



Northline

HIGHWAY 183 & 183A | LEANDER, TX 78641



WILLIAMSON COUNTY'S PREMIER **LIVE, WORK, PLAY** DESTINATION



NAIOP
COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
NATIONAL
DEVELOPER
OF THE YEAR
— 2018 —

SJPI.COM/TEXAS | 512.907.0400



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Project Overview

Northline is Leander's new downtown district – a unique destination where contemporary design meets the character and charm of Texas Hill Country tradition.

Northline is a new mixed-use community located in the City of Leander. The community is situated between 183A tollway and 183, and is adjacent to Austin Community College and St. David's Medical Campus. The master-planned urban town center is set to become Williamson County's premier live, work, play destination.

Northline will be a dense urban, mixed-use project in the heart of Leander's new Transit Oriented Development center. Development work commenced in 2020.

Northline will comprise 116 acres including a projected 5 million square feet of retail, office, residential, hotel, and civic uses, intending to become the City's new Downtown center.

Residential projects have commenced with future surrounding mixed use to include retail, office, medical, civic spaces, and a hotel. Other planned community amenities include a town square, signature parks and civic spaces with water features, playscapes and trails.

Design-Driven Smart City

Northline has integrated a multitude of Smart City technologies in the public realm, including a public WiFi system, wireless cellular network, security cameras, and outdoor speakers in Northline's prominent civic spaces and retail streetscapes.

The community has also developed an expansive, flexible state-of-the-art telecommunications broadband system to benefit its users and tenants.

Currently in development is a Digital Communications Network, representing a diverse platform of connected digital media experiences to foster a technology-enabled, elevated community.

Visit sjpi.com/texas to learn more





About St. John Properties

Full-Service Real Estate: All Under One Roof

St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971 by Edward St. John and headquartered in Baltimore, Maryland, the company has developed more than 24 million square feet of flex/ research and development, office, retail, and warehouse space, and has investments in over 3,000 residential units nationwide.

St. John Properties is a vertically-integrated real estate company, with in-house experts in all aspects of the real estate development process on staff. Everything from site selection and development, to design and construction, to leasing, financing, and property management is handled in-house.

In 2018, the company was named The National Developer of the Year by NAIOP, The Commercial Real Estate Development Association.

To learn more about St. John Properties and our services, visit: sjpi.com/about

NAIOP
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100+
Green, LEED-Certified
Buildings

24+ MILLION
Square Footage
Owned & Managed

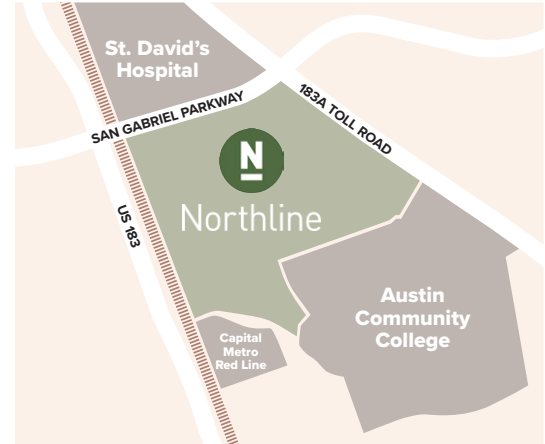
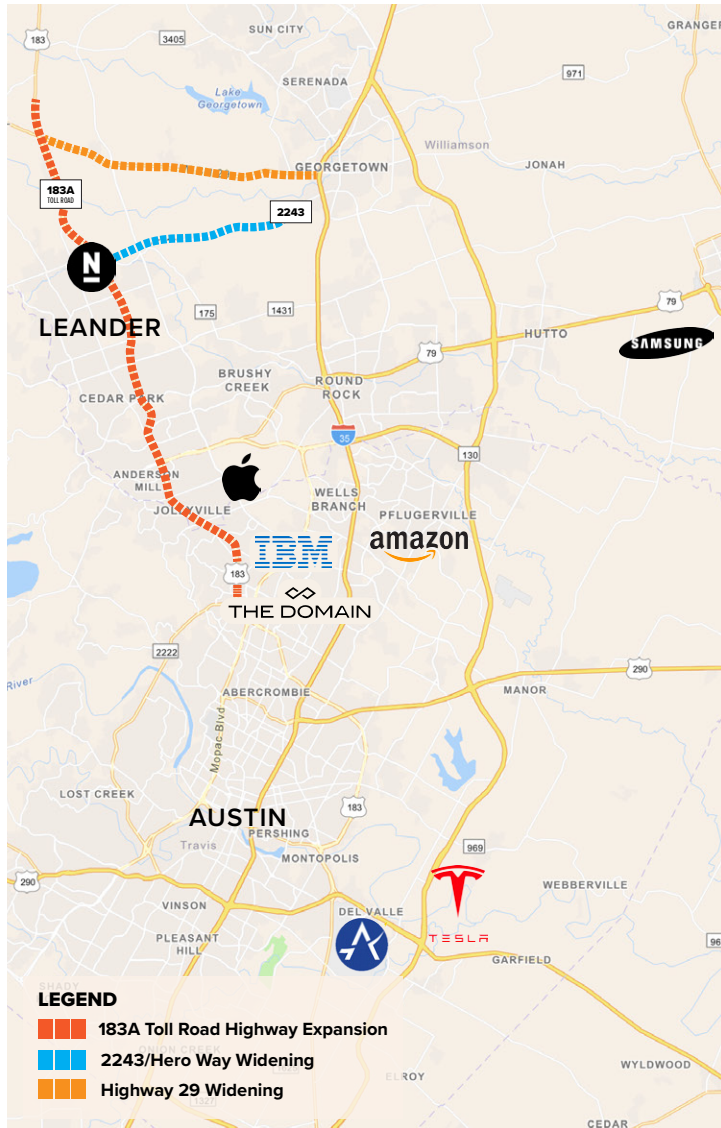
\$5+ BILLION
Real Estate
Investment Value

