



DEVELOPED BY:  
**ARVO** VENTURES  
VIBHOR MEHROTRA

# SHOPS AT HERO WAY PHASE II

BETWEEN US-183 & BAGDAD RD & HERO WAY WEST / FM-2243  
11700 Hero Way West, Leander, TX 78641



**FOR LEASE**

**AVAILABLE SPACE**  
17,095 SF

**LEASE RATE**  
Call for Pricing

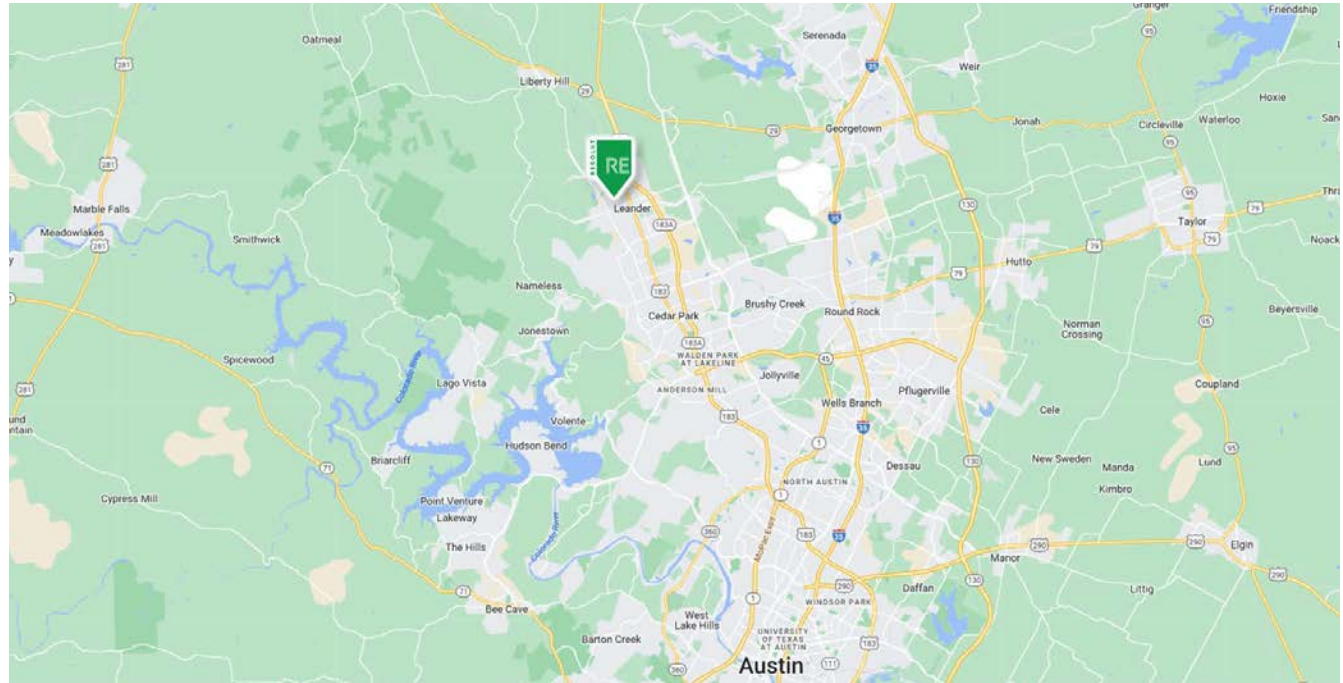
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**PROPERTY HIGHLIGHTS**

- Delivery- Q1 2025
- Drive-thru Available
- Highly visible, high-traffic area
- Leander is now the 3rd 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 the best place to raise a family
- 379.4% New single-family permit growth in the past 7 years
- 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



