

CRYSTAL FALLS TOWN CENTER

SWC OF LAKELINE BLVD & CRYSTAL FALLS
3501 LAKELINE BLVD | LEANDER, TX 78641



**FOR
LEASE**

AVAILABLE SPACE
1,200 SF

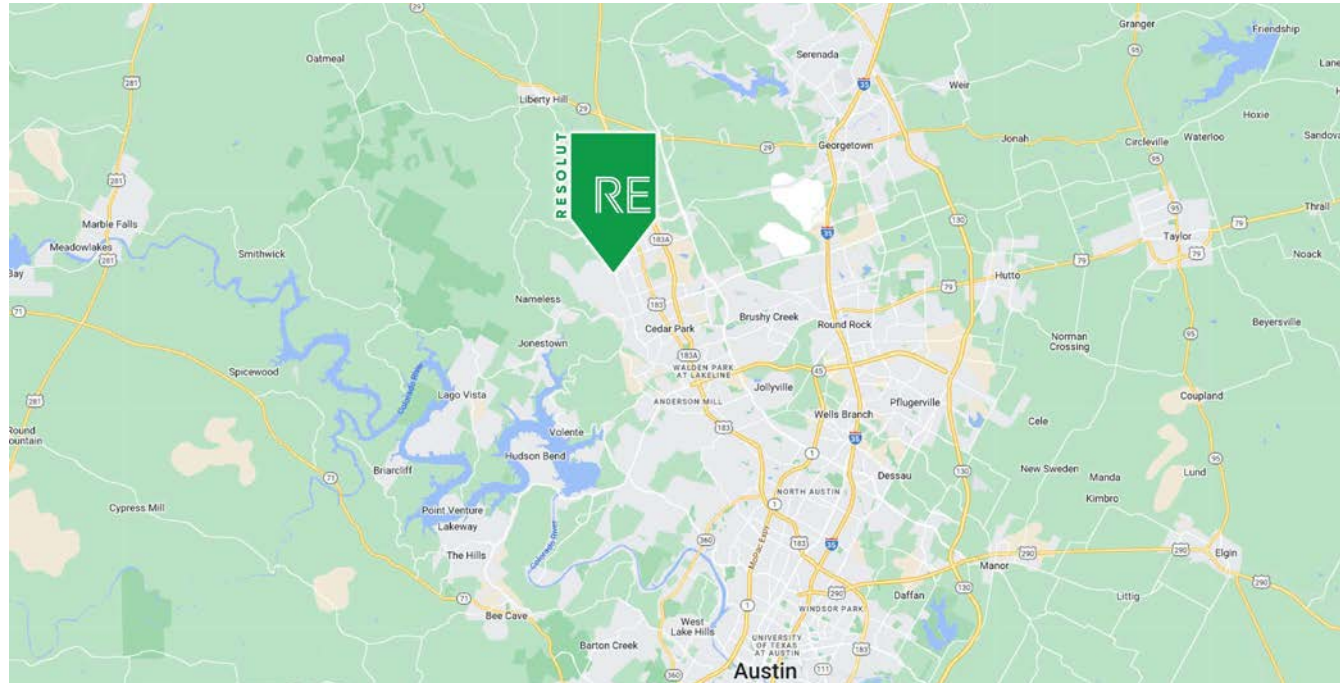
RATE
Contact Broker
for Pricing

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512.474.5557

Michael Noteboom
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PROPERTY HIGHLIGHTS

- Randall’s anchored retail
- High residential growth area prime for retail, restaurant and service oriented tenants
- Entrance of Crystal Falls & Mason Hills Master Communities
- High household incomes



