LEANDER

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LEANDER TODAY








Background Report for 2026-27 Updates of Leander Comprehensive Plan and Transportation Master Plan

JULY
2026

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INTRODUCTION

Purpose

This report provides background information about Leander as it exists today. The information is presented in four categories relevant to Leander's physical growth, development patterns, transportation system, and economic outlook: 1) Ongoing Rapid Growth, 2) Safe Community, 3) Population and Community Features, and 4) More Balanced Economy and Tax Base. Drawing from available data sources, this report highlights key indicators that help tell the story of Leander's evolution from a small rail community to one of the fastest-growing cities in Central Texas. These indicators provide context for current planning challenges and opportunities facing the community.

This report sets the stage for the Future Leander portion of the updated Comprehensive Plan and the Transportation Master Plan (TMP). By documenting existing conditions, trends, and community characteristics, the report helps identify key needs, priorities, and aspirations that will shape Leander over the coming decades.

The content of this Leander Today report is based on background research conducted to date by the City's planning consultants, led by Kendig Keast Collaborative for the Comprehensive Plan and Lochner for the TMP. The report reflects a combination of demographic, economic, transportation, and other data, along with leadership input and community engagement completed to date.





Leander Today and Future Leander

As part of the planning process, an initial round of meetings with City officials, departments, various City partners and stakeholder groups was completed to better understand current conditions and emerging issues. This process also began with a snapshot of existing community characteristics – leading to this Leander Today report.

The report includes highlights of Leander's history, location, and physical setting; summarizes demographic composition and trends; and considers public safety services and infrastructure systems that support the community. Key indicators drawn from the latest available U.S. Census data and other sources illustrate historical growth trends and current conditions. Together, this information provides a foundation for planning Leander's continued growth, redevelopment, and overall sustainability – economy, environment, infrastructure assets, and more – during the Future Leander phase, which is the remaining future-focused portion of the plan update process.

Report Organization

This report begins with an overview section on Leander's Setting and Context, providing a regional and geographic understanding of the community within the greater Central Texas area. This is followed by a section summarizing local Community Milestones and Heritage, highlighting key events that have shaped the City's growth and identity over time.

The Past Planning Documents and Relevant Studies section provides brief summaries of previous plans and relevant studies that continue to influence Leander's development, along with key findings from the City's 2025 Community Survey to capture resident priorities and perspectives.

Building on this foundation, the remaining sections of the report present data within the four categories listed above.

Comparison Communities

While the primary focus of this report is Leander's existing conditions, benchmarking local data against comparable communities provides additional context for understanding trends and performance indicators.

For purposes of comparison, data points are evaluated relative to five other Texas communities. Three are the nearby and familiar suburban cities of Cedar Park, Georgetown, and Round Rock that have experienced similar growth trajectories to Leander. The cities of Frisco and Plano north of Dallas are considerably larger but can offer insights about Leander's potential future after further growth.

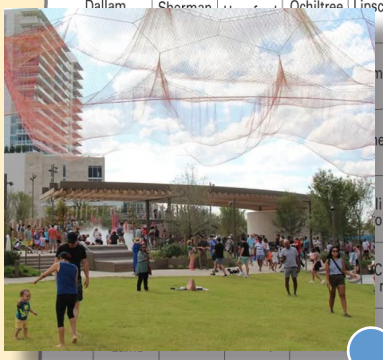
Leander Setting and Context

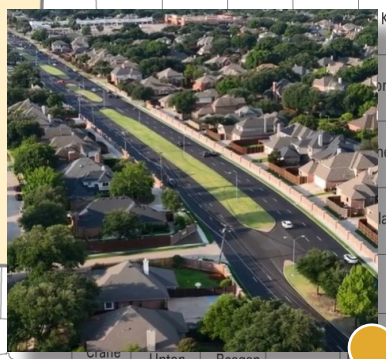
Leander lies generally between 900 and 1,050 feet above sea level along the eastern edge of the Texas Hill Country in both Travis and Williamson counties. Leander's landscape features areas of gently rolling and steeper terrain, limestone formations, and Brushy and Mason creeks, which drain toward the San Gabriel River watershed. Localized flash flooding can occur during intense rainfall events.

At a latitude of 30.58 degrees north, Leander is situated in a warm temperate zone under the Köppen climate classification system and has a humid subtropical climate, although normally less humid than coastal Texas. Summers are hot, with periodic drought conditions common to Central Texas, while winters are generally mild, with occasional freezes. Regional climate data for nearby Austin indicate average annual rainfall of roughly 34 to 36 inches and a mean annual temperature near 70°F, with extended summer heat and increasingly variable rainfall patterns influenced by broader climate trends.

Sources: Leander 1.6 NW Climate Data (NOAA Climate Normals 1991–2020); Weather-Atlas; U.S. Topographic Map

Comparison Communities







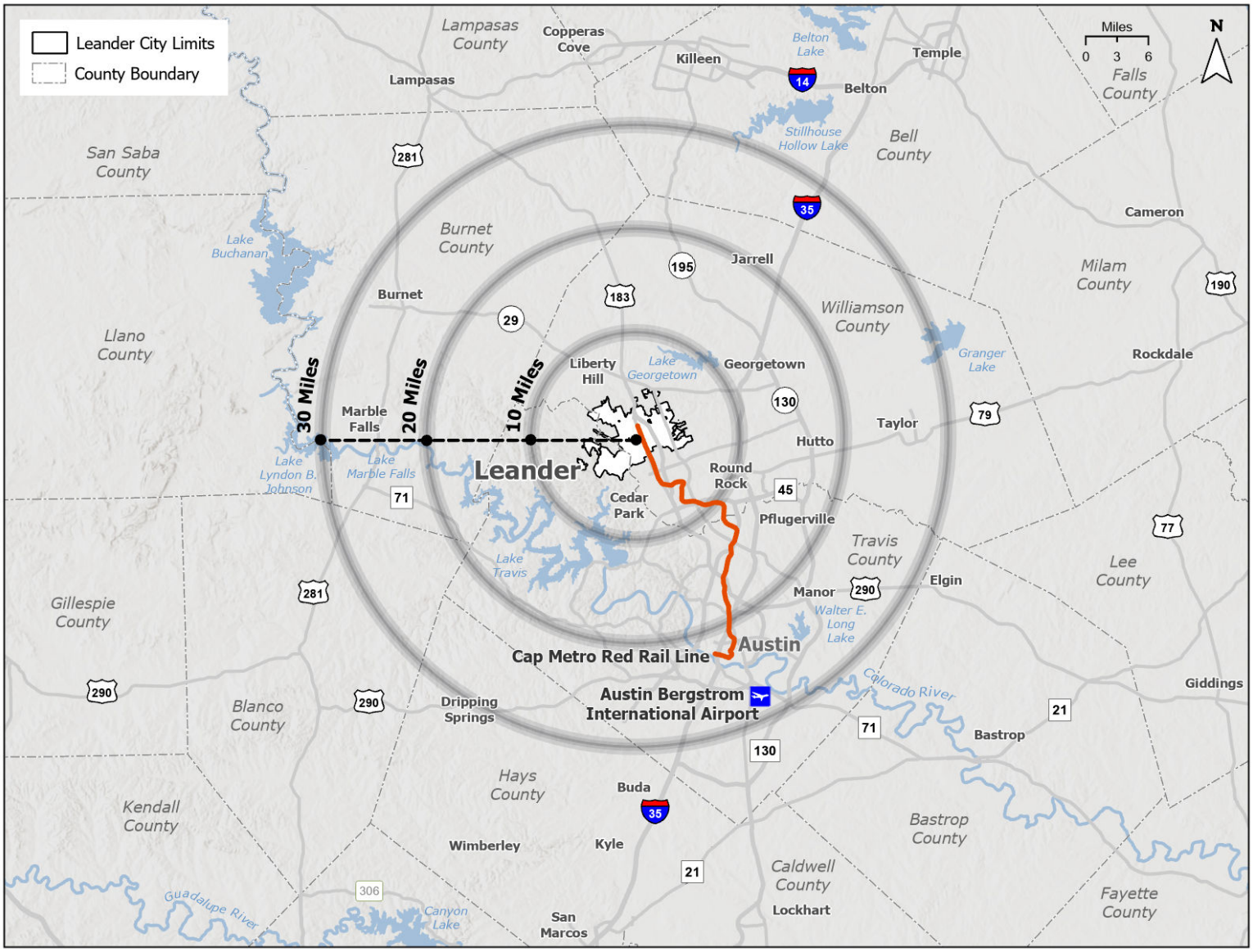




LEGEND

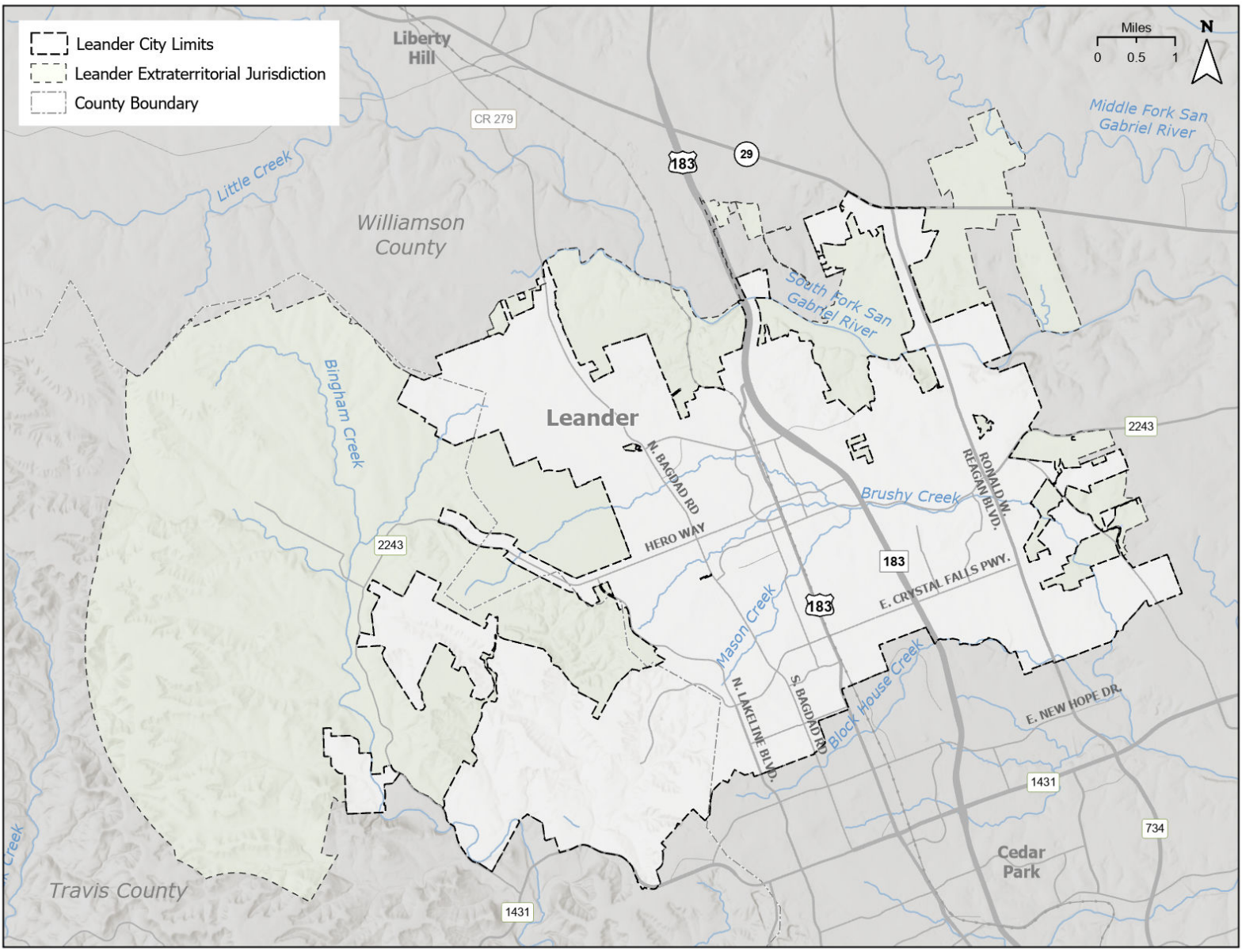
- Leander
- Cedar Park
- Frisco
- Georgetown
- Plano
- Round Rock

Regional Context



This map illustrates Leander's location in central Texas, along the northern edge of the Austin metropolitan area. The city is approximately 20 miles northwest of downtown Austin and situated on the border between Williamson and Travis counties, with most of the city in Williamson. Leander is conveniently served by the 183A Toll Road, U.S. Highway 183, State Highway 29, Ranch-to-Market Road 2243, and Ronald W. Reagan Boulevard, providing direct access to the broader Austin freeway network. Its location allows for relatively easy travel to Austin-Bergstrom International Airport (about 30 miles southeast), major regional employment centers in Austin and Round Rock, and recreational areas throughout the Texas Hill Country. Additionally, Leander's proximity to the regional rail network and commuter rail service via the CapMetro's MetroRail Red Line enhances connectivity within the metropolitan area.