**AREA TRAFFIC GENERATORS**





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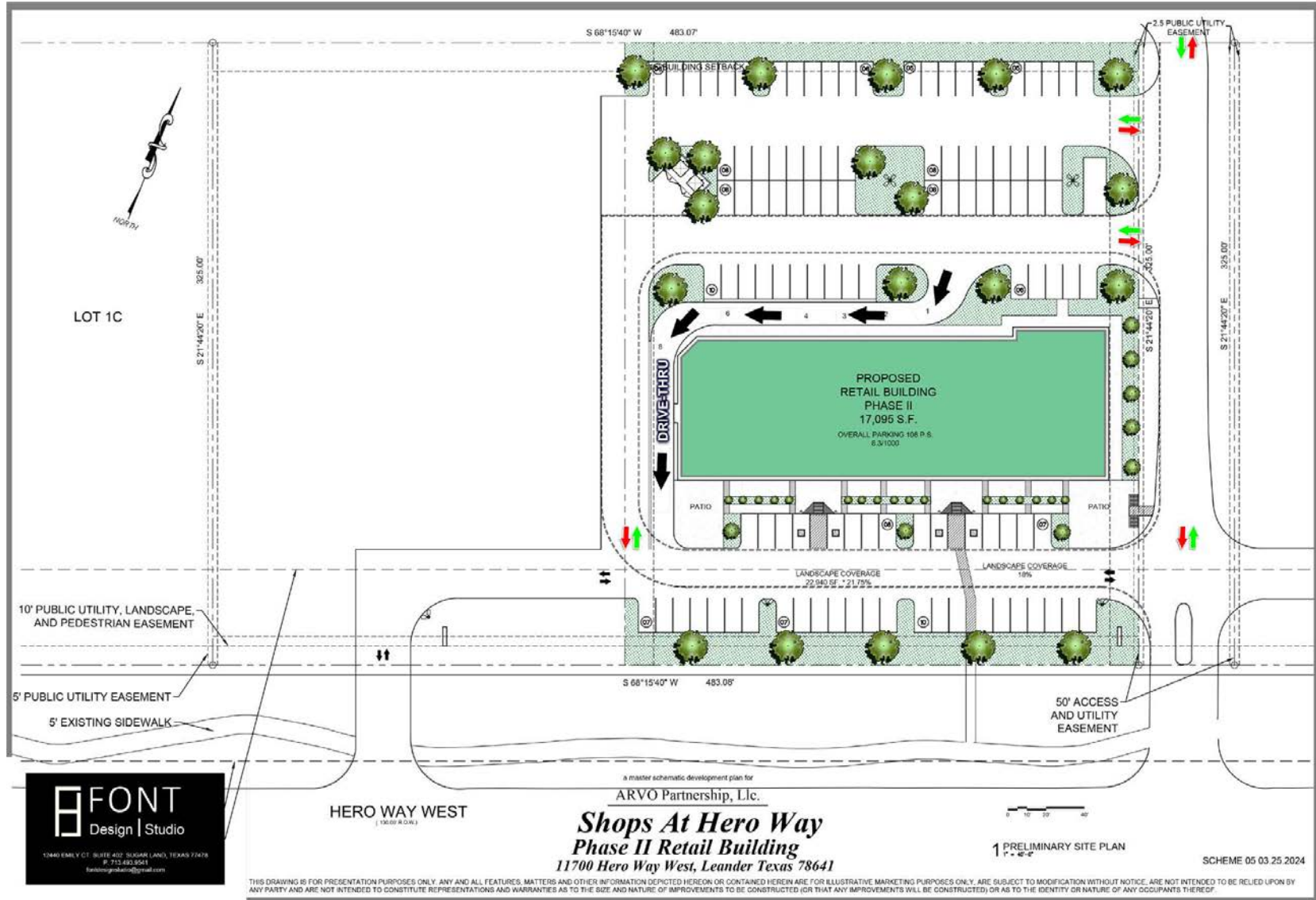
**DEMOGRAPHIC SNAPSHOT 2023**

