

CALL FOR MORE INFORMATION
DELIVERED FEBRUARY 2023



FOR LEASE

100% LEASED

PROPERTY HIGHLIGHTS

- Highly visible, high traffic area
- Leander is now the fastest growing city (over 50,000) in the country with a growth rate of over 11% (16 people per day)
- Leander is #1 in Texas for best place to raise a family
- 379.4% New single family permit growth in the past 7 years
- Over 1600 new homes permitted in 2019
- Located on a retail corridor in Leander near HEB Plus- the 3rd largest HEB store in Texas
- Near the metro station
- 238 unit luxury apartments now open. 1000 +/- residents now in walking distance to center

TRAFFIC COUNT

Hero Way W: 18,112 VPD
(Costar 2022)
HWY 183 24,303 VPD
(TXDOT 2022)

PROPERTY SNAPSHOT



54,273
2023 POPULATION
3 MILE RADIUS



18,032
2023 DAYTIME POPULATION
3 MILE RADIUS



\$134,667
2023 AVERAGE INCOME
3 MILE RADIUS



24,303 VPD
HWY 183
18,112 VPD
HERO WAY W

AREA TRAFFIC GENERATORS



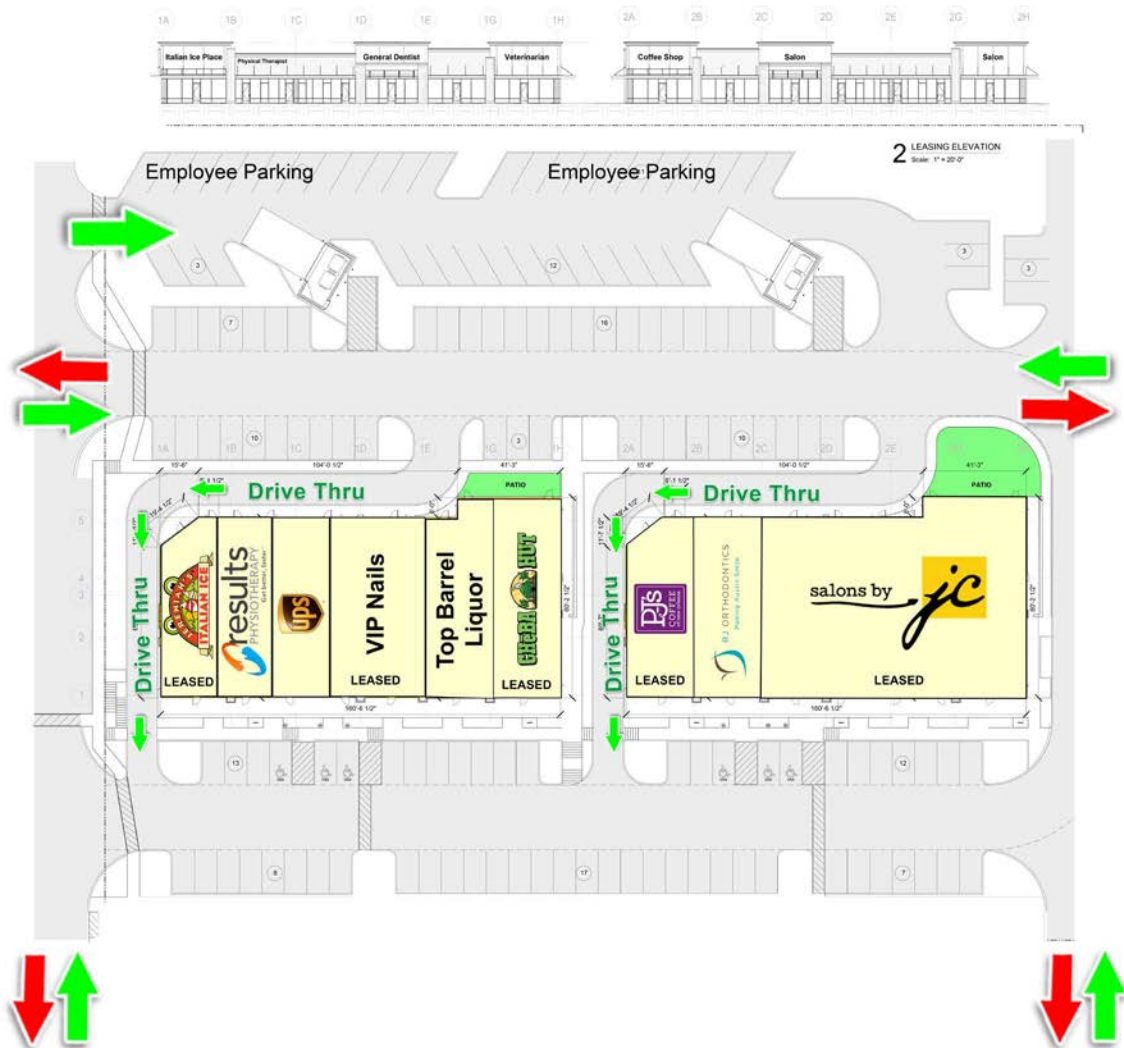
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Shops at Hero Way