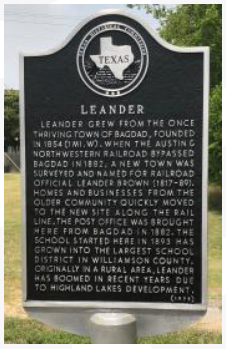
City of Leander Jurisdiction



This map illustrates Leander's location primarily in western Williamson County, with a smaller portion extending into northern Travis County. Leander is approximately 20 miles northwest of downtown Austin, north of Cedar Park. Georgetown and Round Rock are located to the east along the Interstate 35 corridor, while the rapidly growing community of Liberty Hill lies to the north along State Highway 29.



COMMUNITY MILESTONES AND HERITAGE

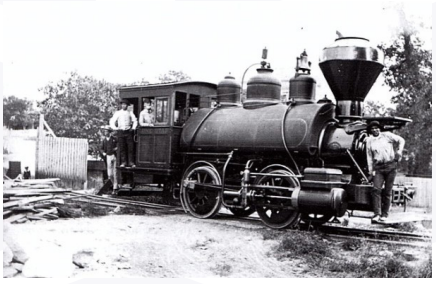


Bagdad founded, an early settlement west of future Leander.

1854

1882

Leander established along the Austin and Northwestern Railroad.



1893

First free public school opened.

1899

Leander High School Association formed.



A rural agricultural community centered on cotton, cattle, and the rail depot.

1900s

1960 and Later

1960-1980s

Suburban expansion from the Austin region begins gradually shaping development patterns.

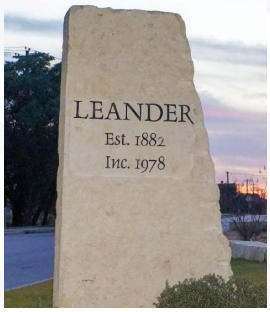


1978

City of Leander incorporates.

1980

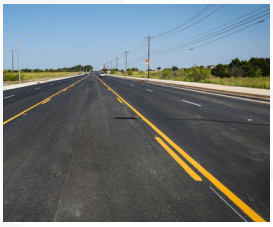
Population reaches approximately 2,000 residents.



Leander Public Library established.

1987





1990s

Residential growth accelerates as regional employment and infrastructure expand.

2000

Population surpasses 7,500.

2005

Transit Oriented Development Master Plan and SmartCode adopted, and Leander TOD Tax Increment Reinvestment Zone created.



2007

New Leander Police Department facility opens.

2008

Capital Metro Red Line commuter rail begins service, reconnecting Leander to regional transit.

2010

Population exceeds 26,000 — among the fastest-growing cities in Texas.

City earns a Silver Award in Urban Design from the Texas Chapter-American Planning Association for the Old Town Master Plan.

2020

Population surpasses 60,000, reflecting sustained regional growth.



2025

City achieves Gold City Certification through Scenic Texas.

Historic Central Texas floods impact Leander area (as did peak floods in 1957 and 1936).



PAST PLANNING DOCUMENTS AND RELEVANT STUDIES

2020 Leander, Texas Comprehensive Plan (last updated 2025)

The 2020 Comprehensive Plan for Leander, updated partially in 2025, guides long-term growth following rapid population expansion. It establishes a character-based Future Land Use Map, a 12-goal Community Agenda focused on economic vitality, character, and infrastructure, and 126 action items to ensure implementation and ongoing progress.

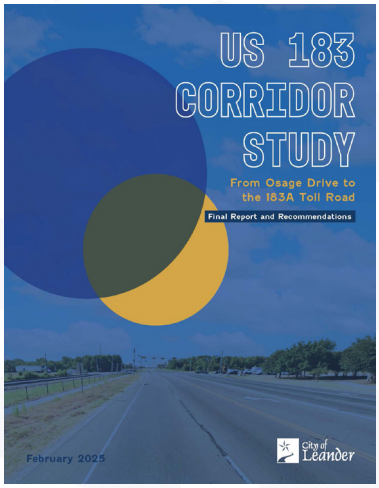


Key Highlights

- **Economic Diversification:** Shifting from a bedroom community to a regional employment hub by attracting primary jobs and quality commercial development to strengthen the tax base.
- **Targeted Urban Centers:** Developing "Leander Central" as a walkable downtown near the rail station while preserving "Old Town" as a heritage arts and entertainment district.
- **Enhanced Connectivity:** Expanding a citywide Greenways network and balanced multimodal transportation system.
- **Proactive Infrastructure:** Planning long-term water, wastewater, and public safety capacity to support continued growth.

2025 US 183 Corridor Study

The US 183 Corridor Study (2025) for Leander outlines a plan to transform a five-mile segment of U.S. Highway 183—from Osage Drive to the 183A Toll Road—into a safer, community-oriented boulevard aligned with future land use.

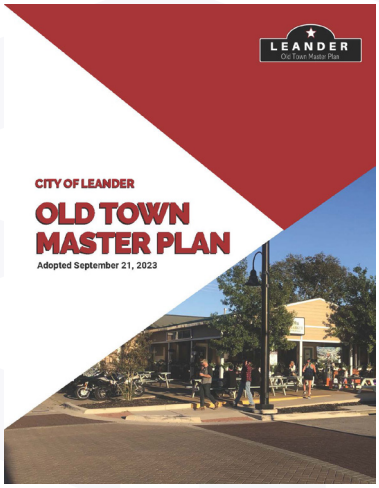


Key Highlights

- **Intersection-Focused Improvements:** Retains four lanes, prioritizing turn lanes, medians, and access management over widening.
- **Grade Separations:** Adds crossings at San Gabriel Parkway, Hero Way, and Crystal Falls Parkway to reduce congestion and rail conflicts.
- **Multimodal Connectivity:** Expands shared-use paths, sidewalks, and pedestrian bridges near Leander Station and Old Town.
- **Placemaking:** Introduces gateways and small parks to reinforce a "Main Street" identity.
- **Phased Implementation:** Delivers $117 million in near- and long-term corridor improvements.

2023 Old Town Master Plan

The Leander Old Town Master Plan (2023) outlines a long-range framework to transform the historic center into a vibrant, pedestrian-friendly district that balances growth with small-town character, building on the 2020 Comprehensive Plan through 2050.



Key Highlights

- **Character Districts:** Four districts guide development—Old Town Core (retail and civic uses), Old Town North (trails and gathering spaces), Railway East (historic railroad-themed housing and commerce), and a Transitional District linking neighborhoods.
- **Mobility:** Overcomes US 183 and railroad barriers with a pedestrian bridge, pedestrian-focused street classifications, and a CapMetro shuttle.
- **Placemaking:** Establishes gateways, wayfinding, a central park, and public art celebrating rail heritage.
- **Parking:** Uses shared agreements and structured or surface parking that preserves historic character.
- **Implementation:** Prioritizes low-cost, high-impact projects—sidewalks, lighting, intersections, and street reconstruction—with annual updates.

2021-2022 Transportation Master Plan

The 2021–2022 Transportation Master Plan (TMP) for Leander guides the future roadway network and major infrastructure investments, prioritizing improvements to support continued growth.



Key Highlights

- **Growth and Safety Focus:** Addresses substandard streets and uses crash data to prioritize intersection improvements.
- **Updated Thoroughfare Plan:** Establishes a 2060 build-out network with revised street classifications and standardized multimodal cross-sections.
- **10-Year Capital Plan:** Identifies about $320 million in needs, with roughly $100 million in high-priority projects targeted over the next decade.
- **Multimodal Expansion ("Meander Leander"):** Expands trails, sidewalks, and bike facilities, and supports increased rail and bus service through Transit Oriented Development and Capital Metro's Project Connect.
- **Data-Driven Intersections:** Implements an Intersection Control Evaluation framework aligned with the Comprehensive Plan.

2025 through 2029 Leander Police Department Strategic Plan

The Leander Police Department Strategic Plan outlines a five-year framework to maintain public safety amid community growth, emphasizing crime prevention, partnerships, workforce development, and effective use of technology.



Key Highlights

- **Crime Reduction and Emergency Preparedness:** Uses intelligence-driven policing, investigative resources, and regional partnerships to maintain safety and strengthen emergency response.
- **Traffic Safety:** Focuses on data-driven enforcement, public education, and coordination with City Engineering to reduce crashes and improve safety.
- **Community Policing and Transparency:** Expands outreach, public reporting, and engagement initiatives to strengthen trust between police and residents.
- **Workforce Development:** Prioritizes recruiting, training, wellness, and leadership development to attract and retain high-quality personnel.
- **Future Growth and Technology:** Plans for facilities, staffing adjustments, and continued investment in technology and best practices.

2015-2020 Leander Fire Department Master Plan and Guide

The Leander Fire Department Master Plan and Guide (2015–2020) provides a strategic framework to maintain effective emergency response as the community grows, focusing on staffing, facilities, and equipment to meet service demands and national standards.

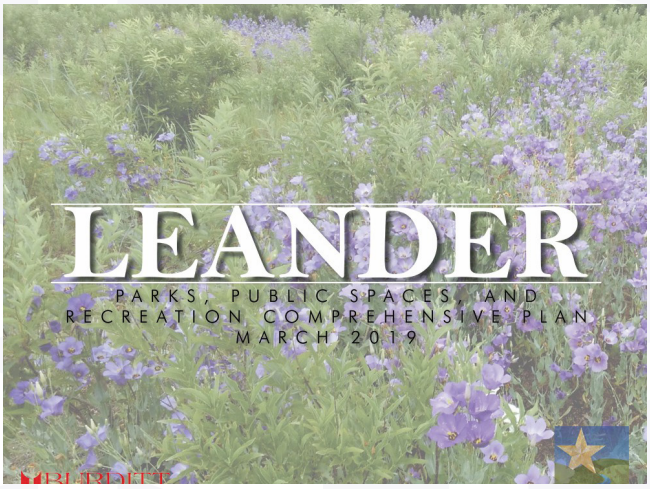


Key Highlights

- **Service Capacity:** Expands staffing, equipment, and operational resources to meet rapid growth and maintain reliable response.
- **Station Expansion:** Identifies future station locations and criteria for construction to preserve response times.
- **Staffing and Operations:** Recommends phased hiring to support new stations, emergency operations, prevention, training, and administration.
- **Facilities and Fleet:** Guides station design and outlines a fleet replacement schedule for reliable apparatus and equipment.
- **Preparedness and Coordination:** Emphasizes disaster planning, communication upgrades, and coordination with regional partners and service districts.

2019 Parks, Public Spaces, and Recreation Comprehensive Plan

The 2019 Leander Parks, Public Spaces, and Recreation Comprehensive Plan provides a framework to expand and enhance the city's parks, trails, and recreation system, identifying priority projects, funding strategies, and implementation steps for a growing community.



Key Highlights

- **Park Improvements:** Upgrades to Robin Bledsoe Park, Devine Lake Park, and Old Town Plaza to enhance amenities, accessibility, and programming.
- **New Developments:** Travisso Regional Sports Park and San Gabriel Park expansion to add athletic fields, open space, and recreation opportunities.
- **Trails and Connectivity:** Large and small trailheads plus a citywide trail system to improve walkability and park access.
- **Implementation Approach:** Projects prioritized by stakeholder input, funding, and strategic impact, with bonds, general funds, and grants as potential sources.
- **Capital Planning and Maintenance:** Detailed cost estimates, staffing needs, and operations plans ensure sustainable construction, upkeep, and long-term quality of facilities.

2014-2019 Public Arts Master Plan

The 2014–2019 Public Arts Master Plan establishes a five-year vision to expand public art, programming, and community engagement. It focuses on integrating art into public spaces, supporting local artists, and enhancing community identity.



Key Highlights

- **Public Art in Civic Spaces:** Expands visual and performing art in parks, Old Town, and municipal facilities through permanent and temporary installations.
- **Community Events and Programming:** Supports festivals, concerts, and cultural events to activate public spaces and strengthen community identity.
- **Art Integration:** Incorporates art into infrastructure such as benches, signage, and lighting.
- **Partnerships and Funding:** Leverages sponsorships, donations, and public-private partnerships to fund and implement projects.
- **Local Artists and Education:** Promotes local artists and supports art education.
- **Awareness and Outreach:** Expands outreach and visibility of public art.

2013-2015 Public Library Strategic Plan

The Leander Public Library Strategic Plan (FY 2013–FY 2015) outlines a three-year framework to align services, programs, and resources with the needs of a growing community, emphasizing literacy, learning, and access.

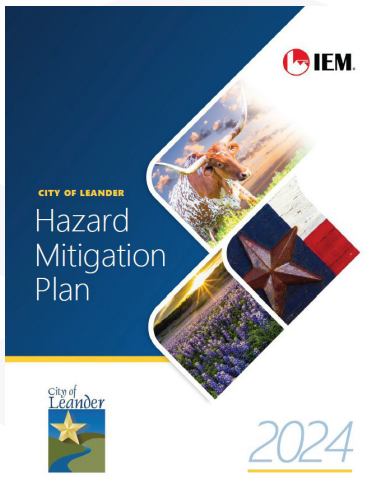


Key Highlights

- **Early Literacy Focus:** Expands programs and partnerships to prepare young children for school readiness and increase participation in literacy activities.
- **Expanded Collections and Access:** Increases circulation of print, media, and digital resources while exploring new formats and technologies.
- **Lifelong Learning:** Supports continued education through programs, workshops, and access to informational resources.
- **Community Programming:** Grows participation in story times, book clubs, and events to enhance engagement for all ages.
- **Welcoming Spaces:** Enhances physical and virtual library spaces to support community interaction, access, and comfort.
- **Data-Driven Performance:** Tracks usage, participation, and service metrics to guide decision-making and measure success.

