

FOR LEASE

HERO WAY CROSSING

11312 Hero Way West, Leander, TX 78641

- » Last Space Remaining
- » Excellent access and visibility from lighted intersection
- » Full access curb cut off West Broade Street and right-in, right-out curb cut off Hero Way
- » Monument sign included!

Availabilities: 1,461 SF

Lease Rate: Call for details

Traffic Counts:

Hero Way: 21,948 VPD

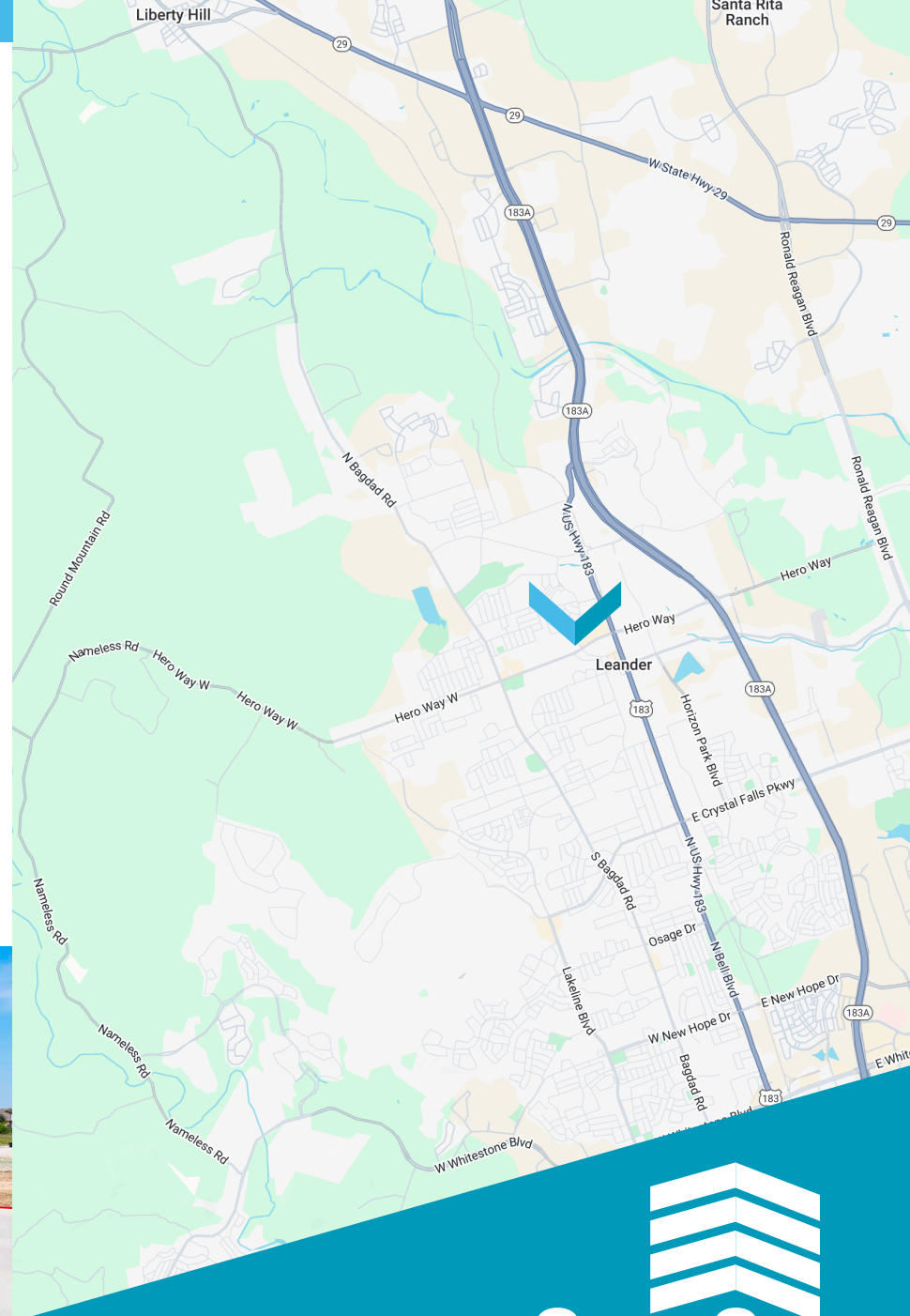
US-183: 24,649 VPD ('23)