2,600+
Clients Across
the Country

250+
Employees Across
the Country

Location & Connectivity

Uniquely positioned north of Austin, Northline will become Leander's new Downtown center

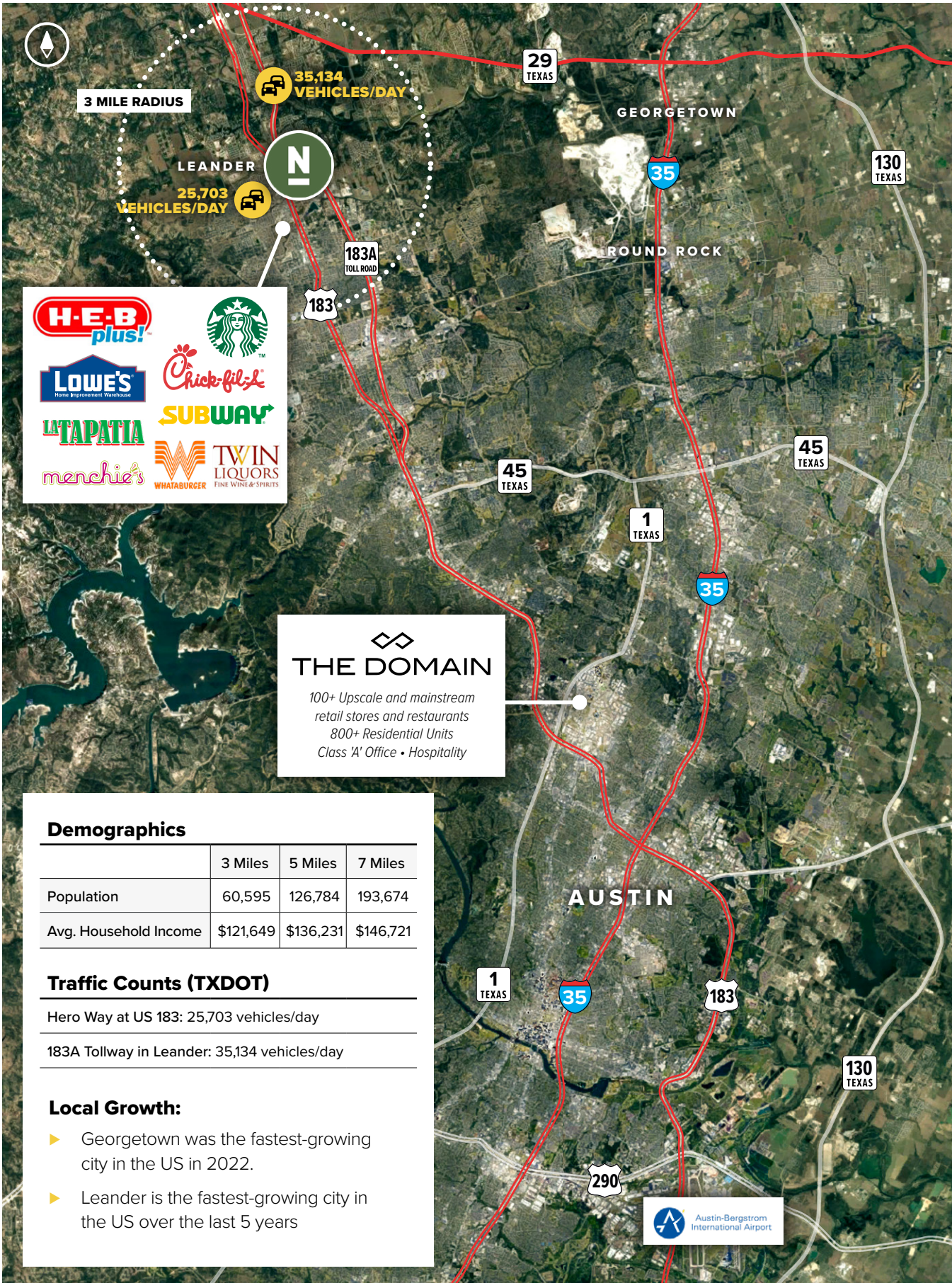


Travel Time & Distance:

183A (Toll Road)	0.2 miles 1 minute
Austin-Bergstrom Airport	33 miles 31 minutes
Austin, TX	27 miles 29 minutes
Dallas, TX	180 miles 160 minutes
The Domain.....	18 miles 22 minutes
Georgetown	12 miles 22 minutes
Houston, TX	179 miles 169 minutes
Interstate 35	12 miles 20 minutes
Round Rock, TX	19 miles 21 minutes
San Antonio, TX	107 miles 103 minutes

Infrastructure

- The northern expansion of Highway 183A to Highway 29 from San Gabriel Parkway began construction in 2021. The 6.6-mile proposed tollway project will have two tolled lanes in each direction with an option to widen to three lanes in the future.
- The road project will reconstruct and widen RM 2243 and Hero Way between 183A Toll and Southwest Bypass in Georgetown, TX. The project will create a direct path for Leander to I-35.
- Highway 29 is projected to expand to four lanes – connecting Leander to Georgetown and Interstate 35.



THE DOMAIN

 100+ Upscale and mainstream retail stores and restaurants

 800+ Residential Units

 Class 'A' Office • Hospitality

Demographics

	3 Miles	5 Miles	7 Miles
Population	60,595	126,784	193,674
Avg. Household Income	\$121,649	\$136,231	\$146,721

Traffic Counts (TXDOT)