 **54,273**  
**POPULATION**  
3-MILE RADIUS

 **\$134,667.00**  
**AVG HH INCOME**  
3-MILE RADIUS

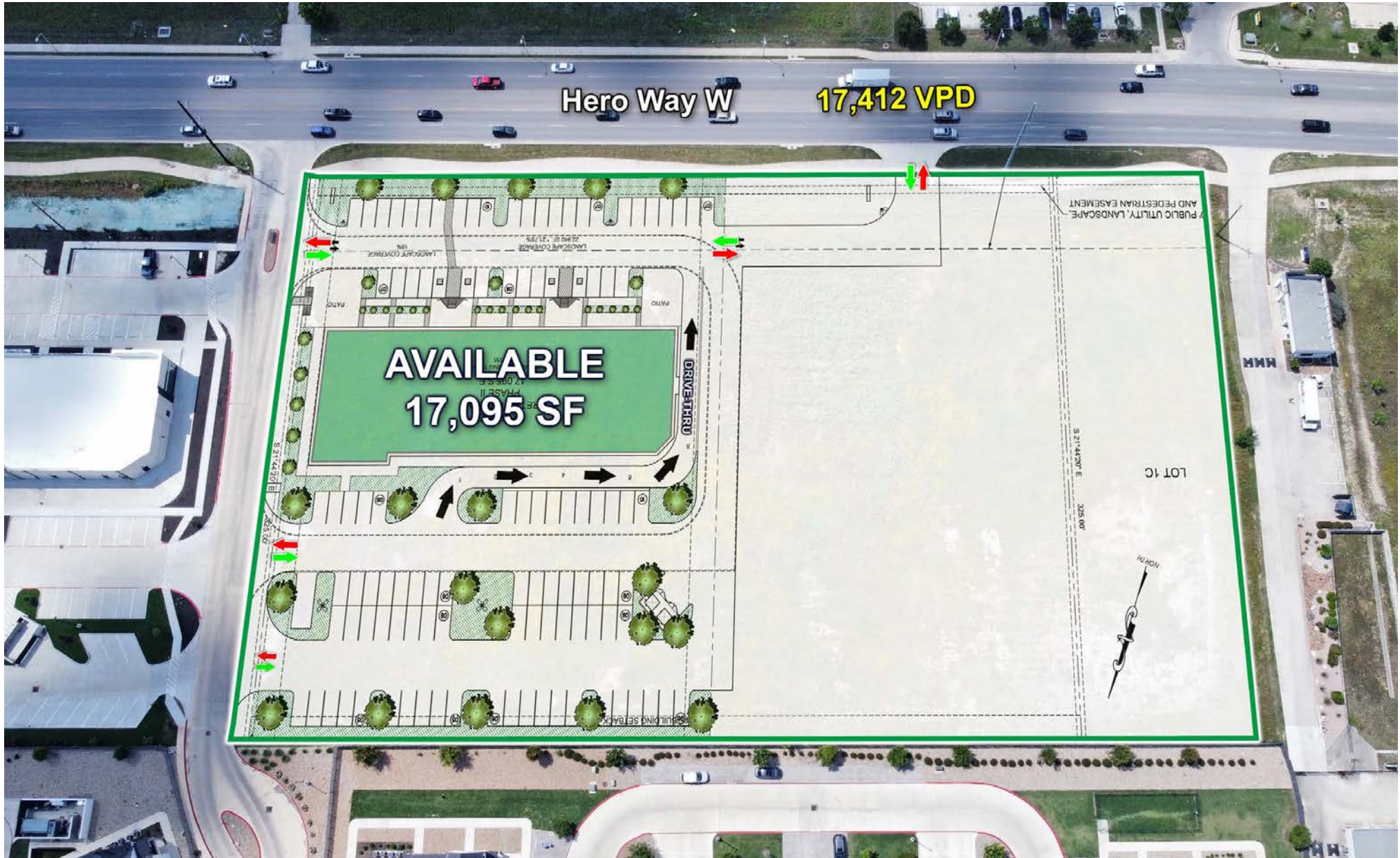
 **16,680**  
**DAYTIME POPULATION**  
3-MILE RADIUS

