



# LELAND

SOUTH CONGRESS

SHOP <sup>COS.</sup>

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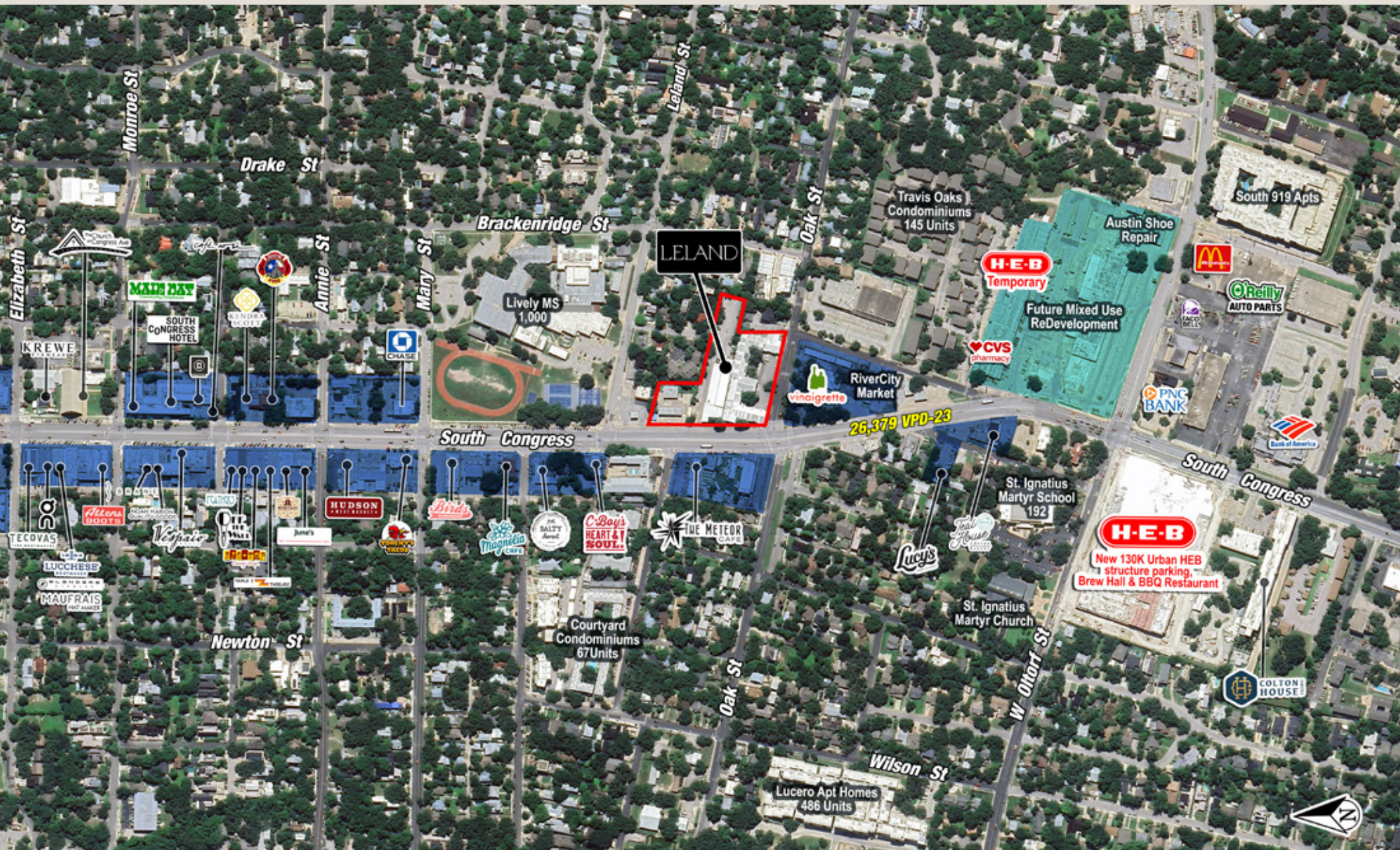
PG. 16 INTRACORP



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# SITE AERIAL





## SOUTH CONGRESS MAP

# SOUTH CONGRESS

Experience Austin's Boutique Walkable Paradise

### DINING

1. Terry Black's BBQ
2. ABA Austin
3. Jeni's Splendid Ice Creams
4. Joann's Fine Foods
5. Amy's Ice Cream
6. Jo's Coffee
7. Perla's
8. Hopdoddy Burger Bar
9. Guero's Taco Bar
10. Home Slice
11. Elizabeth Street Cafe
12. Nomade
13. Underdog
14. Otoko
15. Mañana
16. Maie Day
17. Cafe No Se
18. Piknik
19. Vespaio
20. Neighborhood Sushi
21. June's All Day
22. Lenoir
23. Torchy's Tacos
24. Thai Fresh
25. Bouldin Creek Cafe
26. The Salty
27. Polvos
28. The Meteor
29. Mattie's
30. Juiceland
31. Vinaigrette
32. Toasty Badger

33. Lucy's Fried Chicken

34. Teal House Coffee & Bakery
35. Freddo ATX
36. Habanero
37. Curra's
38. Cosmic Coffee & Beer Garden
39. Nomadic Beer Works
40. Poke Poke
41. Phoebe's Diner
42. Simona's Coffee & Cocktails
43. Plaza Colombiana
44. Summer Moon
45. The Austin Beer Garden Brewing Co.
46. Show Me Pizza

### PARKS

47. Zilker Park
48. Barton Springs
49. Auditorium Shores
50. Ann & Roy Butler Hike & Bike Trail
51. Little Stacy Park
52. Blunn Creek Trail
53. Big Stacy Park

### SHOPPING

54. YETI
55. Lululemon
56. Alice + Olivia
57. Rag & Bone
58. Billy Reid
59. Everlane
60. Reformation
61. Hermes

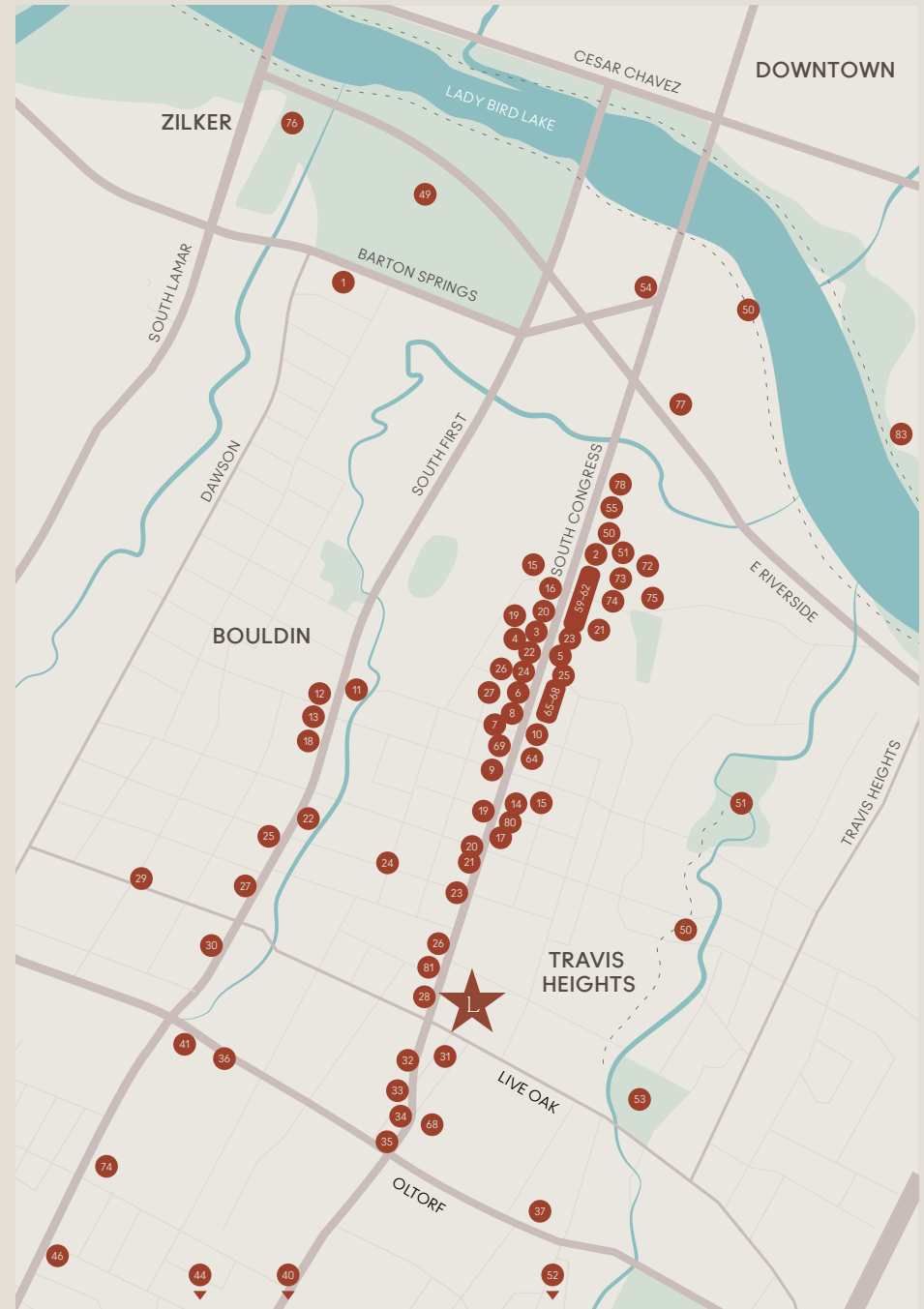
62. Nike
63. Gorjana
64. Alo
65. Warby Parker
66. Madewell
67. Marine Layer
68. Howler Brothers
69. By George
70. Stag Provisions
71. Tecovas
72. Maufrais
73. Allen's Boots
74. H.E.B.
75. PAZ Veterinary