Hero Way at US 183: 25,703 vehicles/day

183A Tollway in Leander: 35,134 vehicles/day

Local Growth:

- ▶ Georgetown was the fastest-growing city in the US in 2022.
- ▶ Leander is the fastest-growing city in the US over the last 5 years









Northline Site Plan

Projected 5 million square feet of retail, office, residential, hotel, and civic uses, to become the Leander's new Downtown center.

PRODUCT LEGEND

- Office
- Retail
- Residential & Multi-Family
- Public/Civic Space

 1.9+ MILLION SF Office Space	 225,000 SF Retail Space
 2,150 SF Multi-Family Residential	 175,000 SF Hospitality
 116 ACRES Public Space	 For more information, visit: sjpi.com/texas





Class 'A' Office & Retail Space

1133 Main Street | Leander, TX 78641

Headquarters-worthy, premier office space with ground-level retail amenities

Easily accessible to morning or evening commuters via 183 and 183A thoroughfares, along with other convenient transit options. These state-of-the-art office buildings will feature high-quality finishes and amenities, including accessible covered parking, retail within the building, fitness centers, leisure areas, co-working space, floor-to-ceiling windows, and much more.

Northline is designed to support a more productive and satisfying workday with additional public space and retail in the immediate vicinity. Employees will be able to stretch their legs in the nearby Town Square, or have team lunches at the multitude of surrounding restaurants.