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2023



79,211
POPULATION
15 MIN DRIVE TIME



\$153,058.00
AVG HH INCOME
15 MIN DRIVE TIME



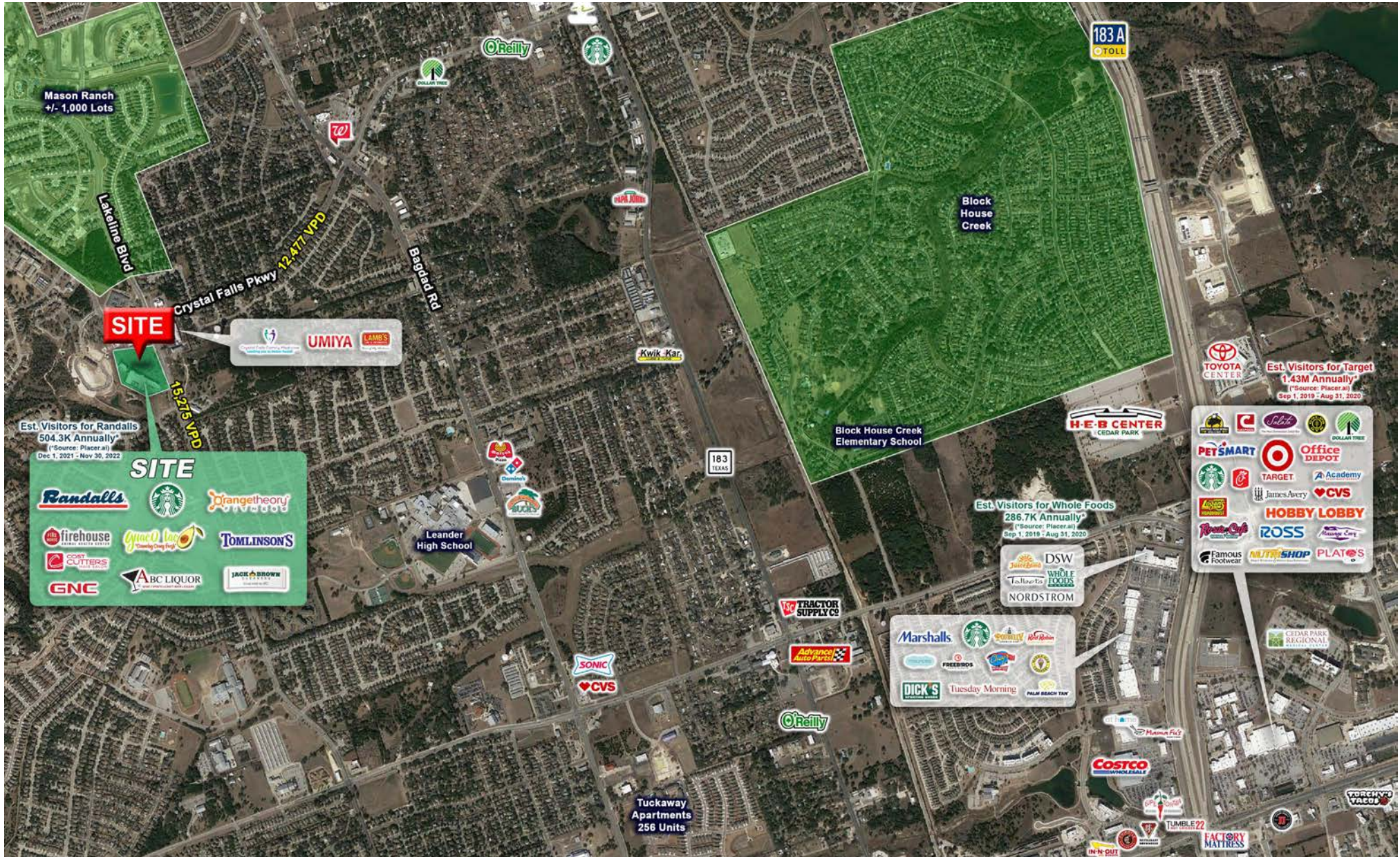
30,667
DAYTIME POPULATION
15 MIN DRIVE TIME



TRAFFIC COUNTS
S Bagdad Rd: 15,499 VPD
Crystal Falls Pkwy: 12,477 VPD
(Sites USA 2022)