### CULTURE & ENTERTAINMENT

76. Butler Park Pitch & Putt
77. Superstition
78. Equinox
79. Soho House
80. The Equipment Room
81. Hotel Magdalena
82. Hotel St. Cecilia
83. Austin Motel
84. Hotel San Jose
85. Continental Club
86. Guero's Oak Garden
87. South Congress Hotel
88. C Boys Heart & Soul
89. St. Edwards University
90. Colton House

### INTRACORP COMMUNITIES

91. 44 East Ave
92. One Oak



# SITE PLAN

## RETAIL SPACES GROUND FLOOR

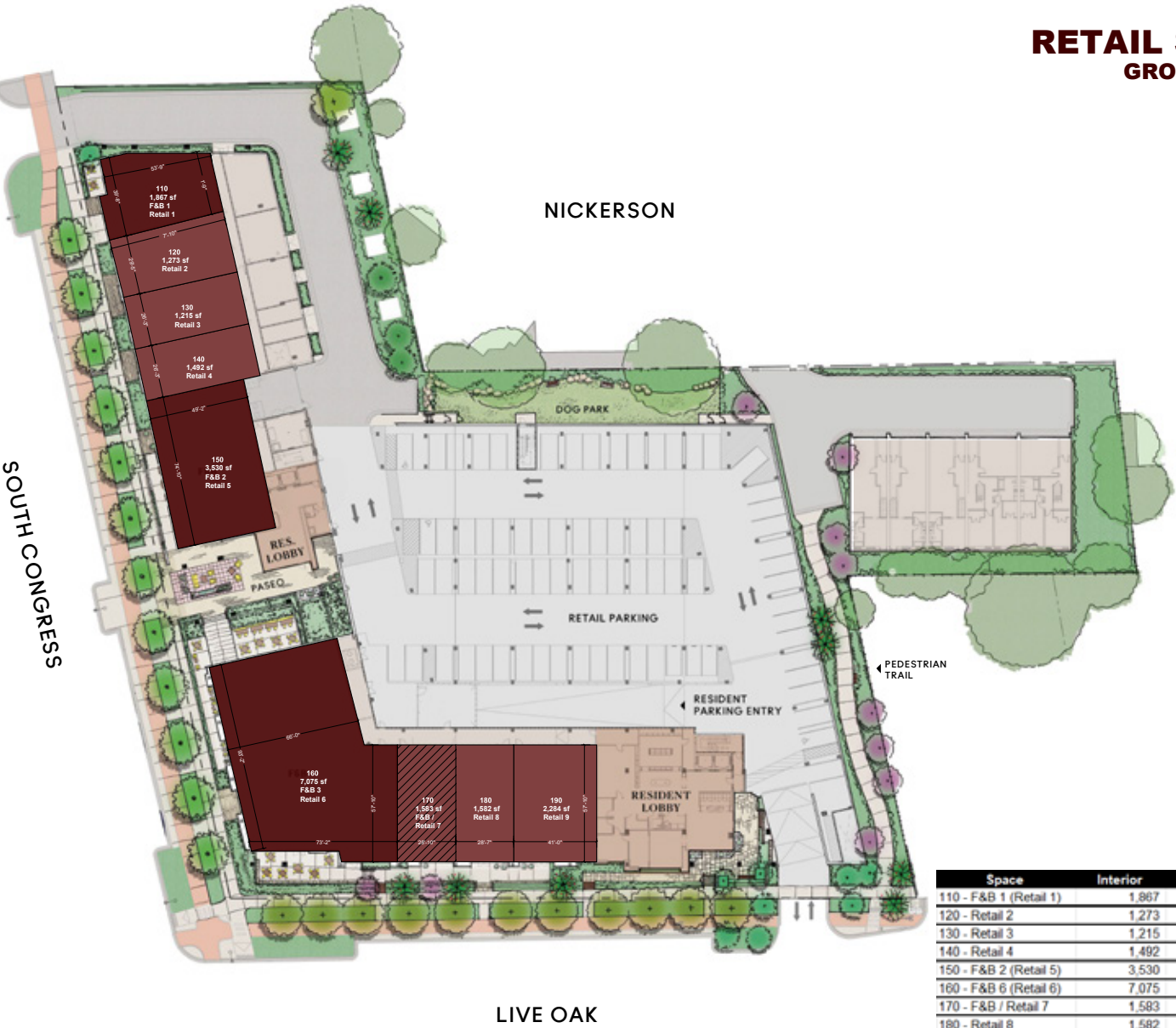
### LELAND RETAIL

RETAIL	7,846 SF
F&B	14,055 SF
TOTAL	21,901 SF

### PROJECT DETAILS:

- 270 LUXURY RESIDENTIAL CONDOS
- 22,000 SF OF COMMERCIAL RETAIL
- OVER 500 PARKING SPACES AND 72 DEDICATED RETAIL SPACES WITH ADDITIONAL STREET METERED PARKING AVAILABLE
- VALET PROGRAM AVAILABLE
- CREATED AND DEVELOPED BY INTRACORP
- RETAIL+ PROJECT DESIGNED BY MICHAEL HSU OFFICE OF ARCHITECTURE

Space	Interior	Exterior	Total Area
110 - F&B 1 (Retail 1)	1,867		1,867
120 - Retail 2	1,273		1,273
130 - Retail 3	1,215		1,215
140 - Retail 4	1,492		1,492
150 - F&B 2 (Retail 5)	3,530	974	4,504
160 - F&B 6 (Retail 6)	7,075	2,147	9,222
170 - F&B / Retail 7	1,583		1,583
180 - Retail 8	1,582		1,582
190 - Retail 9	2,284		2,284
Totals	21,901	3,121	25,022