BETWEEN 183 & BAGDAD RD HERO WAY WEST / FM 2243
11620 HERO WAY WEST | LEANDER, TX 78641



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4 WEST ELEVATION
Scale: 1/8" = 1'-0"



3 EAST ELEVATION
Scale: 1/8" = 1'-0"

- SPANDREL PANEL, SOFT GRAY
- STOREFRONT & ENTRANCE DOORS, BLACK ANODIZED ALUMINUM
- CONTEMPORARY AWNING, BLACK METAL ROOF, FASCIA & SOFFIT
- FARMHOUSE STYLE AWNING, BLACK METAL PANEL WITH BRACKET SUPPORTS
- NATURAL LIMESTONE
- BRICK
- METAL PANEL SIDING
- STUCCO, WHITE



2 SOUTH ELEVATION
Scale: 1/8" = 1'-0"



1 NORTH ELEVATION
Scale: 1/8" = 1'-0"

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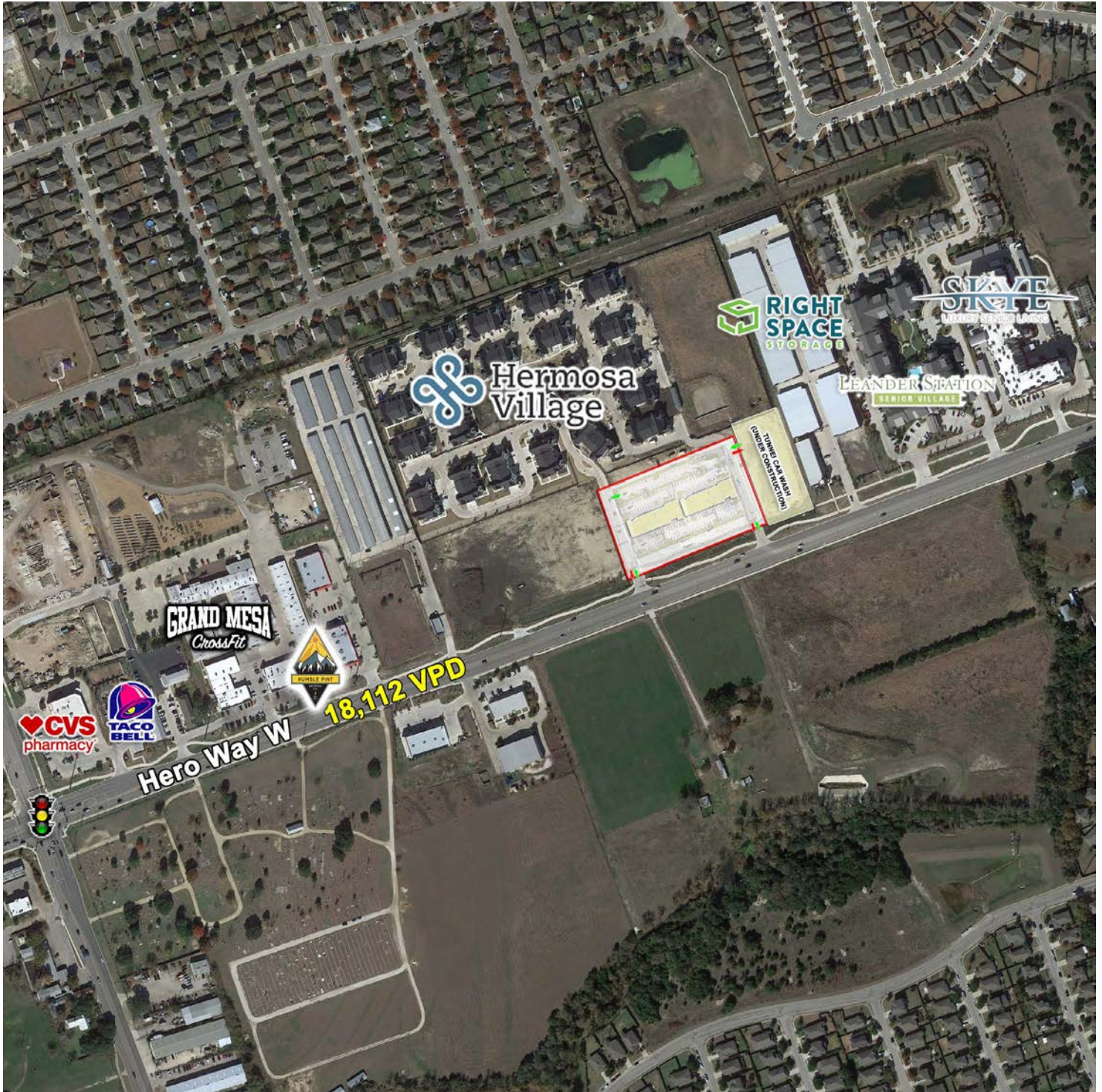
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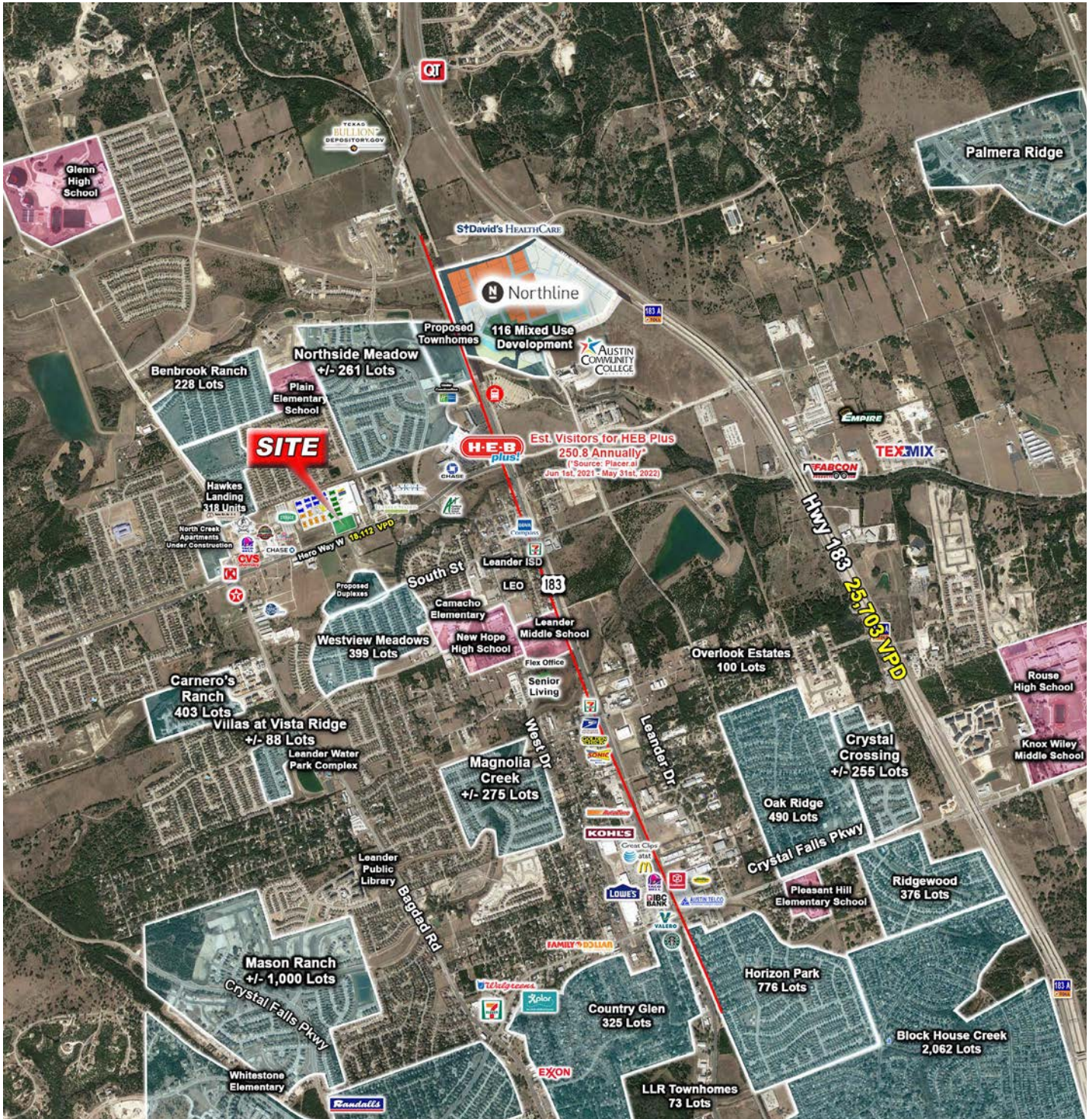
