

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/AUSTIN | 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/austin 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 multifamily 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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130+
Green, LEED-Certified
Buildings


24+ MILLION
Square Footage
Owned & Managed

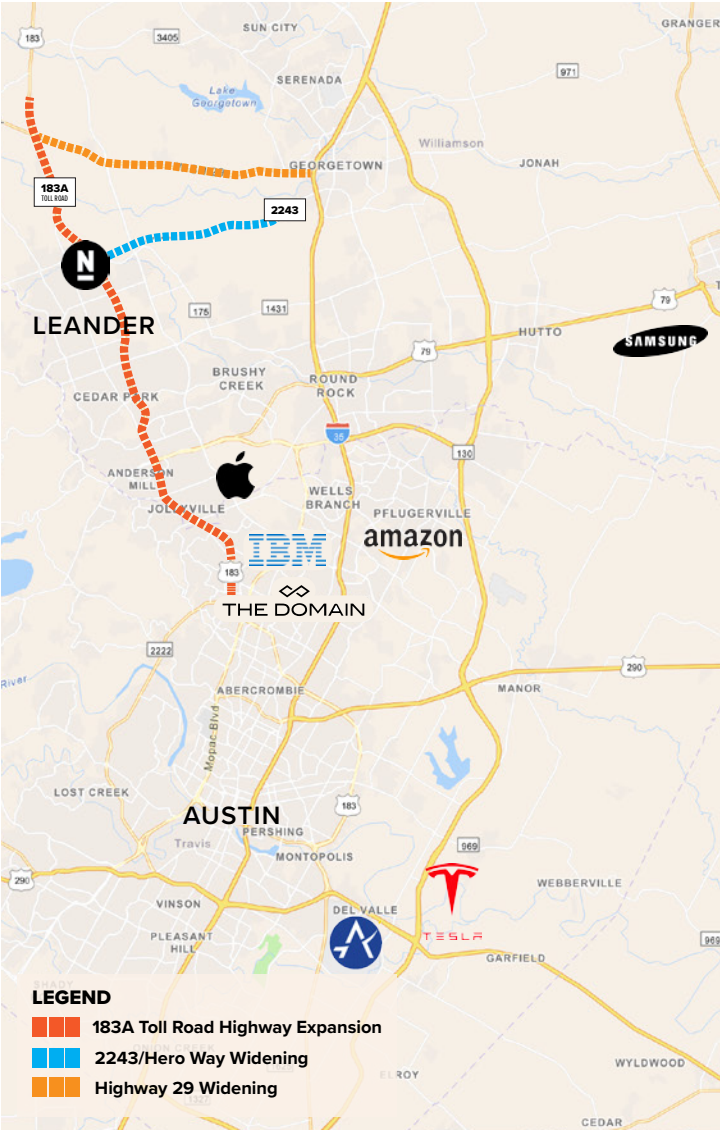

\$5+ BILLION
Real Estate
Investment Value


2,600+
Clients Across
the Country


260+
Employees Across
the Country

Location & Connectivity

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



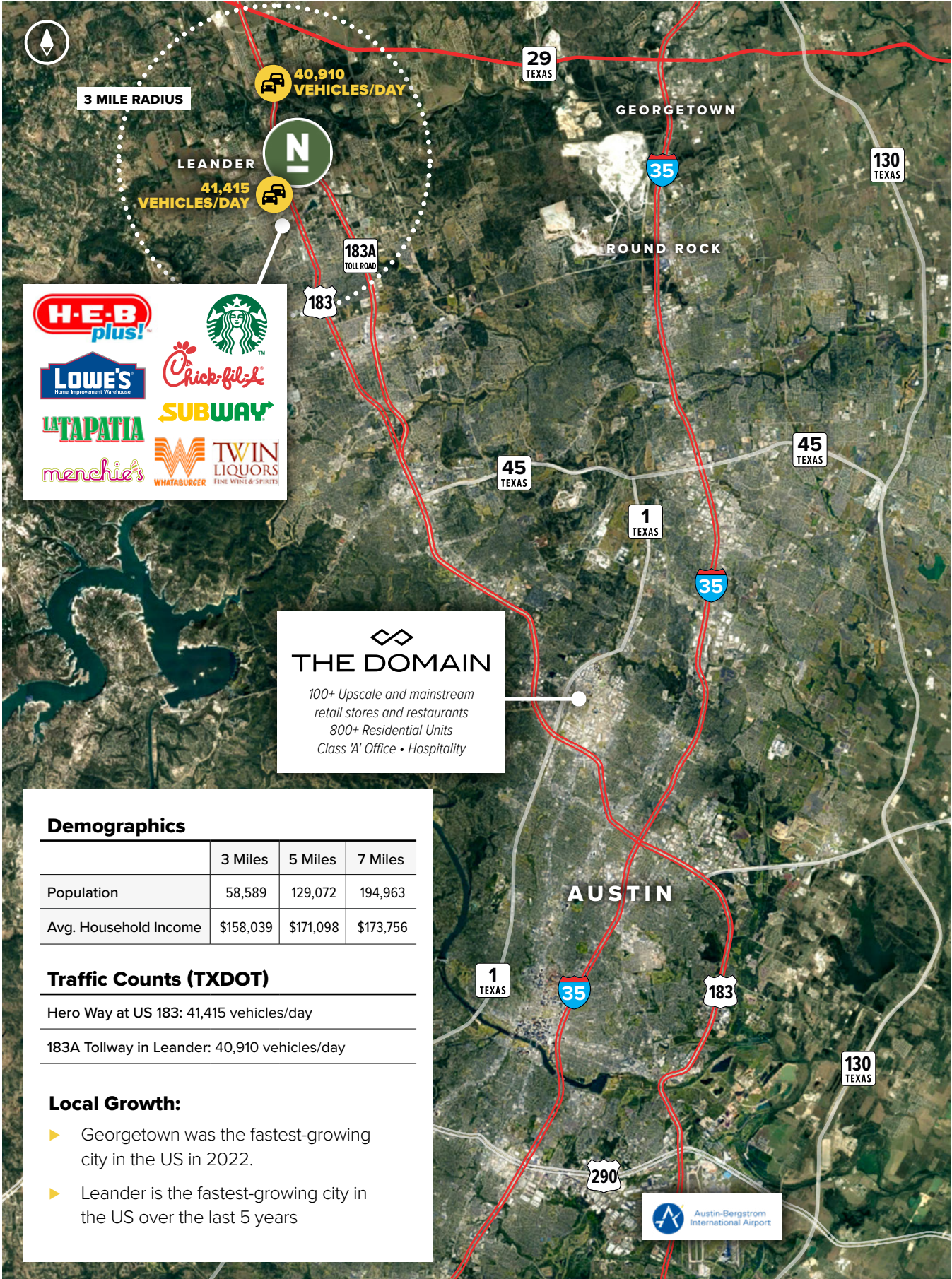
Infrastructure

- 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.



Travel Time & Distance:





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




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

1133 Main Street

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	112,109 SF
LEED	Designed
Parking	4 spaces per 1,000 SF
Suite Sizes	2,000 up to 112,109 SF
Restaurant Space	
Restaurant A	7,776 SF
Parking	6 spaces per 1,000 SF
Suite Sizes	Up to 7,776 SF
Features	Exterior Patio Area
Retail Space	
Retail B	2,636 SF
Retail C	3,445 SF
Retail D	2,543 SF
Parking	5 spaces per 1,000 SF
Suite Sizes	Up to 3,445 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

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This information contained in this publication has been obtained from sources believed to be reliable. St. John Properties makes no guarantee, warranty or representation about this information. Any projections, opinions, assumptions or estimates used here are for example only and do not represent the current or future performance of the property. Interested parties should conduct an independent investigation to determine whether the property suits their needs. REV 03/25

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 multifamily space nationwide.

Connect with us @stjohnprop



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