# TIMELINE

2025 - Q2

2027 - Q1

2027 - Q4



Projected Ground  
Breaking

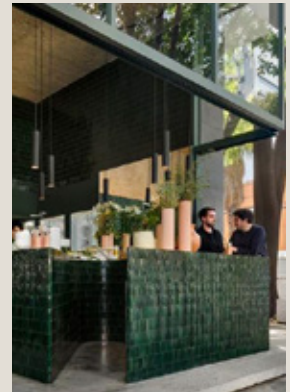
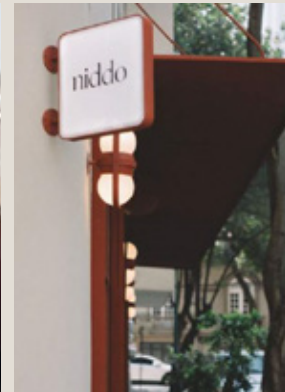
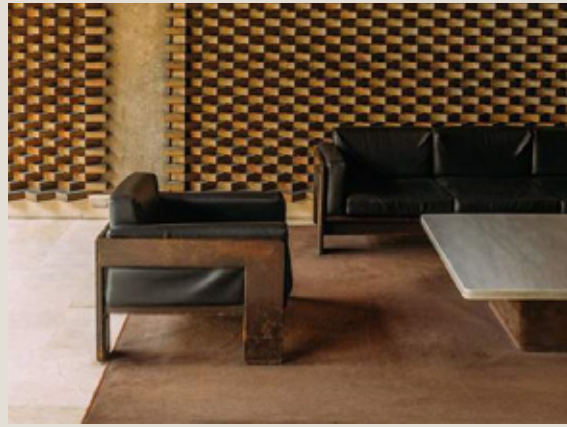
Projected Delivery  
for TI Finishout

Projected  
Construction  
Completion





# DESIGN INSPIRATION





RENDERINGS





RENDERINGS





# RENDERINGS





# RENDERINGS





## RENDERINGS





# RENDERINGS





# RENDERINGS





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Years

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Regions

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Homes

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 LELAND SOUTH CONGRESS







SHOP<sup>CO.</sup>

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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. An owner's agent fees are not set by law and are fully negotiable.

**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. A buyer/tenant's agent fees are not set by law and are fully negotiable.

**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 and 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.

SHOP COMPANIES

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