

The Shops at San Gabriel Ridge

2080 & 2082 US 183, Leander, TX 78641

FOR LEASE



OFFERING SUMMARY

Units Available:	145, 150, 160, 170, 220
Unit Sizes:	1,537 SF 3,076 SF(x2) 3,086 SF 1,583 SF
Lease Rate:	Call for Marketing
Year Built:	2019
Zoning:	L9-L10
Market:	Leander/Liberty Hill

PROPERTY OVERVIEW

The Shops at San Gabriel Ridge are located on the corner of US Highway 183 and Whitewing Dr, providing prime visibility to passing cars. Furniture Market anchored shopping center with a Pizza Pub, Sleep Shop, Dentist, Salon, along with a Coffee Shop and Bank in a separate building. There are four available suites on the long strip, and one suite connected to the Coffee Shop and Bank.

With Leander growing at a rate of +90.46% over the last six years*, the Shops at San Gabriel Ridge offer business owners opportunities in the growing community. With a St David's Hospital Emergency Center and ACC Campus that opened in 2018, there is planning for future development including an 80 bed hospital and 20,000+ future homes in the surrounding area of The Shops.

**Community Impact*

MONIQUE RIVERA

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ROSS COLLEY

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Traffic Counts:

Highway 183: 39,038 VPD (TXDOT, 2018)

With an increase in the population of Leander along with the future development in the surrounding areas, the Shops at San Gabriel Ridge offers businesses high visibility to an increasing number of vehicles per day driving on Highway 183.

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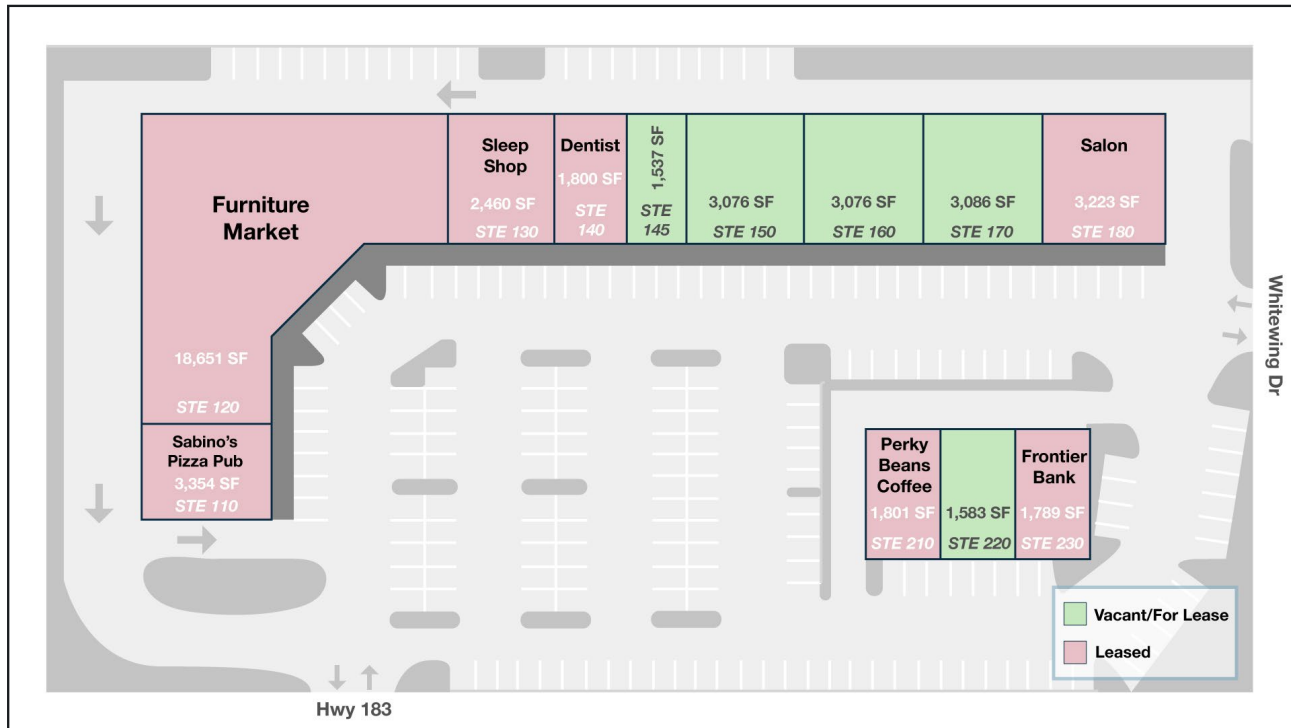
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NEIGHBORHOOD SPOTLIGHT

GROWTH IS BOOMING IN LEANDER

An short look into Leanders projected growth

Originally named Bagdad, the town of Leander first started gaining growth traction in 1882 when it moved its location slightly to be near the railroad just east of town. Their post office re-opened under a new name, and the first bank was opened. The population of Leander in the early 1890's was estimated to be around 329 people. The population of Leander during

the Depression dropped to 200 people. During the 1950's it rose back up to around 300 people. There were three stores that were added to the community and housing subdivisions began to develop in the area in the late 1950's and early 1960's. Many citizens worked in Austin and used highway 183 to assist with their commute.

GROWTH PROJECTIONS

1995 2015 2040

The population has grown to 3,400. The school district was growing rapidly and built its second High School in Cedar Park. Businesses began to relocate to the Leander area.

Has a population estimated at over 38,000. The Leander ISD has grown into the largest school district in Williamson County, many businesses are now open and thriving.

Predicted by demographers to be the largest city in Williamson County in the next 25 years. Demographers say that the population could go as high as 250,000.

WATCH OUT FOR...



New Construction
14,000 homes under some form of development, set to be built in the next 10 - 15 years



Higher Education
Austin Community College will be building a new campus right by the Metro rail in Leander.



Large Employers
Leander is currently recruiting large businesses to act as major employers for the people who live in Leander.



Did you know? Leander is the fourth fastest-growing city in the state of Texas.

2019 Edition

Living LEANDER

COMMUNITY & BUSINESS DIRECTORY

TOP CITY IN TEXAS FOR JOB GROWTH
The Journal Times



LEANDER RANKED #1

BEST PLACE TO RAISE A FAMILY IN CENTRAL TX
SmartAsset.com

VISIT THE HISTORICAL LEANDER DINOSAUR TRACKS
See Page 20

Leander
CHAMBER OF COMMERCE & VISITORS CENTER
LeanderCC.org

Leander, TX — the Austin Market ... Without the Congestion

- Only commuter rail into downtown Austin
- Fourth fastest growing city in Texas
- 12,000 student Austin Community College Campus under construction
- Top rated schools
- One of the Top 100 Safest Cities in America

City of Leander
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Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any coincidental 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone
_____ Buyer/Tenant/Seller/Landlord Initials		_____ Date	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov
IABS 1-0 Date