

Retail Sites 23.30 Acres

The Villages at Warner Ranch

Louis Henna Blvd (SH 45) & A.W. Grimes (CR 170), Round Rock, Texas

Area



Details

Location/Use:

- Retail Land at the Villages at Warner Ranch
- Located on the south side of SH 45 (formerly Louis Henna Blvd)
- Toll Road SH 45 is now open, increasing traffic counts
- Exit from Toll at first exit east of IH 35 @ A.W. Grimes
- In the central trade area of the Greater Round Rock MSA

Description:

- Two retail tracts totaling approximately **23.3 acres**
- Total frontage of 1,000+ feet of on SH 45 and 450 feet on CR 170
- Exit ramp for eastbound SH 45 traffic provides direct access to site
- The **five acre** tract has frontage on Warner Ranch Road Jazz St, and SH 45
- The **18.3 acre** tract has frontage on Warner Ranch Rd., as well as SH 45 & A.W. Grimes Rd.
- **Three hard corners** on SH 45 for banks or fast food retail sites
- Zoning: City of Round Rock PUD, includes an existing apartment project built in 2002, a Walgreen's, and an AutoZone currently under construction on CR 170
- Trade area supports a high occupancy rate for retail (94.16% mid year 2006)
- Average market rent for 100,000+ SF retail is approximately \$24.00 Triple Net.

Traffic Counts:

Louis Henna Blvd. @ Double Creek*	35,000 v/d
IH 35 and SH 45	161,000 v/d
IH 35 North of SH 45	188,000 v/d
(2004, Texas Dept. of Transportation)	
*Pending SH 45 opening Nov. 2006	

Area Demographics:

	1 mile	3 mile	5 mile
Housing Units (2006)	2,457	27,362	60,981
Employed (2006)	3,782	40,830	89,163
Total Retail Exp. (2006)	\$57M	\$628M	\$1.4B
Population (2006)	7,128	74,277	161,115
Population (2011)	8,462	88,976	193,426
Population (2016)	9,685	103,01	224,334
(Applied Geographic Solutions 08/2006)			

Topography: Gently rolling with some elevation in the rear for visibility and highly constructable.

Utilities: All available and to the property. Regional Detention is offsite and in place.

Trade Area Retail:

Greenlawn	HEB Anchored
La Fronterra	Lowe's; Sam's Club, Circuit City
Skyridge Plaza	Walgreen's
Boardwalk	WalMart, PetsMart, Home Depot
RR Crossing	Target, Best Buy

Asking Price:

The entire **23.30 acre** retail site is available at **\$6.00 per square foot** or approximately **\$6,090,000**, offered as a package.



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