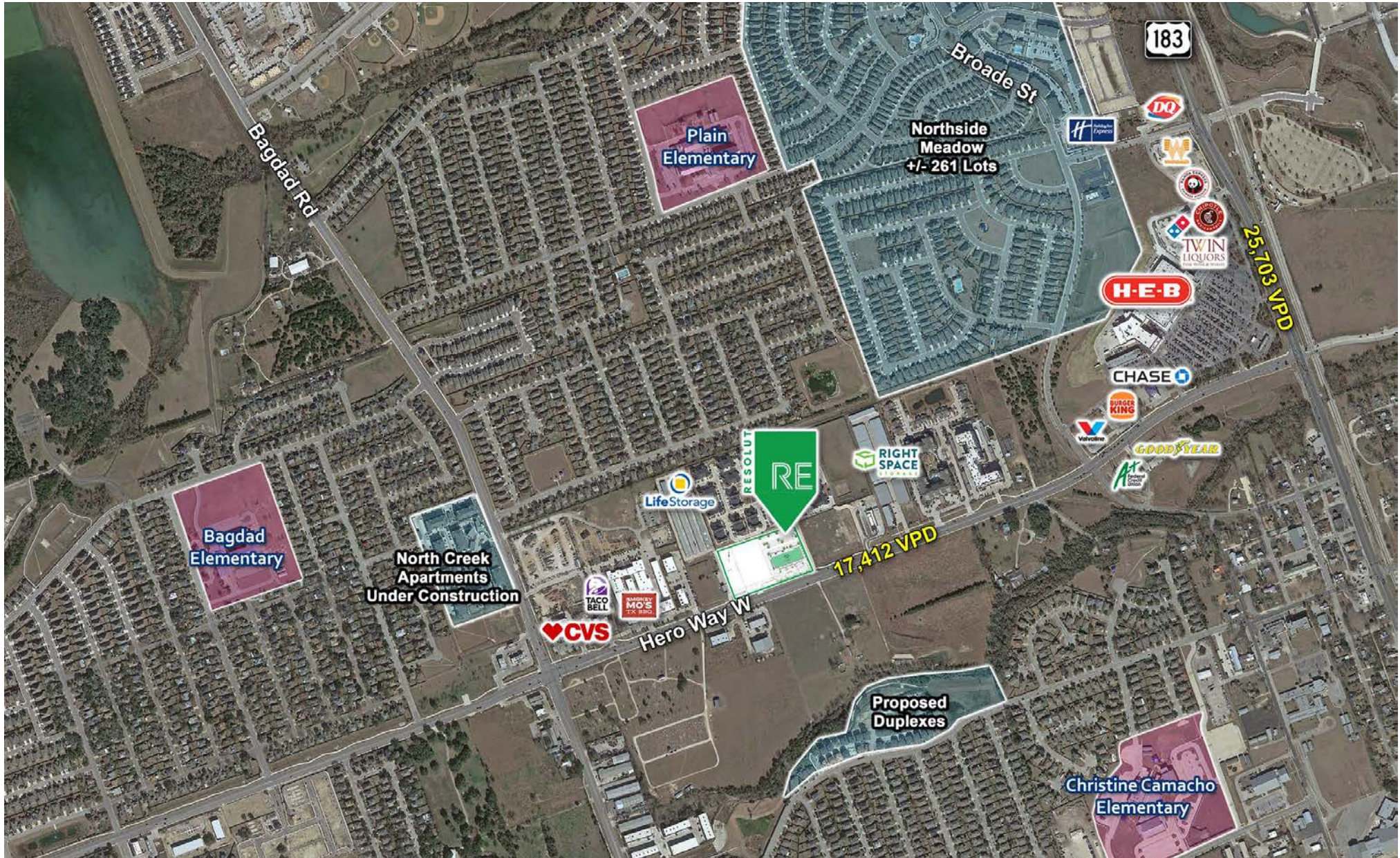
 **TRAFFIC COUNTS**  
Hero Way W: 17,412 VPD  
US-183: 25,703 VPD  
(Costar 2021)