For more information about Northline, visit: sjpi.com/northline

Class 'A' Office Space

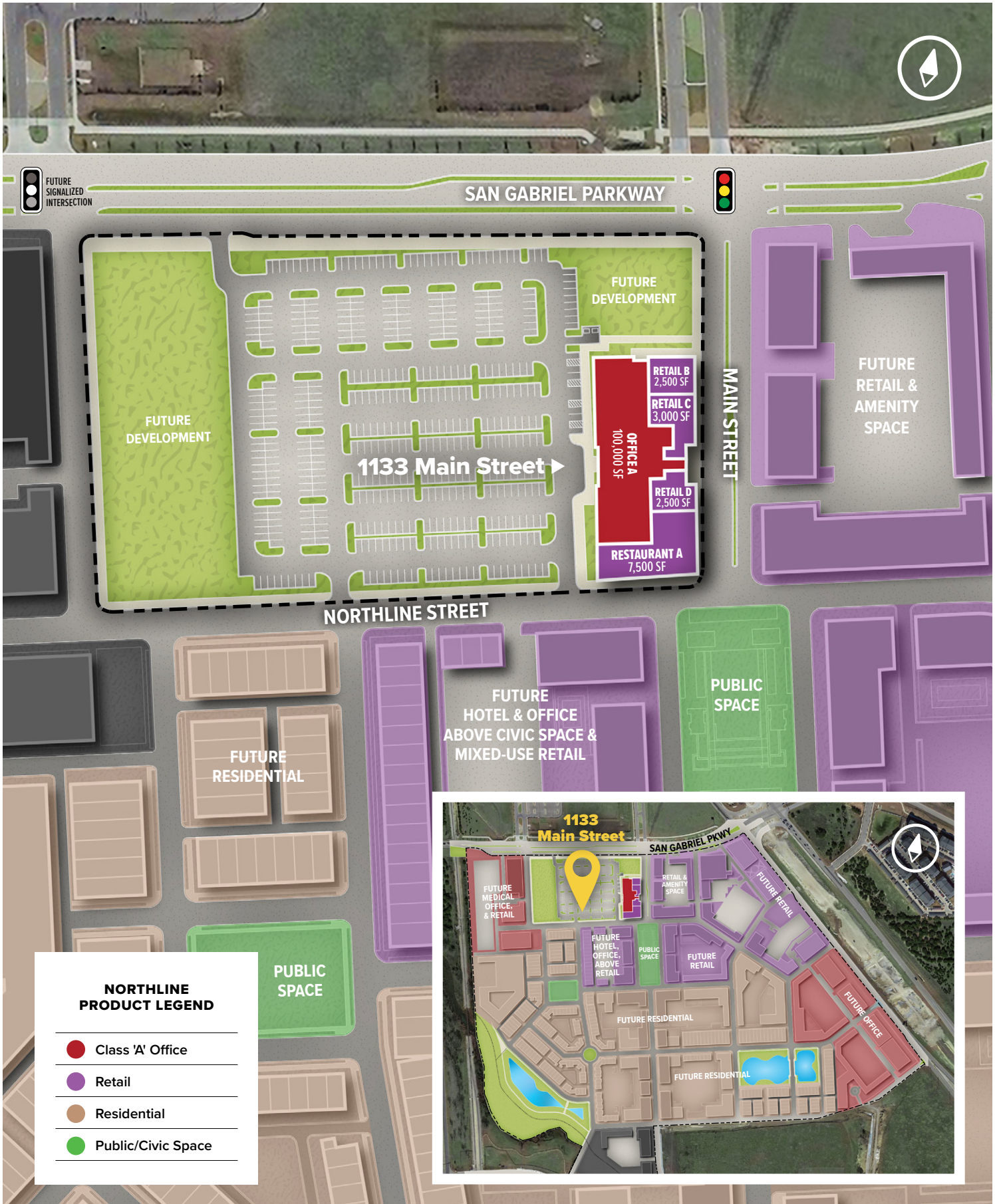
Office A	100,000 SF
LEED	Certified
Parking	4 spaces per 1,000 SF
Suite Sizes	2,000 up to 100,000 SF

Restaurant Space

Restaurant A	7,500 SF
Parking	6 spaces per 1,000 SF
Suite Sizes	Up to 5,000 SF
Features	Exterior Patio Area

Retail Space

Retail B	2,500 SF
Retail C	3,000 SF
Retail D	2,500 SF
Parking	5 spaces per 1,000 SF
Suite Sizes	Up to 5,000 SF
Features	Street Frontage





Tynberg LLC

Master Developer
Tynberg LLC is built upon an accomplished history of experience in the real estate industry within a multitude of real estate sectors. The company was formed in 2008 to apply its knowledge and skill in development and particular focus for procuring, improving, and managing high-quality multifamily communities.

Contact Us

For additional leasing information or to schedule a tour, contact:

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About St. John Properties
St. John Properties, Inc. is one of the nation's largest and most successful privately held commercial real estate firms. Founded in 1971, the vertically-integrated company develops, owns and manages office, flex/research and development, warehouse, retail and residential space nationwide.

Connect with us @stjohnprop