US-183A Toll: 38,856 VPD ('23)

Area Retailers:



Gabe Sanchez | 512.417.7305 | gabe@SanCoCRE.com



SanCoCRE.com



HERO WAY CROSSING

115 Acres - 300K SF of Retail
700K SF of Office
150K of Hospitality
2,000 Multifamily Units
300 Townhomes

Northline

THE SOUTHBROOK
 APARTMENT HOMES

ESCALON

183

Metro Dr

MAIN ST

AUSTIN COMMUNITY COLLEGE
 San Gabriel Campus
 823 Students

STANDARD
 AT LEANDER STATION
 225 Units

Trailside Oaks
 105 Units

7,534 VPD (20)

183 A
 TOLL

Hero Way

Future Retail

Future Multifamily

8,986 VPD (22)

Medical Office Development

The Enclave at Leander Station

W Broad St

W South St

Exxon

Leander Extended Opportunity Center

Camacho Elementary

Horizon Lake

Horizon Park Blvd

10,775 VPD (23)

Leander Springs
 275-450 room Hotel
 20,000 SF Conference Centre
 4 AC Lagoon and amenities
 21 AC - Parkland / ROW / Civic

12,000 VPD (20)

Hero Way

LifeStorage

RIGHT SPACE

SKYE

LEANDER STATION
 500+ HOUSING

CHASE

POSTNET

GOODYEAR

21,948 VPD

24,330 VPD (23)

9,160 VPD (23)

2243

38,856 VPD (23)

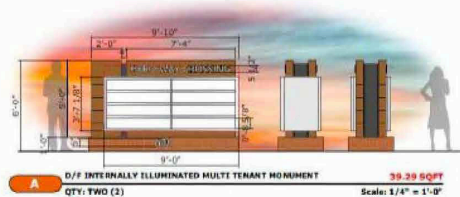
183 A
 TOLL

SanCo
 COMMERCIAL

SanCoCRE.com

The logo for SANCO COMMERCIAL features a stylized white graphic of three stacked, horizontal bars with a 3D effect, resembling a modern building or a stylized 'S'. Below this graphic, the word "SANCO" is written in a large, bold, white sans-serif font, and the word "COMMERCIAL" is written in a smaller, white sans-serif font directly underneath it. The entire logo is set against a dark blue background.

HERO WAY CROSSING

The logo for SANCO COMMERCIAL features a stylized white graphic of three stacked, slanted rectangular blocks above the word "SANCO" in a large, bold, white sans-serif font. Below "SANCO" is the word "COMMERCIAL" in a smaller, white sans-serif font. The entire logo is set against a solid blue background.

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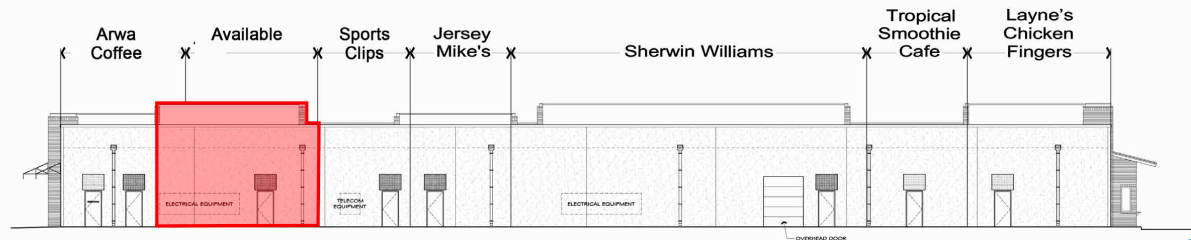
1 SOUTH ELEVATION



2 EAST ELEVATION



3 WEST ELEVATION



4 NORTH ELEVATION

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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 or 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.

Gabe Sanchez	586190	gabe@SanCoCRE.com	(512) 417-7305
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Gabe Sanchez	586190	gabe@SanCoCRE.com	(512) 417-7305
Designated Broker of Firm	License No.	Email	Phone

Michael Sanchez	510359	mike@SanCoCRE.com	(512) 584-3019
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone

Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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