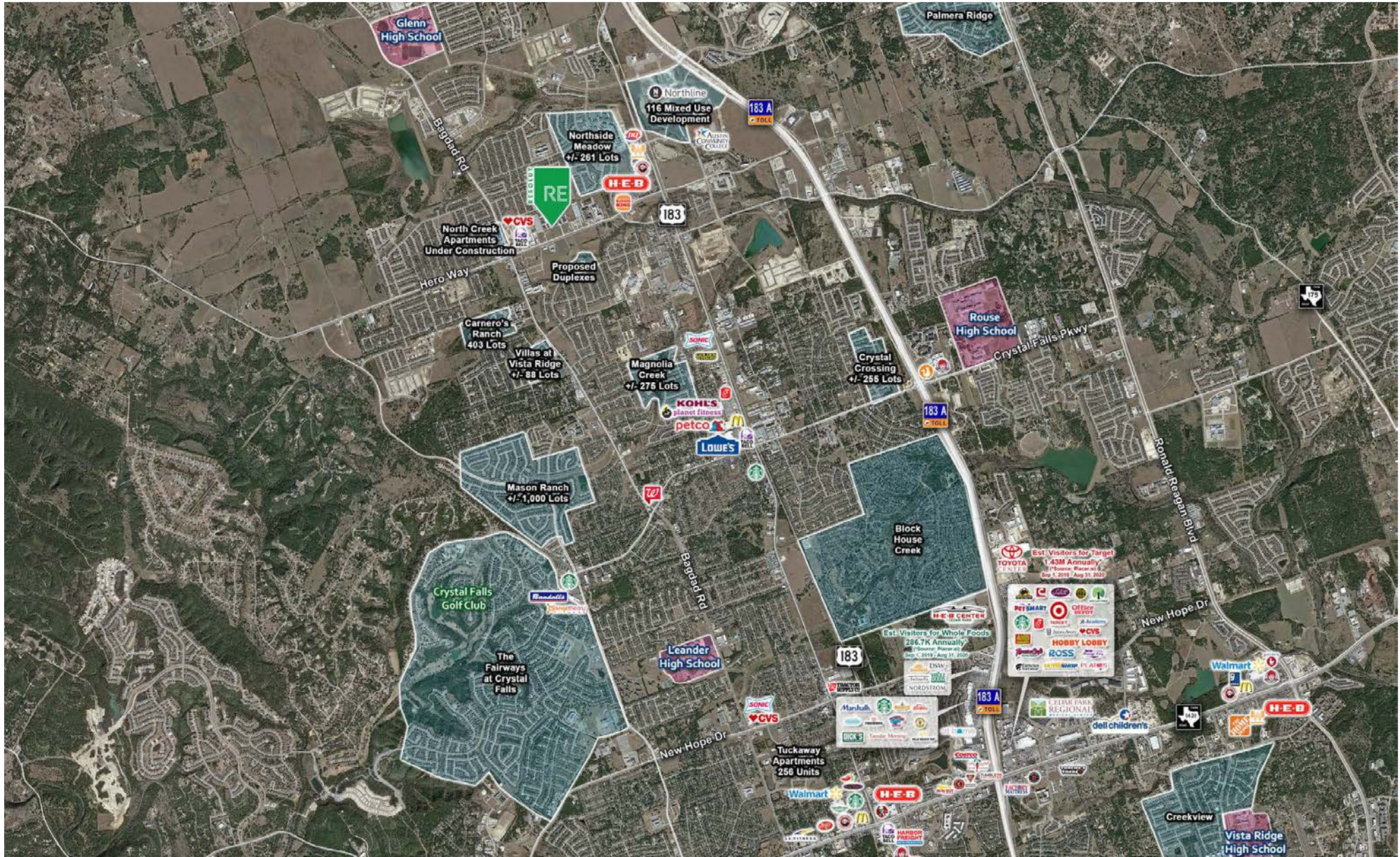
**FONT**  
Design | Studio

13440 EMERY CT. SUITE 402 SUGAR LAND, TEXAS 77478  
P. 713.482.9541  
fontstudio@gmail.com



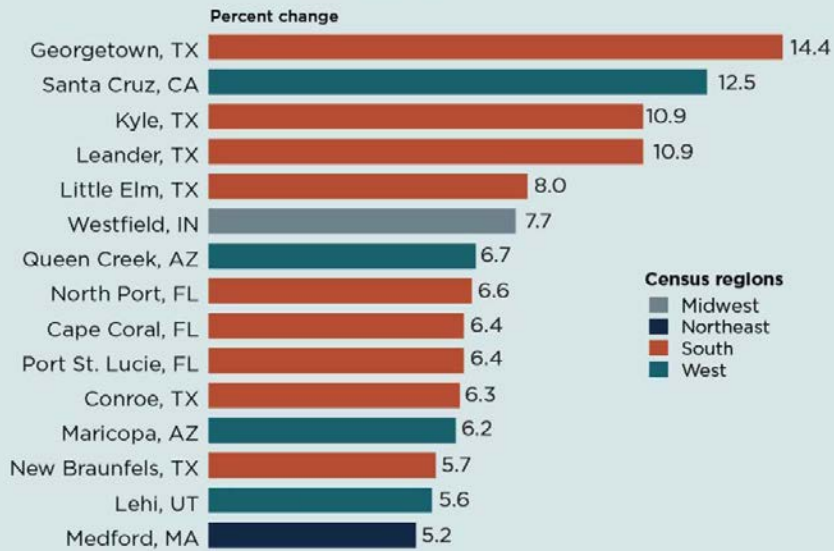


