



Northline

HEALTHCARE

Leander's New Downtown District



CLICK TO VIEW
FLY-OVER VIDEO



NORTHLINE HEALTHCARE
60,000 square foot medical office
Building under construction
Delivers Q1 2022



TRANSWESTERN
REAL ESTATE
SERVICES

www.NorthlineLeander.com
Highway 183A & San Gabriel Parkway, Leander, TX 78641

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LEANDER & NORTHLINE OVERVIEW

LEANDER DETAILS:

- With a 2020 population of 75,976, Leander is the 54th largest city in Texas. Leander is currently growing at a rate of 10% annually and its population has increased by 187% since the previous census in 2010 (US Census).
- The population within a 10 mile radius of Northline is projected to exceed 320,000 by 2025 (Sites, USA).

NORTHLINE BY THE NUMBERS:

- 115 Acres
- 300,000 SF of retail space
- 150,000 SF of healthcare space
- 150,000 SF of hotel space
- 2,000 planned apartments
- 300 planned townhomes
- Other planned community amenities include a town square, signature parks and civic spaces with water features, playscapes and trails.



Leander is #3 Best Small City In America To Raise A Family
(NerdWallet)



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PHASE I MAP



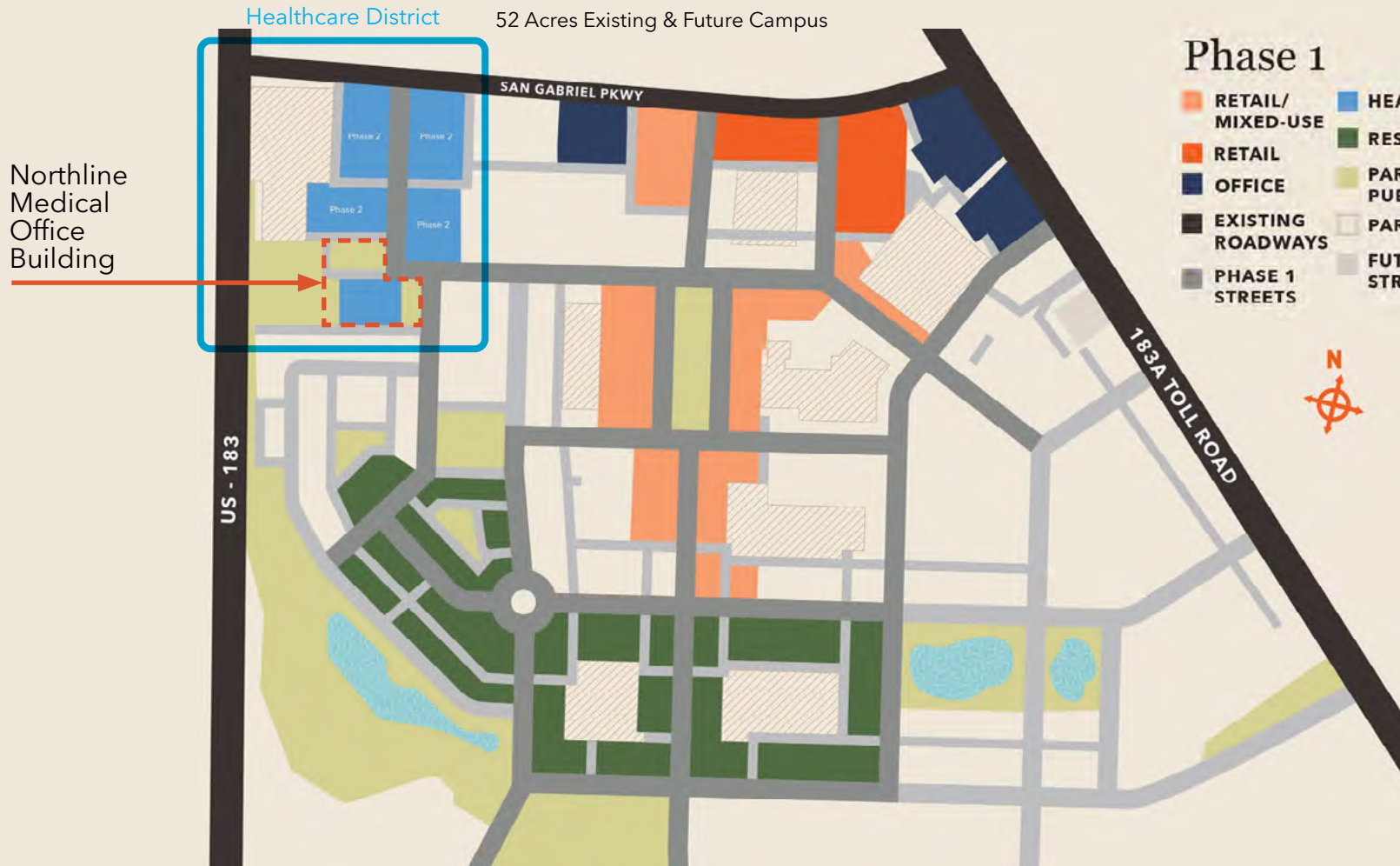
ST. DAVID'S - LEANDER

52 Acres Existing & Future Campus

NORTHLINE SITEPLAN

Phase 1

- RETAIL/ MIXED-USE
- HEALTHCARE
- RESIDENTIAL
- RETAIL
- OFFICE
- PARKS/ PUBLIC SPACES
- EXISTING ROADWAYS
- PARKING
- PHASE 1 STREETS
- FUTURE STREETS





ST. DAVID'S HOSPITAL - LEANDER

NORTHLINE IS CONVENIENTLY LOCATED ADJACENT TO ST. DAVID'S HOSPITAL CAMPUS

ST. DAVID'S HOSPITAL

To the north of Northline is St. David's new Leander emergency room facility and medical office building, including a 80+ bed full service hospital for the 52-acre campus.

