



# Leander Tech Park

Texas Highway 29 at Kauffman Loop  
and Ronald Reagan Boulevard  
Leander, TX 78628



[SJPI.COM/AUSTIN](http://SJPI.COM/AUSTIN) | 512.907.0400



## Project Overview

Leander Tech Park is located at the southwest intersection of Texas Highway 29 and Kauffman Loop in Leander, Texas. The business community provides easy access to surrounding areas with immediate access to Highway 29 and Ronald Reagan Boulevard. The project is located at the connection of Liberty Hill, Georgetown and Leander.

Upon completion, the 50-acre community will contain 211,000 square feet of flex/R&D space and 28,072 square feet of inline retail space. Development plans also include up to 6.63 acres of land for pad site use.



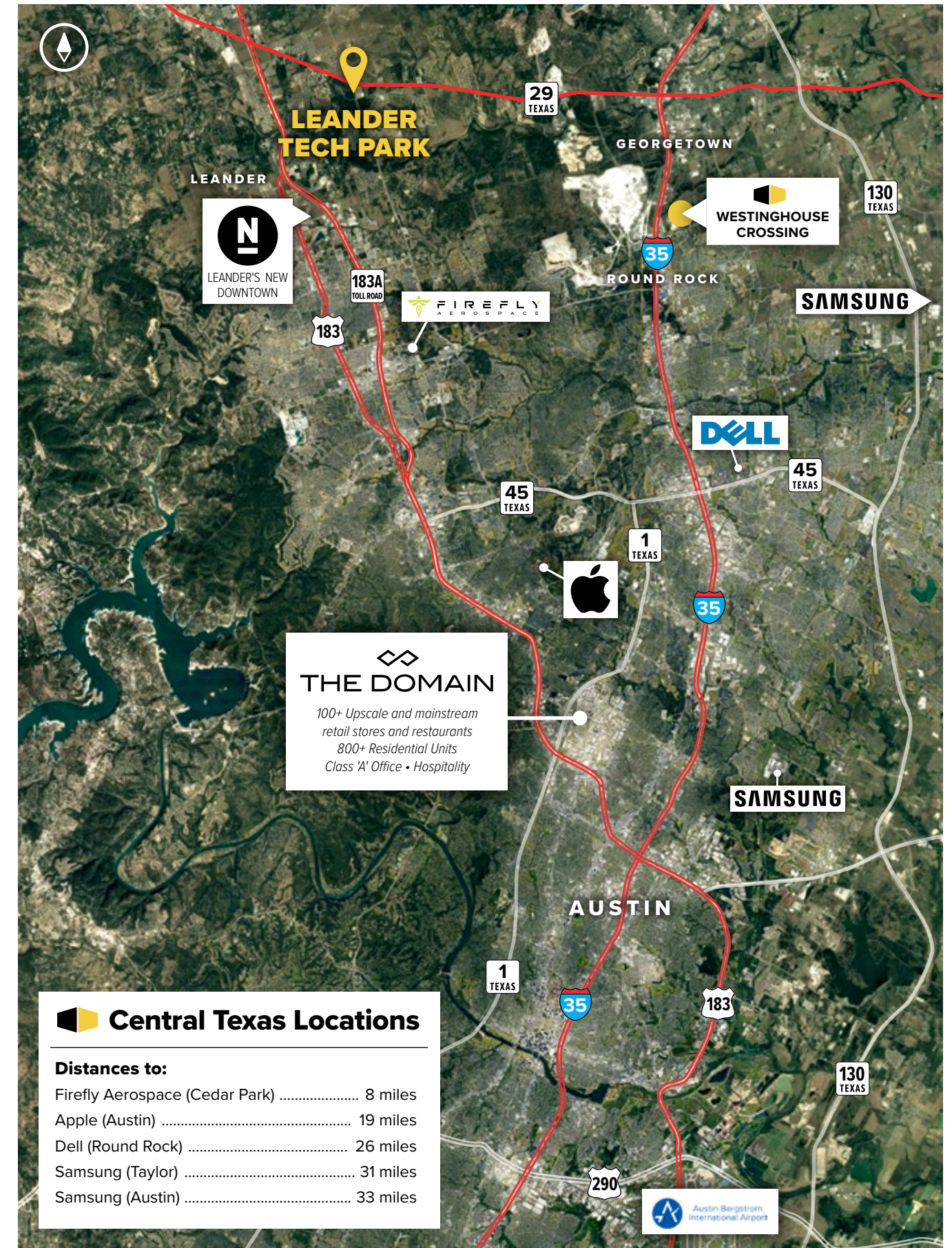
### Area Demographics

**Daily Traffic Count Along Texas Highway 29:**  
25,855 vehicles/day

**Population in 3-Mile Radius:**  
44,306 people

**Average Household Income in 3-Mile Radius:**  
\$177,690 annually

For more information on Leander Tech Park, visit: [sjpi.com/leandertech](http://sjpi.com/leandertech)





## Flex/R&D

### Direct-Entry Flexible Space

Flex/R&D buildings offer direct-entry suites with 24/7 tenant access. Suites feature 18-foot ceiling heights with dock-high and drive-in loading with true 53-foot trailer access.

#### Flex/R&D Buildings

60 Kauffman Loop	51,120 SF	LEED DESIGNED
80 Kauffman Loop	38,120 SF	LEED DESIGNED
Building C	40,080 SF	FUTURE
Building D	31,560 SF	FUTURE
Building E	50,120 SF	FUTURE

#### Flex/R&D Specifications

LEED	Designed
Suite Sizes	3,000 SF up to 51,120 SF
Ceiling Height	18 ft. clear minimum
Parking	4 spaces per 1,000 SF
Construction	Masonry with limestone facade
Loading	Dock-high and drive-in
	53 ft. trailer access



## Retail

### Inline retail & pad sites

The retail component of Leander Tech Park can support over 28,000 square feet of in-line merchant space alongside five highly visible pad sites.