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## Heading South

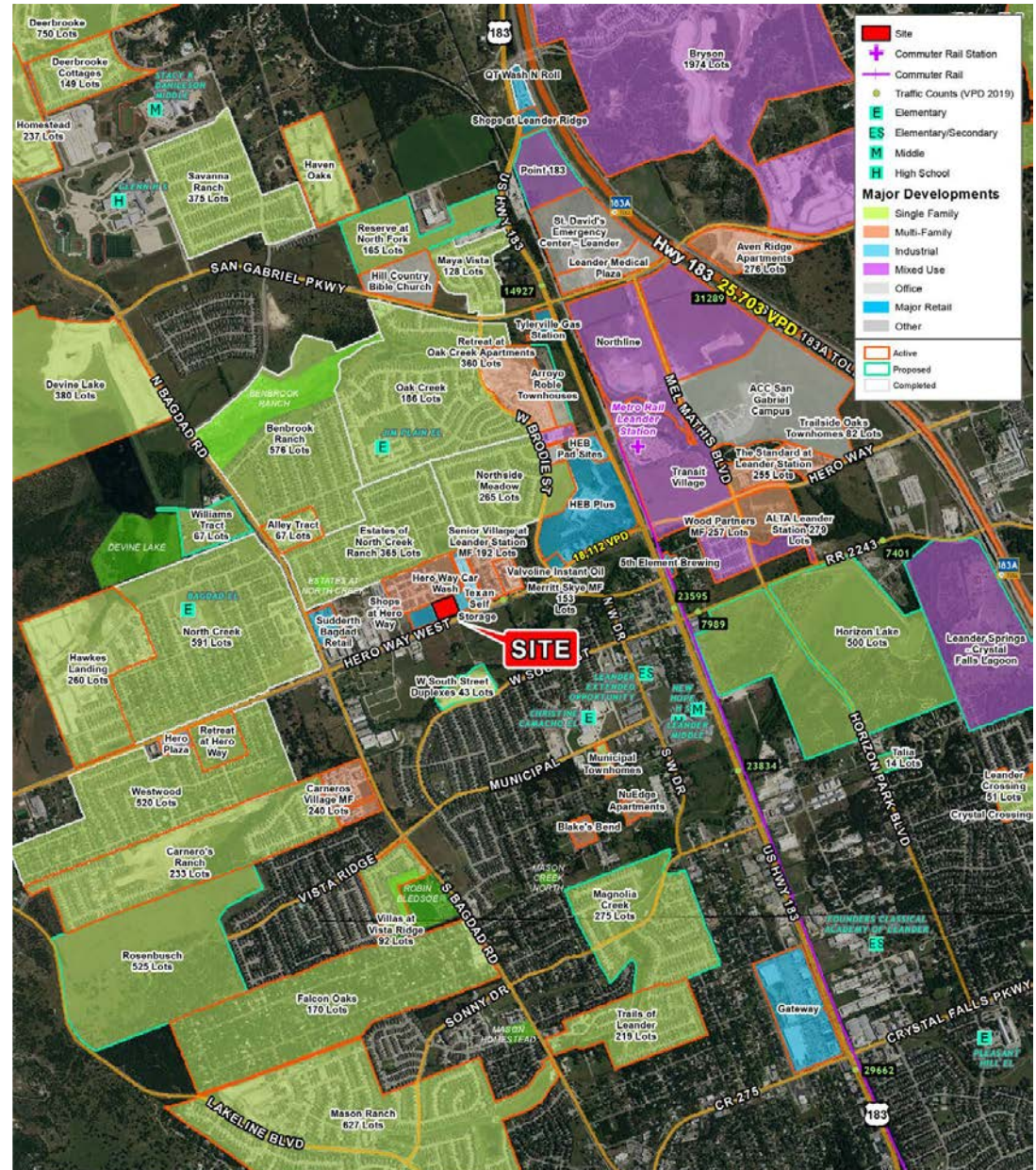
15 Fastest-Growing Large Cities in the United States:  
July 1, 2021—July 1, 2022