2024 Hazard Mitigation Plan

The City of Leander Hazard Mitigation Plan (2024) identifies key natural and human-caused hazards and outlines strategies to reduce risks to residents, infrastructure, and critical services while strengthening long-term community resilience.

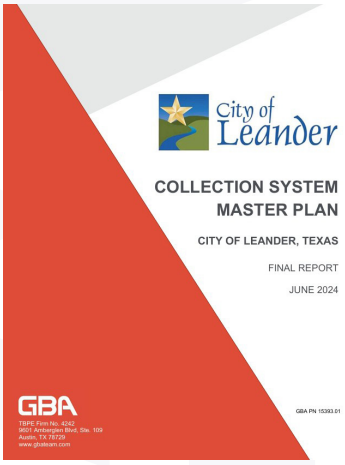


Key Highlights

- **Risk Assessment:** Evaluates major hazards including flooding, severe storms, extreme heat, drought, wildfire, winter weather, and other emerging threats.
- **Community Vulnerability:** Identifies populations, infrastructure, and community assets most at risk from hazard events.
- **Mitigation Actions:** Recommends projects and policies such as infrastructure upgrades, hazard education programs, flood and drought mitigation measures, and improvements to emergency facilities and critical infrastructure.
- **Implementation and Funding:** Prioritizes actions using cost-benefit analysis and a Federal Emergency Management Agency feasibility evaluation tool to guide grant applications and phased implementation as funding becomes available.

2024 Collection System Master Plan

The Collection System Master Plan provides a long-term framework for maintaining and expanding the wastewater system to support growth. It focuses on system capacity, reliability, and phased infrastructure improvements.

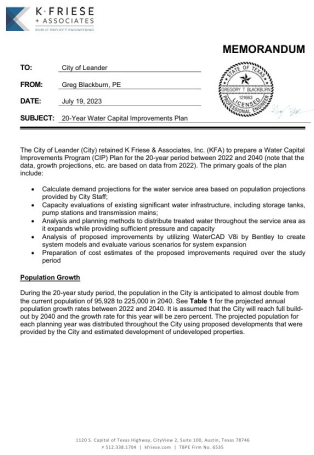


Key Highlights

- **System Capacity:** Evaluates existing sewer lines, lift stations, and peak flows to identify current and future constraints.
- **Growth Alignment:** Plans trunk line extensions and service expansions to accommodate new development areas.
- **Targeted Improvements:** Identifies priority projects such as upsizing undersized lines, replacing aging infrastructure, and upgrading or adding lift stations.
- **System Modeling:** Uses hydraulic modeling to assess system performance and test future build-out scenarios.
- **Phased Projects:** Prioritizes interceptor improvements and basin-level upgrades based on growth patterns and system needs.
- **Capital Planning:** Provides cost estimates to guide Capital Improvements Plan (CIP) programming and long-term investment decisions.

2023 Water Master Plan Update

The 2023 Water Master Plan Update provides a long-term framework to meet future water demand and maintain reliable service as the city grows. It evaluates system capacity and identifies infrastructure improvements needed through 2040.


K FRIESE + ASSOCIATES

MEMORANDUM

TO: City of Leander

FROM: Greg Blackburn, PE

DATE: July 19, 2023

SUBJECT: 20-Year Water Capital Improvements Plan

The City of Leander (City) retained K Friese & Associates, Inc. (KFA) to prepare a Water Capital Improvements Program (CIP) Plan for the 20-year period between 2022 and 2040 (note that the data, growth projections, etc. are based on data from 2022). The primary goals of the plan include:

- Calculate demand projections for the water service area based on population projections provided by City Staff;
- Capacity evaluations of existing significant water infrastructure, including storage tanks, pump stations and transmission mains;
- Analysis and planning methods to distribute treated water throughout the service area as it expands while providing sufficient pressure and capacity
- Analysis of proposed improvements by utilizing WaterCAD V8i by Bentley to create system models and evaluate various scenarios for system expansion
- Preparation of cost estimates of the proposed improvements required over the study period

Population Growth

During the 20-year study period, the population in the City is anticipated to almost double from the current population of 95,928 to 225,000 in 2040. See **Table 1** for the projected annual population growth rates between 2022 and 2040. It is assumed that the City will reach full build-out by 2040 and the growth rate for this year will be zero percent. The projected population for each planning year was distributed throughout the City using proposed developments that were provided by the City and estimated development of undeveloped properties.

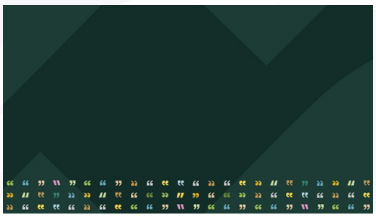
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p 512.338.1764 | kfriese.com | TBPE Firm No. 4535

Key Highlights

- **Growth and Demand:** Population projected to more than double from ~96,000 to 225,000 by 2040, significantly increasing water demand.
- **System Capacity:** Evaluates storage tanks, pump stations, and transmission mains to identify capacity needs.
- **Infrastructure Expansion:** Recommends system improvements to maintain pressure, reliability, and service coverage.
- **System Modeling:** Uses WaterCAD to test growth scenarios and optimize system performance.
- **Capital Planning:** Establishes a phased 20-year CIP with cost estimates to guide investment.

2025 Community Survey

The Community Survey provides insight into resident perceptions of quality of life, City services, and community priorities. It evaluates key aspects of livability to help guide planning, investment, and policy decisions as the city continues to grow.



Leander, TX
The National Community Survey
2025 Report of Results

THE NCS
Polco

AAPOR

Key Highlights

- **High Quality of Life:** Leander is rated highly for families, neighborhoods, and overall community appeal.
- **Public Safety:** Residents feel safe, and emergency services receive strong marks.
- **City Services:** Utilities and customer service are generally viewed positively.
- **Mobility Challenges:** Walkability, bike access, and public transit are top areas for improvement.
- **Commercial and Amenities:** Shopping, dining, recreation, and wellness offerings present opportunities for growth.
- **Growth and Development:** Housing, development patterns, and community design are priority areas for future planning.

Other Plans/Updates Underway at the Time of this Report:

- Facilities Master Plan
- Pavement Assessment and Management Plan
- Stormwater Master Plan



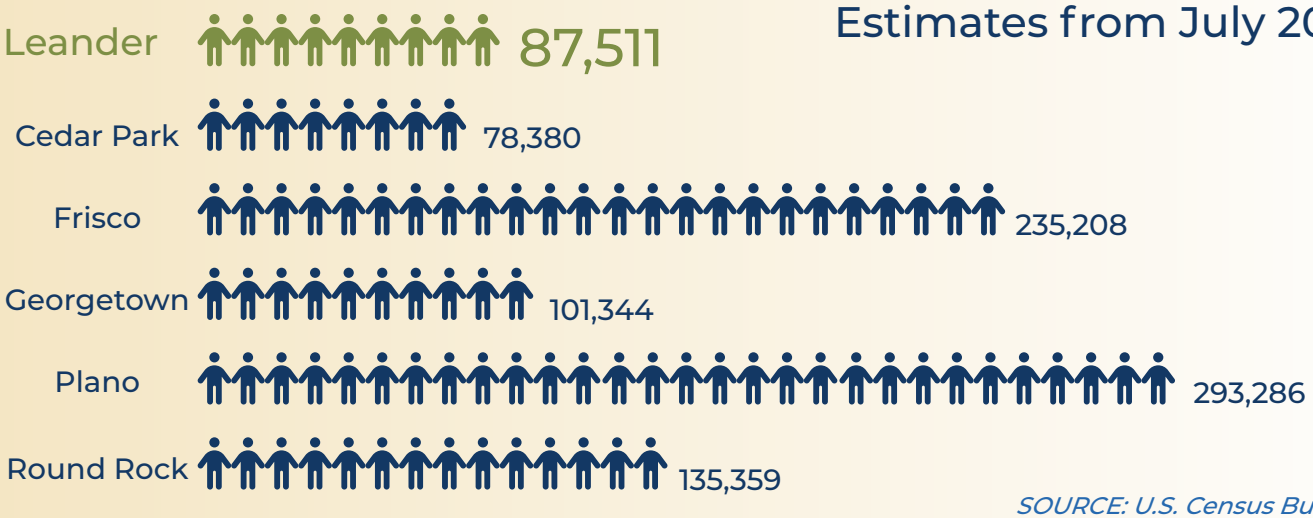
LEANDER AT A GLANCE

ONGOING RAPID GROWTH

Key Takeaways: Newest Population Estimates

- **New status:** With its recent growth, Leander has surpassed Cedar Park in population size and is gaining on Georgetown.
- **Room to grow:** With its remaining land area and ongoing growth capacity, Leander in 2024 was roughly 37% the size of Frisco's population and approaching 30% of Plano's population.

Newest Population Estimates from July 2024



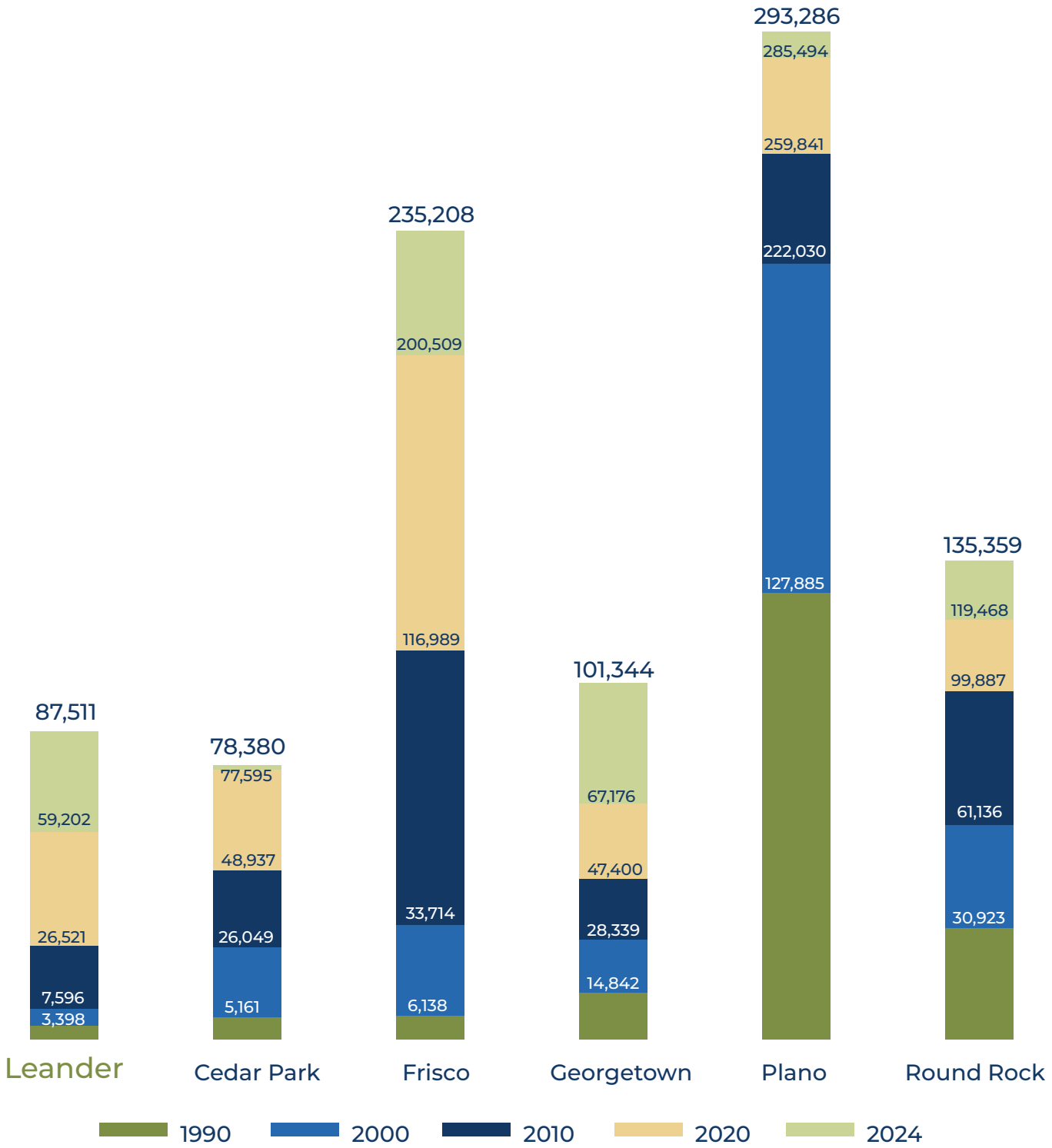
SOURCE: U.S. Census Bureau

Key Takeaways: Population History and Estimates

- **Rapid and sustained growth:** Leander has experienced significant population expansion since 2010, adding nearly 70% of its 2024 population over that timeframe.
- **Continued momentum:** While Georgetown has seen further significant growth since 2020, especially Cedar Park and Plano among the comparison cities are at a slower growth pace now relative to previous high-growth decades.