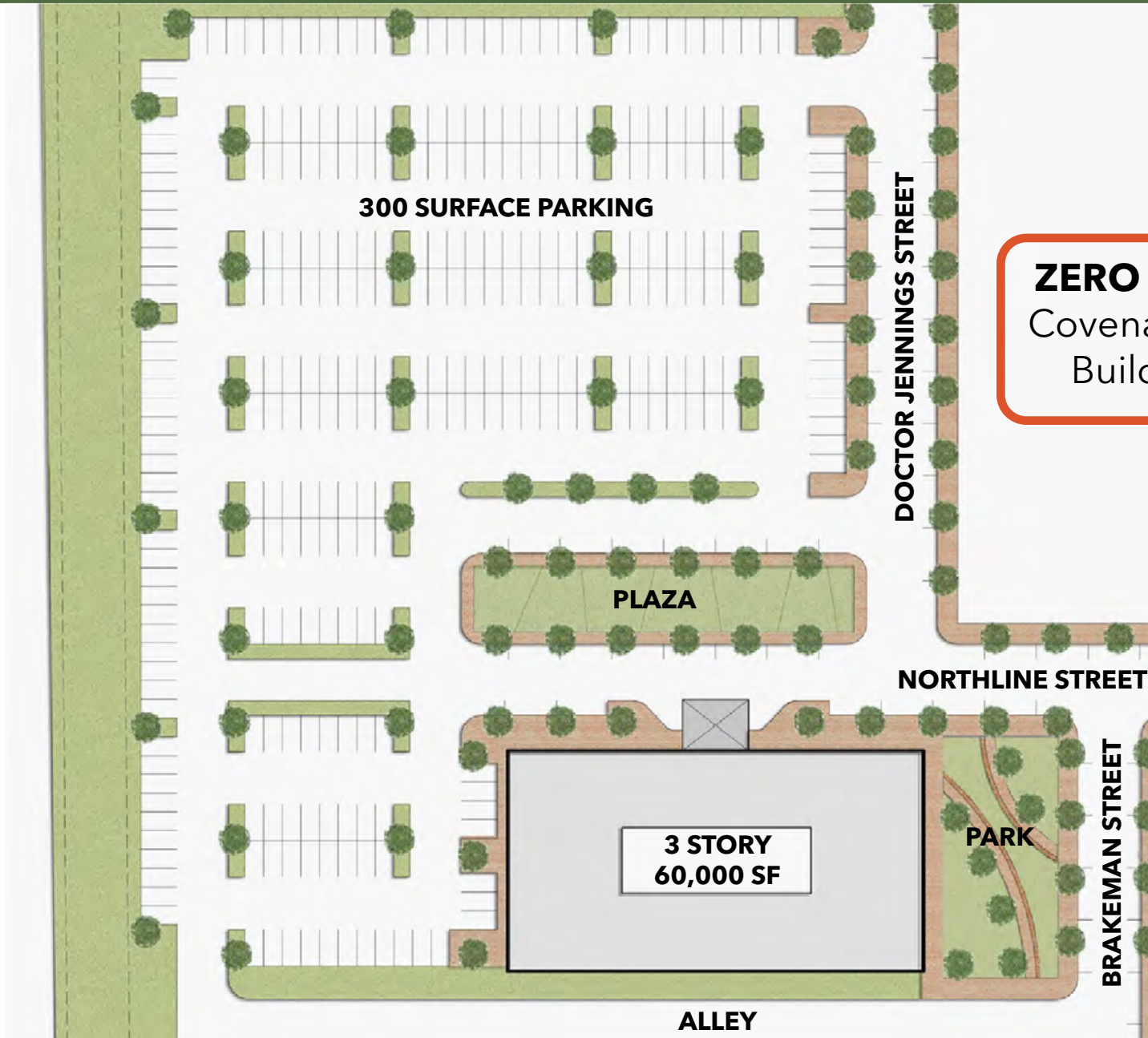
FAST FACTS:

- Hospital complex will ultimately accommodate 80+ beds.
- Hospital will provide approximately 200 new jobs.
- Phase 3's construction commencement in 2021.
- [More Coverage on Northline](#)





NORTHLINE MEDICAL OFFICE BUILDING



ZERO Restrictive Covenants on the Building Site



Northline

HEALTHCARE

Construction
Underway Now

FOR MORE INFORMATION CONTACT

HEALTHCARE REAL ESTATE

HUNTER JONES

hunter.jones@transwestern.com
512.314.3571

WILL STEWART

will.stewart@transwestern.com
512.314.3574



TRANSWESTERN

901 S. Mopac Expressway
Bldg 4, Suite 250 | Austin, TX 78746

Healthcare Real Estate Opportunities

Q1 2022 :: Development-Ready Pad Sites

Q1 2023 :: Phase 1 MOB



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