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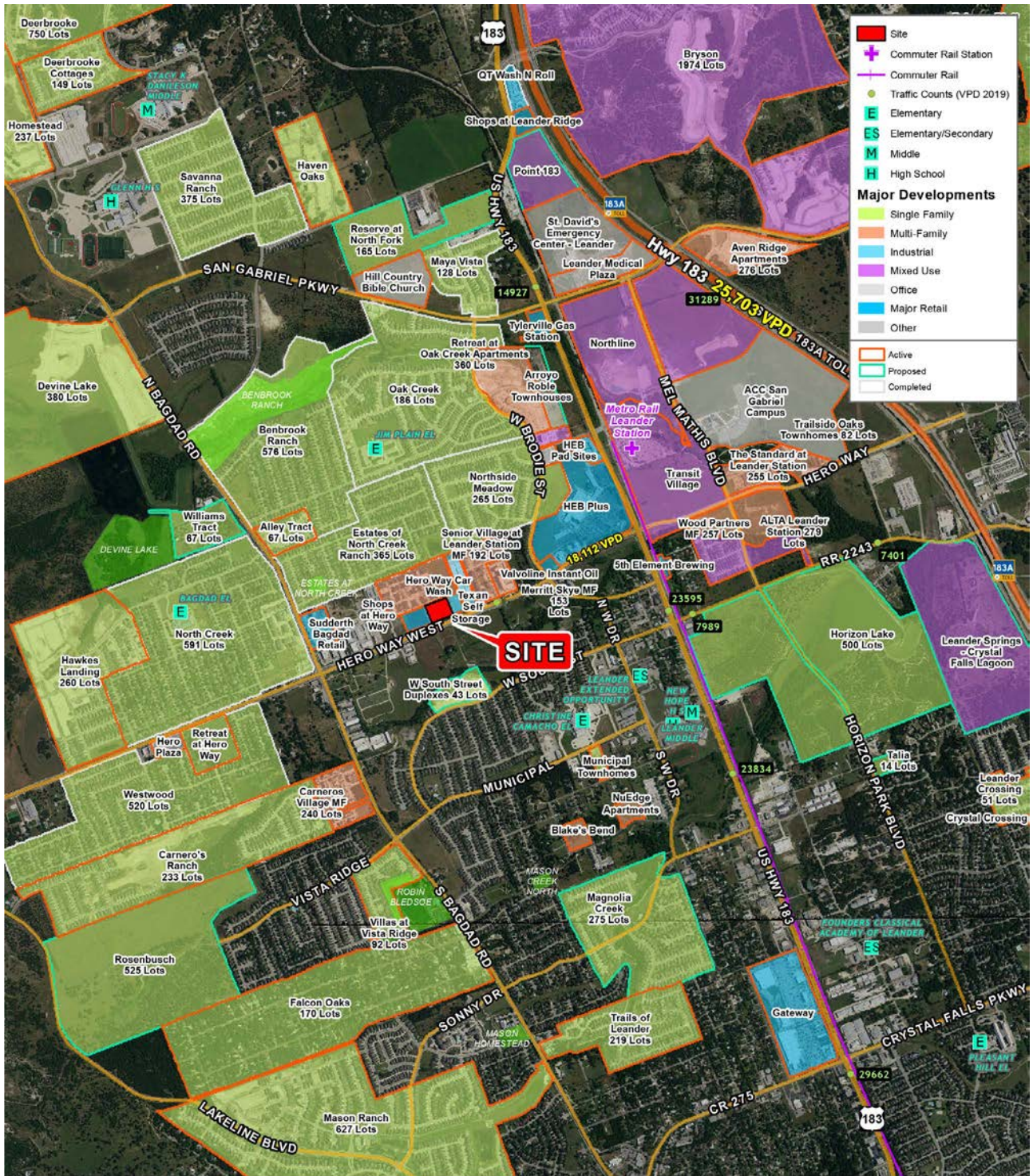
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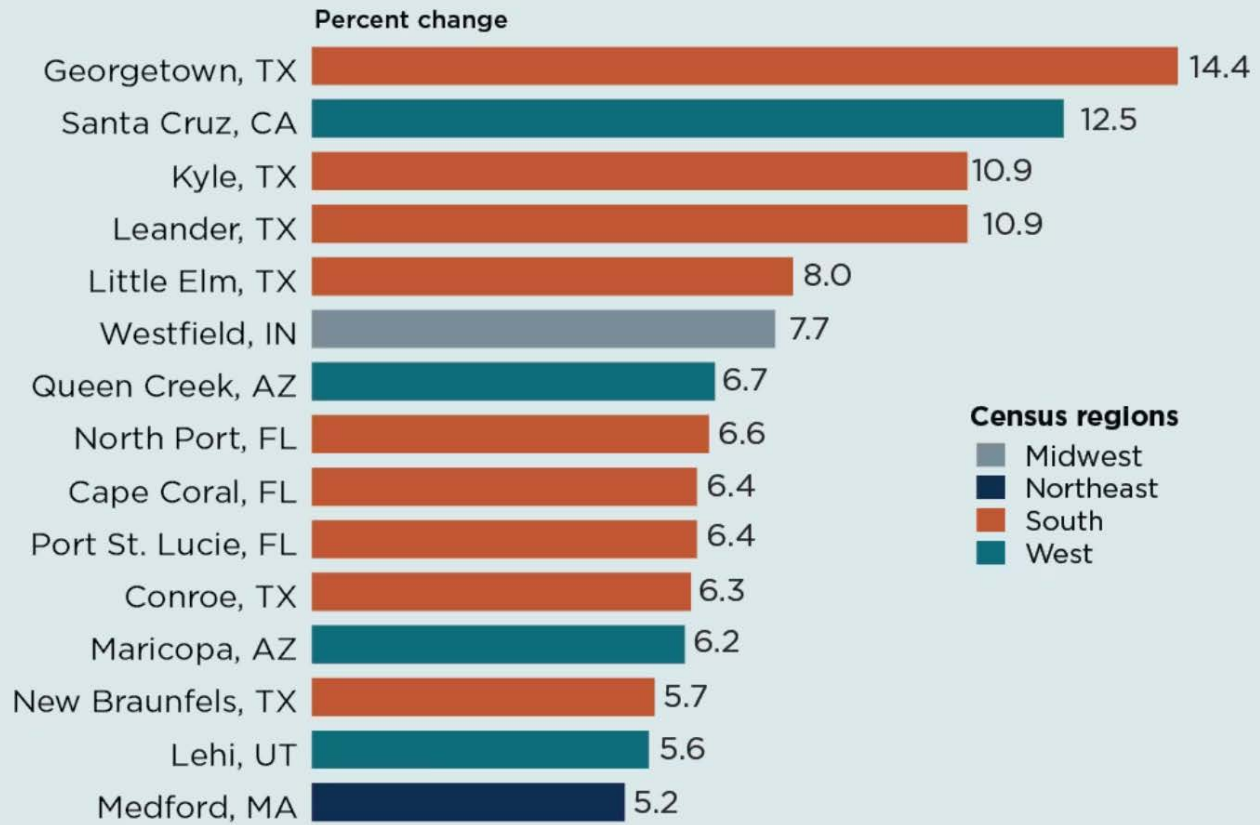
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Heading South

15 Fastest-Growing Large Cities in the United States:
July 1, 2021—July 1, 2022



Note: "Large Cities" were those with populations of 50,000 or more on July 1, 2021.



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

Source: Vintage 2022 Population Estimates,
<www.census.gov/programs-surveys/popest.html>

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1,677

currently under construction, doubling
the inventory built since 2015

Leander apartments on the rise

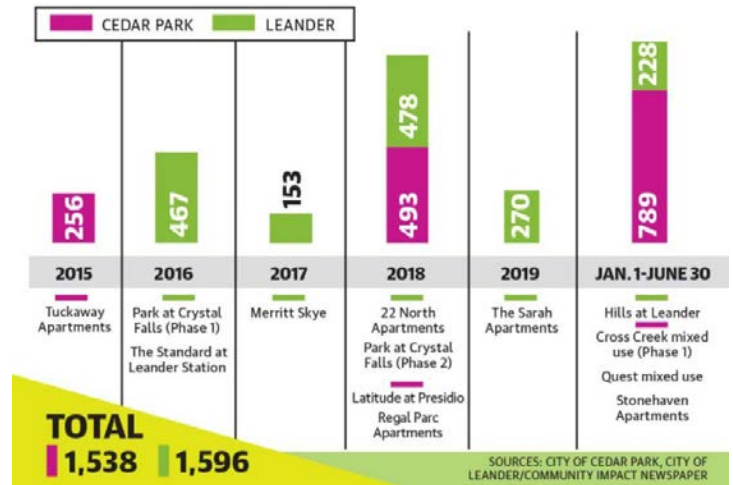
BY BRIAN PERDUE

SOURCE: CITY OF LEANDER/COMMUNITY IMPACT NEWSPAPER



CONSTRUCTION HISTORY

Cedar Park and Leander have built 3,134 apartment units since 2015, according to data from both cities.



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

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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.

11-2-2015



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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|--|-------------------|----------------------------|---------------------|
| Reliance Retail LLC or Texas RS LLC dba RESOLUT RE | 603091 or 9003183 | leads@resolutre.com | 512.474.5557 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| David Simmonds or Gavin Fite | 459263 or 438039 | leads@resolutre.com | 512.474.5557 |
| Designated Broker of Firm | License No. | Email | Phone |
| David Simmonds or Gavin Fite | 459263 or 438039 | leads@resolutre.com | 512.474.5557 |
| 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