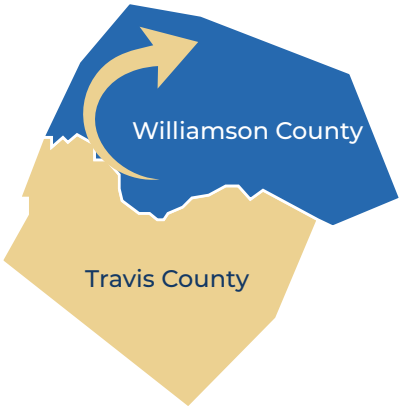
Population History and Estimates

NOTE: See Key Takeaways from this chart on previous page.



SOURCE: U.S. Census Bureau, Decennial Census (Table P1); Texas State Historical Association, Handbook of Texas Online; Texas Almanac; and U.S. Census Bureau QuickFacts

Origin of Residents Who Moved Into New Home Since Year Earlier in 2024



Moved within same county

7.8%



Moved from different county, same state

5.9%



Moved from different state

3.2%



Moved from abroad

0.6%

NOTE: The other 82.5% of Leander residents in 2024 were in the same home and had not moved.

SOURCE: U.S. Census Bureau American Community Survey 2024 5-Year Estimates (Table S0701)

Key Takeaways: Population Move-In

- **Dynamic population:** Nearly 10% of Leander's residents in 2024 (share of population age 1+) had moved in from locations beyond Williamson and Travis counties, involving just over 7,000 individuals.
- **New expectations:** Nearly 4% had moved from other U.S. states (~2,300 individuals) and from other countries (~440 individuals), which often means an infusion of varied life experiences and expectations of their new community.

Leander Independent School District Enrollment

1,072

LISD Students per 1,000 Residents 2015-2016



487

LISD Students per 1,000 Residents 2024-2025

SOURCE: Leander ISD Demographic Study, 2025-26; U.S. Census Bureau; City of Leander Planning

Key Takeaways: Leander ISD Enrollment Trend

- **Enrollment plateau:** Despite Leander's ongoing rapid population growth over the last decade, Leander Independent School District (LISD) enrollment has stabilized in the 40,000-42,000 student range, up from 37,158 in 2015-16.
- **A new reality?:** LISD enrollment even declined slightly in 2025-26, by ~750 students, with only one other brief drop over the last decade in 2020-21 (Covid pandemic timeframe). The number of enrolled students per 1,000 residents was 54% lower in 2024-25 relative to 2015-16. Various school districts statewide are experiencing this change, affected by demographic trends (aging population, smaller households with fewer children), reduced immigration to the U.S., and the rise of more charter schools and home schooling.

Commercial Development Trend

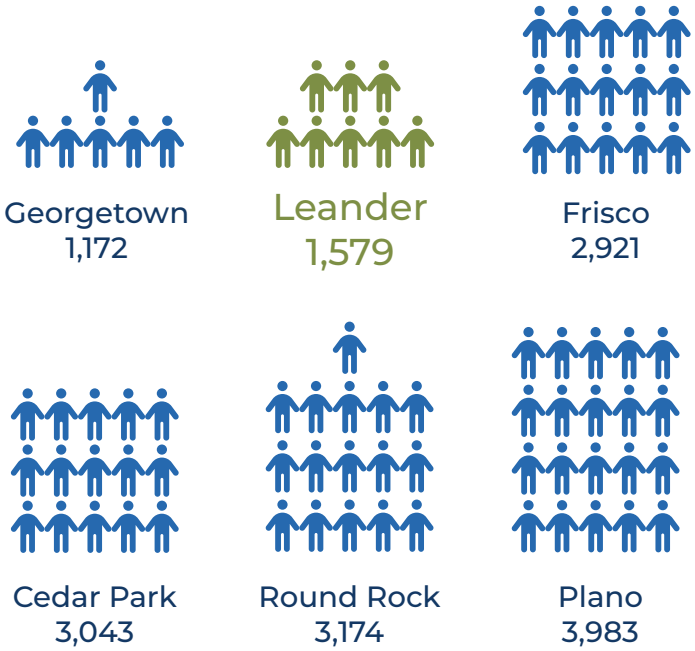
Fiscal Year 2014-2015	114 Building Permits	1.67 Million Square Feet	$78.6 Million Value
Fiscal Year 2019-2020	186 Building Permits	1.97 Million Square Feet	$135.5 Million Value
Fiscal Year 2024-2025	256 Building Permits	4.08 Million Square Feet	$320.3 Million Value

SOURCE: City of Leander Development Services

Key Takeaways: Commercial Development Trend

- **Nonresidential wave:** With its expanding population base, Leander has also attracted significant nonresidential development over the last decade, including commercial and industrial projects (and multi-family residential development is also counted with "commercial" permitting).
- **Economic and tax base growth:** While commercial investment brings new retail and dining/entertainment offerings to residents along with job opportunities, the value of permitted commercial development was four times higher by 2025 than what was approved in 2014-15.

Population Density (Persons per Square Mile) in 2020

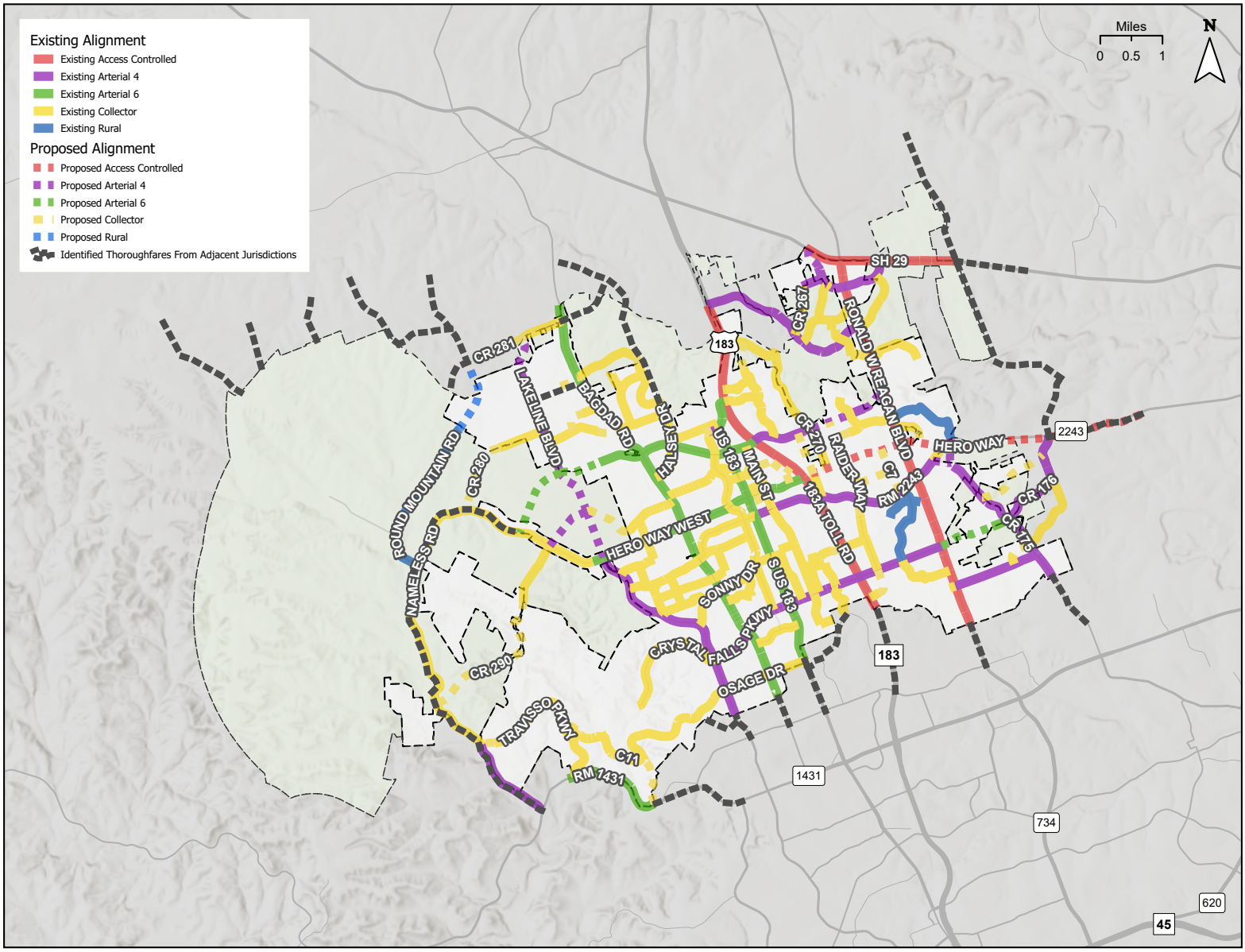


SOURCE: U.S. Census Bureau

Key Takeaways: Population Density

- **Suburbanization continuing:** With population growth and ongoing residential subdivision development in a formerly rural and semi-rural setting comes increasing population density. Leander's citywide persons per square mile had increased by 36% between the 2010 and 2020 U.S. Census years, from 1,161 to 1,579 – and will inevitably be another increment higher by the 2030 Census, especially with additional multi-family residential development.
- **Still relatively spread out:** Among the comparison cities, only Georgetown had a lower population density than Leander in 2020. The relative densities in Cedar Park, Plano and Round Rock reflect cities at a later stage of development, while Frisco has promoted mixed-use development and denser housing types in various locations amid its growth surge.

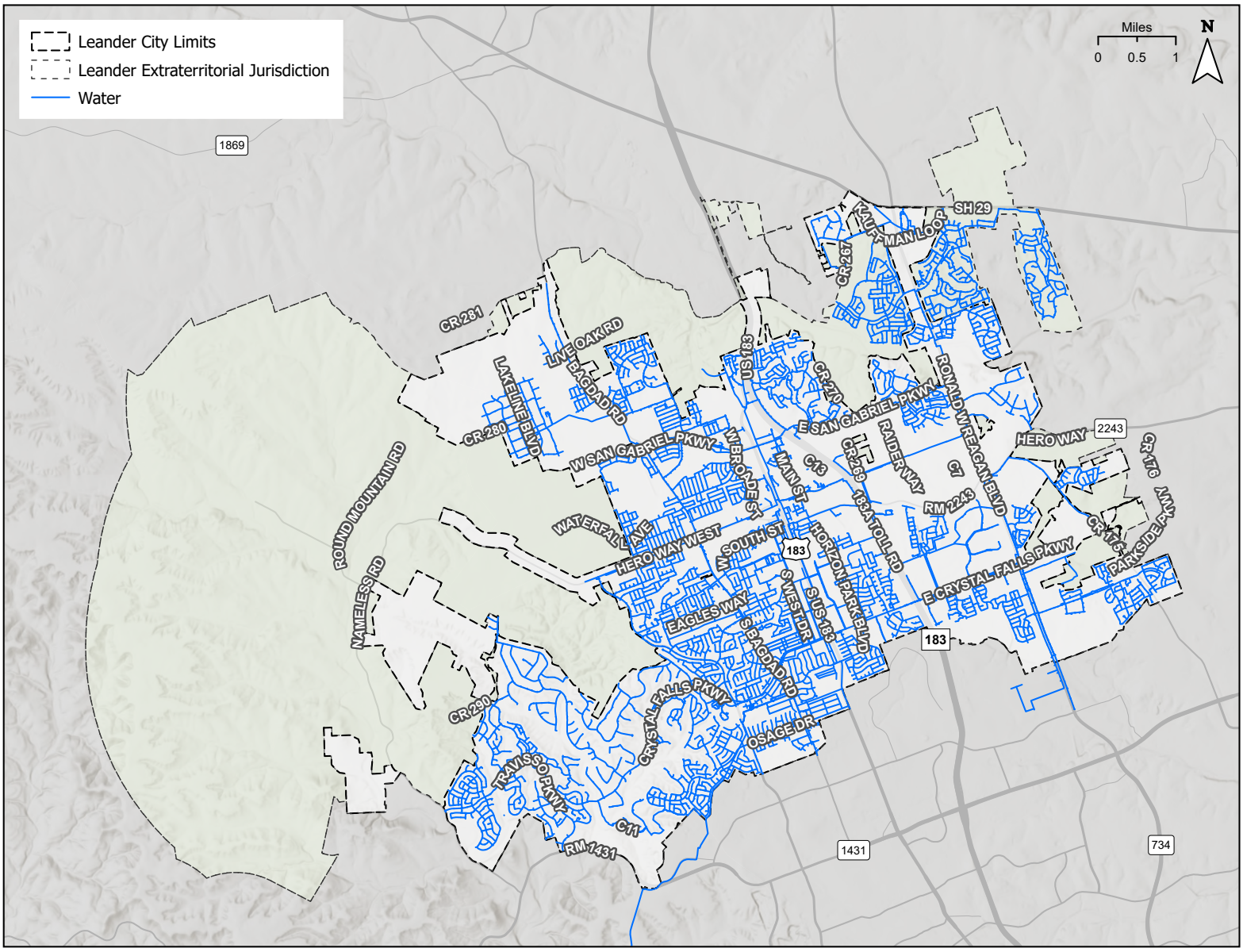
Thoroughfares - Leander and Adjacent Jurisdictions



This map depicts major transportation infrastructure serving Leander, including the 183A Toll Road, U.S. Highway 183, State Highway 29, Ranch-to-Market Road 2243, Ronald W. Reagan Boulevard, and key local roads. Planned or projected transportation corridors are also shown to illustrate potential future mobility improvements.