**Census regions**

- Midwest
- Northeast
- South
- West

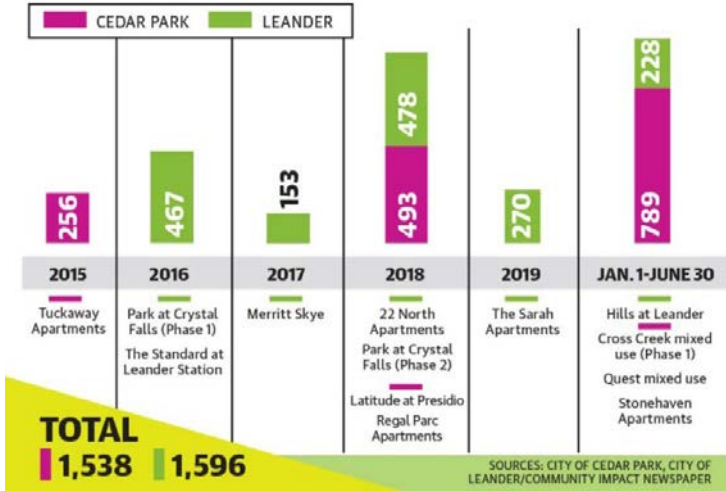
Note: "Large Cities" were those with populations of 50,000 or more on July 1, 2021.