#### Retail Buildings

85 Kauffman Loop	11,261 SF
113 Kauffman Loop	8,686 SF
Building J	8,125 SF FUTURE

#### Pad Sites

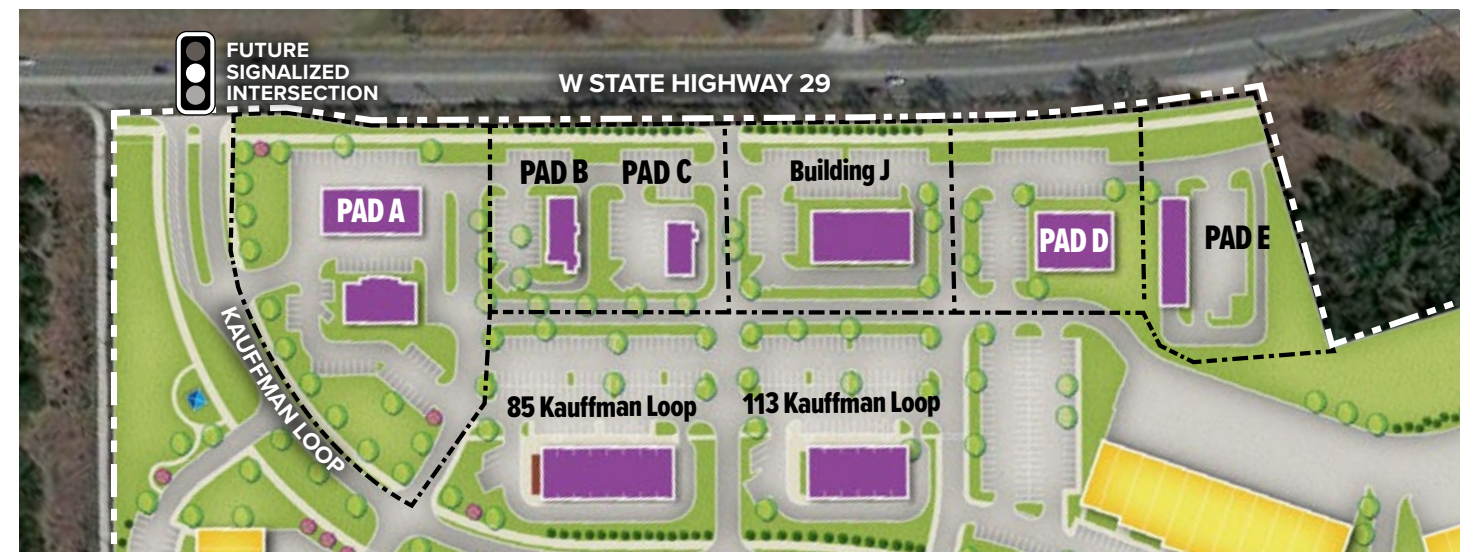
Pad A	2.33 AC
Pad B	0.82 AC
Pad C	0.83 AC
Pad D	1.27 AC
Pad E	1.38 AC

#### Traffic Counts

Texas Highway 29:	25,855 vehicles/day
Ronald Reagan Blvd at Hwy 29:	22,996 vehicles/day

#### Demographics

	3 Mile	5 Miles	7 Miles
Population	44,306	85,243	146,880
Avg. Household Income	\$177,690	\$179,491	\$183,365





**SANTA RITA RANCH**  
3,100-acre master-planned community | 7,000± homes

**VISTA @ 29**

ups, TrueSmile ORTHODONTICS, Agradeahead, Gandhi BAZAR SPICEWOOD, Angela Ronzoni's, F45 TRAINING, CAVINO DERMATOLOGY, CHISHOLM TRAIL PEDIATRICS

**ORCHARD RIDGE**  
Residential Development | 491 Homes

**LEANDER TECH PARK**

**Anchoed Retail Power Center**  
Under Development | Jr Box, Inline & Pad Sites

**GATEWAY 29**

verizon, AURORA, ATI PHYSICAL THERAPY, hopdoddy BURGER BAR, FIRST WATCH, Bank of America, BLACK ROCK COFFEE BAR, Food|BOX

**MORNINGSTAR**  
Residential Development | 1,300± Homes

**CAVALRY**  
Liberty Hill  
Residential Development

**THE GODDARD SCHOOL**  
FOR EARLY CHILDHOOD DEVELOPMENT

**Mixed-Use**  
Under Construction

**SJP PRODUCT DEVELOPMENT**

**Flex/R&D Buildings**

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Building D	31,560 SF	FUTURE
Building E	50,120 SF	FUTURE

**Retail Buildings**

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Building J	8,125 SF	FUTURE

**Pad Sites**

Pad A	2.33 AC	
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**Future Mixed-Use Commercial**

**Multifamily Residential Development**

**VALOR LEANDER**

Fire Station

**Big Box Retailer**  
Coming Soon

**Single-Family Subdivision**  
Under Development | 1,400± Homes

**Single-Family Subdivision**  
Under Development | 1,400± Homes

**BAR W MARKETPLACE**

H-E-B, TORCHY'S TACOS, FRESH BITES, tropical CAFE, Jersey Mike's, MOD, Orangetheory FITNESS, WINGSTOP, Ascension Medical Group, Great Clips, TWIN LIQUORS, Chili's, WHATABURGER

**RANCHO SIENNA**  
Under Construction | Mixed-Use

**THE VILLAGE AT BAR W RANCH**  
Mixed-Use | 300± Residential Units

Chuy's, Chick-fil-A, Frost



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MEMBER



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