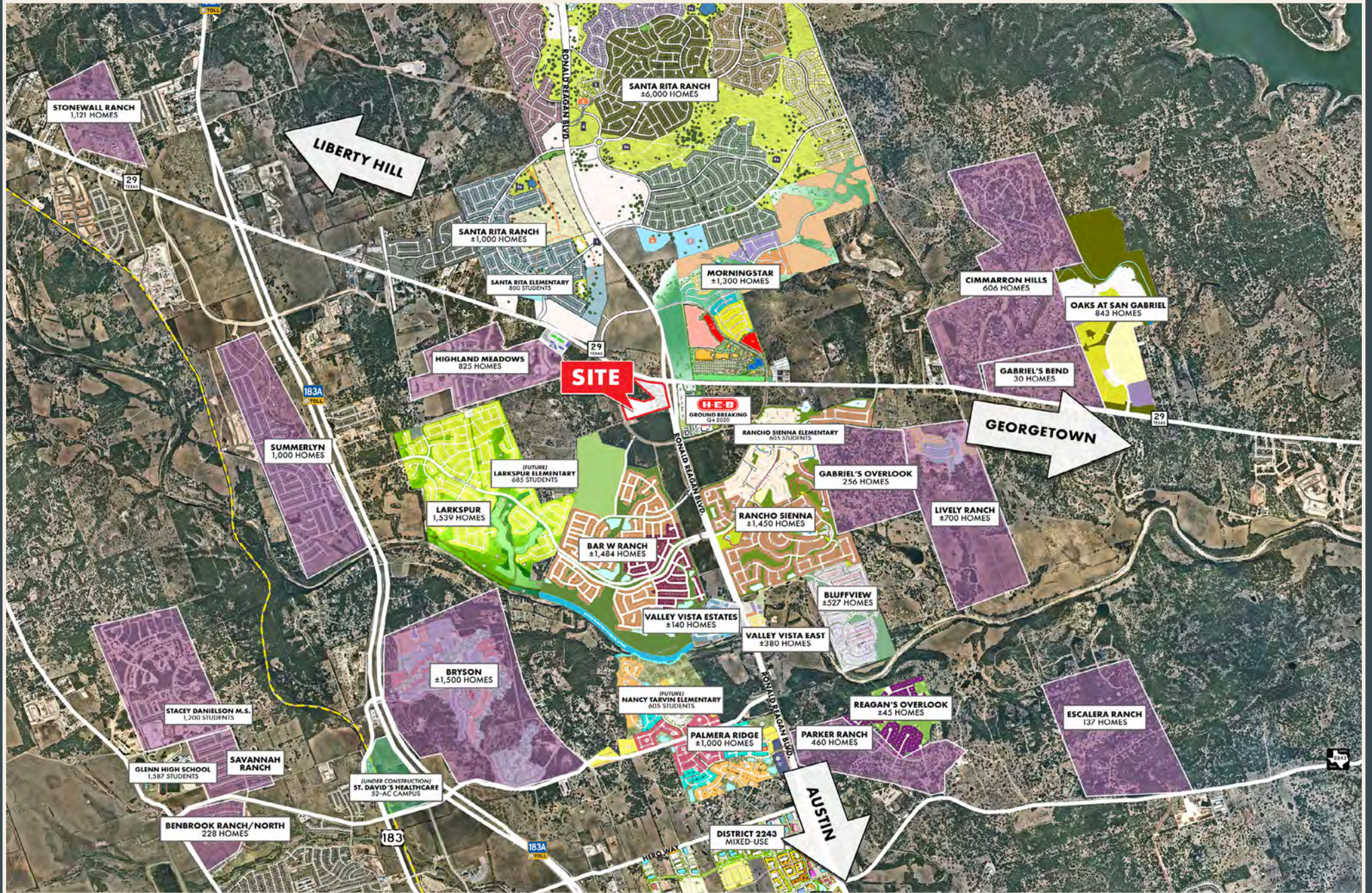
## LEANDER, TX

Leander, Texas, is a quaint town full of Hill Country charm and endless ways to enjoy yourself. This welcoming community, just 20 miles north of Austin, was the fastest growing city between 2018 and 2019 according to the U.S. Census Bureau. [\(SOURCE\)](#)

29 Gateway has an opportunity to take advantage of an upcoming transformation of the immediate trade area. With significant residential growth, this site is strategically positioned for a retailer to capture an underserved increasing population.

- Population has grown **46%** since 2000
- Population is forecast to grow **46%** by 2021
- **2/3** of residents are homeowners
- One of the fastest growing cities in the U.S.

