

MF/SF/RETAIL/OFFICE

Villages at Warner Ranch 103.4 Acres

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

Area



Details

Location/Use:

- Retail, Multi-family, Single Family, 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
- Exit ramp for eastbound SH 45 traffic provides direct access to site

Description:

- **RETAIL:** Two retail tracts totaling approximately **23.3 acres**
 - Total frontage of 1,000+ feet of on SH 45 & 450 feet on CR 170
 - 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 from retail sites, Trade area supports a high occupancy rate for retail (94.16% - 2nd Q2006)
 - Average market rent for 100,000+ SF retail is \$24.00 NNN
- **MF/SF:** **60.60 acres MF/SF Land** offered for sale as package
 - Two multi-family parcels - **21.2 acres** and **26 acres**
 - The multifamily lots will accommodate approximately **926 units**
 - A single family parcel totals **13.4 acres** or approx. **60 lots**
- **COMMERCIAL:** - **Two commercial tracts** offered for sale totaling **19.50 acres**
 - **Parcel 4** totals **14.7 acres** and **Parcel 5** totals **4.8 acres**
- **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.

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.

Utilities: All available and to the property.

Asking Price:

The **103.40 acre** retail, MF/SF & Commercial site is available at **\$3.50/SF** or approximately **\$15,750,000**, offered as a package.

Property Offered by:



Texas Realty Partners, LLC

248 Addie Roy Rd. Bldg. B, Suite 302 Austin, TX 78746 P. (512) 651-7007

www.txrlty.com



**Henry S. Miller Commercial
Austin, Inc. TCN**

Karen Skelton

Texas Realty Partners, LLC

karen@txrlty.com - www.txrlty.com

512.651.7007 main

512.656.9599 cell

512.651.7001 fax

248 Addie Roy Rd. Bldg. B, Suite 302
Austin, Texas 78746

Sue Gravett

Henry S. Miller Commercial Austin, Inc. TCN

512/794-9400 Main

512/340-9682 Direct

512/794-9515 Fax

sgravett@henrysmiller.com

www.henrysmiller.com



Disclaimer: The information contained herein was obtained from sources believed reliable; however, Texas Realty Partners, LLC makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice