

Commercial 19.50 Acres

The Villages at Warner Ranch

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

Area



Details

Location/Use:

- Commercial 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 commercial tracts** offered for sale totaling **19.50 acres**
- **Parcel 4** totals **14.7 acres** and **Parcel 5** totals **4.8 acres**
- Current Access is provided via Glenn Dr. and A.W. Grimes (CR 170)
- The property is part of a PUD that includes an existing apartment project built in 2002, a Walgreen's, and an AutoZone under construction on CR 170
- Strategically located near major employers including Dell, Sears Customer Call Center, Farmers Insurance, Teco/Westinghouse, Cypress Semiconductor, and Dresser Wayne
- Average office rents in the area are \$20.58 per square foot full service lease, with a current occupancy of 91.2% (3rd Q2006)

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	103,010	224,334
(Applied Geographic Solutions 08/2006)			

Topography: Gently rolling with some elevation in the rear for visibility. Highly constructable site.

Utilities: All available.

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
A.W. Grimes	Randall's

Asking Price:

The **19.50 acre** commercial site is available at **\$3.50 per square foot** or approx. **\$2,975,000** - offered as a package



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