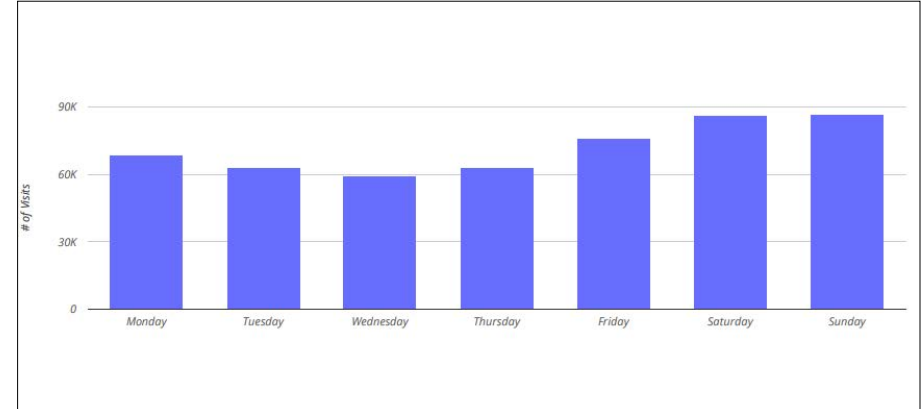


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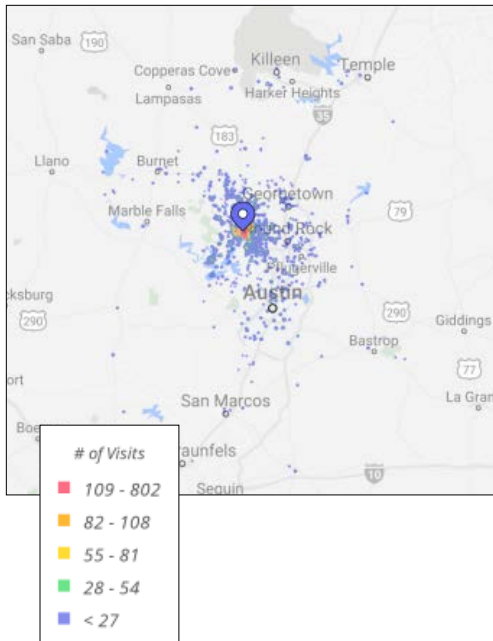
METRICS

<p>Randalls 3441 N Lakeline Blvd, # 3145</p>			
Visits	504.3K	Visit Frequency	5.53
Visitors	91.2K	Avg. Dwell Time	32 min

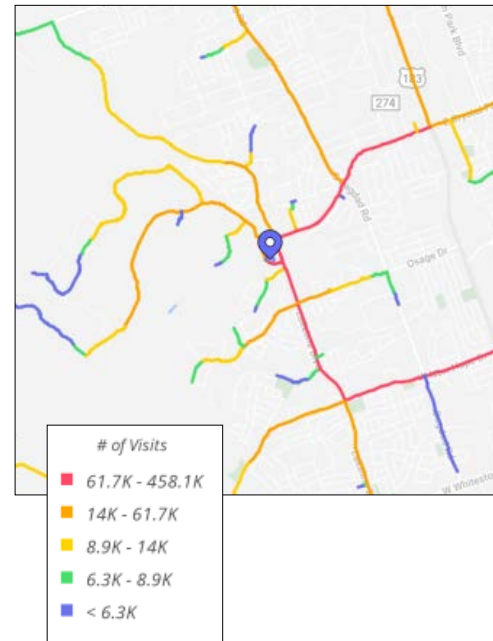
DAILY VISITS



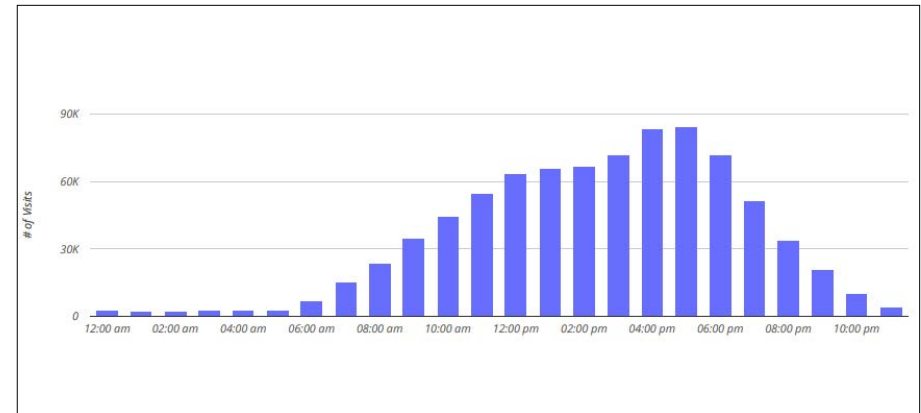
TRADE AREA - HOME LOCATION



CUSTOMER JOURNEY ROUTES



HOURLY VISITS



Visits | Dec 1st, 2021 - Nov 30th, 2022
Data provided by Placer Labs Inc. (www.placer.ai)



Fastest-Growing Cities From July 2020 to July 2021

Cities With Populations of 50,000 or More

Largest percent change



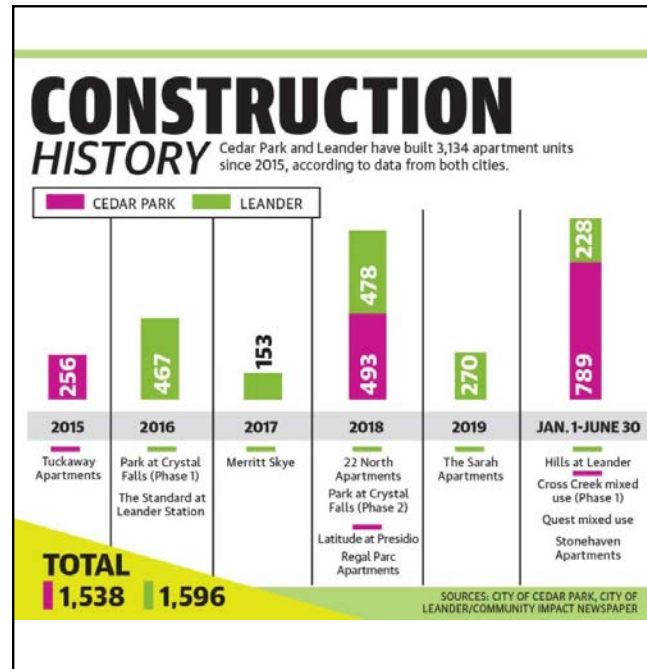
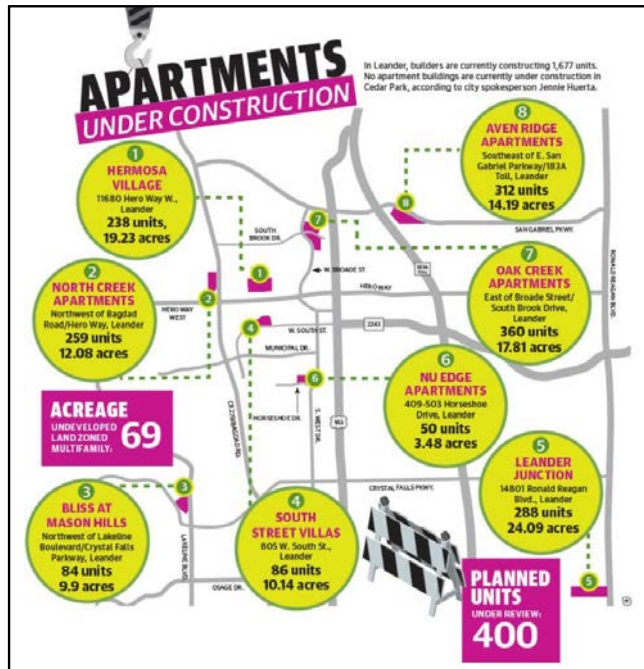
Largest numeric change



United States[®]
Census
Bureau

U.S. Department of Commerce
U.S. CENSUS BUREAU
[census.gov](https://www.census.gov)

Source: Vintage 2021 Population Estimates



<https://communityimpact.com/austin/cedar-park-leander/development/2020/07/27/apartment-boom-coming-to-leander/>



A massive new development is underway in the Austin area, promising retail, restaurants, entertainment, a hotel, office and residential space, and 4-acre crystalline lagoon.

Leander Springs will be located on the southwest corner of FM 2243 and 183A, about 25 miles north of downtown Austin. Once fully developed, the 78-acre mixed-use development is expected to be valued at \$1 billion, according to the City of Leander.

Central to this new neighborhood is the lagoon by Crystal Lagoons, which made waves earlier this year when it opened a similar water feature near Houston. The Leander lagoon will feature 10 acres of boardwalk and related amenities, and serve as the “centerpiece” for more than 1 million square feet of commercial development.

Along with office space, the development promises a hotel and conference center, an increasingly common trend around Austin and the Texas Hill Country. In recent years, similar all-inclusive resort/conference center projects have sprung up in places like Round Rock and Fredericksburg.

“This dynamic mixed-use development is a game changer for our community,” said Leander Mayor Troy Hill in a city release. “Leander Springs has a phased approach that will bring in much needed commercial development at the beginning of the project while incorporating residential uses in a proportional manner.”

Along with commercial development and attractions, up to 1,600 multifamily residential units are proposed for the project, adding more housing to a region struggling with affordability issues.

City officials approved a \$22 million tax incentive for Leander Springs on October 15 — the project’s first major hurdle. As part of the city’s tax incentives, developer Leander Springs LLC is “eligible to receive rebates from the city on property taxes, sales taxes, and hotel occupancy taxes.”

“Our conservative approach in the Leander Springs agreement helps make this project feasible for the developers while serving as a low risk opportunity for the city,” said Leander City Manager Rick Beverlin. “The deal allows us to immediately share in the economic benefits on a property that should provide excellent returns if developed to its best and highest use.”

On October 22, the plans go before the city’s planning and zoning commission and, if approved, will then be subject to a Leander City Council vote on November 9 and December 3. If approved, the lagoon and the first 35,000 square feet of commercial development and should be completed by December 31, 2023.

[Source: Austin Culture Map](#)

500-home Leander development on the horizon

Mar 6, 2020

LEANDER – SEC Planning LLC is working on Horizon Lake, a 201-acre residential development at the corner of US 183 and E. South St.

The project calls for 500 single-family homes on 40- to 60-ft-wide lots. Homes will range from 1,500 to 3,700 sf.

Homebuilders include PulteGroup and Taylor Morrison.

There will also be a 9.5-acre commercial project with 75,000 sf of retail and office space as well as 89.5 acres of parkland.

The city council approved the initial plans this week.

[Source: Austin Business Journal](#)



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:
 - 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 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.

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Buyer/Tenant/Seller/Landlord Initials _____ Date _____