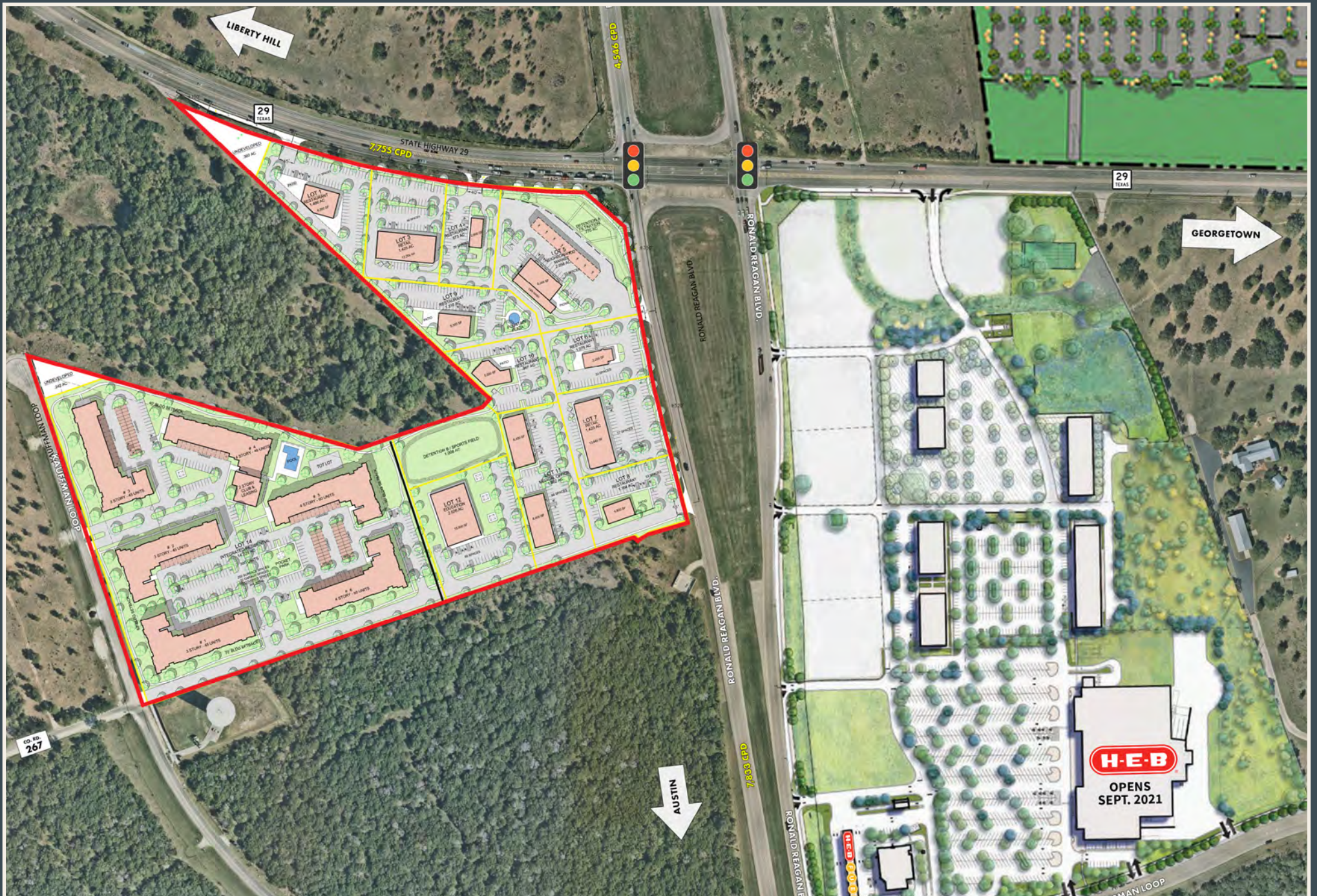
# LEANDER TRADE AREA



# AREA HIGH-TECH EMPLOYERS



# SITE LOCATION



# 29 GATEWAY

## SITE PLAN

PADS	ACRES
LOT 1	1.47 AC
LOT 3	1.43 AC
LOT 4	0.97 AC
LOT 5	<del>2.06 AC</del> <b>SOLD</b>
LOT 6	1.08 AC
LOT 7	1.42 AC
LOT 8	1.16 AC
LOT 9	1.31 AC
LOT 10	0.97 AC
LOT 11	1.68 AC
LOT 13	2.03 AC
LOT 14 (MULTI-FAMILY)	14.22 AC



# CONCEPTUAL RENDERING

(SUBJECT TO CHANGE)



# LOCATION & DEMOS

LOCATION, COMMUNITY, QUALITY LIVING. IT STARTS HERE!