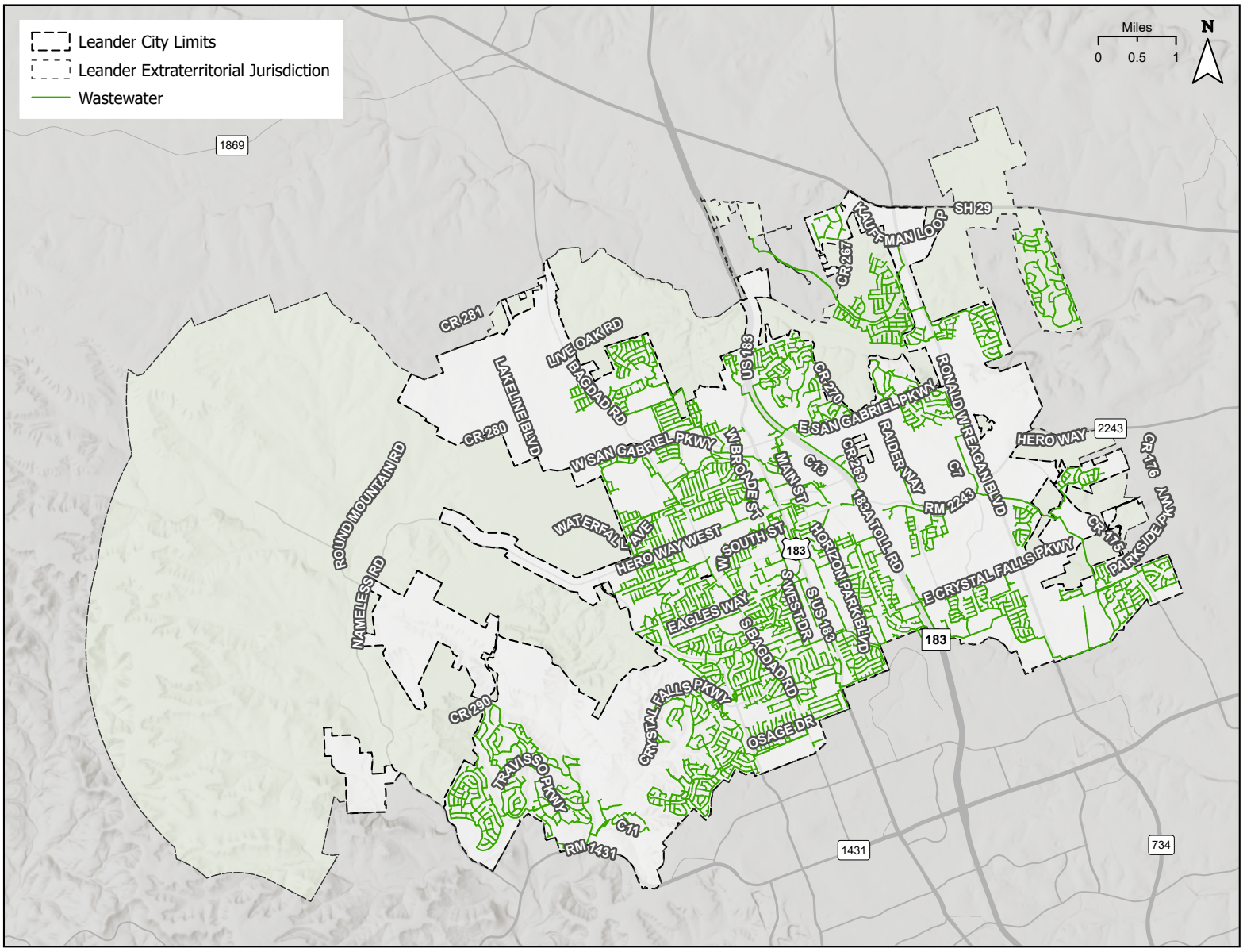
The City of Leander maintains a Thoroughfare Plan that identifies priority corridors for improvement and the general location of future roadways as development occurs. While the plan applies within the City's jurisdiction, it is coordinated with those of Travis County and Williamson County, as well as nearby cities such as Cedar Park and Georgetown, all of which maintain their own plans. The City's network generally aligns with neighboring systems along the southern and eastern edges, including similar roadway locations and right-of-way widths. On the western side, largely within the extra-territorial jurisdiction, several planned corridors from Williamson County extend to the city limits and will require further study to evaluate feasibility and regional connectivity.

Utility Infrastructure - Water



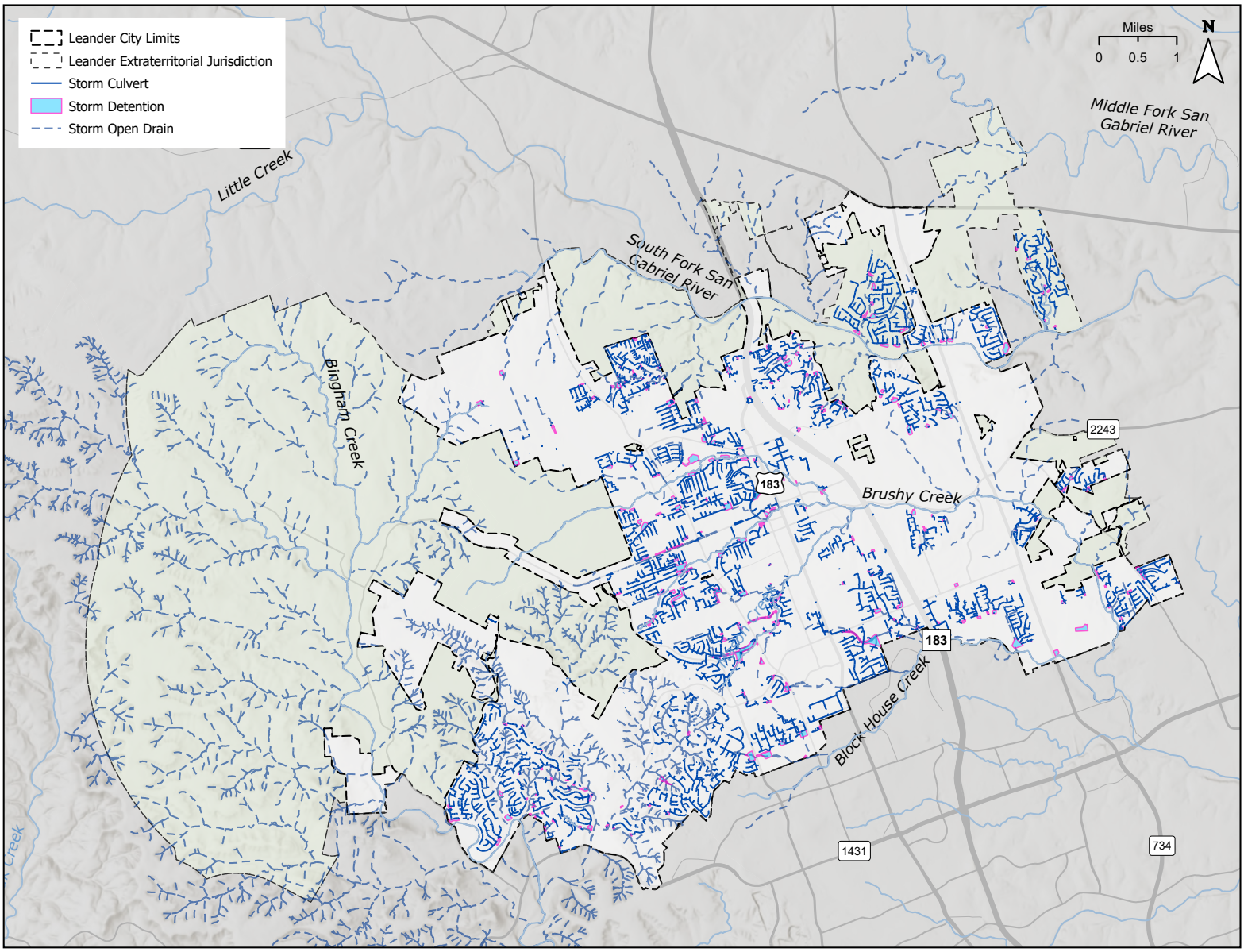
This map illustrates the extent of the existing water system in Leander. The Leander water system is comprised of more than 460 miles of water piping, supported by two ground storage tanks and five elevated storage tanks that collectively serve the City's water needs. The City receives surface water from Lake Travis through an agreement with the Lower Colorado River Authority (LCRA), with an annual allocation of 27.68 million gallons per day (MGD).

Utility Infrastructure - Wastewater



This map illustrates the existing wastewater collection system in Leander. The Leander wastewater system is comprised of more than 330 miles of wastewater piping (including both gravity lines and force mains) and approximately 30 lift stations distributed across five pressure planes throughout the city's service area. The majority of wastewater generated within the service area is treated at the Leander Wastewater Treatment Plant, located along RM 2243 at Brushy Creek, which discharges east of downtown Leander into Brushy Creek. The facility currently has a treatment capacity of 2.25 million gallons per day (MGD). Additionally, the City of Leander is a member of the Brushy Creek Regional Wastewater System, which has 4.23 MGD of wastewater treatment capacity. The Travisso Wastewater Treatment Plant is also permitted for 0.626 MGD.

Utility Infrastructure - Stormwater



This map illustrates the existing drainage system in Leander, including major creeks, channels, detention and retention facilities, and key stormwater conveyance infrastructure. The City of Leander addresses stormwater needs associated with development by requiring adherence to the City of Austin Drainage Criteria Manual. This approach has resulted in approximately 200 miles of stormwater piping and culverts, 7,000 storm drain inlets, and 2,600 storm manholes, along with an extensive network of natural drainage features predominantly located on the western side of the city.

SAFE COMMUNITY

Calls for Police Service

942
Calls per 1,000 People in 2015

636
Calls per 1,000 People in 2020



520
Calls per 1,000 People in 2024

Key Takeaways: Public Safety Service Demand

- **Increasing demands:** Calls for police and fire service have increased significantly in recent years in line with population growth (police calls from 32,658 in 2015 to 44,466 in 2024, and fire calls from 3,215 in 2020 to 5,014 in 2024).
- **Absorbing growth:** However, calls for police service per each 1,000 residents have actually been trending downward amid Leander's rapid population growth, reflecting a relatively safe community even with many more residents. Calls for fire service per 1,000 residents increased only slightly over the five years from 2020 to 2024. (It should be noted that the Fire Department responds to many types of service calls, of which medical emergencies are the largest percentage at just over 50% of all service calls in recent years. Response to actual fire incidents has only been about 3% of all calls relative to other call types involving collisions, weather, hazards, etc. — plus false alarms).

Calls for Fire Service

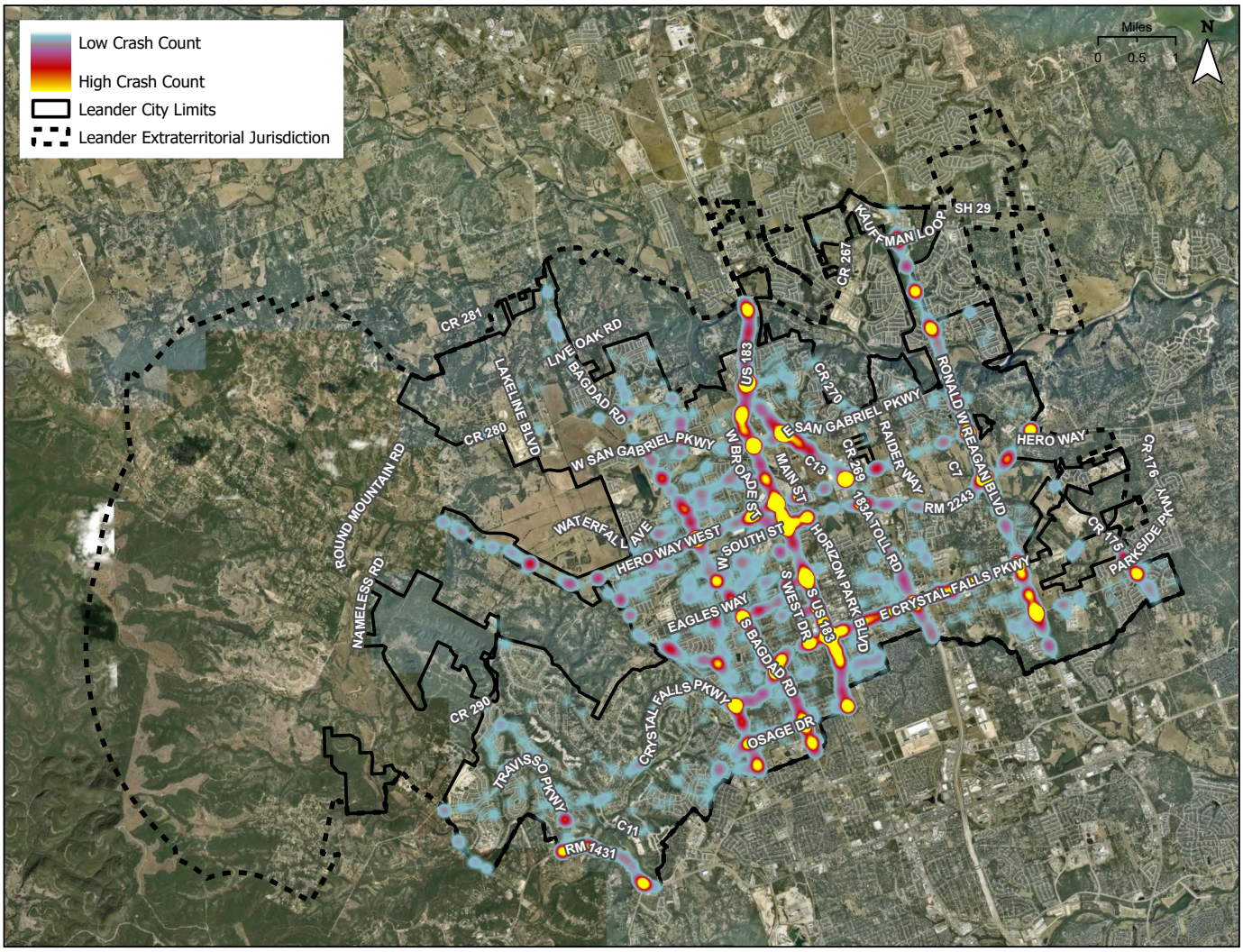
55
Calls per 1,000 People in 2020



59
Calls per 1,000 People in 2024

SOURCE: City of Leander Police and Fire Department statistical reports, Planning Department population estimates used for those reports