# CONSTRUCTION HISTORY

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

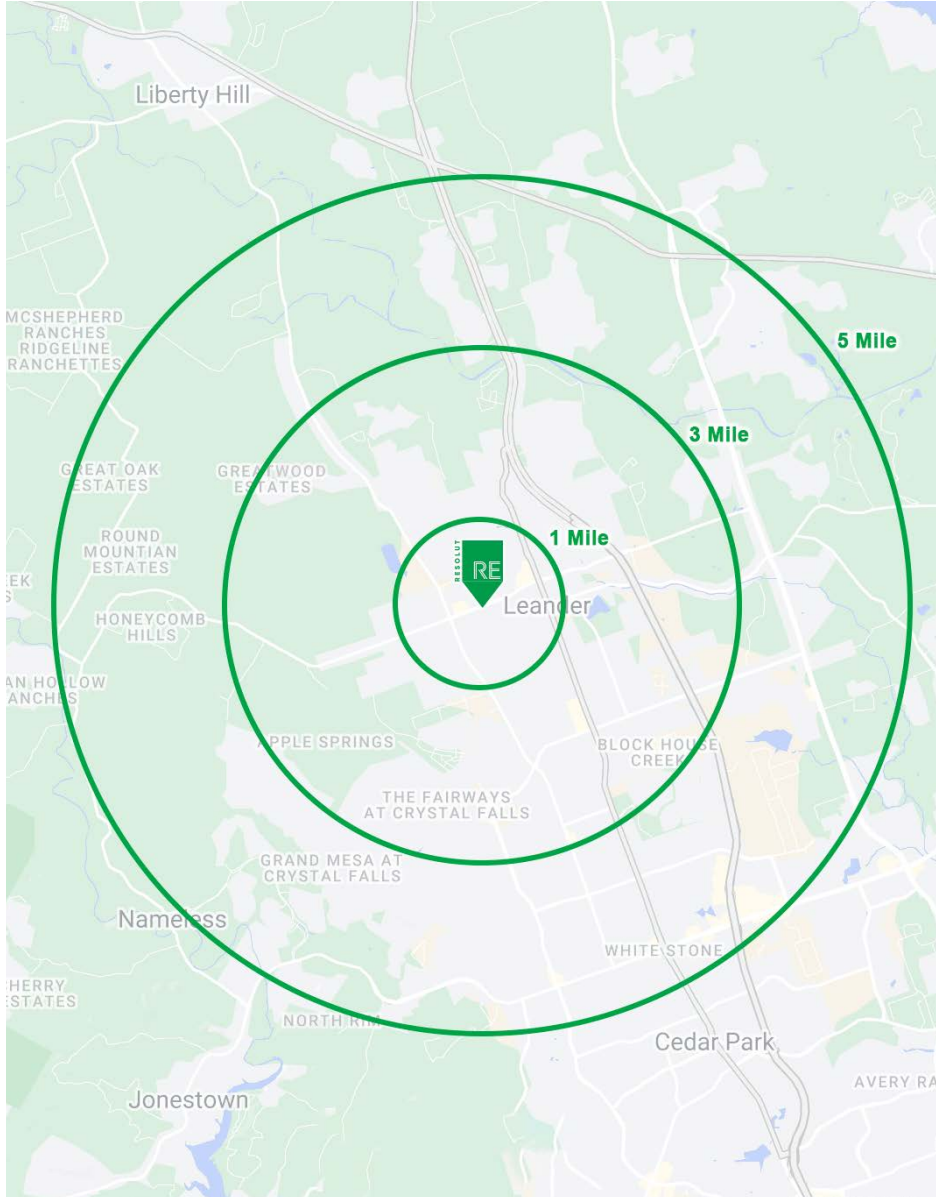






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11620 Hero Way W Leander, TX 78641	1 mi radius	3 mi radius	5 mi radius		
<b>Population</b>					
Estimated Population (2023)	14,757	54,273	113,132		
Projected Population (2028)	17,614	64,808	134,197		
Census Population (2020)	13,162	48,480	100,658		
Census Population (2010)	7,694	29,784	56,205		
Projected Annual Growth (2023-2028)	2,857	10,535	21,065	3.9%	3.7%
Historical Annual Growth (2020-2023)	1,595	5,794	12,475	4.0%	4.1%
Historical Annual Growth (2010-2020)	5,468	18,696	44,452	7.1%	7.9%
Estimated Population Density (2023)	4,700	1,920	1,441	<i>psm</i>	<i>psm</i>
Trade Area Size	3.1	28.3	78.5	<i>sq mi</i>	<i>sq mi</i>
<b>Households</b>					
Estimated Households (2023)	4,918	18,506	39,083		
Projected Households (2028)	6,112	23,017	48,279		
Census Households (2020)	4,337	16,294	34,302		
Census Households (2010)	2,428	9,645	18,842		
Projected Annual Growth (2023-2028)	1,193	4,511	9,196	4.9%	4.7%
Historical Annual Change (2010-2023)	2,490	8,861	20,241	7.9%	8.3%
<b>Average Household Income</b>					
Estimated Average Household Income (2023)	\$125,727	\$134,667	\$142,483		
Projected Average Household Income (2028)	\$105,697	\$113,290	\$121,546		
Census Average Household Income (2010)	\$64,234	\$73,335	\$78,152		
Census Average Household Income (2000)	\$62,606	\$64,667	\$67,387		
Projected Annual Change (2023-2028)	-\$20,030	-\$21,377	-\$20,936	-3.2%	-2.9%
Historical Annual Change (2000-2023)	\$63,122	\$70,000	\$75,096	4.4%	4.8%
<b>Median Household Income</b>					
Estimated Median Household Income (2023)	\$104,769	\$113,099	\$119,265		
Projected Median Household Income (2028)	\$100,616	\$110,520	\$117,000		
Census Median Household Income (2010)	\$60,144	\$67,485	\$70,683		
Census Median Household Income (2000)	\$52,809	\$55,852	\$59,360		
Projected Annual Change (2023-2028)	-\$4,153	-\$2,579	-\$2,266	-0.8%	-0.4%
Historical Annual Change (2000-2023)	\$51,960	\$57,247	\$59,905	4.3%	4.4%
<b>Per Capita Income</b>					
Estimated Per Capita Income (2023)	\$41,906	\$45,924	\$49,247		
Projected Per Capita Income (2028)	\$36,676	\$40,240	\$43,749		
Census Per Capita Income (2010)	\$20,272	\$23,752	\$26,197		
Census Per Capita Income (2000)	\$20,499	\$21,165	\$22,038		
Projected Annual Change (2023-2028)	-\$5,230	-\$5,684	-\$5,499	-2.5%	-2.2%
Historical Annual Change (2000-2023)	\$21,406	\$24,759	\$27,209	4.5%	5.4%
Estimated Average Household Net Worth (2023)	\$545,037	\$662,333	\$745,127		

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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.

## 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 \_\_\_\_\_