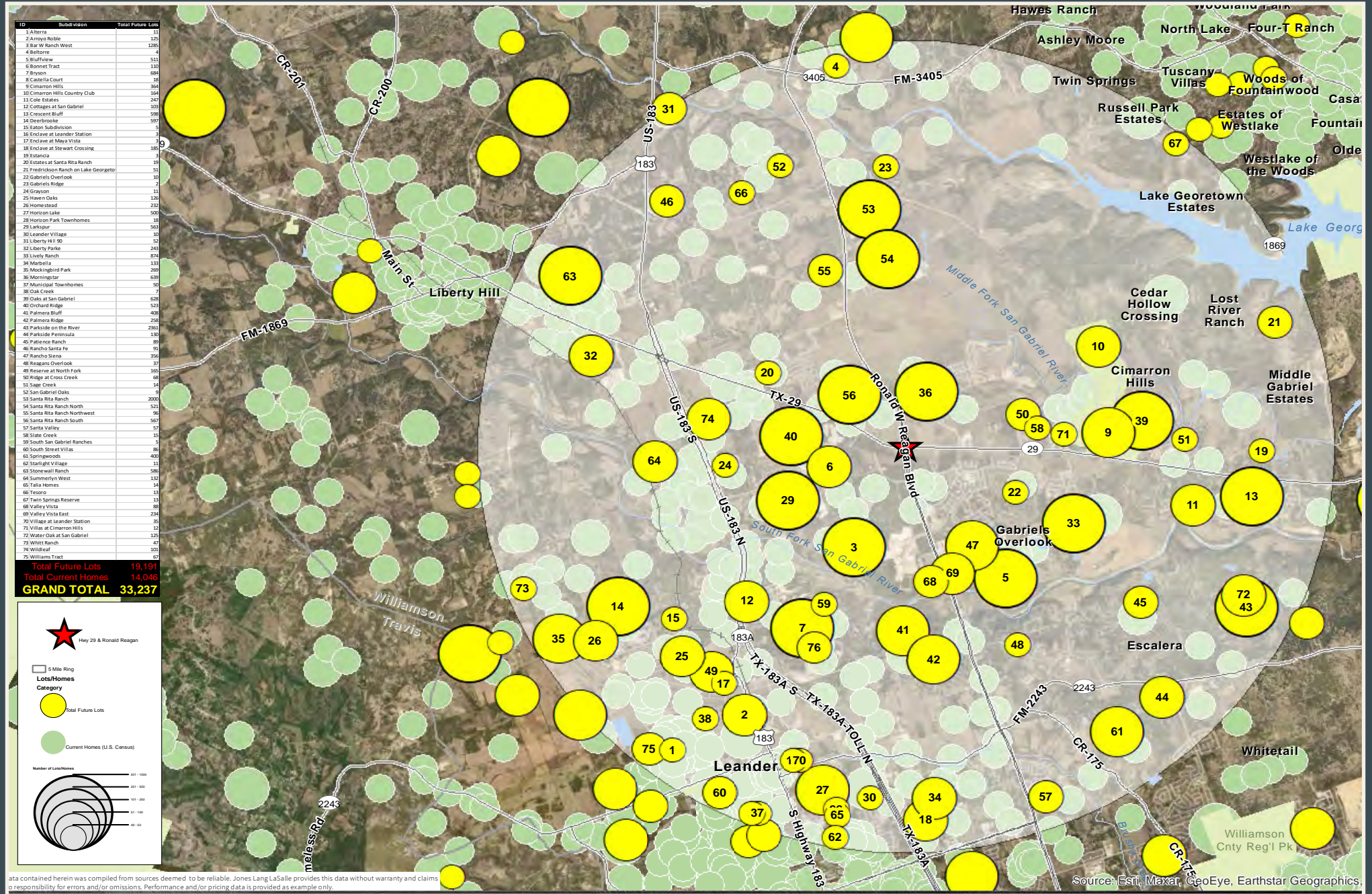
- Connected by two major arterials: Hwy 29 & Ronald Reagan Blvd (SWC)
- Positioned across from new H-E-B Plus! anchored "Bar W Marketplace"
- Strategic location at major intersection in rapidly-growing trade area
- Access and frontage on Ronald Reagan Blvd. and State Highway 29
- Spaces and site available for retail, service, medical, and restaurant uses

<b><u>2020 DEMOS</u></b>	<b><u>3-MILE</u></b>	<b><u>5-MILE</u></b>	<b><u>10-MILE</u></b>
Total Population	17,794	39,032	257,421
Households	6,231	13,353	91,592
Daytime Population	1,746	6,082	60,817
Average HH Income	\$140,833	\$128,080	\$121,284
Total Businesses	212	725	6,514
2020-2025 Annual Growth Rate	7.99%	6.54%	3.79%

<b><u>TRAFFIC COUNTS</u></b>	<b><u>CPD</u></b>
Ronald Reagan Blvd.	7,833
State Highway 29	7,755



# HOUSING GROWTH STUDY



Data contained herein was compiled from sources deemed to be reliable. Jones Lang LaSalle provides this data without warranty and claims no responsibility for errors and/or omissions. Performance and/or pricing data is provided as example only.

Source: Esri, Maxar, GeoEye, Earthstar Geographics.



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