Crash Density 2021-2025

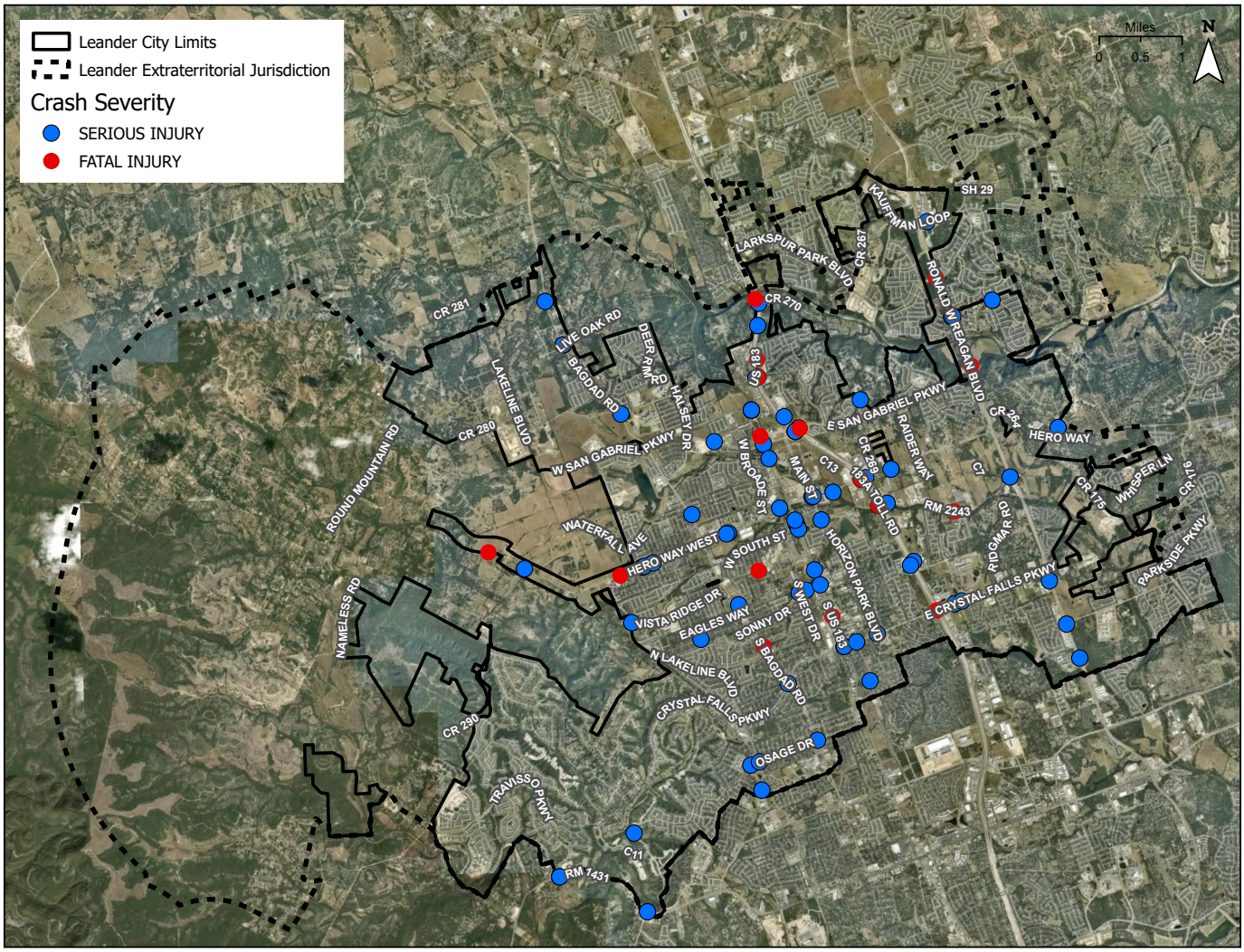


SOURCE: TxDOT Crash Records Information System

Key Takeaways: Crash Density and Severity Trends

- **Overall crashes:** Total crashes increased from 634 (2021) to a peak of 770 (2024), then declined to 707 (2025).
- **Serious/fatal crashes:** Serious injuries fluctuated (18 in 2021 to 20 in 2025), while fatal crashes remained low but variable (1–5 annually).
- **Pedestrian and cyclist crashes:** Non-motorized crashes ranged from 6 to 15 per year, peaking in 2024.
- **Trend summary:** Overall crash activity has grown over time, with variable severity and persistent safety concerns.

Serious and Fatal Crash Locations 2021-2025



SOURCE: TxDOT Crash Records Information System

Key Takeaways: Traffic Safety and Crash Patterns

- **Crash concentrations:** High crash activity occurs along Bagdad Road, Ronald W. Reagan Boulevard, US Highway 183, and Crystal Falls Parkway.
- **Recurring intersections:** Consistent crash locations include intersections with Crystal Falls Parkway, Hero Way, Ranch Road 2243, and key local collectors.
- **Corridor focus areas:** Concentrations occur at major intersections and interchanges, including US 183 overpass and toll access areas.
- **Safety implications:** Patterns indicate need for targeted intersection and corridor safety improvements as growth continues.









Examples of Hazard Risks in Leander Area







Examples of hazards that can affect local residents, businesses, and property owners include:

- **Flooding** as illustrated at top left by the after-effects of heavy rainfall over the July 4 holiday weekend in 2025, including high water in Lakewood Park and damage that forced closure of the Big Sandy Creek bridge into the Sandy Creek neighborhood in the Travis County portion of west Leander. *Sources: City of Leander and kut.org*
- **Severe weather** as illustrated at top right by a house fire in the Citrine Cove neighborhood caused by a lightning strike in May 2016. *Source: cbsaustin.com*
- **Wildland fires** as illustrated at center right by a brush fire that grew to 60 acres and put approximately 900 new homes at risk in the Travisso area in June 2011 during a severe drought period across Texas. At bottom left is the Travisso Firewise Committee, which is a way for residents to prioritize preparedness and risk reduction. *Sources: statesman.com and Travisso Community Association*
- **Hazardous materials** exposure as illustrated at bottom right by Leander first responder participation in periodic inter-agency training and coordination with other area cities and Williamson County. *Source: Williamson County Emergency Services*
- **Drought conditions** as illustrated at center left by City notification of Stage 4 water restrictions, in this case in February 2024 to test citywide water use before replacement of a Brushy Creek Regional Utility Authority pipeline under Lake Travis. *Source: cbsaustin.com*

Commuting to Work
in 2024

Car, Truck, or Van (Drive Alone)	Worked from Home	Car, Truck, or Van (Carpooled)
58.5%	30.6%	7.3%

Other Means	Walked	Public Transportation
1.8%	0.9%	0.9%

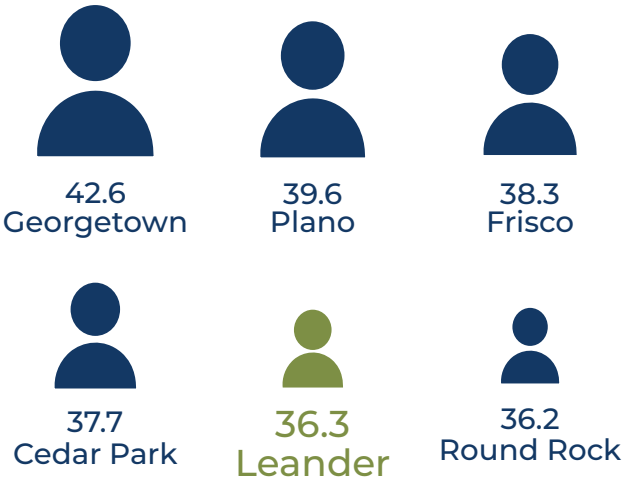
SOURCE: U.S. Census Bureau American Community Survey 2024 5-Year Estimates (Table DP03)

Key Takeaways: Commuting to Work

- **Post-Covid "game change":** While shifts in living and working habits continue to settle out in the post-pandemic years, estimates through 2024 showed that a sizable share of Leander residents – just under 1/3 (30.6%) – worked from home versus being regular commuters to other work locations. This puts more people at home and "eyes on the street" during daytime hours, which can help reduce criminal activity within neighborhoods. However, greater daytime population and more vehicles on the road can also boost the rate of collisions across the city.
- **Solo driving still the majority:** As in most all suburban communities, driving to/from work alone remained the predominant reality at nearly 60% in 2024, with only 7.3% of Leander residents sharing their commuting time with others.
- **Increasing "multi-modal" activity:** Leander benefits from light rail service that connects it to central Austin and destinations in between. However, increasing use of alternative travel methods (e.g., transportation "modes" such as bikes and e-bikes, scooters, etc.), even at relatively low levels, is already showing up in the commuting numbers at two times the rate of public transit use, 1.8% versus 0.9%. The rate of individuals walking to/from local work locations was also equal to public transit use at 0.9%. Concern about the safety of those walking, biking and on scooters and motorcycles has been noted early in this planning process, along with the increased risk of collisions between vehicles and other, more vulnerable travel modes.

POPULATION AND COMMUNITY FEATURES

Median Age in 2024



SOURCE: U.S. Census Bureau American Community Survey 2024 5-Year Estimates (Table S0101)

Average Household Size in 2024



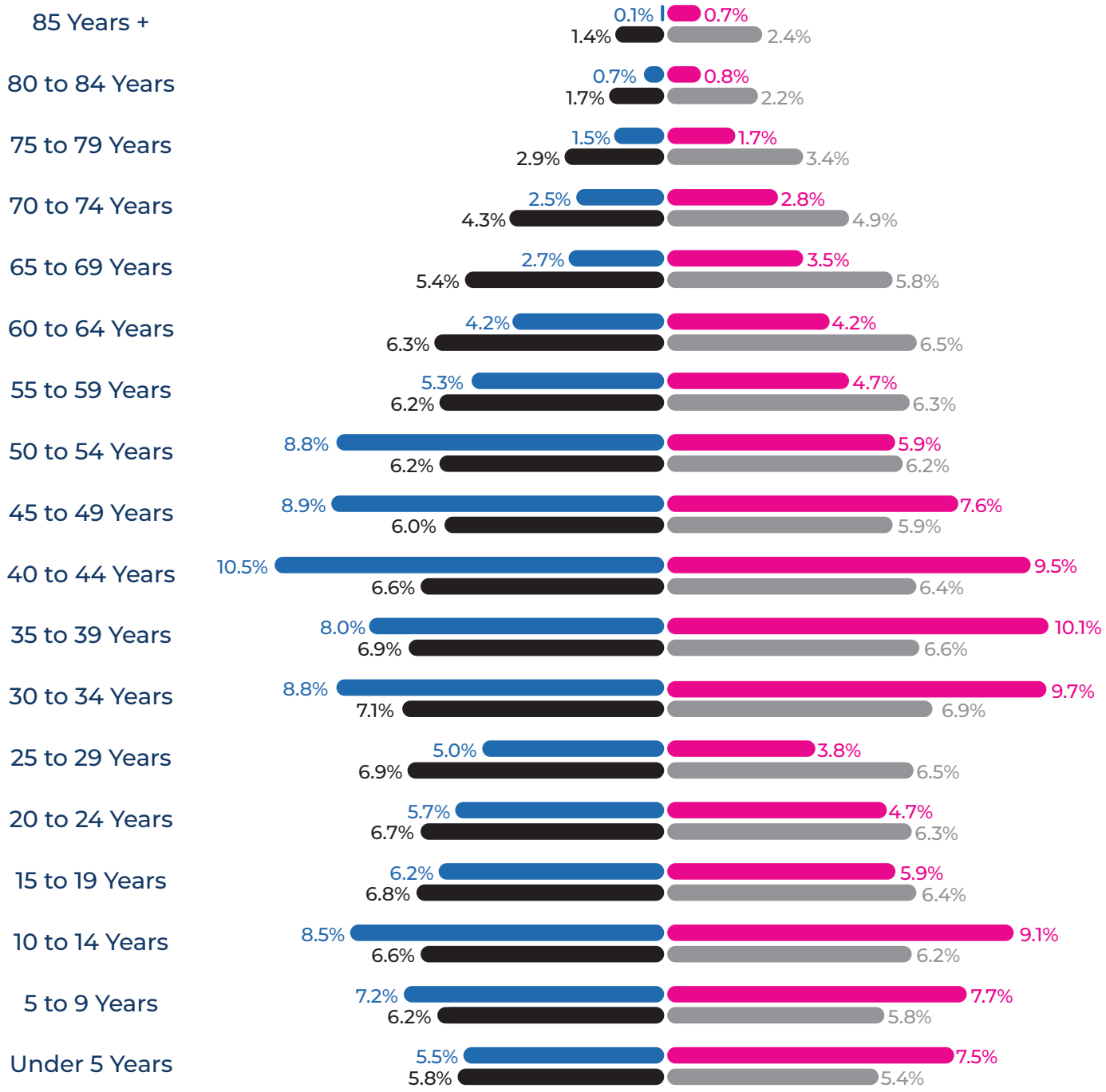
SOURCE: U.S. Census Bureau American Community Survey 2024 5-Year Estimates (Table S1101)

Key Takeaways: Population Composition

- **Still younger:** Leander remains at the lower end of the range among the comparison cities in median age (36.3), effectively even with Round Rock (36.2) as of 2024, even as the nationwide Baby Boom retirement wave was pushing Leander's median age upward from 30.7 in 2010.
- **Family-oriented community:** Leander's younger population profile and appeal for growing families also shows up in its average household size, which was second-highest in 2024 at 2.81 persons per household, just behind Frisco at 2.83.
- **Growth in key age groups:** In 2024, as shown by the age and gender distribution data on the following pages, Leander exceeded national percentages in most age groups through age 14 and in the prime working-age and child-raising groups between ages 30 and 54. On the flip side, Leander had a relatively low share of senior population age 65+. The share of population under age 18 has steadily declined since 2010 from 34.7% to 26.9% in 2024, aligning with the enrollment trend of recent years seen by Leander ISD. Notably, Leander's share of young adults in the age 20-29 groups is lower than national percentages, likely a reflection of pursuing higher education, military service and/or early-career job opportunities elsewhere.

Age and Gender Distribution in 2024

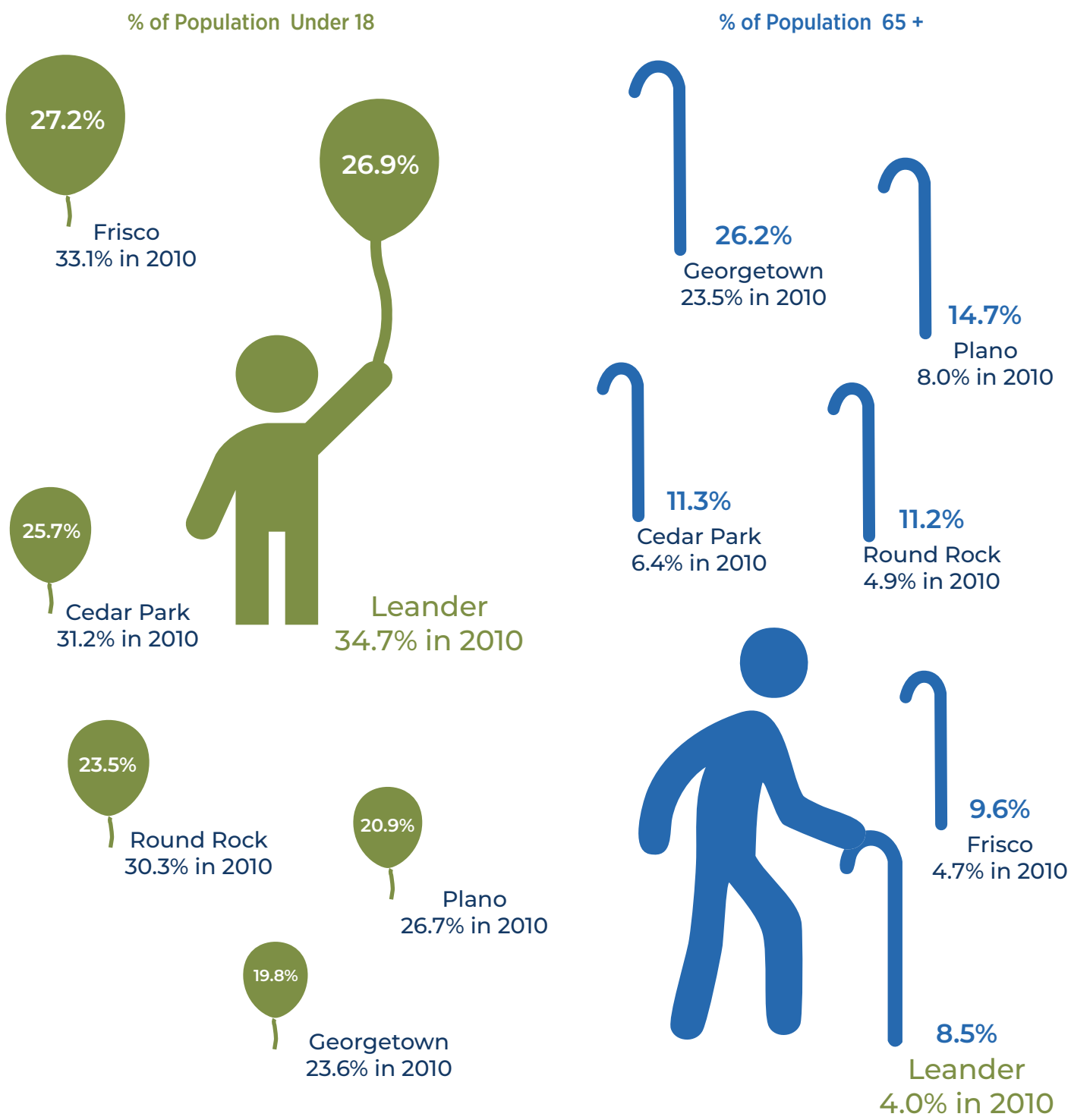
NOTE: See Key Takeaways from this chart on previous page.



SOURCE: U.S. Census Bureau American Community Survey 2024 5-Year Estimates (Table S0101)

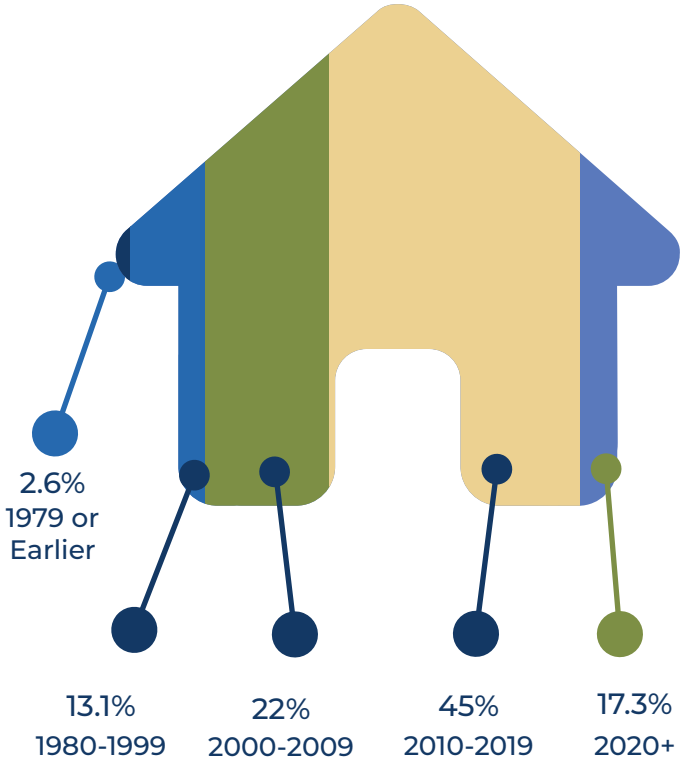
Population Under Age 18 and Population 65 Years and Over in 2024

NOTE: See Key Takeaways from this chart on previous page.



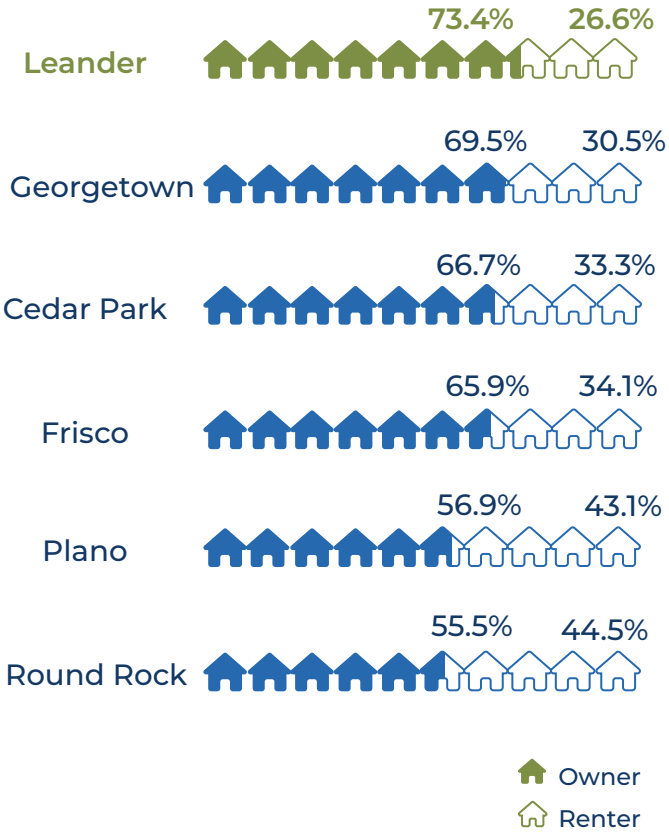
SOURCE: U.S. Census Bureau American Community Survey 2024 5-Year Estimates (Table S0101)

Timeframe When Housing Built in 2024



SOURCE: U.S. Census Bureau American Community Survey 2024 5-Year Estimates (Table S2504)

Owner/Renter Occupied Housing in 2024



SOURCE: U.S. Census Bureau American Community Survey 2024 5-Year Estimates (Table S1101)

Key Takeaways: Housing Advantage

- **Housing surge:** Nearly two-thirds (62.3%) of Leander's 2024 housing count had been built since 2010, with only 2.6% of local housing still from before 1980.
- **Ownership opportunity:** Through 2024, Leander continued to lead the comparison communities with the highest share of owner-occupied housing at 73.4%. Rental housing options have also increased in recent years with new multi-family residential development, including in close proximity to Capital Metro's Red Line light rail service. In rapidly-growing communities, more single-family detached homes also typically transition to rental properties over time.

Highest Education Level Attained in 2024

Population 25 Years and Over	% High School Graduate (Includes Equivalency)	% Bachelor's Degree	% Graduate or Professional Degree
Frisco	9.4%	39.1%	28.5%
Plano	12.2%	35.6%	24.9%
Leander	14.9%	31.6%	21.6%
Georgetown	16.6%	28.2%	19.6%
Cedar Park	15.3%	36.3%	19.2%
Round Rock	19.0%	28.1%	16.8%

SOURCE: U.S. Census Bureau American Community Survey 2024 5-Year Estimates (Table S1501)

Key Takeaway: Education

- **Highly educated population:** A majority of Leander residents age 25+ (53.2%) had earned a bachelor's degree or higher in 2024. Leander also led Georgetown, Cedar Park and Round Rock in the extent of residents with the highest level of educational attainment involving graduate or professional degrees.

Income
in 2024

Per Capita Income in past 12 months (in 2024 dollars), 2020-2024

Frisco	Leander	Plano
$68,614	$60,586	$59,916

Cedar Park	Georgetown	Round Rock
$57,496	$50,829	$50,365

Median Household Income (in 2024 dollars), 2020-2024

Frisco	Leander	Cedar Park
$150,212	$139,048	$129,545

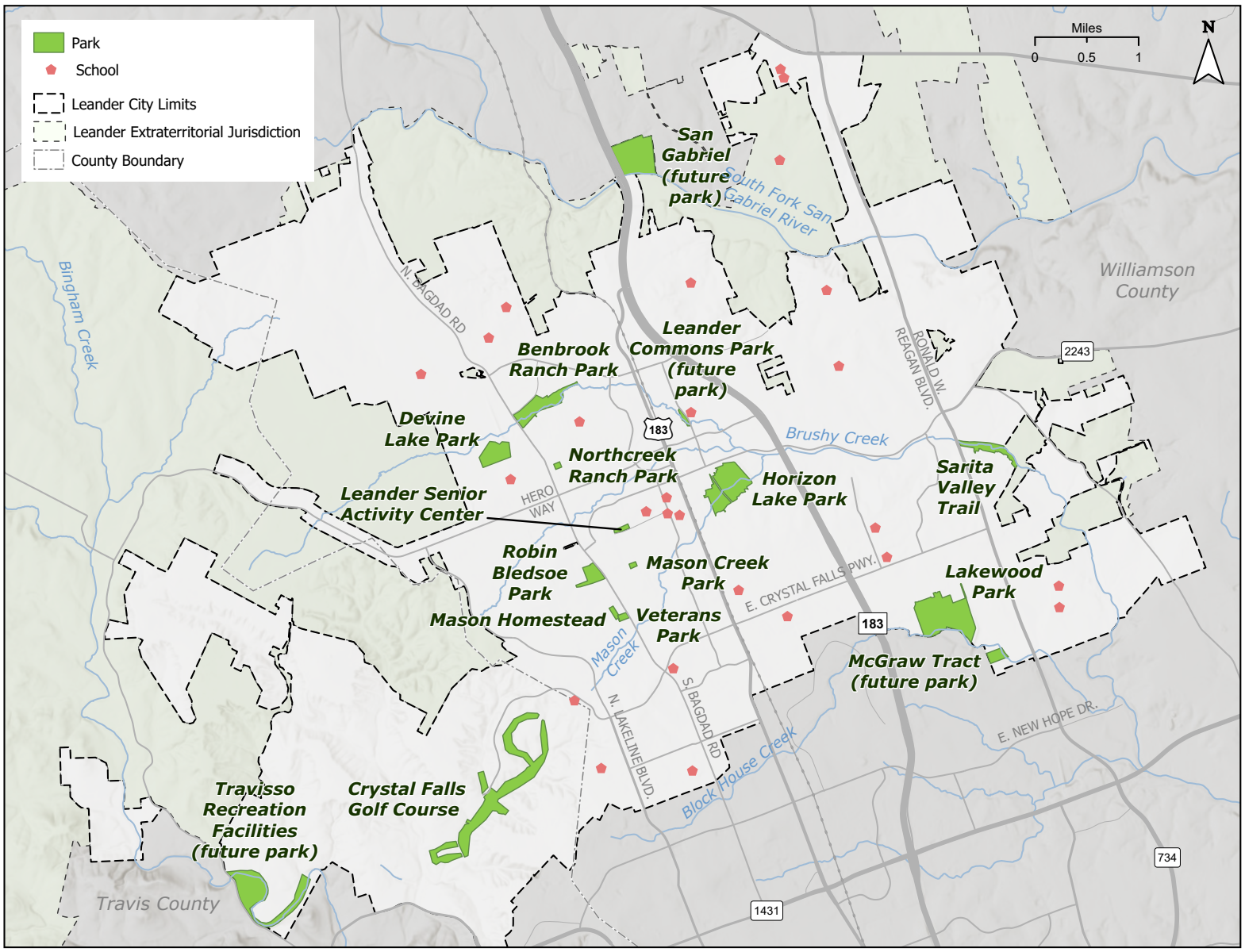
Georgetown	Plano	Round Rock
$121,048	$112,253	$99,287

SOURCE: U.S. Census Bureau American Community Survey 2024 5-Year Estimates (Tables S1901 and B19301)

Key Takeaway: Income

- **Resulting income gains:** With educational attainment often driving the economic advancement of individuals and families, Leander also had the highest per capita and median household income figures for 2024 behind only Frisco among the comparison cities.

Leander Parks



This map shows the locations of Leander's City-owned parks, with nearby schools included for reference. The Parks and Recreation Department manages over 180 acres of parkland and approximately 400 total acres comprised of City-owned parks, City-owned buildings and median landscapes, a public library, and a public golf course.

MORE BALANCED ECONOMY AND TAX BASE

Jobs per Housing Unit in 2024



SOURCE: Jobs estimates from Texas Workforce Commission Local Area Unemployment Statistics reports, housing estimates from U.S. Census Bureau American Community Survey 2024 and 2010 1-Year Estimates (Table DP05)

Key Takeaways: Employment Opportunities

- **A good starting point for diversification:** A city's ratio of jobs to housing can be a rough indicator of how much of a "bedroom community" it remains or is evolving away from. Leander's ratio of 1.66 jobs per each housing unit in 2024 was nearly unchanged from 1.63 in 2010. This shows that the local economy has continued to generate new employment opportunities even amid phenomenal residential development and population growth – although the types of jobs that many Leander residents hold continue to require commutes to elsewhere in the region as shown next in this report. In fact, Leander's ratios in both 2010 and 2024 were the highest among the nearby comparison cities of Cedar Park, Georgetown, and Round Rock, and also relative to the much larger Metroplex cities of Frisco and Plano. Yet Leander leadership still aims for a more balanced development pattern that will relieve the residential tax burden over time and generate more local business investment and employment opportunities closer to home.

Commuting Patterns
in 2023



15,003
Commuted to jobs in Leander but did not live in Leander

3,449
Lived and worked in Leander

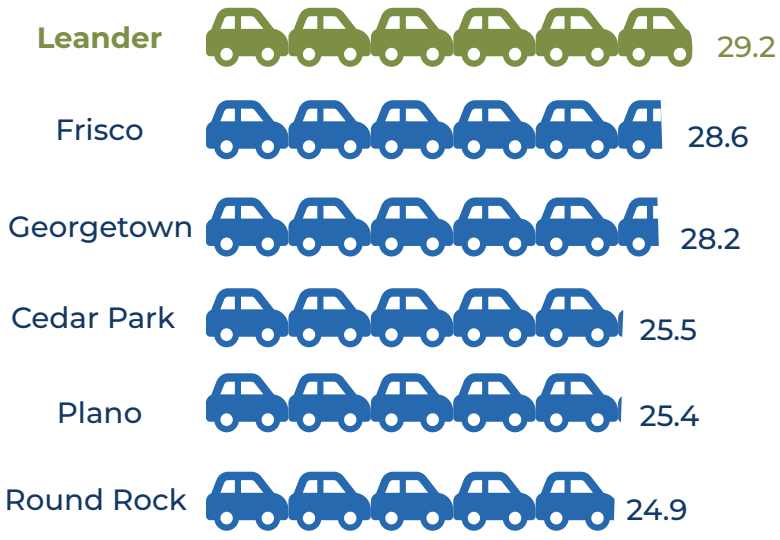
34,132
Lived in Leander but commuted to jobs outside of Leander

SOURCE: U.S. Census Bureau - OnTheMap resource.

Key Takeaways: Work Needed Closer to Home

- **Economic development rationale:** The extent of commuter outflow from Leander to jobs elsewhere – more than double the recent inflow – as well as Leander having the highest average travel time to work in 2024 (29.2 minutes) among the comparison cities, underscores the benefits that would accrue to both city and residents from expanding Leander's business and industry base and generating more local jobs.
- **Current employment drivers:** Employed Leander residents in 2024 were focused especially in professional/scientific/management activities (23%), reflecting the community's high educational attainment, followed by educational/health care/social assistance roles (17%). Manufacturing was another important job sector (11%), and expanding retail activity provided employment to 12% of residents.

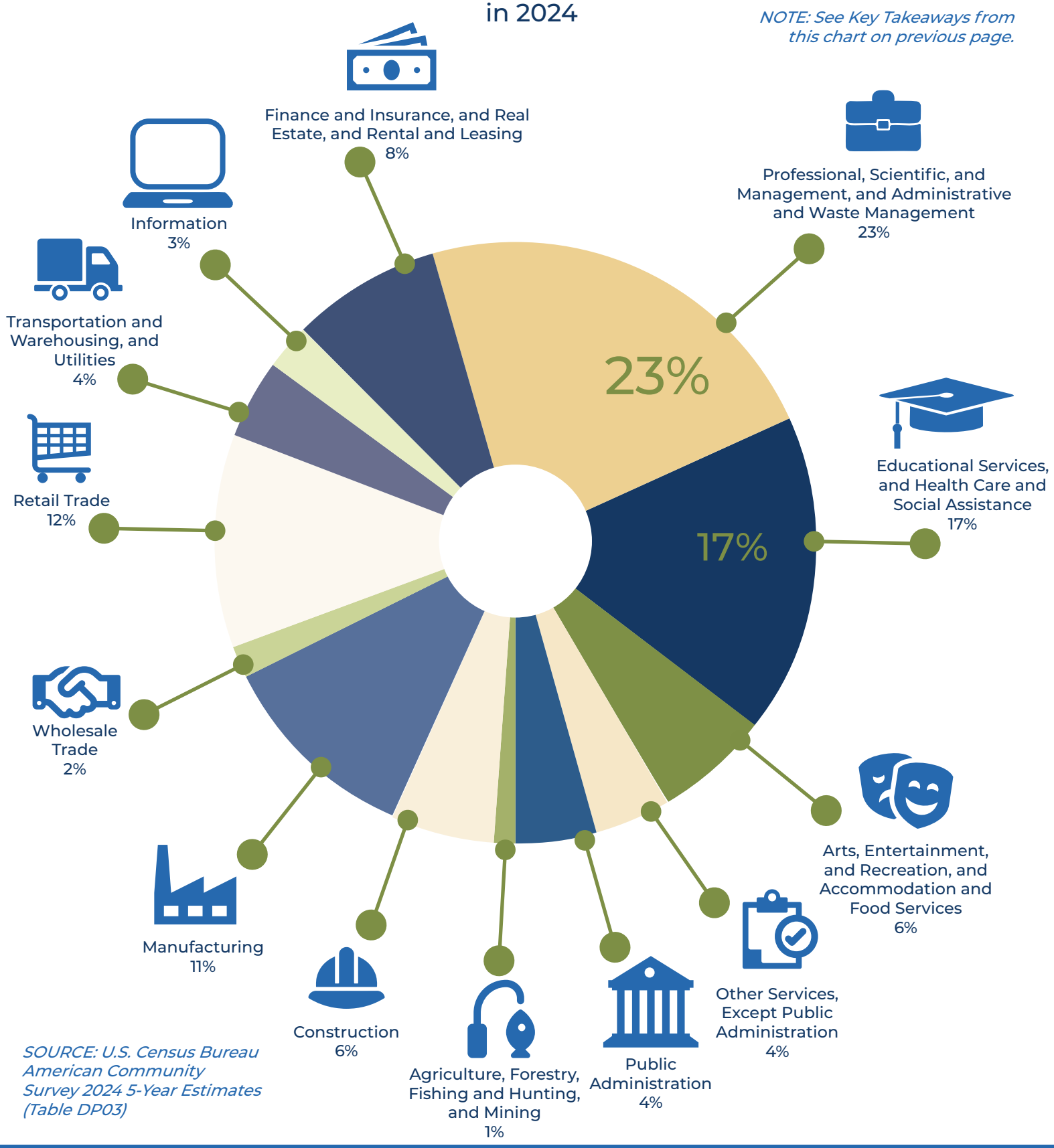
Average Travel Time to Work in Minutes
in 2024



SOURCE: U.S. Census Bureau American Community Survey 2024 5-Year Estimates (Table DP03)

Employment by Industry Type in 2024

NOTE: See Key Takeaways from this chart on previous page.



SOURCE: U.S. Census Bureau American Community Survey 2024 5-Year Estimates (Table DP03)

Labor Force Participation and Employment in 2024

87,511
Population

56,033
Age 16+
(64% of Population)

42,436
In Labor Force
employed + unemployed
(76% of Age 16+)

40,853
Employed
(96% of Labor Force)

SOURCE: U.S. Census Bureau American Community Survey 2024 5-Year Estimates (Table DP03)

Key Takeaways: Labor Force and Housing Link

- **Highly active workforce:** Leander in 2024 had impressive labor force participation from among its age 16+ population, at 76%. This also reflects the large share of residents between age 30-54 as highlighted earlier. Only 4% of those seeking jobs were unemployed as seen across Central Texas.
- **Single-family housing edge:** Leander had the highest share of single-family detached housing in 2024 (83%) among the comparison communities, maintaining its appeal to mid-career and younger professionals in particular. Leander's lower shares of attached and multi-unit housing types also reflect its demographic composition, with less population age 65+.
- **Workforce housing aspect:** Multi-family residential development is a sensitivity in many suburban communities, but Leander benefits from having 15% of its housing in multi-unit formats (through 2024) that can better accommodate a wider range of labor force needs.

Housing Types in 2024

	Single-Family Detached	Single-Family Attached	Multi-Unit Housing
Leander	83%	1.5%	15.5%
Georgetown	74.2%	3.7%	22.0%
Cedar Park	73.1%	2.5%	24.3%
Frisco	70.9%	3.3%	25.9%
Round Rock	65.6%	3.0%	31.4%
Plano	61.0%	3.9%	35.1%

SOURCE: U.S. Census Bureau American Community Survey 2024 5-Year Estimates (Table S2504)













KENDIG KEAST COLLABORATIVE

Lochner

CD&P